

Basingstoke
CS18 100 dwellings


Site_Details : Basingstoke Rest of Borough CS18 100 dwgs 40% AH, 100%AR

1 - SITE IDENTIFICATION

Site Details	Basingstoke Rest of Borough CS18 100 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 CS18 100 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 CS18 100 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 the bar, the text 'Toolkit Data: Jul-13' is displayed. At the bottom 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 and taskbar are visible at the 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 for Start, File Explorer, Edge, Office, etc.] 17:23

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Site_Area : 2.86

3 - BASIC SITE INFORMATION

Site Area

Total Nett Size of Site	<input type="text" value="2.86"/> hectares	(You must enter values for both)
Total Gross Size of Site	<input type="text" value="3.35"/> 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	100
Resulting Density	35 dph (based on Nett site area)

Windows taskbar: 12:31

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 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 (+10% circ space)			7.0			3.0	10.0	10.0	
2	2 bedroom flat (+10% circ space)	2.4		4.2			1.8	8.4	6.0	2.4
3	2 bedroom terrace	7.8		11.2			4.8	23.8	16.0	7.8
4	3 bedroom terrace	6.0		4.2			1.8	12.0	6.0	6.0
5	4 bedroom terrace			1.4			0.6	2.0	2.0	
6	3 bedroom semi detached	12.0						12.0		12.0
7	4 bed semi detached									
8	3 bed detached	12.0						12.0		12.0
9	4 bed detached	9.6						9.6		9.6
10	5 bed detached	10.2						10.2		10.2
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total		60.0		28.0			12.0	100.0	40.0	60.0
Sq metres by tenure		6556.8		1943.2			832.8	Total 9332.8	Total afford. 2776.0	
Percentage purchased for Equity Share										
		40%								
Percentage purchased for Shared Ownership										
		40%								

J10 : [X] [✓] [fx] 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	7.00	£ 128.00		
2	2 bedroom flat (+10% circ space)		£ 120.00	4.20	£ 155.00		
3	2 bedroom terrace		£ 130.00	11.20	£ 160.00		
4	3 bedroom terrace		£ 150.00	4.20	£ 190.00		
5	4 bedroom terrace		£ 170.00	1.40	£ 235.00		
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Default Unit Type	Social Rents	Intermediate Rents
1 Bed Flat	£ 72.00	£ 74.00
2 Bed Flat	£ 93.00	£ 94.00
2 Bed Terrace/Town House	£ 93.00	£ 94.00
3 Bed Terrace/Town House	£ 100.00	£ 110.00
3 Bed Semi Detached	£ 100.00	£ 110.00
3 Bed Detached	£ 100.00	£ 110.00
4 Bed Detached	£ 106.00	£ 137.00
5 Bed Detached	£ -	£ -

Note: No affordable rents are provided

12:32

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

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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.

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	£	23,979
Opening up costs	£	100,000
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
<Enter Costs Description>	£	-
Scheme Total		£123,979
- per dwelling		£1,240
- per hectare (nett site area)		£43,349

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

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F9

X ✓ fx

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		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			£150,000						
Scheme Total per net hectare			£52,448						
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

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		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
<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

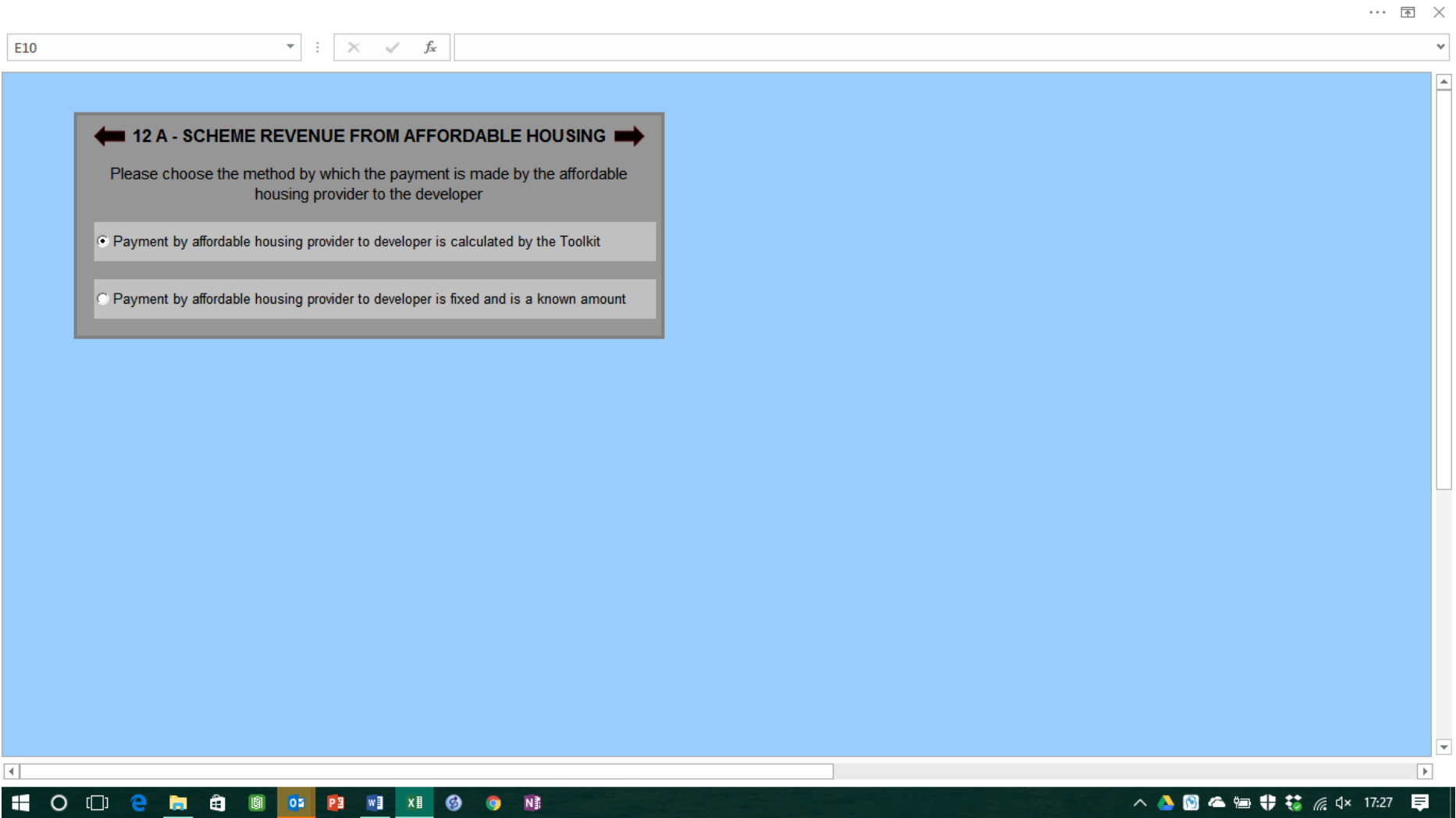
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E10

← 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: [Taskbar icons] 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	Basingstoke Rest of Borough CS18 100 dwgs 40% AH,
Scheme Description	0	Details	100%AR

Site Information		Density		Affordable Units		
Dwellings	100	Dwellings / gross hectare	29.9	Total	40.0	40%
Nett Area (ha)	2.86	Dwellings / nett hectare	35.0	Social rent	0.0	0%
Gross Area (ha)	3.35			Affordable rent	28.0	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	12.0	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 27,460,000	Whole scheme (gross)	£ 8,775,000
Total scheme costs	£ 18,685,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 498,000
		Whole scheme (nett)	£ 8,277,000

Contribution to Revenue from:	
Market Housing	£ 21,847,000
Affordable Housing	£ 5,613,000
- Social Rent	£ -
- Affordable Rent	£ 3,609,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 2,004,000
Capital Contribution	£ -

Contribution to Costs from:	
Market housing	£ 14,165,000
Affordable Housing	£ 4,247,000
- Social Rent	£ -
- Affordable Rent	£ 2,973,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 1,274,000
Land Finance	£ -
Planning Obligations	£ 150,000
CIL	£ -
Exceptional Costs	£ 124,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£ 8,277,000	
Acquisition Cost	£ -	£ 8,277,000	
Alternative Use Value 1	£ -	£ 8,277,000	
Alternative Use Value 2	£ -	£ 8,277,000	
Alternative Use Value 3	£ -	£ 8,277,000	

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*
 Clear User Data
 * indicates a section requiring user input

		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)	£ 14,144,865				
	- Total Costs less Returns and Interest (without inflation)	£ 9,302,577				
	- Period build	60 of 60.00	20.00	20.00	20.00	60.00
	- Period build percentage		33.33%	33.33%	33.33%	100.00%
	- Period Costs	£ 3,100,859	£ 3,100,859	£ 3,100,859	£ 9,302,577	
Total Costs with inflation for these Market Tenures		£ 3,100,859	£ 3,100,859	£ 3,100,859	£ 9,302,577	

Windows taskbar: 12:35

... [] 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 (%) 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)				£ 2,963,381
	- Total Costs less Returns (without inflation)				£ 2,671,403
	- Period build 28 of 28.00	10.00	10.00	8.00	28.00
	- Period build percentage	35.71%	35.71%	28.57%	100.00%
	- Period Costs	£ 954,072	£ 954,072	£ 763,258	£ 2,671,403
	- Period Costs with inflation	£ 954,072	£ 954,072	£ 763,258	£ 2,671,403
Shared Ownership	- Total Costs (without inflation)				£ 1,270,021
	- Total Costs less Returns (without inflation)				£ 1,144,887
	- Period build 12 of 12.00	4.00	4.00	4.00	12.00
	- Period build percentage	33.33%	33.33%	33.33%	100.00%
	- Period Costs	£ 381,629	£ 381,629	£ 381,629	£ 1,144,887
	- Period Costs with inflation	£ 381,629	£ 381,629	£ 381,629	£ 1,144,887
Total Costs with inflation for these Affordable Tenures		£ 1,335,701	£ 1,335,701	£ 1,144,887	£ 3,816,290

12:36

DCF_timespan : 3

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 3

Go to section: Costs - Developer Returns*
* indicates a section requiring user input

Clear User Data

User entered values
 Toolkit calculated values

Developer Returns		Time span (periods)			Totals
		1	2	3	
Market Housing	Return assumed (benchmark 20%)	Apply Benchm. 20%			
Sale	- Period Revenue (with inflation)	£ -	£ 10,923,600	£ 10,923,600	£ 21,847,200
	- Period Return	£ -	£ 2,184,720	£ 2,184,720	£ 4,369,440
Affordable Housing	Return assumed (benchmark 6%)	Apply Benchm. 6%			
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -
Affordable Rent	Period Housing Costs (with inflation)	£ 954,072	£ 954,072	£ 763,258	£ 2,671,403
	Period Return	£ 57,244	£ 57,244	£ 45,795	£ 160,284
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)	£ 381,629	£ 381,629	£ 381,629	£ 1,144,887
	Period Return	£ 22,898	£ 22,898	£ 22,898	£ 68,693
Total Returns with inflation for all Tenures		£ 80,142	£ 2,264,862	£ 2,253,413	£ 4,598,417

Windows taskbar: 12:36

DCF_timespan : 3

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30) **Go to section:** 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	£ 23,979 of	£ 23,979	£ 8,979	£ 8,000	£ 7,000	£ 23,979
	Opening up costs	£ 100,000 of	£ 100,000	£ 100,000			£ 100,000
	<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	£ 123,979 of	£ 123,979	£ 108,979	£ 8,000	£ 7,000	£ 123,979
	- Expected period inflation rate (Exceptional Costs)		Apply Inflation				
	- Compound Costs inflation rate (Exceptional Costs)			100.00%	100.00%	100.00%	
	- Exceptional Costs with Inflation			£ 108,979	£ 8,000	£ 7,000	£ 123,979
Land Finance	Land Finance Cost Total	£ - of	£ -				£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	
	Sustainable Homes Costs	£ 32,900 of	£ 32,900	£ 11,000	£ 11,900	£ 10,000	£ 32,900
	- 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			£ 11,000	£ 11,900	£ 10,000	£ 32,900
CIL	CIL Total	£ - of	£ -				£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected				
	Total Obligations	£ 150,000 of	£ 150,000	£ 150,000			£ 150,000
	(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	£ -				£ -
	(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:
 Clear User Data
 User entered values
 * indicates a section requiring user input Toolkit calculated values

Market Tenures Revenue			Time span (periods)			
Inflation			1	2	3	
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			1	2	3	Total
Sale	- Period sale completion	60 of 60.00		30.00	30.00	60.00
	- Period build percentage	100%	0.00%	50.00%	50.00%	100.00%
	- Revenue for that period	£21,847,200	£ -	£ 10,923,600	£ 10,923,600	£ 21,847,200
Total Revenue with Inflation for these Market Tenures			£ -	£ 10,923,600	£ 10,923,600	£ 21,847,200

12:37

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

Affordable Tenures' Revenue			Time span (periods)			
Inflation		Apply Inflation	1	2	3	
Affordable Rent	- Expected consumer cost inflation rate (%)					
	- Compound house price inflation rate (%)		100.00%	100.00%	100.00%	
Shared Ownership	- Expected annual house price inflation rate (%)					
	- Compound house price inflation rate (%)		100.00%	100.00%	100.00%	
Build Rate and Revenue			1	2	3	Totals
Affordable Rent	- Period transfer completion	28 of 28.00		14.00	14.00	28.00
	- Period transfer percentage	100%	0.00%	50.00%	50.00%	100.00%
	- Revenue for that period	£3,609,301	£ -	£ 1,804,650	£ 1,804,650	£ 3,609,301
	- Revenue with inflation		£ -	£ 1,804,650	£ 1,804,650	£ 3,609,301
Shared Ownership	- Period transfer completion	12 of 12.00		6.00	6.00	12.00
	- Period transfer percentage	100%	0.00%	50.00%	50.00%	100.00%
	- Revenue for that period	£2,004,288	£ -	£ 1,002,144	£ 1,002,144	£ 2,004,288
	- Revenue with inflation		£ -	£ 1,002,144	£ 1,002,144	£ 2,004,288
Total Revenue with Inflation for these Affordable Tenures			£ -	£ 2,806,794	£ 2,806,794	£ 5,613,589

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

6%

19B - DCF: END PERIOD, CUMULATIVE

		Time span (periods)			
		1	2	3	Total
Residual (Total inflated revenue less total inflated costs)		£ (4,786,682)	£ 7,009,072	£ 7,214,235	9,436,625.23
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	£ (287,201)	£ 116,111	£ 551,288	
	- Credit Interest Costs	£ (95,734)	£ 38,704	£ 183,763	
	- Resulting Interest Costs	£ -	£ 38,704	£ 183,763	
	- Cumulative Residual / Balance	£ (5,073,883)	£ 1,973,893	£ 9,371,891	
Discount Rate (Present Value)	- Period Discount Rate (Annual = 3.50%)	3.50%			
	- Cumulative Discount Rate	96.62%	93.35%	90.19%	
Discounted Residual		£ (5,251,468)	£ 1,842,650	£ 8,452,908	
PV (before land acquisition costs)		£ 8,452,908			
	Rate for agents fees	1.00%			
	Rate for legal fees	0.75%			
	Rate for SDLT	4.00%			
	Total SDLT and fees	£ 480,125			
	PV (Nett)	£ 7,972,783			
	per ha. (Nett)	£ 2,787,686			
	per ha. (Gross)	£ 2,379,935			
Discount Rate (Net Present Value)	- Period Discount Rate (Annual = 3.50%)	3.50%			
	- Cumulative Discount Rate	96.62%	93.35%	90.19%	
Discounted Residual		£ (4,624,813)	£ 6,543,043	£ 6,506,827	
NPV (before land acquisition costs)		£ 8,425,057			
	Rate for agents fees	1.00%			
	Rate for legal fees	0.75%			
	Rate for SDLT	4.00%			
	Total SDLT and fees	£ 478,543			
	NPV (Nett)	£ 7,946,514			
	per ha. (Nett)	£ 2,778,501			
	per ha. (Gross)	£ 2,372,094			