

Basingstoke
CS8 90 dwellings


Site_Details : Basingstoke CS8 90 flats 40% AH, 100%AR

1 - SITE IDENTIFICATION

Site Details	Basingstoke CS8 90 flats 40% AH, 100%AR
Site Address	Basingstoke and Tadley MVA
Site Reference	18th Jan 2016
Application Number	
Scheme Description	

I have read, and accepted, the terms and conditions set out in the [license agreement](#)

Toolkit Data: Jul-13



The image shows a web browser window with a light blue background. At the top, there is a navigation bar with a dropdown menu labeled 'Site_Details' and a search bar containing the text 'Basingstoke CS8 90 flats 40% AH, 100%AR'. Below this is a grey sidebar titled '1 - SITE IDENTIFICATION' with a right-pointing arrow. The sidebar contains a form with several fields: 'Site Details' (filled with 'Basingstoke CS8 90 flats 40% AH, 100%AR'), 'Site Address' (filled with 'Basingstoke and Tadley MVA'), 'Site Reference' (filled with '18th Jan 2016'), 'Application Number' (empty), and 'Scheme Description' (empty). Below the form is a green bar and a checkbox with the text 'I have read, and accepted, the terms and conditions set out in the license agreement'. Underneath the green bar, it says 'Toolkit Data: Jul-13' and there is a logo for 'Three Dragons' featuring a green dragon silhouette and the text 'Three Dragons'. At the bottom of the browser window is a Windows taskbar with various application icons and a system tray showing the time as 10:25.

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... [icon] X

C3 : X ✓ fx 2 - SITE LOCATION

← **2 - SITE LOCATION** →

Use the drop down list to call up the relevant market area.

Local Authority

Market Area

Windows taskbar: [icons] 11:42

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Site_Area : 0.5

3 - BASIC SITE INFORMATION

Site Area

Total Nett Size of Site	<input type="text" value="0.5"/> hectares	(You must enter values for both)
Total Gross Size of Site	<input type="text" value="0.5"/> hectares	

Density / Number of Dwellings

Enter a number of dwellings (You must enter a value here)

Percentage Increase/Decrease in Density:
You may test the effect of a percentage increase/decrease in the site density by using the cell below

Resulting Number of Dwellings	90
Resulting Density	180 dph (based on Nett site area)

... [] X
D10
1 bedroom flat (+15% circ space)

4 - CHARACTERISTICS OF DEVELOPMENT

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST. You then have two options for entering information about the scheme: EITHER enter information for up to 20 dwelling types—each row must be either fully complete or left blank (enter 1 if information not relevant e.g. size of affordable unit but is a market unit)—OR select the default mix by depressing the "Use Default Mix" button.

Build costs in the toolkit are driven by the square meterage entered on this page. For houses the unit size will normally be the same for both gross and nett internal area. For flats you will need to increase unit sizes to take into account communal areas such as hallways, landings and stairs. Each scheme is different, and site-specific information should be sought. Where no information on sq meterage of communal areas is available the following factors can be applied: +15% for 1-5 storeys, +20% for 6-15 storeys, and +25% for 16 or more storeys.

Clear Table
Use Default Mix

Ref.	Description of Dwelling	No. of Bed-Rooms	Dwelling Type	No of Units	Affordable floor area sq m	Market floor area sq m	Parking (flats only)	No. of Storeys (1-99)	Default Unit Type	No. of Units
1	1 bedroom flat (+15% circ space)	1	Flat	31.5	58	58	n/a	5	1 Bed Flat	18
2	2 bedroom flat (+15% circ space)	2	Flat	58.5	70	70	n/a	5	2 Bed Flat	45
3	2 bedroom terrace	2	House		70	70	n/a	n/a	2 Bed Terrace/Town House	18
4	3 bedroom terrace	3	House		85	95	n/a	n/a	3 Bed Terrace/Town House	9
5	4 bedroom terrace	4	House		97	120	n/a	n/a		
6	3 bedroom semi detached	3	House		85	100	n/a	n/a		
7	4 bed semi detached	4	House		97	120	n/a	n/a		
8	3 bed detached	3	House		100	100	n/a	n/a		
9	4 bed detached	4	House		130	130	n/a	n/a		
10	5 bed detached	5	House		160	160	n/a	n/a		
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total Number of units				90.0						

The above table shows the default unit types and the mix of these units based on the current scheme density

←

Windows Taskbar
10:26

151189

5 - MARKET VALUES

This is a custom scheme, default values are not available.
ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

You can enter your own values for each dwelling type or select the Toolkit default market values using the "Load Default Values" button.

Adjust market values: %

Ref	Unit Type	Bed-rooms	Market Value	Adjusted Market Value
1	1 bedroom flat (+15% circ space)	1	£151,189	£145,000
2	2 bedroom flat (+15% circ space)	2	£173,962	£167,000
3	2 bedroom terrace	2	£230,386	£221,000
4	3 bedroom terrace	3	£277,172	£266,000
5	4 bedroom terrace	4	£337,608	£324,000
6	3 bedroom semi detached	3	£283,424	£272,000
7	4 bed semi detached	4	£341,984	£328,000
8	3 bed detached	3	£323,020	£310,000
9	4 bed detached	4	£377,933	£363,000
10	5 bed detached	5	£477,653	£459,000
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Windows taskbar: 11:43

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J12

X ✓ fx

6 - TENURE MIX

If you are using a default mix then you can distribute units across the tenures by percentage; enter the percentage of units to assign to each tenure in the top row. The percentages are applied equally across all unit types.
 If you are not using a default mix then you may either enter units by percentage or by the exact number of units of each type for each tenure; in the table enter the exact number of units of each type for each tenure in the table.
 Whichever method is selected, ensure that relevant information is entered in the boxes at the bottom of the table.

Input by Percentages
 Input by Quantity
 Clear Table

Ref	Description	Market/ Sale	Rental Tenures			Lowcost Home Ownership		Total no of units		
			Social rent	Affordable Rent	Intermediate rent	Equity Share	Shared Ownership	Required No. of Units	Total affordable	Difference
		60.00%		28.00%			12.00%			
1	1 bedroom flat (+15% circ space)	18.9		8.8			3.8	31.5	12.6	18.9
2	2 bedroom flat (+15% circ space)	35.1		16.4			7.0	58.5	23.4	35.1
3	2 bedroom terrace									
4	3 bedroom terrace									
5	4 bedroom terrace									
6	3 bedroom semi detached									
7	4 bed semi detached									
8	3 bed detached									
9	4 bed detached									
10	5 bed detached									
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total		54.0		25.2			10.8	90.0	36.0	54.0
Sq metres by tenure		3553.2		1658.2			710.6	Total 5922.0	Total afford. 2368.8	
Percentage purchased for Equity Share										40%
Percentage purchased for Shared Ownership										40%

... [] X

100

7 - SOCIAL AFFORDABLE AND INTERMEDIATE RENT LEVELS

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

This is a custom scheme, default rents are not applicable.
Please enter your own values into the white cells

Ref.	Description	Social Rents		Affordable Rents		Intermediate Rents	
		No. of units	User Rents per week	No. of units	User Rents per week	No. of units	User Rents per week
1	1 bedroom flat (+15% circ space)		£ 100.00	8.82	£ 128.00		
2	2 bedroom flat (+15% circ space)		£ 120.00	16.38	£ 155.00		
3			£ 130.00		£ 160.00		
4			£ 150.00		£ 190.00		
5			£ 170.00		£ 235.00		
6							
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20							

10:27

SR_User_Mgmt : [X] [✓] [fx] 1000

← 3 - AFFORDABLE HOUSING COSTS AND CAPITALISATION FACTORS →

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

You can enter your own values in the white cells below.
Where cells are left blank, the Toolkit value for that row will be used.

Social Rent and Affordable Rent		Toolkit Values	User Values
Costs per annum	Management & Maintenance	£ 1,000	£ 1,000
	Voids/bad debts	3.00%	3.00%
	Repairs reserve	£ 500	£ 600
Capitalisation		6.00%	5.00%

Shared Ownership		Toolkit Values	User Values
Costs per annum	Rental Factor	2.75%	
Capitalisation		6.00%	5.00%

Intermediate Rent		Toolkit Values	User Values
Costs per annum	Management costs	6.00%	
	Maintenance Costs	£ 500	
	Voids/bad debts	5.00%	
	Service charge	0%	
	Repairs Reserve	1.00%	
Capitalisation		6.00%	

Windows taskbar: 09:52

Costs_User_Bungalows

X ✓ fx

9 - DEVELOPMENT COSTS ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

[Clear Tables](#)

Build Costs per sq m

You can enter your own values in the white cells below. Where cells are left blank, the Toolkit value for that row will be used.

	Toolkit Values	User Values
Bungalows	£0	
Flats (3-5 storeys)	£1,410	£1,500
Flats (1-2 storeys)	£1,040	£1,355
Houses <= 75m2	£950	£1,195
Houses > 75m2	£950	£1,195

Build costs per sq m include preliminaries and external works.

Other Development Costs

You can enter your own values in the white cells below. Enter 0% for non-applicable items. Where cells are left blank, the Toolkit value for that row will be used. If you have a fixed £ cost rather than a percentage of build cost you can enter the £ amount under exceptional development costs and set the user value below to 0%.

	Toolkit Values	User Values	
Professional Fees %	12.00%	10.00%	of total build costs
Interest Rate Market	7.00%	6.00%	of market build costs (inc sustainable homes costs)
Interest Rate Affordable	7.00%	6.00%	of affordable build costs (inc sustainable homes costs)
Marketing Fees Market	3.00%		of revenue (Market units)
Marketing Fees Affordable	0.00%		of revenue (SR, Aff, IR, ES and ShO units)
Developers Return	20.00%		of revenue market units (Market units)
Contractors Return	6.00%		of affordable build costs (SR, Aff, IR, ES and ShO units)
Agents Fees	2.00%	1.00%	for land purchase
Legal Fees	0.50%	0.75%	for land purchase
Land Financing Costs	£	-	Please see the Guidance Notes for use of this value

Sustainable Homes Costs

Use these cells to enter costs for meeting Sustainable Homes' standards. Specify these on a per unit basis below.

Sustainable Homes Standard Costs per Unit	
Market/Sale	£ 329
Social Rent	£ 329
Affordable Rent	£ 329
Intermediate Rent	£ 329
Equity Share	£ 329
Shared Ownership	£ 329

Exceptional Development Costs

You may enter SCHEME totals for exceptional costs.

Part M(4) 2 costs applied to 15% of all dwellings	£ 18,640
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
Scheme Total	£18,640
- per dwelling	£207
- per hectare (nett site area)	£37,280

User Notes

Note 1

Less than 10 units - 12% prof fees
11 - 100 units - 10% prof fees
101 units and above - 8% prof fees

Note 2

Note 3

... [icon] X

[dropdown] : [X] [✓] [fx] [dropdown]

10 A - COMMUNITY INFRASTRUCTURE LEVY

Does CIL apply?

Chargeable development area will be affected by proportion of affordable housing, proportion of communal areas (where there is also affordable housing), and existing floor area (of any use) which is replaced by new development. See the guidance notes for more information.

CIL is applied to market housing and to communal areas in proportion to the overall split of housing between tenures. See Section 49c of The Community Infrastructure Levy (Amendment) Regulations 2014. If a scheme is flatted and has common areas you should check that the unit sizes shown on P4 Characteristics of Development have been increased to allow for common areas.

Total sq m to which CIL applies	3,553.2
CIL rate per sq m	
Total residential CIL payable	£0
Average CIL per market dwelling	£0
Average CIL per dwelling	£0
Average CIL per ha (net)	£0

[scrollbar]

[dropdown]

[taskbar icons] [system tray icons] 10:28

← **10 B - PLANNING OBLIGATIONS** →

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear Table

CIL does not apply

For each type of contribution you may either enter a total figure for that row, or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter a value for the whole row, tick the respective "Enter Total?" box.

	Input by Total		Market / Sale	Input by Unit					Calculated Total Market & Affordable
	Enter Total?	User Total		Social rent	Affordable Rent	Intermediate rent	Equity Share	Shared Ownership	
Education Contribution	<input type="checkbox"/>								£0
Highway Works	<input type="checkbox"/>								£0
Contribution to public transport	<input type="checkbox"/>								£0
Contribution to community facilities	<input type="checkbox"/>								£0
Provision for open space	<input type="checkbox"/>								£0
Contribution to public realm	<input type="checkbox"/>								£0
Contribution to public art	<input type="checkbox"/>								£0
Environmental improvements	<input type="checkbox"/>								£0
Town centre improvements	<input type="checkbox"/>								£0
Waterfront Improvements	<input type="checkbox"/>								£0
Support for employment development	<input type="checkbox"/>								£0
Employment related training	<input type="checkbox"/>								£0
<Enter Planning Obligation Description here>	<input type="checkbox"/>								£0
<Enter Planning Obligation Description here>	<input type="checkbox"/>								£0
<Enter Planning Obligation Description here>	<input type="checkbox"/>								£0
Obligations per Unit		£1,500	<i>Over-rides all rows above (optional)</i>						
Contribution from Commercial									
Scheme Total			£135,000						
Scheme Total per net hectare			£270,000						
Scheme Total per total number of units			£1,500						
Scheme Total per total market units			£2,500						

EXPLANATORY NOTES

Obligations package per unit over-rides individual values. It is not possible to enter individual values and obligations package per unit.

Note 1
[Empty box]

Note 2
[Empty box]

Note 3
[Empty box]

C17 :

11 - CAPITAL CONTRIBUTIONS FROM OTHER SOURCES

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total contribution for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked

Notes	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)	
	Enter Total?	User Total	Sale	Affordable					
				Social rent	Affordable Rent	Intermediate rent	Equity Share		Shared Ownership
European Union funding	<input type="checkbox"/>								£0
Other HCA funding	<input type="checkbox"/>								£0
Local Authority capital grant	<input type="checkbox"/>								£0
Other regeneration funding	<input type="checkbox"/>								£0
English Heritage grant	<input type="checkbox"/>								£0
Lottery grant	<input type="checkbox"/>								£0
Ground rent 250/dwg, capitalised @5%	<input checked="" type="checkbox"/>	£450,000							£450,000
<Enter Capital Contribution description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
Total for Scheme									£450,000
Total for Scheme per net hectare									£900,000
Total for Scheme divided by total number of units									£5,000
Total for Scheme divided by number of sale units									£8,333

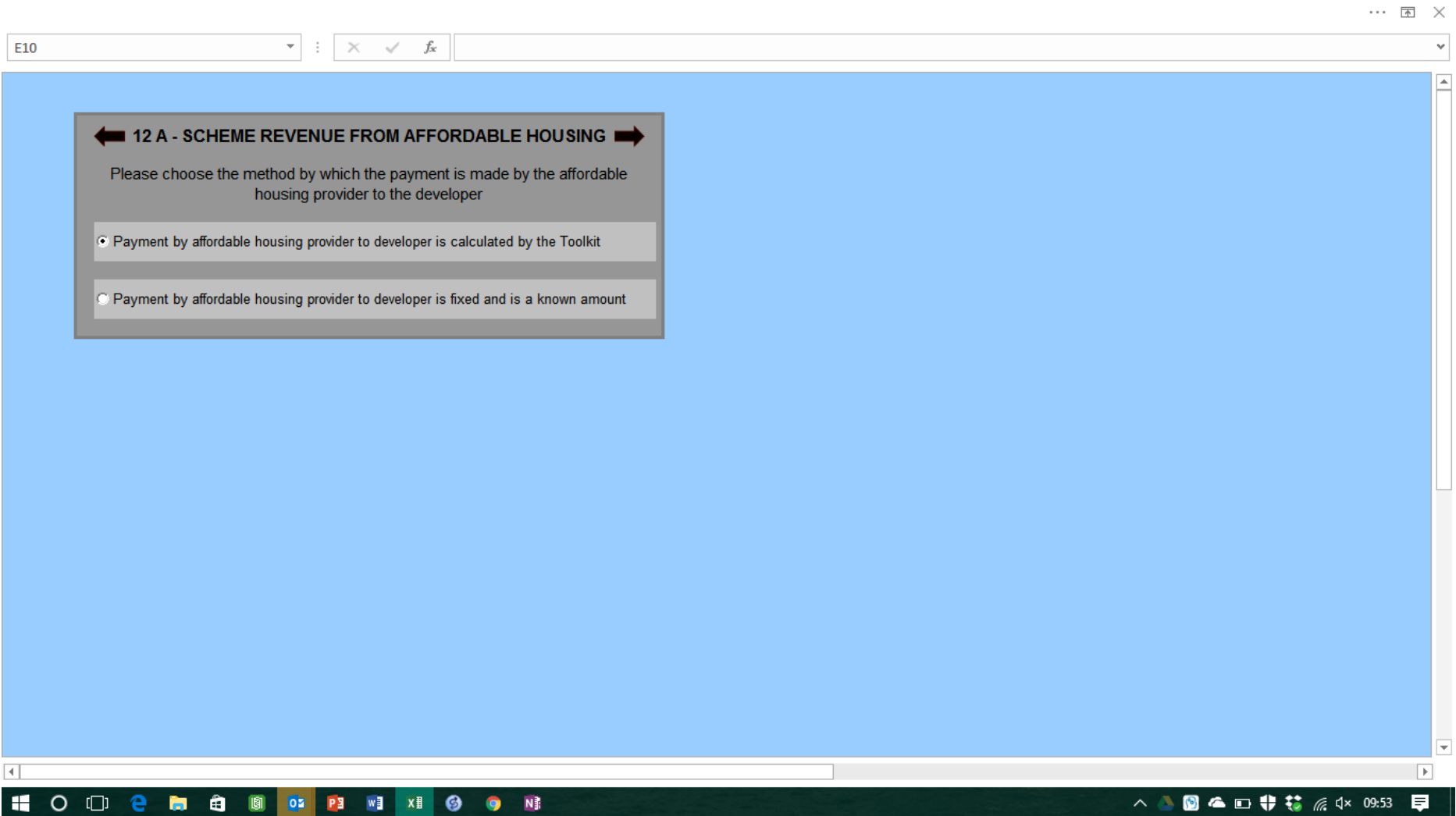
Basingstoke
CS8 90 dwellings

E10

← 12 A - SCHEME REVENUE FROM AFFORDABLE HOUSING →

Please choose the method by which the payment is made by the affordable housing provider to the developer

- Payment by affordable housing provider to developer is calculated by the Toolkit
- Payment by affordable housing provider to developer is fixed and is a known amount



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... [Icons] X

E12 [Dropdown] : [X] [✓] [fx] [Dropdown]

← **12 C - HCA GRANT AVAILABILITY** →

- No - Grant is not available
- Yes - Grant is available and is a known value

Windows Taskbar: [Icons] [System Tray] 09:53

Basingstoke
CS8 90 dwellings

E28

13 - CONTRIBUTION FROM COMMERCIAL ELEMENTS

This page allows the user to input data relating to a commercial property element of a scheme. This section of the toolkit is self-contained and does not feed through to the Results page. Clear Table

	<Enter Description>	<Enter Description>	<Enter Description>	<Enter Description>	<Enter Description>	
Revenues						
Size of scheme (gross sq m)						
Gross rent (£ per sq m)						
Net rent (£ per sq m)						
Yield (%)						
Gross revenue	£	-	£	-	£	-
Letting / Sales costs (% of gross revenue)						
Net revenue	£	-	£	-	£	-
Total Revenue	£	-				
Costs						
Construction Costs						
- Build costs						
- Fees						
- Other						
Total Construction Costs	£	-	£	-	£	-
Interest Rate % of Construction Cost						
Return % of Revenue						
Totals	£	-	£	-	£	-
Total Costs	£	-				
CIL and Planning Obligations						
Total Sq m to Which CIL Applies						
CIL Rate per Sq m						
Total CIL Payable	£	-	£	-	£	-
Planning Obligations						
Totals	£	-	£	-	£	-
Total CIL and Planning Obligations	£	-				
Land Costs						
Gross Residual Value	£	-	£	-	£	-
- Land Finance Cost (%)						
- Stamp Duty Land Tax (%)						
- Agent, Legal and Other Fees on Acquisition (%)						
Totals	£	-	£	-	£	-
Total Land Costs	£	-				
Residual Land Value	£	-				

User notes

Total

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Site_EUV

← 14 - COMPARISON WITH OTHER SITE VALUES →

You may enter a value that represents the site's alternative use value, its acquisition cost, or up to 3 other values

(The Toolkit cannot calculate these values - they are inputs made by the user)

Existing Use Value	
Acquisition Cost	
Alternative Use Value 1	
Alternative Use Value 2	
Alternative Use Value 3	

09:54

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O37

X ✓ f_x

15 - SCHEME RESULTS (RESIDENTIAL ONLY)
Commercial revenue, costs, and residual values are recorded on P13 "Contribution from Commercial Elements"

Site Reference Details		Site Details	
Site Reference Number	18th Jan 2016	Site	Basingstoke and Tadley MVA
Application Number	0	Address	
Site Location		Site Details	Basingstoke CS8 90 flats 40% AH, 100%AR
Scheme Description	0		

Site Information		Density		Affordable Units		
Dwellings	90	Dwellings / gross hectare	180.0	Total	36.0	40%
Nett Area (ha)	0.5	Dwellings / nett hectare	180.0	Social rent	0.0	0%
Gross Area (ha)	0.5			Affordable rent	25.2	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	10.8	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 13,202,000	Whole scheme (gross)	£ 524,000
Total scheme costs	£ 12,678,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 30,000
		Whole scheme (nett)	£ 494,000

Contribution to Revenue from:	
Market Housing	£ 8,602,000
Affordable Housing	£ 4,150,000
- Social Rent	£ -
- Affordable Rent	£ 2,894,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 1,256,000
Capital Contribution	£ 450,000

Contribution to Costs from:	
Market housing	£ 8,178,000
Affordable Housing	£ 4,346,000
- Social Rent	£ -
- Affordable Rent	£ 3,042,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 1,304,000
Land Finance	£ -
Planning Obligations	£ 135,000
CIL	£ -
Exceptional Costs	£ 19,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£	494,000
Acquisition Cost	£ -	£	494,000
Alternative Use Value 1	£ -	£	494,000
Alternative Use Value 2	£ -	£	494,000
Alternative Use Value 3	£ -	£	494,000

Public Subsidy (Grant)	
Whole Scheme	£ -
Per social rental dwelling	£ -
Per affordable rented dwelling	£ -
Per shared ownership dwelling	£ -

All values are rounded to the nearest £1000.

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DCF_PV_Annual_Discount_Rate : 3.5%

17 - DISCOUNTING FUNCTION SETUP

The toolkit allows you to enter up to 36 "periods". A period can be either a month, quarter, or year.

Period type
Years

6.00%	Annual debit interest rate	3.50%	Annual discount rate for PV calculation
6.00%	Equivalent for selected period	3.50%	Equivalent for selected period

2.00%	Annual credit interest rate	3.50%	Annual discount rate for NPV calculation
2.00%	Equivalent for selected period	3.50%	Equivalent for selected period

Interest payments based on
End period

Method of interest rate calculation based on
Cumulative balance

DCF_timespan : 3

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 3

Go to section: Costs - Market Tenures*
* indicates a section requiring user input

Clear User Data

User entered values
 Toolkit calculated values

Market Tenures' Development Costs

		Time span (periods)			
		1	2	3	
Inflation					
Development costs	- Expected period development cost inflation rate (%)	Apply Inflation			
inflation	- Period Compound Costs inflation rate	100.00%	100.00%	100.00%	
Development Costs		1	2	3	Total
Sale	- Total Costs (without inflation)	£ 8,160,491			
	- Total Costs less Returns and Interest (without inflation)	£ 6,119,283			
	- Period build	54 of 54.00	27.00	27.00	54.00
	- Period build percentage		50.00%	50.00%	0.00%
	- Period Costs	£ 3,059,641	£ 3,059,641	£ -	£ 6,119,283
Total Costs with inflation for these Market Tenures		£ 3,059,641	£ 3,059,641	£ -	£ 6,119,283

Windows taskbar: 10:34

DCF_timespan : 3

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30):
 Go to section:
 Clear User Data

* indicates a section requiring user input

Affordable Tenures Development Costs		Time span (periods)			
		1	2	3	
Inflation					
Affordable Rent	- Expected development cost inflation rate (%)	Apply Inflation			
	- Compound development cost inflation rate (%)	100.00%	100.00%	100.00%	
Shared Ownership	- Expected period development cost inflation rate (%)	Apply Inflation			
	- Compound development cost inflation rate (%)	100.00%	100.00%	100.00%	
Development Costs		1	2	3	Totals
Affordable Rent	- Total Costs (without inflation)	£ 3,034,121			
	- Total Costs less Returns (without inflation)	£ 2,735,234			
	- Period build	25.2 of 25.20	12.60	12.60	25.20
	- Period build percentage	50.00%	50.00%	0.00%	100.00%
	- Period Costs	£ 1,367,617	£ 1,367,617	£ -	£ 2,735,234
	- Period Costs with inflation	£ 1,367,617	£ 1,367,617	£ -	£ 2,735,234
Shared Ownership	- Total Costs (without inflation)	£ 1,300,338			
	- Total Costs less Returns (without inflation)	£ 1,172,243			
	- Period build	10.8 of 10.80	5.40	5.40	10.80
	- Period build percentage	50.00%	50.00%	0.00%	100.00%
	- Period Costs	£ 586,122	£ 586,122	£ -	£ 1,172,243
	- Period Costs with inflation	£ 586,122	£ 586,122	£ -	£ 1,172,243
Total Costs with inflation for these Affordable Tenures		£ 1,953,739	£ 1,953,739	£ -	£ 3,907,478

User entered values
Toolkit calculated values

... [] X

DCF_timespan : [X] [✓] [f_x] [3]

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30) [3]
 Go to section:
 [Costs - Developer Returns*]
 [Clear User Data]
 [] User entered values
 [] Toolkit calculated values

* indicates a section requiring user input

Developer Returns

		Time span (periods)			Totals
		1	2	3	
Market Housing	Return assumed (benchmark 20%)	Apply Benchm. 20%			20%
Sale	- Period Revenue (with inflation)	£ -	£ 4,301,100	£ 4,301,100	£ 8,602,200
	- Period Return	£ -	£ 860,220	£ 860,220	£ 1,720,440
Affordable Housing	Return assumed (benchmark 6%)	Apply Benchm. 6%			6%
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -
Affordable Rent	Period Housing Costs (with inflation)	£ 1,367,617	£ 1,367,617	£ -	£ 2,735,234
	Period Return	£ 82,057	£ 82,057	£ -	£ 164,114
Intermediate Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -
Equity Share	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -
Shared Ownership	Period Housing Costs (with inflation)	£ 586,122	£ 586,122	£ -	£ 1,172,243
	Period Return	£ 35,167	£ 35,167	£ -	£ 70,335
Total Returns with inflation for all Tenures		£ 117,224	£ 977,444	£ 860,220	£ 1,954,889

10:34

DCF_timespan

3

18 - DISCOUNTING FUNCTION

Periods to run DCF
(1 to 30)
3

Go to section:
Costs - Exceptional, Planning and Commercial*

Clear User Data

User entered values
Toolkit calculated values

Exceptional Costs, Planning Obligations and Commercial Costs

Exceptional Costs	- Expected period cost	Total Entered	Total Expected	Time span (periods)			Totals
				1	2	3	
Part M(4) 2 costs applied to 15% of all d	£ 18,640 of	£ 18,640	£ 18,640	£ 9,320	£ 9,320	£ -	£ 18,640
<Enter Costs Description>	£ - of	£ -	£ -				£ -
<Enter Costs Description>	£ - of	£ -	£ -				£ -
<Enter Costs Description>	£ - of	£ -	£ -				£ -
<Enter Costs Description>	£ - of	£ -	£ -				£ -
<Enter Costs Description>	£ - of	£ -	£ -				£ -
<Enter Costs Description>	£ - of	£ -	£ -				£ -
<Enter Costs Description>	£ - of	£ -	£ -				£ -
<Enter Costs Description>	£ - of	£ -	£ -				£ -
Total	£ 18,640 of	£ 18,640	£ 18,640	£ 9,320	£ 9,320	£ -	£ 18,640
- Expected period inflation rate (Exceptional Costs)		Apply Inflation					
- Compound Costs inflation rate (Exceptional Costs)				100.00%	100.00%	100.00%	
- Exceptional Costs with Inflation				£ 9,320	£ 9,320	£ -	£ 18,640
Land Finance	Land Finance Cost Total	£ - of	£ -				£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	
	Sustainable Homes Costs	£ 29,610 of	£ 29,610	£ 14,805	£ 14,805	£ -	£ 29,610
- Expected period infl. rate (Exc. & Sus. Homes)		Apply Inflation					
- Compound Costs inflation rate				100.00%	100.00%	100.00%	
- Total Sustainable Homes Costs with Inflation				£ 14,805	£ 14,805	£ -	£ 29,610
CIL	CIL Total	£ - of	£ -				£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected				
	Total Obligations	£ 135,000 of	£ 135,000	£ 135,000			£ 135,000
	(Per unit over-ride in effect)	£ - of	£ -				£ -
	(Per unit over-ride in effect)	£ - of	£ -				£ -
	(Per unit over-ride in effect)	£ - of	£ -				£ -
	(Per unit over-ride in effect)	£ - of	£ -				£ -

... [] X

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18 - DISCOUNTING FUNCTION

Copy Sale completion from costs section

Periods to run DCF (1 to 30)
 Go to section: Revenue - Market Tenures*
 Clear User Data
User entered values
Toolkit calculated values

* indicates a section requiring user input

Market Tenures Revenue		Time span (periods)			
		1	2	3	
Inflation					
House price inflation	- Expected period house price inflation rate (%)	Apply Inflation			
	- Compound house price inflation rate	100.00%	100.00%	100.00%	
Period Build Rate and Revenue		Total Entered	Total Expected		Total
Sale	- Period sale completion	54 of	54.00	27.00	27.00
	- Period build percentage	100%	0.00%	50.00%	100.00%
	- Revenue for that period	£8,602,200	£ -	£ 4,301,100	£ 4,301,100
Total Revenue with Inflation for these Market Tenures			£ -	£ 4,301,100	£ 4,301,100
			£ -	£ 4,301,100	£ 8,602,200

10:35

DCF_timespan
3

18 - DISCOUNTING FUNCTION

Periods to run DCF
(1 to 30)
3

Go to section:
 Revenue - Affordable Tenures*
* indicates a section requiring user input

Clear User Data

User entered values
 Toolkit calculated values

Copy Social Rent completion from costs section
 Copy Afford. Rent completion from costs section
 Copy Intern. Rent completion from costs section
 Copy Equity Share completion from costs section
 Copy Shared Own. Completion from costs section

Affordable Tenures' Revenue			Time span (periods)			
			1	2	3	
Inflation						
Affordable Rent	- Expected consumer cost inflation rate (%)	Apply Inflation				
	- Compound house price inflation rate (%)		100.00%	100.00%	100.00%	
Shared Ownership	- Expected annual house price inflation rate (%)	Apply Inflation				
	- Compound house price inflation rate (%)		100.00%	100.00%	100.00%	
Build Rate and Revenue						
	Total Entered	Total Expected	1	2	3	Totals
Affordable Rent	- Period transfer completion	25.2 of 25.20		12.60	12.60	25.20
	- Period transfer percentage	100%	0.00%	50.00%	50.00%	100.00%
	- Revenue for that period	£2,893,737	£ -	£ 1,446,869	£ 1,446,869	£ 2,893,737
	- Revenue with inflation		£ -	£ 1,446,869	£ 1,446,869	£ 2,893,737
Shared Ownership	- Period transfer completion	10.8 of 10.80		5.40	5.40	10.80
	- Period transfer percentage	100%	0.00%	50.00%	50.00%	100.00%
	- Revenue for that period	£1,255,921	£ -	£ 627,961	£ 627,961	£ 1,255,921
	- Revenue with inflation		£ -	£ 627,961	£ 627,961	£ 1,255,921
Total Revenue with Inflation for these Affordable Tenures			£ -	£ 2,074,829	£ 2,074,829	£ 4,149,658

DCF_timespan :

← 18 - DISCOUNTING FUNCTION →

Periods to run DCF (1 to 30)
 Go to section: Revenue - Capital and Commercial Contributions*
 * indicates a section requiring user input

User entered values
 Toolkit calculated values

Capital and Commercial Contributions to Revenue			Time span (periods)			Totals	
	Total Entered	Total Expected	1	2	3		
Capital Contributions	- Expected period contribution	£ 450,000 of	£ 450,000			£ 450,000	£ 450,000
	- Expected period inflation rate (%)		Apply Inflation				
	- Compound Capital Contributions Inflation Rate			100.00%	100.00%	100.00%	
	- Revenue with Inflation			£ -	£ -	£ 450,000	£ 450,000
Commercial Elements	- Expected period contribution	Total Entered	Total Expected	1	2	3	
	<Enter Description>	£ - of	£ -				£ -
	<Enter Description>	£ - of	£ -				£ -
	<Enter Description>	£ - of	£ -				£ -
	<Enter Description>	£ - of	£ -				£ -
	<Enter Description>	£ - of	£ -				£ -
	Total	£ - of	£ -	£ -	£ -	£ -	£ -
	- Expected Commercial Element period inflation rate (%)		Apply Inflation				
	- Compound Commercial Element inflation rate			100.00%	100.00%	100.00%	
	- Revenue with inflation			£ -	£ -	£ -	£ -

H7

6%

19B - DCF: END PERIOD, CUMULATIVE

		Time span (periods)			
		1	2	3	Total
Residual (Total inflated revenue less total inflated costs)		£ (5,289,729)	£ 360,980	£ 5,965,709	1,036,959.38
Interest Rate	- Debit Interest Rate (Period 6.00%, Ann. 6.00%)	Apply 6.00%	6.00%	6.00%	6.00%
	- Credit Interest Rate (Period 2.00%, Ann. 2.00%)	Apply 2.00%	2.00%	2.00%	2.00%
	- Debit Interest Costs	£ (317,384)	£ (314,768)	£ 24,288	
	- Credit Interest Costs	£ (105,795)	£ (104,923)	£ 8,096	
	- Resulting Interest Costs	£ -	£ (314,768)	£ 8,096	
	- Cumulative Residual / Balance	£ (5,607,113)	£ (5,560,902)	£ 412,904	
Discount Rate (Present Value)	- Period Discount Rate (Annual = 3.50%)	3.50%			
	- Cumulative Discount Rate	96.62%	93.35%	90.19%	
Discounted Residual		£ (5,803,362)	£ (5,956,977)	£ 372,416	
PV (before land acquisition costs)		£ 372,416			
	Rate for agents fees	1.00%			
	Rate for legal fees	0.75%			
	Rate for SDLT	3.00%			
	Total SDLT and fees	£ 17,494			
	PV (Nett)	£ 354,921			
	per ha. (Nett)	£ 709,843			
	per ha. (Gross)	£ 709,843			
Discount Rate (Net Present Value)	- Period Discount Rate (Annual = 3.50%)	3.50%			
	- Cumulative Discount Rate	96.62%	93.35%	90.19%	
Discounted Residual		£ (5,110,850)	£ 336,978	£ 5,380,728	
NPV (before land acquisition costs)		£ 606,857			
	Rate for agents fees	1.00%			
	Rate for legal fees	0.75%			
	Rate for SDLT	4.00%			
	Total SDLT and fees	£ 34,469			
	NPV (Nett)	£ 572,387			
	per ha. (Nett)	£ 1,144,774			
	per ha. (Gross)	£ 1,144,774			