

Basingstoke
CS17 55 dwellings


Site_Details : Basingstoke Rest of Borough CS17 55 dwgs 40% AH, 100%AR

1 - SITE IDENTIFICATION

Site Details	Basingstoke Rest of Borough CS17 55 dwgs 40% AH, 100%AR
Site Address	Rest of Borough 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 Rest of Borough CS17 55 dwgs 40% AH, 100%AR'. Below this is a form titled '1 - SITE IDENTIFICATION' with a right-pointing arrow. The form contains several input fields: 'Site Details' (filled with 'Basingstoke Rest of Borough CS17 55 dwgs 40% AH, 100%AR'), 'Site Address' (filled with 'Rest of Borough MVA'), 'Site Reference' (filled with '18th Jan 2016'), 'Application Number' (empty), and 'Scheme Description' (empty). Below the form is a checkbox that is checked, with the text 'I have read, and accepted, the terms and conditions set out in the license agreement'. Underneath the form is a blue horizontal bar. Below that, the text 'Toolkit Data: Jul-13' is displayed. At the bottom left of the form area is the 'Three Dragons' logo, which features a green silhouette of three hills and the text 'Three Dragons' in white on a green background. The browser's address bar is visible at the bottom, and the Windows taskbar is at the very bottom of the screen.

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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] 17:23

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Site_Area : 1.57

3 - BASIC SITE INFORMATION

Site Area

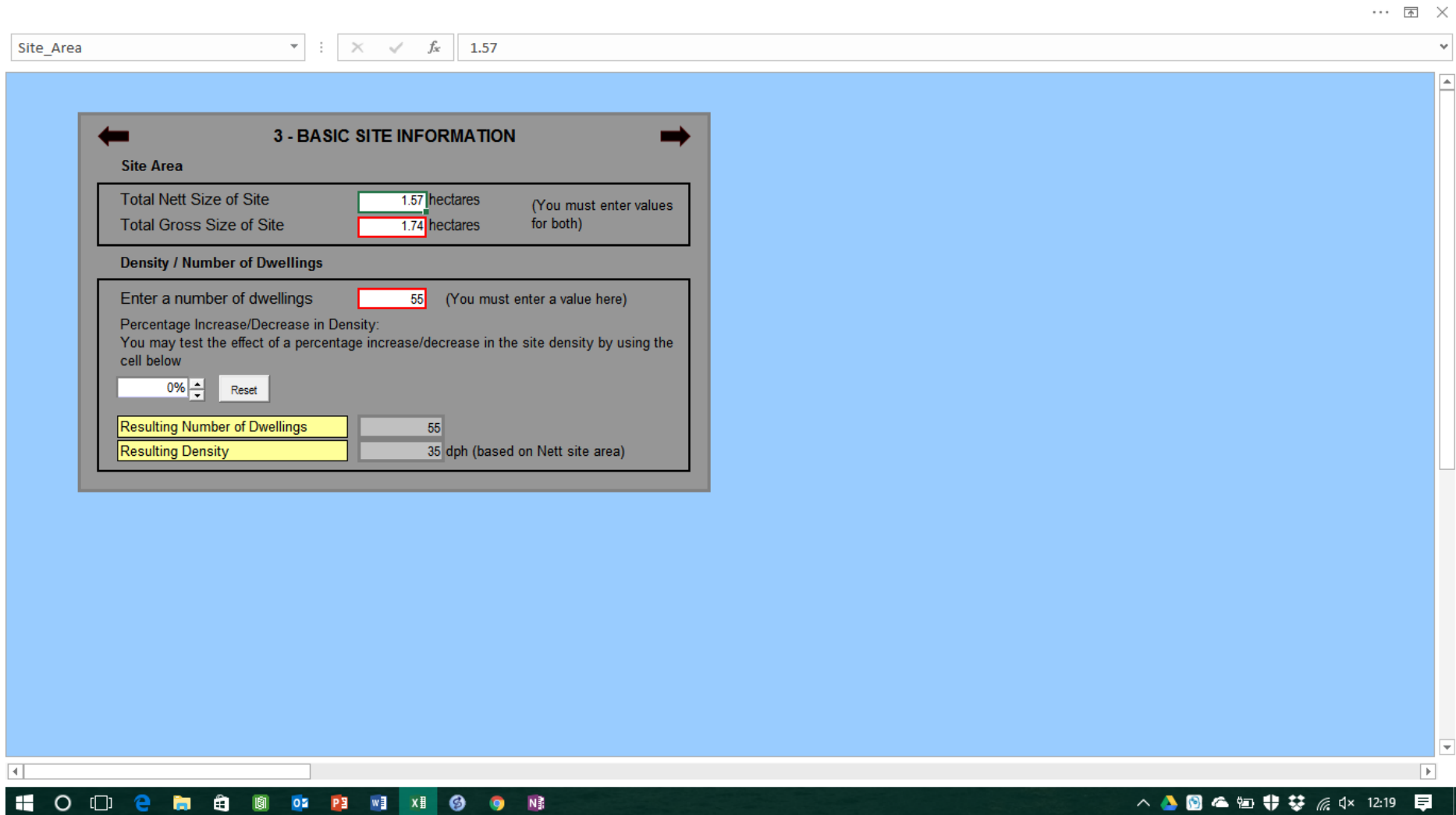
Total Nett Size of Site	<input type="text" value="1.57"/> hectares	(You must enter values for both)
Total Gross Size of Site	<input type="text" value="1.74"/> hectares	

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	55
Resulting Density	35 dph (based on Nett site area)



D10
1 bedroom flat (+10% 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 (+10% circ space)	1	Flat	5.5	55	55	n/a	2		
2	2 bedroom flat (+10% circ space)	2	Flat	4.6	67	67	n/a	2		
3	2 bedroom terrace	2	House	13.1	70	70	n/a	n/a	2 Bed Terrace/Town House	5.5
4	3 bedroom terrace	3	House	6.6	85	95	n/a	n/a	3 Bed Terrace/Town House	5.5
5	4 bedroom terrace	4	House	1.1	97	120	n/a	n/a	3 Bed Semi Detached	19.25
6	3 bedroom semi detached	3	House	6.6	85	100	n/a	n/a	3 Bed Detached	13.75
7	4 bed semi detached	4	House		97	120	n/a	n/a	4 Bed Detached	8.25
8	3 bed detached	3	House	6.6	100	100	n/a	n/a	5 Bed Detached	2.75
9	4 bed detached	4	House	5.3	130	130	n/a	n/a		
10	5 bed detached	5	House	5.6	160	160	n/a	n/a		
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total Number of units				55.0						

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

174014

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 (+10% circ space)	1	£174,014	£167,000
2	2 bedroom flat (+10% circ space)	2	£200,220	£192,000
3	2 bedroom terrace	2	£254,123	£244,000
4	3 bedroom terrace	3	£297,960	£286,000
5	4 bedroom terrace	4	£370,118	£355,000
6	3 bedroom semi detached	3	£326,146	£313,000
7	4 bed semi detached	4	£392,626	£377,000
8	3 bed detached	3	£387,624	£372,000
9	4 bed detached	4	£442,954	£425,000
10	5 bed detached	5	£558,512	£536,000
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Windows taskbar: 17:25

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J15

X ✓ f_x

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 boxes at the bottom of 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%		28.01%			11.99%			
1	1 bedroom flat (+10% circ space)			3.9			1.6	5.5	5.5	
2	2 bedroom flat (+10% circ space)	1.3		2.3			1.0	4.6	3.3	1.3
3	2 bedroom terrace	4.3		6.2			2.6	13.1	8.8	4.3
4	3 bedroom terrace	3.3		2.3			1.0	6.6	3.3	3.3
5	4 bedroom terrace			0.8			0.3	1.1	1.1	
6	3 bedroom semi detached	6.6						6.6		6.6
7	4 bed semi detached									
8	3 bed detached	6.6						6.6		6.6
9	4 bed detached	5.3						5.3		5.3
10	5 bed detached	5.6						5.6		5.6
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total		33.0		15.4			6.6	55.0	22.0	33.0
Sq metres by tenure		3606.2		1069.1			457.7	Total 5133.0	Total afford. 1526.8	
Percentage purchased for Equity Share										40%
Percentage purchased for Shared Ownership										40%

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... [] 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 (+10% circ space)		£ 100.00	3.85	£ 128.00		
2	2 bedroom flat (+10% circ space)		£ 120.00	2.31	£ 155.00		
3	2 bedroom terrace		£ 130.00	6.16	£ 160.00		
4	3 bedroom terrace		£ 150.00	2.31	£ 190.00		
5	4 bedroom terrace		£ 170.00	0.77	£ 235.00		
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12:20

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: 17:26

Costs_User_Bungalows

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.

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

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

Exceptional Development Costs

You may enter SCHEME totals for exceptional costs.

Part M(4) 2 costs applied to 15% of all dwellings	£	13,189
Opening up costs	£	50,000
<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		£63,189
- per dwelling		£1,149
- per hectare (nett site area)		£40,248

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

F9

10 B - PLANNING OBLIGATIONS ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

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		Affordable						
				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			£82,500							
Scheme Total per net hectare			£52,548							
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

Note 2

Note 3

12:21

116

11 - CAPITAL CONTRIBUTIONS FROM OTHER SOURCES

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST Clear Table

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		Sale	Input by Unit					Calculated Total (Affordable and Sale)
	Enter Total?	User Total		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
<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
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
Total for Scheme									£0
Total for Scheme per net hectare									£0
Total for Scheme divided by total number of units									£0
Total for Scheme divided by number of sale units									£0

Windows taskbar: 17:27

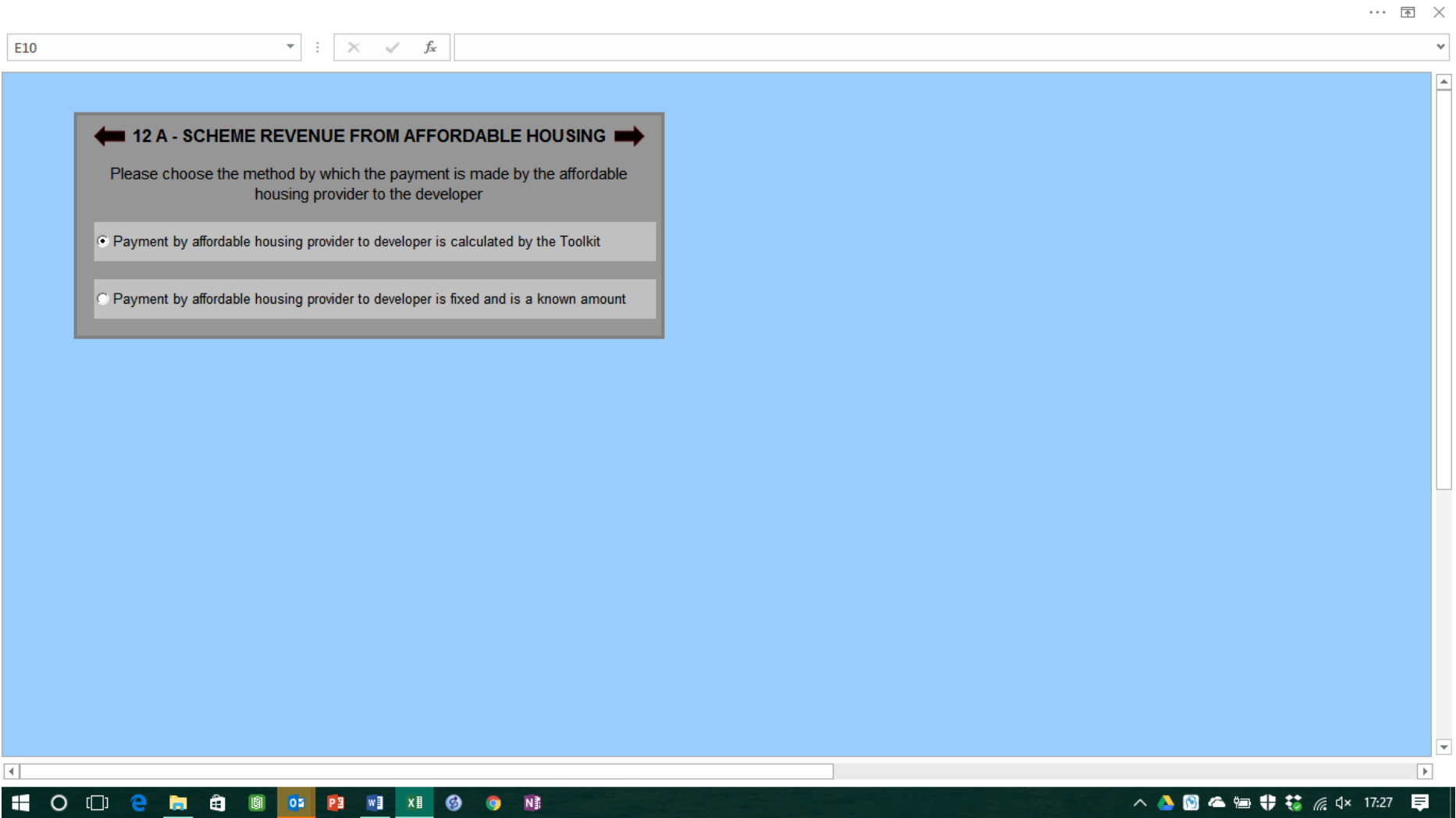
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E10

← 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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... [icon] X

E12 : [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] 17:27

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	

Windows taskbar: 17:27

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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	Rest of Borough MVA
Application Number	0	Address	
Site Location		Site Details	Basingstoke Rest of Borough CS17 55 dwgs 40% AH, 100%AR
Scheme Description	0		

Site Information		Density		Affordable Units		
Dwellings	55	Dwellings / gross hectare	31.6	Total	Quantity	% of All Units
Nett Area (ha)	1.57	Dwellings / nett hectare	35.0	Social rent	0.0	0%
Gross Area (ha)	1.74			Affordable rent	15.4	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	6.6	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 15,104,000	Whole scheme (gross)	£ 4,832,000
Total scheme costs	£ 10,272,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 274,000
		Whole scheme (nett)	£ 4,558,000
		Per hectare (gross)	£ 2,620,000
		Per hectare (nett)	£ 2,903,000
		Per dwelling	£ 83,000
		Per market dwelling	£ 138,000

Contribution to Revenue from:	
Market Housing	£ 12,016,000
Affordable Housing	£ 3,088,000
- Social Rent	£ -
- Affordable Rent	£ 1,986,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 1,102,000
Capital Contribution	£ -

Contribution to Costs from:	
Market housing	£ 7,791,000
Affordable Housing	£ 2,335,000
- Social Rent	£ -
- Affordable Rent	£ 1,635,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 700,000
Land Finance	£ -
Planning Obligations	£ 83,000
CIL	£ -
Exceptional Costs	£ 63,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£ 4,558,000	
Acquisition Cost	£ -	£ 4,558,000	
Alternative Use Value 1	£ -	£ 4,558,000	
Alternative Use Value 2	£ -	£ 4,558,000	
Alternative Use Value 3	£ -	£ 4,558,000	

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.

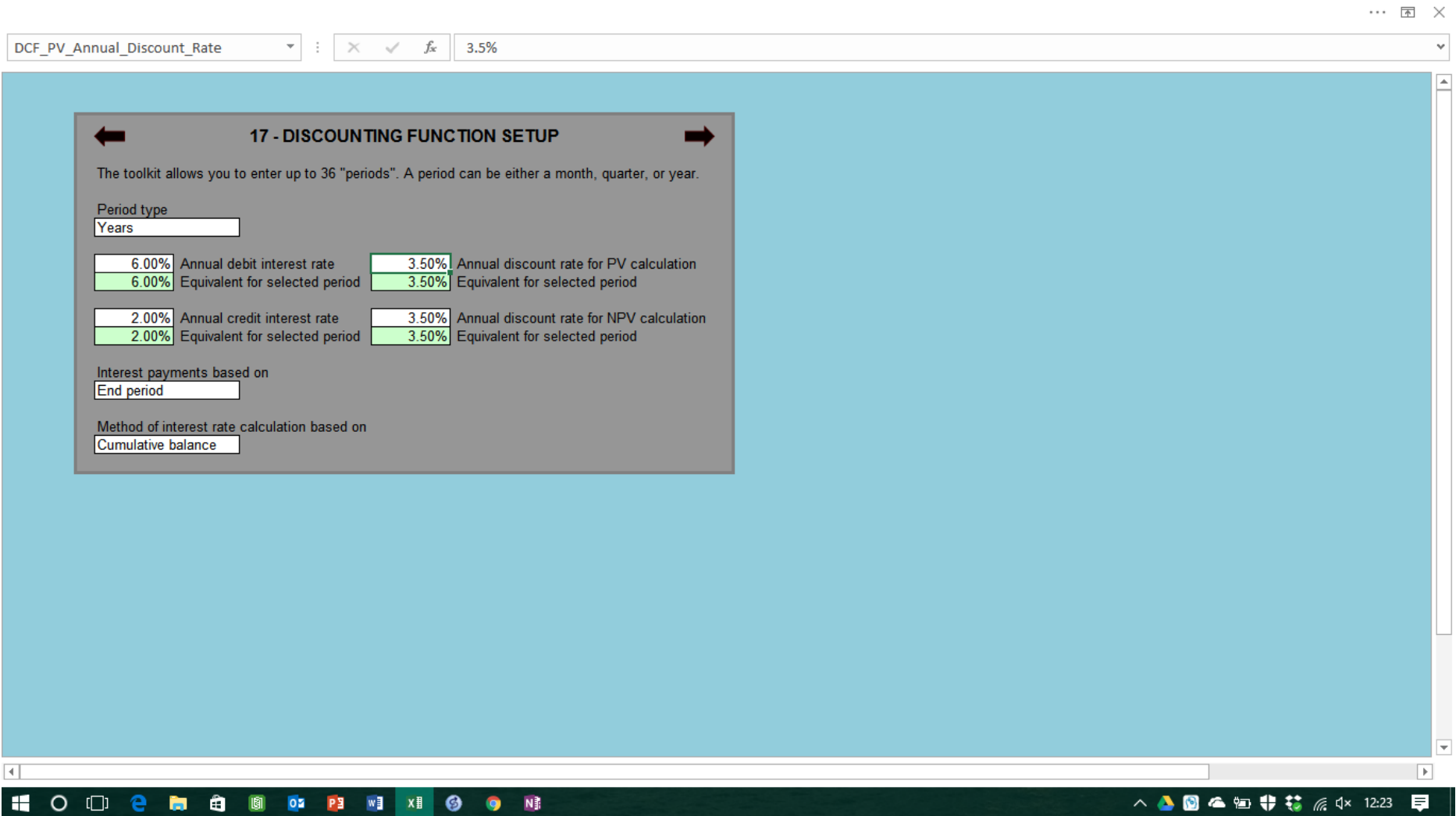
Period type
Years

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 :

← 18 - DISCOUNTING FUNCTION →

Periods to run DCF (1 to 30)
 Go to section:

User entered values
 Toolkit calculated values

* indicates a section requiring user input

Market Tenures' Development Costs		Time span (periods)			
		1	2	3	
Inflation					
Development costs	- Expected period development cost inflation rate (%) <input type="text" value="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)	£ 7,779,676			
	- Total Costs less Returns and Interest (without inflation)	£ 5,116,418			
	- Period build <input type="text" value="33"/> of <input type="text" value="33.00"/>	10.00	20.00	3.00	33.00
	- Period build percentage	30.30%	60.61%	9.09%	100.00%
	- Period Costs	£ 1,550,430	£ 3,100,859	£ 465,129	£ 5,116,418
Total Costs with inflation for these Market Tenures		£ 1,550,430	£ 3,100,859	£ 465,129	£ 5,116,418

... [] X

DCF_timespan : [X] [✓] [f_x] 3

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30)
 Go to section:
 Clear User Data
 User entered values
 Toolkit calculated values

* indicates a section requiring user input

Affordable Tenures Development Costs		Time span (periods)			
		1	2	3	
Inflation					
Affordable Rent	- Expected development cost inflation rate (%) <input type="text" value="15.4"/> Apply Inflation	100.00%	100.00%	100.00%	
	- Compound development cost inflation rate (%)				
Shared Ownership	- Expected period development cost inflation rate (%) <input type="text" value="6.6"/> Apply Inflation	100.00%	100.00%	100.00%	
	- Compound development cost inflation rate (%)				
Development Costs		1	2	3	Totals
Affordable Rent	- Total Costs (without inflation)	£ 1,630,327			
	- Total Costs less Returns (without inflation)	£ 1,469,693			
	- Period build <input type="text" value="15.4"/> of <input type="text" value="15.4"/>	5.00	5.40	5.00	15.40
	- Period build percentage	32.46%	35.06%	32.46%	99.97%
	- Period Costs	£ 477,049	£ 515,213	£ 477,049	£ 1,469,311
	- Period Costs with inflation	£ 477,049	£ 515,213	£ 477,049	£ 1,469,311
Shared Ownership	- Total Costs (without inflation)	£ 698,044			
	- Total Costs less Returns (without inflation)	£ 629,267			
	- Period build <input type="text" value="6.6"/> of <input type="text" value="6.6"/>	2.00	2.60	2.00	6.60
	- Period build percentage	30.32%	39.42%	30.32%	100.06%
	- Period Costs	£ 190,803	£ 248,043	£ 190,803	£ 629,648
	- Period Costs with inflation	£ 190,803	£ 248,043	£ 190,803	£ 629,648
Total Costs with inflation for these Affordable Tenures		£ 667,852	£ 763,256	£ 667,852	£ 2,098,959

12:24

DCF_timespan

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)			
		1	2	3	Totals
Market Housing	Return assumed (benchmark 20%)	Apply Benchm.	20%	20%	20%
Sale	- Period Revenue (with inflation)	£ -	£ 7,646,520	£ 4,369,440	£ 12,015,960
	- Period Return	£ -	£ 1,529,304	£ 873,888	£ 2,403,192
Affordable Housing	Return assumed (benchmark 6%)	Apply Benchm.	6%	6%	6%
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -
Affordable Rent	Period Housing Costs (with inflation)	£ 477,049	£ 515,213	£ 477,049	£ 1,469,311
	Period Return	£ 28,623	£ 30,913	£ 28,623	£ 88,159
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)	£ 190,803	£ 248,043	£ 190,803	£ 629,648
	Period Return	£ 11,448	£ 14,883	£ 11,448	£ 37,779
Total Returns with inflation for all Tenures		£ 40,071	£ 1,575,099	£ 913,959	£ 2,529,130

DCF_timespan : 3

← 18 - DISCOUNTING FUNCTION →

Periods to run DCF (1 to 30) Go to section: Clear User Data User entered values
* indicates a section requiring user input Toolkit calculated values

Exceptional Costs, Planning Obligations and Commercial Costs				Time span (periods)			
Exceptional Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	Totals
	Part M(4) 2 costs applied to 15% of all d	£ 13,189 of	£ 13,189	£ 4,000	£ 5,189	£ 4,000	£ 13,189
	Opening up costs	£ 50,000 of	£ 50,000	£ 50,000			£ 50,000
	<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	£ 63,189 of	£ 63,189	£ 54,000	£ 5,189	£ 4,000	£ 63,189
	- Expected period inflation rate (Exceptional Costs)		Apply Inflation				
	- Compound Costs inflation rate (Exceptional Costs)			100.00%	100.00%	100.00%	
	- Exceptional Costs with Inflation			£ 54,000	£ 5,189	£ 4,000	£ 63,189
Land Finance	Land Finance Cost Total	£ - of	£ -				£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	
	Sustainable Homes Costs	£ 18,095 of	£ 18,095	£ 6,000	£ 6,095	£ 6,000	£ 18,095
	- 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			£ 6,000	£ 6,095	£ 6,000	£ 18,095
CIL	CIL Total	£ - of	£ -				£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected				
	Total Obligations	£ 82,500 of	£ 82,500	£ 82,500			£ 82,500
	(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	£ -				£ -
	(Per unit over-ride in effect)	£ - of	£ -				£ -

... [] X

DCF_timespan : [X] [✓] [f_x] 3

18 - DISCOUNTING FUNCTION

Copy Sale completion from costs section

Periods to run DCF (1 to 30)
 Go to section: Revenue - Market Tenures*

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	
Sale	- Period sale completion	33 of	33.00	21.00
	- Period build percentage	100%	0.00%	63.64%
	- Revenue for that period	£12,015,960	£ -	£ 7,646,520
Total Revenue with Inflation for these Market Tenures		£ -	£ 7,646,520	£ 4,369,440
			£ 12,015,960	£ 12,015,960

12:27

DCF_timespan

3

18 - DISCOUNTING FUNCTION

Periods to run DCF
(1 to 30)
3

Go to section:

Revenue - Affordable Tenures*

Clear User Data

User entered values

Toolkit calculated values

* indicates a section requiring user input

- 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	15.4 of	15.40		9.80	5.60	15.40
	- Period transfer percentage		100%	0.00%	63.62%	36.35%	99.97%
	- Revenue for that period		£1,985,702	£ -	£ 1,263,300	£ 721,886	£ 1,985,186
	- Revenue with inflation			£ -	£ 1,263,300	£ 721,886	£ 1,985,186
Shared Ownership	- Period transfer completion	6.6 of	6.60		4.20	2.40	6.60
	- Period transfer percentage		100%	0.00%	63.67%	36.39%	100.06%
	- Revenue for that period		£1,101,628	£ -	£ 701,461	£ 400,835	£ 1,102,296
	- Revenue with inflation			£ -	£ 701,461	£ 400,835	£ 1,102,296
Total Revenue with Inflation for these Affordable Tenures				£ -	£ 1,964,762	£ 1,122,721	£ 3,087,482

←

DCF_timespan : 3

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30):
 Go to section: **Revenue - Capital and Commercial Contributions***

User entered values
Toolkit calculated values

* indicates a section requiring user input

Capital and Commercial Contributions to Revenue			Time span (periods)			Totals	
			1	2	3		
Capital Contributions	- Expected period contribution	£ - of £ -				£ -	
	- Expected period inflation rate (%)		Apply Inflation				
	- Compound Capital Contributions Inflation Rate		100.00%	100.00%	100.00%		
	- Revenue with Inflation	£ -	£ -	£ -	£ -	£ -	
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 : [X] [✓] [fx] 6%

← 19B - DCF: END PERIOD, CUMULATIVE

		Time span (periods)			
		1	2	3	Total
Residual (Total inflated revenue less total inflated costs)		£ (2,400,852)	£ 4,160,783	£ 3,435,221	5,195,152.02
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	£ (144,051)	£ 96,953	£ 305,005	
	- Credit Interest Costs	£ (48,017)	£ 32,318	£ 101,668	
	- Resulting Interest Costs	£ -	£ 32,318	£ 101,668	
	- Cumulative Residual / Balance	£ (2,544,903)	£ 1,648,197	£ 5,185,087	
Discount Rate	- Period Discount Rate (Annual = 3.50%)	3.50%			
(Present Value)	- Cumulative Discount Rate	96.62%	93.35%	90.19%	
Discounted Residual		£ (2,633,975)	£ 1,538,610	£ 4,676,651	
PV (before land acquisition costs)		£ 4,676,651			
	Rate for agents fees	1.00%			
	Rate for legal fees	0.75%			
	Rate for SDLT	4.00%			
	Total SDLT and fees	£ 265,634			
	PV (Nett)	£ 4,411,017			
	per ha. (Nett)	£ 2,809,565			
	per ha. (Gross)	£ 2,535,068			
Discount Rate (Net Present Value)	- Period Discount Rate (Annual = 3.50%)	3.50%			
	- Cumulative Discount Rate	96.62%	93.35%	90.19%	
Discounted Residual		£ (2,319,664)	£ 3,884,135	£ 3,098,373	
NPV (before land acquisition costs)		£ 4,662,844			
	Rate for agents fees	1.00%			
	Rate for legal fees	0.75%			
	Rate for SDLT	4.00%			
	Total SDLT and fees	£ 264,850			
	NPV (Nett)	£ 4,397,995			
	per ha. (Nett)	£ 2,801,270			
	per ha. (Gross)	£ 2,527,583			