

Basingstoke  
Manydown 3332 dwellings plus 68 self-build dwellings


Site\_Details : Basingstoke Manydown, 40% AH

### 1 - SITE IDENTIFICATION

Site Details	Basingstoke Manydown, 40% AH V1 100%AR 68 units self build Includes updated costs phased in accordance with dev assumptions
Site Address	Manydown
Site Reference	25th January 2016
Application Number	68 units self build
Scheme Description	Includes Infrastructure costs etc

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

Toolkit Data: Jul-13



The image shows a screenshot of a web browser window displaying a site identification form. The browser's address bar shows the site name 'Basingstoke Manydown, 40% AH'. The form is titled '1 - SITE IDENTIFICATION' and contains several input fields. The 'Site Details' field is the largest and contains the text 'Basingstoke Manydown, 40% AH', 'V1 100%AR 68 units self build', and 'Includes updated costs phased in accordance with dev assumptions'. Other fields include 'Site Address' (Manydown), 'Site Reference' (25th January 2016), 'Application Number' (68 units self build), and 'Scheme Description' (Includes Infrastructure costs etc). Below the form is a checkbox for accepting terms and conditions, which is checked. At the bottom of the page, there is a 'Toolkit Data: Jul-13' label and a logo for 'Three Dragons' featuring a green dragon silhouette above the text. The Windows taskbar is visible at the bottom of the screen.

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Manydown 3332 dwellings plus 68 self-build dwellings

The screenshot shows a web browser window with a light blue background. At the top, there is a navigation bar with a dropdown menu set to 'C3', a set of icons (X, checkmark, fx), and a title bar '2 - SITE LOCATION'. A central grey box contains the following text and controls:

**← 2 - SITE LOCATION →**

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

Local Authority

Market Area

The interface is displayed within a Windows 10 desktop environment, with the taskbar at the bottom showing various application icons and system tray icons. The system clock indicates 17:23.

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Site\_Area : 111.06

### 3 - BASIC SITE INFORMATION

**Site Area**

Total Nett Size of Site	111.06 hectares	(You must enter values for both)
Total Gross Size of Site	183.56 hectares	

**Density / Number of Dwellings**

Enter a number of dwellings: 3332 (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

0% [Reset]

Resulting Number of Dwellings	3332
Resulting Density	30 dph (based on Nett site area)

Windows taskbar: 13:13

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D10
1 bed flat (inc 10% circ/common)

### 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 bed flat (inc 10% circ/common)	1	Flat	466.5	55	55	n/a	2		
2	2 bed flat (inc 10% circ/ common)	2	Flat	333.2	67	67	n/a	2		
3	2 bed terrace house	2	House	533.1	70	70	n/a	n/a	2 Bed Terrace/Town House	333.2
4	3 bed terrace house	3	House	433.2	85	95	n/a	n/a	3 Bed Terrace/Town House	333.2
5	4 bed terrace house	4	House	66.6	97	120	n/a	n/a	3 Bed Semi Detached	1166.2
6	3 bed semi detached house	3	House	199.9	85	100	n/a	n/a	3 Bed Detached	833
7	4 bed semi-detached house	4	House		97	120	n/a	n/a	4 Bed Detached	499.8
8	3 bed detached house	3	House	299.9	100	100	n/a	n/a	5 Bed Detached	166.6
9	4 bed detached house	4	House	599.8	130	130	n/a	n/a		
10	5 bed detached house	5	House	399.8	160	160	n/a	n/a		
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total Number of units				3332.0						

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

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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 bed flat (inc 10% circ/common)	1	£151,189	£145,000
2	2 bed flat (inc 10% circ/ common)	2	£173,962	£167,000
3	2 bed terrace house	2	£230,386	£221,000
4	3 bed terrace house	3	£277,172	£266,000
5	4 bed terrace house	4	£337,608	£324,000
6	3 bed semi detached house	3	£283,424	£272,000
7	4 bed semi-detached house	4	£341,984	£328,000
8	3 bed detached house	3	£323,020	£310,000
9	4 bed detached house	4	£377,933	£363,000
10	5 bed detached house	5	£477,653	£459,000
11				
12				
13				
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16				
17				
18				
19				
20				

Windows taskbar: 13:14

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J15

**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%		28.00%			12.00%			
1	1 bed flat (inc. 10% circ/common)			326.5			139.9	466.5	466.5	
2	2 bed flat (inc. 10% circ/ common)			233.2			100.0	333.2	333.2	
3	2 bed terrace house	199.9		233.2			100.0	533.1	333.2	199.9
4	3 bed terrace house	299.9		93.3			40.0	433.2	133.3	299.9
5	4 bed terrace house			46.6			20.0	66.6	66.6	
6	3 bed semi detached house	199.9						199.9		199.9
7	4 bed semi-detached house									
8	3 bed detached house	299.9						299.9		299.9
9	4 bed detached house	599.8						599.8		599.8
10	5 bed detached house	399.8						399.8		399.8
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
<b>Total</b>		1999.2		933.0			399.8	3332.0	1332.8	1999.2
Sq metres by tenure		234406.2		62368.4			26729.3	323503.9	89097.7	
Percentage purchased for Equity Share										
Percentage purchased for Shared Ownership		40%								

Windows taskbar: 13:15

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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

Clear Tables      Load Default Rents  
View Default Rents ->

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 bed flat (inc 10% circ/common)		£ 100.00	326.54	£ 128.00		
2	2 bed flat (inc 10% circ/ common)		£ 120.00	233.24	£ 155.00		
3	2 bed terrace house		£ 130.00	233.24	£ 160.00		
4	3 bed terrace house		£ 150.00	93.30	£ 190.00		
5	4 bed terrace house		£ 170.00	46.65	£ 235.00		
6							
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Windows taskbar: 14:16

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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. Clear Table  
 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

**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	£1,500
Flats (3-5 storeys)	£1,410	£1,355
Flats (1-2 storeys)	£1,040	£1,195
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%	8.00%	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%	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.

Opening up costs (200k/net ha)	£ 22,666,000
Part M costs	£ 783,761
Strategic transport	£ 6,300,000
Travel Plan and Bus	£ 3,200,000
Schools- primary and secondary	£ 35,888,623
Open space/ Allotments	£ 8,404,880
Artificial turf pitches and playing pitches	£ 900,000
Tennis/MUGA	£ 320,000
Community Facilities	£ 3,000,000
Library	£ 568,845
<b>Scheme Total</b>	<b>£82,032,109</b>
- per dwelling	£24,619
- per hectare (nett site area)	£738,629

**User Notes**

Note 1

Note 2

Note 3

Windows taskbar: 13:15

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**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	234,406.2
CIL rate per sq m	
<b>Total residential CIL payable</b>	<b>£0</b>
Average CIL per market dwelling	£0
Average CIL per dwelling	£0
Average CIL per ha (net)	£0

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F9
✕ ✓ fx

← **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		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
<b>Obligations per Unit</b>		£1,500	<i>Over-rides all rows above (optional)</i>						
Contribution from Commercial									
<b>Scheme Total</b>			£4,998,000						
Scheme Total per net hectare			£45,003						
Scheme Total per total number of units			£1,500						
<b>Scheme Total per total market units</b>			£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

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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	Affordable 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
Capitalised Ground rent for flats - 250/flat, cap at 5%, 799.68 flats	<input checked="" type="checkbox"/>	£3,998,400							£3,998,400
<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
Self Build serviced land sale 2.27ha	<input checked="" type="checkbox"/>	£908,000							£908,000
<b>Total for Scheme</b>									£4,906,400
<b>Total for Scheme per net hectare</b>									£44,178
<b>Total for Scheme divided by total number of units</b>									£1,473
<b>Total for Scheme divided by number of sale units</b>									£2,454

Windows taskbar: 13:16

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... [icon] X

E10 [dropdown] : [X] [✓] [fx] [dropdown]

**← 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

[scrollbar]

[taskbar: Windows, Edge, File Explorer, OneDrive, Teams, PowerPoint, Word, Excel, Chrome, Outlook, System tray: Network, Volume, 17:27]

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The screenshot shows a software window with a light blue background. At the top, there is a header bar containing a dropdown menu with 'E12', a separator, and icons for 'X', 'checkmark', and 'fx'. Below this, a large grey dialog box is centered. The dialog box has a title '12 C - HCA GRANT AVAILABILITY' and two radio button options: 'No - Grant is not available' (which is selected) and 'Yes - Grant is available and is a known value'. The dialog box has left and right arrow buttons. The bottom of the window shows a Windows taskbar with various application icons and a system tray on the right with the time '17:27'.

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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>	
<b>Revenues</b>						
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	£	-	£	-	£	-
<b>Total Revenue</b>	£	-				
<b>Costs</b>						
<b>Construction Costs</b>						
- Build costs						
- Fees						
- Other						
Total Construction Costs	£	-	£	-	£	-
Interest Rate % of Construction Cost						
Return % of Revenue						
Totals	£	-	£	-	£	-
<b>Total Costs</b>	£	-				
<b>CIL and Planning Obligations</b>						
Total Sq m to Which CIL Applies						
CIL Rate per Sq m						
Total CIL Payable	£	-	£	-	£	-
Planning Obligations						
Totals	£	-	£	-	£	-
<b>Total CIL and Planning Obligations</b>	£	-				
<b>Land Costs</b>						
Gross Residual Value	£	-	£	-	£	-
- Land Finance Cost (%)						
- Stamp Duty Land Tax (%)						
- Agent, Legal and Other Fees on Acquisition (%)						
Totals	£	-	£	-	£	-
<b>Total Land Costs</b>	£	-				
<b>Residual Land Value</b>	£	-				

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<sub>x</sub>

**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	25th January 2016	Site	Manydown
Application Number	68 units self build	Address	
Site Location		Site	Basingstoke Manydown, 40% AH
Scheme Description	Includes infrastructure costs	Details	V1 100%AR, 68 units self build

Site Information		Density		Affordable Units		
Dwellings	3332	Dwellings / gross hectare	18.2	<b>Total</b>	Quantity	% of All Units
Nett Area (ha)	111.06	Dwellings / nett hectare	30.0	Social rent	0.0	0%
Gross Area (ha)	183.56			Affordable rent	933.0	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	399.8	12%

Revenue and Costs		Residual Value	
<b>Total scheme revenue</b>	<b>£ 848,423,000</b>	<b>Whole scheme (gross)</b>	<b>£149,239,000</b>
<b>Total scheme costs</b>	<b>£ 699,184,000</b>	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		<b>Total SDLT and fees</b>	<b>£ 8,477,000</b>
		<b>Whole scheme (nett)</b>	<b>£140,762,000</b>

Contribution to Revenue from:		Alternative Site Values		Against Residual	
Market Housing	£ 672,531,000	Existing Use Value	£ -	£ 140,762,000	
Affordable Housing	£ 170,986,000	Acquisition Cost	£ -	£ 140,762,000	
- Social Rent	£ -	Alternative Use Value 1	£ -	£ 140,762,000	
- Affordable Rent	£ 115,368,000	Alternative Use Value 2	£ -	£ 140,762,000	
- Intermediate Rent	£ -	Alternative Use Value 3	£ -	£ 140,762,000	
- Equity Share	£ -				
- Shared Ownership	£ 55,618,000				
Capital Contribution	£ 4,906,000				

Contribution to Costs from:		Public Subsidy (Grant)	
Market housing	£ 474,711,000	<b>Whole Scheme</b>	£ -
Affordable Housing	£ 137,443,000	Per social rental dwelling	£ -
- Social Rent	£ -	Per affordable rented dwelling	£ -
- Affordable Rent	£ 96,210,000	Per shared ownership dwelling	£ -
- Intermediate Rent	£ -		
- Equity Share	£ -		
- Shared Ownership	£ 41,233,000		
Land Finance	£ -		
Planning Obligations	£ 4,998,000		
CIL	£ -		
Exceptional Costs	£ 82,032,000		

*All values are rounded to the nearest £1000.*

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DCF\_PV\_Annual\_Discount\_Rate : 3.5%

### 17 - DISCOUNTING FUNCTION SETUP

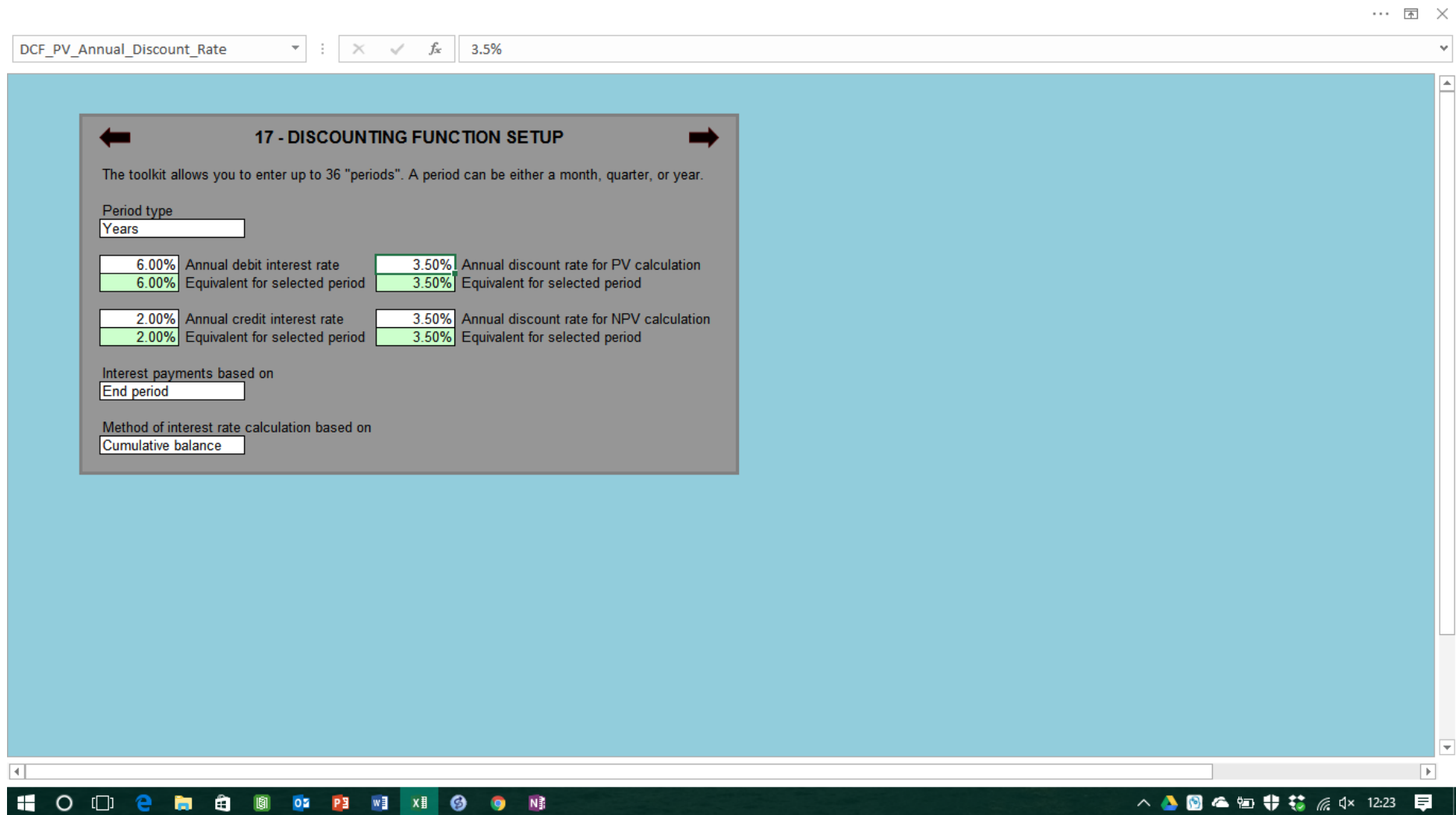
The toolkit allows you to enter up to 36 "periods". A period can be either a month, quarter, or year.

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





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DCF\_timespan : 13

**18 - DISCOUNTING FUNCTION**

Periods to run DCF (1 to 30): 13  
 Go to section: Costs - Market Tenures\*  
 \* indicates a section requiring user input

Clear User Data

Market Tenures' Development Costs		8	9	10	11	12	13		
<b>Inflation</b>									
Development costs	- Expected period development cost inflation rate (%)	Apply Inflation							
inflation	- Period Compound Costs inflation rate	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%		
<b>Development Costs</b>		8	9	10	11	12	13	Total	
Sale	- Total Costs (without inflation)	£ 474,053,133							
	- Total Costs less Returns and Interest (without inflation)	£ 322,700,568							
	- Period build	1999.2	of	1999.20					
		192.00		192.00		192.00	192.00	43.20	
	- Period build percentage	9.60%		9.60%		9.60%	9.60%	2.16%	
	- Period Costs	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 6,973,122	£ 322,700,568	
<b>Total Costs with inflation for these Market Tenures</b>		£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 6,973,122	£ 322,700,568	

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

**18 - DISCOUNTING FUNCTION**

Periods to run DCF (1 to 30): 13

Go to section: Costs - Affordable Tenures\* Clear User Data

\* indicates a section requiring user input

User entered values  
 Toolkit calculated values

Affordable Tenures Development Costs			Time span (periods)													
			1	2	3	4	5	6	7	8	9	10	11	12	13	
Inflation	- Expected development cost inflation rate (%)		Apply Inflation													
	- Compound development cost inflation rate (%)		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	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%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Development Costs</b>			1	2	3	4	5	6	7	8	9	10	11	12	13	
Affordable Rent	- Total Costs (without inflation)		£ 95,903,287													
	- Total Costs less Returns (without inflation)		£ 86,296,384													
	- Period build		932.96	of	932.96	14.00	42.00	56.00	84.00	89.60	89.60	89.60	89.60	89.60	89.60	89.60
	- Period build percentage		1.50%													
	- Period Costs		£ 1,294,964	£ 3,884,891	£ 5,179,855	£ 7,769,782	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768
- Period Costs with inflation		£ 1,294,964	£ 3,884,891	£ 5,179,855	£ 7,769,782	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	
Shared Ownership	- Total Costs (without inflation)		£ 41,101,409													
	- Total Costs less Returns (without inflation)		£ 36,984,164													
	- Period build		399.84	of	399.84	6.00	18.00	24.00	36.00	38.40	38.40	38.40	38.40	38.40	38.40	38.40
	- Period build percentage		1.50%													
	- Period Costs		£ 554,984	£ 1,664,953	£ 2,219,938	£ 3,329,907	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901
- Period Costs with inflation		£ 554,984	£ 1,664,953	£ 2,219,938	£ 3,329,907	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	
<b>Total Costs with inflation for these Affordable Tenures</b>			£ 1,849,948	£ 5,549,845	£ 7,399,793	£ 11,099,689	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

**18 - DISCOUNTING FUNCTION**

Periods to run DCF (1 to 30): 13

Go to section: Costs - Affordable Tenures\* Clear User Data

\* indicates a section requiring user input

Affordable Tenures Development Costs		8	9	10	11	12	13				
<b>Inflation</b>											
Affordable Rent	- Expected development cost inflation rate (%)	Apply Inflation									
	- Compound development cost inflation rate (%)	100.00%	100.00%	100.00%	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%	100.00%	100.00%	100.00%				
<b>Development Costs</b>		8	9	10	11	12	13	Totals			
Affordable Rent	- Total Costs (without inflation)	£ 95,903,287									
	- Total Costs less Returns (without inflation)	£ 86,296,384									
	- Period build	932.96	of	932.96	89.60	89.60	89.60	89.60	89.60	20.16	932.96
	- Period build percentage			9.60%	9.60%	9.60%	9.60%	9.60%	2.16%	100.00%	
	- Period Costs	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 1,864,748	£ 86,296,384		
	- Period Costs with inflation	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 1,864,748	£ 86,296,384			
Shared Ownership	- Total Costs (without inflation)	£ 41,101,409									
	- Total Costs less Returns (without inflation)	£ 36,984,164									
	- Period build	399.84	of	399.84	38.40	38.40	38.40	38.40	38.40	8.64	399.84
	- Period build percentage			9.60%	9.60%	9.60%	9.60%	9.60%	2.16%	100.00%	
	- Period Costs	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 799,178	£ 36,984,164		
	- Period Costs with inflation	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 799,178	£ 36,984,164			
<b>Total Costs with inflation for these Affordable Tenures</b>		£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 2,663,925	£ 123,280,548			

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13  
 Go to section: Costs - Developer Returns\*  
 Clear User Data  
 \* indicates a section requiring user input

Developer Returns		Time span (periods)									
		1	2	3	4	5	6	7	8	9	10
<b>Market Housing</b>	Return assumed (benchmark 20%)	Apply Benchm. 20%									
Sale	- Period Revenue (with inflation)	£ -	£ 10,092,000	£ 40,368,000	£ 60,552,000	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800
	- Period Return	£ -	£ 2,018,400	£ 8,073,600	£ 12,110,400	£ 12,917,760	£ 12,917,760	£ 12,917,760	£ 12,917,760	£ 12,917,760	£ 12,917,760
<b>Affordable Housing</b>	Return assumed (benchmark 6%)	Apply Benchm. 6%									
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Affordable Rent	Period Housing Costs (with inflation)	£ 1,294,964	£ 3,884,891	£ 5,179,855	£ 7,769,782	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768
	Period Return	£ 77,698	£ 233,093	£ 310,791	£ 466,187	£ 497,266	£ 497,266	£ 497,266	£ 497,266	£ 497,266	£ 497,266
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)	£ 554,984	£ 1,664,953	£ 2,219,938	£ 3,329,907	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901
	Period Return	£ 33,299	£ 99,897	£ 133,196	£ 199,794	£ 213,114	£ 213,114	£ 213,114	£ 213,114	£ 213,114	£ 213,114
<b>Total Returns with inflation for all Tenures</b>		£ 110,997	£ 2,351,391	£ 8,517,588	£ 12,776,381	£ 13,628,140	£ 13,628,140	£ 13,628,140	£ 13,628,140	£ 13,628,140	£ 13,628,140

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

**18 - DISCOUNTING FUNCTION**

Periods to run DCF (1 to 30): 13  
 Go to section: Costs - Developer Returns\*  
 \* indicates a section requiring user input

Clear User Data

**Developer Returns**

		8	9	10	11	12	13	Totals	
<b>Market Housing</b>	Return assumed (benchmark 20%)	Apply Benchm. 20%						20%	
Sale	- Period Revenue (with inflation)	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 44,808,480	£ 672,530,880	
	- Period Return	£ 12,917,760	£ 12,917,760	£ 12,917,760	£ 12,917,760	£ 12,917,760	£ 8,961,696	£ 134,506,176	
<b>Affordable Housing</b>	Return assumed (benchmark 6%)	Apply Benchm. 6%						6%	
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	Period Return	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
Affordable Rent	Period Housing Costs (with inflation)	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 8,287,768	£ 1,864,748	£ 86,296,384	
	Period Return	£ 497,266	£ 497,266	£ 497,266	£ 497,266	£ 497,266	£ 111,885	£ 5,177,783	
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)	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 3,551,901	£ 799,178	£ 36,984,164	
	Period Return	£ 213,114	£ 213,114	£ 213,114	£ 213,114	£ 213,114	£ 47,951	£ 2,219,050	
<b>Total Returns with inflation for all Tenures</b>		£ 13,628,140	£ 13,628,140	£ 13,628,140	£ 13,628,140	£ 13,628,140	£ 9,121,532	£ 141,903,009	



Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

**18 - DISCOUNTING FUNCTION**

Periods to run DCF (1 to 30): 13

Go to section: Costs - Exceptional, Planning and Commercial\* Clear User Data

\* indicates a section requiring user input

Exceptional Costs, Planning Obligations and Commercial Costs			8	9	10	11	12	13	Totals	
Exceptional Costs	- Expected period cost	Total Entered	Total Expected							
	Opening up costs (200k/net ha)	£ 22,666,000 of	£ 22,666,000	£ 1,259,222	£ 1,259,222	£ 1,259,222	£ 1,259,222	£ 1,259,224	£ 22,666,000	
	Part M costs	£ 783,761 of	£ 783,761	£ 75,271	£ 75,271	£ 75,271	£ 75,271	£ 75,271	£ 783,761	
	Strategic transport	£ 6,300,000 of	£ 6,300,000						£ 6,300,000	
	Travel Plan and Bus	£ 3,200,000 of	£ 3,200,000	£ 96,038	£ 96,038	£ 96,038	£ 96,038	£ 96,038	£ 3,200,000	
	Schools- primary and secondary	£ 35,888,623 of	£ 35,888,623	£ 7,567,500	£ 11,186,123				£ 35,888,623	
	Open space/ Allotments	£ 8,404,880 of	£ 8,404,880	£ 807,191	£ 807,191	£ 807,191	£ 807,191	£ 807,191	£ 8,404,880	
	Artificial turf pitches and playing pitches	£ 900,000 of	£ 900,000	£ 86,435	£ 86,435	£ 86,435	£ 86,435	£ 86,435	£ 900,000	
	Tennis/MUGA	£ 320,000 of	£ 320,000	£ 30,732	£ 30,732	£ 30,732	£ 30,732	£ 30,732	£ 320,000	
	Community Facilities	£ 3,000,000 of	£ 3,000,000	£ 288,115	£ 288,115	£ 288,115	£ 288,115	£ 288,115	£ 3,000,000	
	Library	£ 568,845 of	£ 568,845	£ 54,631	£ 54,631	£ 54,631	£ 54,631	£ 54,631	£ 568,845	
	<b>Total</b>	<b>£ 82,032,109 of</b>	<b>£ 82,032,109</b>	<b>£ 10,265,135</b>	<b>£ 13,883,758</b>	<b>£ 2,697,635</b>	<b>£ 2,697,635</b>	<b>£ 2,697,637</b>	<b>£ 962,624</b>	<b>£ 82,032,109</b>
	- Expected period inflation rate (Exceptional Costs)		Apply Inflation							
	- Compound Costs inflation rate (Exceptional Costs)				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
- Exceptional Costs with Inflation				£ 10,265,135	£ 13,883,758	£ 2,697,635	£ 2,697,635	£ 2,697,637	£ 962,624	
Land Finance	<b>Land Finance Cost Total</b>	£ - of	£ -						£ -	
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	8	9	10	11	12	13	
	Sustainable Homes Costs	£ 1,096,228 of	£ 1,096,228	£ 105,280	£ 105,280	£ 105,280	£ 105,280	£ 105,280	£ 23,688	£ 1,096,228
	- Expected period infl. rate (Exc. & Sus. Homes)		Apply Inflation							
	- Compound Costs inflation rate				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
- Total Sustainable Homes Costs with Inflation				£ 105,280	£ 105,280	£ 105,280	£ 105,280	£ 105,280	£ 23,688	£ 1,096,228
CIL	<b>CIL Total</b>	£ - of	£ -						£ -	
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected							
	Total Obligations	£ 4,998,000 of	£ 4,998,000	£ 480,000	£ 480,000	£ 480,000	£ 480,000	£ 480,000	£ 333,000	£ 4,998,000
	(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	£ -							£ -

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Taskbar: 13:21







Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan :     13

← 18 - DISCOUNTING FUNCTION →

Periods to run DCF (1 to 30)  **Go to section:** Revenue - Market Tenures\*   
\* indicates a section requiring user input

Market Tenures Revenue			8	9	10	11	12	13	
<b>Inflation</b>									
House price inflation	- Expected period house price inflation rate (%)	Apply Inflation							
	- Compound house price inflation rate		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
<b>Period Build Rate and Revenue</b>									
	Total Entered	Total Expected	8	9	10	11	12	13	Total
Sale	- Period sale completion	1999.2 of 1999.20	192.00	192.00	192.00	192.00	192.00	133.20	1999.20
	- Period build percentage	100%	9.60%	9.60%	9.60%	9.60%	9.60%	6.66%	100.00%
	- Revenue for that period	£672,530,880	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 44,808,480	£ 672,530,880
<b>Total Revenue with Inflation for these Market Tenures</b>			£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 64,588,800	£ 44,808,480	£ 672,530,880



Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

**18 - DISCOUNTING FUNCTION**

Periods to run DCF (1 to 30): 13

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

Clear User Data

**Affordable Tenures' Revenue**

Inflation			8	9	10	11	12	13
Affordable Rent	- Expected consumer cost inflation rate (%)	Apply Inflation						
	- Compound house price inflation rate (%)		100.00%	100.00%	100.00%	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%	100.00%	100.00%	100.00%

Build Rate and Revenue			8	9	10	11	12	13	Totals
Affordable Rent	- Period transfer completion	932.96 of 932.96	89.60	89.60	89.60	89.60	89.60	62.16	932.96
	- Period transfer percentage	100%	9.60%	9.60%	9.60%	9.60%	9.60%	6.66%	100.00%
	- Revenue for that period	£115,367,818	£ 11,079,742	£ 11,079,742	£ 11,079,742	£ 11,079,742	£ 11,079,742	£ 7,686,571	£ 115,367,818
	- Revenue with inflation		£ 11,079,742	£ 11,079,742	£ 11,079,742	£ 11,079,742	£ 11,079,742	£ 7,686,571	£ 115,367,818
Shared Ownership	- Period transfer completion	399.84 of 399.84	38.40	38.40	38.40	38.40	38.40	26.64	399.84
	- Period transfer percentage	100%	9.60%	9.60%	9.60%	9.60%	9.60%	6.66%	100.00%
	- Revenue for that period	£55,618,344	£ 5,341,498	£ 5,341,498	£ 5,341,498	£ 5,341,498	£ 5,341,498	£ 3,705,664	£ 55,618,344
	- Revenue with inflation		£ 5,341,498	£ 5,341,498	£ 5,341,498	£ 5,341,498	£ 5,341,498	£ 3,705,664	£ 55,618,344
<b>Total Revenue with Inflation for these Affordable Tenures</b>			£ 16,421,240	£ 16,421,240	£ 16,421,240	£ 16,421,240	£ 16,421,240	£ 11,392,235	£ 170,986,162

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

### 18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13

Go to section: Revenue - Capital and Commercial Contributions\*  
 \* indicates a section requiring user input

Clear User Data

User entered values  
 Toolkit calculated values

Capital and Commercial Contributions to Revenue			Time span (periods)									
			1	2	3	4	5	6	7	8	9	10
Capital Contributions	- Expected period contribution	£ 4,906,400 of £ 4,906,400		£ 908,000								
	- Expected period inflation rate (%)	Apply Inflation										
	- Compound Capital Contributions Inflation Rate		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
	- Revenue with Inflation		£ -	£ 908,000	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Commercial Elements	- Expected period contribution	Total Entered	1	2	3	4	5	6	7	8	9	
	<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%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%		
- Revenue with inflation		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	

Type here to search

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

DCF\_timespan : 13

**18 - DISCOUNTING FUNCTION**

Periods to run DCF (1 to 30): 13

Go to section: Revenue - Capital and Commercial Contributions\* Clear User Data

\* indicates a section requiring user input

**Capital and Commercial Contributions to Revenue**

		Total Entered	Total Expected	8	9	10	11	12	13	Totals
Capital Contributions	- Expected period contribution	£ 4,906,400	of £ 4,906,400						£ 3,998,400	£ 4,906,400
	- Expected period inflation rate (%)		Apply Inflation							
	- Compound Capital Contributions Inflation Rate			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
	- Revenue with Inflation			£ -	£ -	£ -	£ -	£ -	£ 3,998,400	£ 4,906,400
Commercial Elements	- Expected period contribution	Total Entered	Total Expected							
	<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%	100.00%	100.00%	100.00%	
	- Revenue with inflation			£ -	£ -	£ -	£ -	£ -	£ -	£ -

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13:24

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

H7 : [X] [✓] [fx] 6%

19B - DCF: END PERIOD, CUMULATIVE		Time span (periods)							
		1	2	3	4	5	6	7	8
Residual (Total inflated revenue less total inflated costs)		£ (14,438,102)	£ (25,869,377)	£ 12,679,304	£ 18,459,733	£ 12,300,165	£ 20,307,665	£ 21,267,665	£ 13,700,165
Interest Rate	- Debit Interest Rate (Period 6.00%, Ann. 6.00%)	Apply 6.00%	6.00%	6.00%	6.00%	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%	2.00%	2.00%	2.00%	2.00%
	- Debit Interest Costs	£ (866,286)	£ (2,470,426)	£ (1,857,893)	£ (861,783)	£ (175,480)	£ 1,032,451	£ 2,329,160	£ 3,197,753
	- Credit Interest Costs	£ (288,762)	£ (823,475)	£ (619,298)	£ (287,261)	£ (58,493)	£ 344,150	£ 776,387	£ 1,065,918
	- Resulting Interest Costs	£ -	£ (2,470,426)	£ (1,857,893)	£ (861,783)	£ (175,480)	£ 344,150	£ 776,387	£ 1,065,918
- Cumulative Residual / Balance		£ (15,304,388)	£ (43,644,191)	£ (32,822,780)	£ (15,224,830)	£ (3,100,145)	£ 17,551,671	£ 39,595,723	£ 54,361,806
Discount Rate		- Period Discount Rate (Annual = 3.50%)							
(Present Value)		- Cumulative Discount Rate							
Discounted Residual		£ (15,840,041)	£ (46,752,748)	£ (36,391,203)	£ (17,470,843)	£ (3,681,999)	£ 14,278,296	£ 31,121,880	£ 41,282,984
PV (before land acquisition costs)		£ 114,959,375							
Rate for agents fees		1.00%							
Rate for legal fees		0.75%							
Rate for SDLT		4.00%							
Total SDLT and fees		£ 6,529,693							
PV (Nett)		£ 108,429,683							
per ha. (Nett)		£ 976,316							
per ha. (Gross)		£ 590,704							
Discount Rate		- Period Discount Rate (Annual = 3.50%)							
(Net Present)		- Cumulative Discount Rate							
Discounted Residual		£ (13,949,857)	£ (24,149,340)	£ 11,436,005	£ 16,086,591	£ 10,356,409	£ 16,520,299	£ 16,716,193	£ 10,404,064
NPV (before land acquisition costs)		£ 120,190,010							
Rate for agents fees		1.00%							
Rate for legal fees		0.75%							
Rate for SDLT		4.00%							
Total SDLT and fees		£ 6,826,793							
NPV (Nett)		£ 113,363,217							
per ha. (Nett)		£ 1,020,738							
per ha. (Gross)		£ 617,581							

Basingstoke  
 Manydown 3332 dwellings plus 68 self-build dwellings

H7 : [X] [✓] [fx] 6%

**19B - DCF: END PERIOD, CUMULATIVE**

	8	9	10	11	12	13	Total
<b>Residual (Total inflated revenue less total inflated costs)</b>	£ 13,700,165	£ 10,081,542	£ 21,267,665	£ 21,267,665	£ 21,267,663	£ 40,121,225	<b>172,412,980.12</b>
<b>Interest Rate</b>							
- Debit Interest Rate (Period 6.00%, Ann. 6.00%)	Apply 6.00%	6.00%	6.00%	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%	2.00%	2.00%	2.00%
- Debit Interest Costs	£ 3,197,753	£ 3,866,601	£ 5,219,993	£ 6,600,453	£ 8,008,521	£ 10,575,965	
- Credit Interest Costs	£ 1,065,918	£ 1,288,867	£ 1,739,998	£ 2,200,151	£ 2,669,507	£ 3,525,322	
- Resulting Interest Costs	£ 1,065,918	£ 1,288,867	£ 1,739,998	£ 2,200,151	£ 2,669,507	£ 3,525,322	
- Cumulative Residual / Balance	£ 54,361,806	£ 65,732,215	£ 88,739,878	£ 112,207,694	£ 136,144,865	£ 179,791,412	
<b>Discount Rate</b>							
- Period Discount Rate (Annual = 3.50%)							
(Present Value) - Cumulative Discount Rate	75.94%	73.37%	70.89%	68.49%	66.18%	63.94%	
<b>Discounted Residual</b>	£ 41,282,984	£ 48,229,762	£ 62,909,369	£ 76,856,179	£ 90,098,398	£ 114,959,375	
<b>PV (before land acquisition costs)</b>							
Rate for agents fees							
Rate for legal fees							
Rate for SDLT							
Total SDLT and fees							
<b>PV (Nett)</b>							
	per ha. (Nett)						
	per ha. (Gross)						
<b>Discount Rate</b>							
- Period Discount Rate (Annual = 3.50%)							
(Net Present) - Cumulative Discount Rate	75.94%	73.37%	70.89%	68.49%	66.18%	63.94%	
<b>Discounted Residual</b>	£ 10,404,064	£ 7,397,140	£ 15,077,048	£ 14,567,196	£ 14,074,584	£ 25,653,678	
<b>NPV (before land acquisition costs)</b>							
Rate for agents fees							
Rate for legal fees							
Rate for SDLT							
Total SDLT and fees							
<b>NPV (Nett)</b>							
	per ha. (Nett)						
	per ha. (Gross)						

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