

Basingstoke

Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition


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- Country park acquisition costs added - £2m
Site Reference	17th June 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 displaying a site identification form. The browser's address bar shows 'Site_Details' and 'Basingstoke Manydown, 40% AH'. The form is titled '1 - SITE IDENTIFICATION' and contains several fields: 'Site Details', 'Site Address', 'Site Reference', 'Application Number', and 'Scheme Description'. Below the form, there is a checkbox indicating that the user has read and accepted the terms and conditions of a license agreement. The page also displays 'Toolkit Data: Jul-13' and the 'Three Dragons' logo. The Windows taskbar is visible at the bottom of the screen, showing various application icons and the system tray with the time 13:29.

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The screenshot shows a software window titled "2 - SITE LOCATION". The window has a light blue background. At the top left, there is a dropdown menu showing "C3". To its right are three small icons: a close button (X), a checkmark, and a refresh button (fx). The window title bar also displays "2 - SITE LOCATION".

In the center-left of the window, there is a grey rectangular panel with the title "2 - SITE LOCATION" and two black arrows pointing left and right. Below the title, the text reads: "Use the drop down list to call up the relevant market area." Below this text are two dropdown menus: "Local Authority" and "Market Area".

The bottom of the image shows the Windows taskbar with various application icons and system tray icons. The system clock shows the time as 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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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				
14				
15				
16				
17				
18				
19				
20				

Windows taskbar: 13:14

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J15

... [] 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

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										
Total		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%								

13:15

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J10 : X ✓ fx 100

7 - SOCIAL AFFORDABLE AND INTERMEDIATE RENT LEVELS

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

Clear Tables Load Default Rents

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

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							
7							
8							
9							
10							
11							
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Windows taskbar: 14:13

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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.
Where cells are left blank, the Toolkit value for that row will be used.

Clear Table

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
Scheme Total	£82,032,109
- per dwelling	£24,619
- per hectare (nett site area)	£738,629

User Notes

Note 1

Note 2

Note 3

13:31

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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	
Total residential CIL payable	£0
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

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.

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear Table

	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
Residual s106	<input type="checkbox"/>		£1,500	£1,500	£1,500	£1,500	£1,500	£1,500	£4,998,000
<Enter Planning Obligation Description here>	<input type="checkbox"/>								£0
Country park acquisition	<input checked="" type="checkbox"/>	£2,000,000							£2,000,000
Obligations per Unit			<i>Over-rides all rows above (optional)</i>						
Contribution from Commercial									
Scheme Total			£6,998,000						
Scheme Total per net hectare			£63,011						
Scheme Total per total number of units			£2,100						
Scheme Total per total market units			£3,500						

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
Total for Scheme									£4,906,400
Total for Scheme per net hectare									£44,178
Total for Scheme divided by total number of units									£1,473
Total for Scheme divided by number of sale units									£2,454

Windows taskbar: 13:16

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... [Print] [Close]

E10 [X] [✓] [fx]

← 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

Windows taskbar: [Start] [Task View] [Edge] [File Explorer] [Store] [Teams] [PowerPoint] [Word] [Excel] [Globe] [Chrome] [Nexus] [System Tray: Network, Volume, 17:27]

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The screenshot shows a software application window with a light blue background. At the top left, there is a dropdown menu with 'E12' selected. To its right are three small buttons: a red 'X', a green checkmark, and a formula icon. The main content area is mostly empty, with a grey dialog box centered at the top. The dialog box has a title bar that reads '12 C - HCA GRANT AVAILABILITY' and contains two radio button options: 'No - Grant is not available' (which is selected) and 'Yes - Grant is available and is a known value'. The Windows taskbar is visible at the bottom, showing various application icons and the system tray 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>	
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

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	17th June 2016	Site	Manydown- Country park acquisition costs added - £2m
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	Total	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	
Total scheme revenue	£ 848,423,000	Whole scheme (gross)	£147,239,000
Total scheme costs	£ 701,184,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 8,363,000
		Whole scheme (nett)	£138,876,000

Contribution to Revenue from:		Alternative Site Values		Against Residual	
Market Housing	£ 672,531,000	Existing Use Value	£ -	£ 138,876,000	
Affordable Housing	£ 170,986,000	Acquisition Cost	£ -	£ 138,876,000	
- Social Rent	£ -	Alternative Use Value 1	£ -	£ 138,876,000	
- Affordable Rent	£ 115,368,000	Alternative Use Value 2	£ -	£ 138,876,000	
- Intermediate Rent	£ -	Alternative Use Value 3	£ -	£ 138,876,000	
- Equity Share	£ -				
- Shared Ownership	£ 55,618,000				
Capital Contribution	£ 4,906,000				

Contribution to Costs from:		Public Subsidy (Grant)	
Market housing	£ 474,711,000	Whole Scheme	£ -
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	£ 6,998,000		
CIL	£ -		
Exceptional Costs	£ 82,032,000		

All values are rounded to the nearest £1000.

Save Results Cost Components

View Results DCF

Windows taskbar: 13:32

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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* Clear User Data

* indicates a section requiring user input

Market Tenures' Development Costs		8	9	10	11	12	13				
Inflation											
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%				
Development Costs		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	192.00	43.20	1999.20
	- Period build percentage	9.60%	9.60%	9.60%	9.60%	9.60%	9.60%	2.16%	100.00%		
	- Period Costs	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 6,973,122	£ 322,700,568		
Total Costs with inflation for these Market Tenures		£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 30,991,651	£ 6,973,122	£ 322,700,568			

Windows taskbar: 13:19

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DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13

Go to section: Costs - Affordable Tenures*

* indicates a section requiring user input

Affordable Tenures Development Costs		8	9	10	11	12	13				
Inflation											
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%				
Development Costs		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				
Total Costs with inflation for these Affordable Tenures		£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 11,839,668	£ 2,663,925	£ 123,280,548			

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Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

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

Developer Returns		8	9	10	11	12	13	Totals
Market Housing	Return assumed (benchmark 20%) <input type="button" value="Apply Benchm."/> 20%	20%	20%	20%	20%	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
Affordable Housing	Return assumed (benchmark 6%) <input type="button" value="Apply Benchm."/> 6%	6%	6%	6%	6%	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
Total Returns with inflation for all Tenures		£ 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 inc £2m country park acquisition

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
	Total	£ 82,032,109 of	£ 82,032,109	£ 10,265,135	£ 13,883,758	£ 2,697,635	£ 2,697,635	£ 2,697,637	£ 962,624
	- 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	Land Finance Cost Total	£ - of	£ -						£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected						
	Sustainable Homes Costs	£ 1,096,228 of	£ 1,096,228	£ 105,280	£ 105,280	£ 105,280	£ 105,280	£ 105,280	£ 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	£ 1,096,228
CIL	CIL Total	£ - of	£ -						£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected						
	Education Contribution	£ - of	£ -						£ -
	Highway Works	£ - of	£ -						£ -
	Contribution to public transport	£ - of	£ -						£ -
	Contribution to community facilities	£ - of	£ -						£ -
	Provision for open space	£ - of	£ -						£ -
	Contribution to public costs	£ - of	£ -						£ -

Basingstoke

Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

DCF_timespan : 13

	- 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%	100.00%	100.00%	100.00%	100.00%
	- Exceptional Costs with Inflation	£	7,618,261	£	16,882,274	£	2,299,009	£	4,007,736	£	11,665,135	£	3,657,635
	£	2,697,635	£	10,265,135	£	13							
Land Finance	Land Finance Cost Total	£	-	of £	-								
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	4	5	6	7	8		
	Sustainable Homes Costs	£	1,096,228	of £	1,096,228	£	16,450	£	49,350	£	65,800	£	98,700
	- 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%	100.00%	100.00%	100.00%	100.00%
	- Total Sustainable Homes Costs with Inflation	£	16,450	£	49,350	£	65,800	£	98,700	£	105,280	£	105,280
CIL	CIL Total	£	-	of £	-								
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected										
	Education Contribution	£	-	of £	-								
	Highway Works	£	-	of £	-								
	Contribution to public transport	£	-	of £	-								
	Contribution to community facilities	£	-	of £	-								
	Provision for open space	£	-	of £	-								
	Contribution to public realm	£	-	of £	-								
	Contribution to public art	£	-	of £	-								
	Environmental improvements	£	-	of £	-								
	Town centre improvements	£	-	of £	-								
	Waterfront Improvements	£	-	of £	-								
	Support for employment development	£	-	of £	-								
	Employment related training	£	-	of £	-								
	Residual s106	£	4,998,000	of £	4,998,000	£	75,000	£	300,000	£	450,000	£	480,000
	<Enter Planning Obligation Description here>	£	-	of £	-								
	Country park acquisition	£	2,000,000	of £	2,000,000			£	2,000,000				
	Planning Obligations Total	£	6,998,000	of £	6,998,000	£	-	£	75,000	£	300,000	£	2,450,000
	- Expected Planning Obligations period inflation	Apply Inflation											
	- Compound Planning Obligations period inflation rate			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	- Total Planning Obligations Costs with inflation	£	-	£	75,000	£	300,000	£	2,450,000	£	480,000	£	480,000
	£	480,000	£	480,000	£	480,000	£	480,000	£	480,000	£	480,000	£
Commercial Elements Costs	- Expected period costs	Total Entered	Total Expected										
	Construction Cost	£	-	of £	-								
	CIL and Planning Obligations	£	-	of £	-								
	Total	£	-	of £	-	£	-	£	-	£	-	£	-
	- Expected Commercial Element Costs inflation rate	Apply Inflation											
	- Compound Commercial Element Costs inflation rate			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	- Total Commercial Element Costs with inflation	£	-	£	-	£	-	£	-	£	-	£	-
	£	-	£	-	£	-	£	-	£	-	£	-	£

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Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

DCF_timespan : 13

	- 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%	100.00%						
	- Exceptional Costs with Inflation	£	10,265,135	£	13,883,758	£	2,697,635	£	2,697,635	£	2,697,637	£	962,624			
£	82,032,109															
Land Finance	Land Finance Cost Total	£	-	of	£	-							£	-		
Sustainable Homes Costs	- Expected period cost	Total Entered		Total Expected												
	Sustainable Homes Costs	£	1,096,228	of	£	1,096,228	£	105,280	£	105,280	£	105,280	£	23,688		
	- Expected period inf. rate (Exc. & Sus. Homes)	Apply Inflation														
	- Compound Costs inflation rate			100.00%	100.00%	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	CIL Total	£	-	of	£	-								£	-	
Planning Obligations Costs	- Expected period cost	Total Entered		Total Expected												
	Education Contribution	£	-	of	£	-								£	-	
	Highway Works	£	-	of	£	-								£	-	
	Contribution to public transport	£	-	of	£	-								£	-	
	Contribution to community facilities	£	-	of	£	-								£	-	
	Provision for open space	£	-	of	£	-								£	-	
	Contribution to public realm	£	-	of	£	-								£	-	
	Contribution to public art	£	-	of	£	-								£	-	
	Environmental improvements	£	-	of	£	-								£	-	
	Town centre improvements	£	-	of	£	-								£	-	
	Waterfront Improvements	£	-	of	£	-								£	-	
	Support for employment development	£	-	of	£	-								£	-	
	Employment related training	£	-	of	£	-								£	-	
	Residual s106	£	4,998,000	of	£	4,998,000	£	480,000	£	480,000	£	480,000	£	480,000	£	333,000
	<Enter Planning Obligation Description h	£	-	of	£	-								£	-	
	Country park acquisition	£	2,000,000	of	£	2,000,000								£	2,000,000	
	Planning Obligations Total	£	6,998,000	of	£	6,998,000	£	480,000	£	480,000	£	480,000	£	480,000	£	333,000
	- Expected Planning Obligations period inflation	Apply Inflation														
	- Compound Planning Obligations period inflation rate			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%					
	- Total Planning Obligations Costs with inflation	£	480,000	£	480,000	£	480,000	£	480,000	£	480,000	£	333,000	£	6,998,000	
Commercial Elements Costs	- Expected period costs	Total Entered		Total Expected											Totals	
	Construction Cost	£	-	of	£	-								£	-	
	CIL and Planning Obligations	£	-	of	£	-								£	-	
	Total	£	-	of	£	-	£	-	£	-	£	-	£	-	£	-
	- Expected Commercial Element Costs inflation rate	Apply Inflation														
	- Compound Commercial Element Costs inflation rate			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%					
	- Total Commercial Element Costs with inflation	£	-	£	-	£	-	£	-	£	-	£	-	£	-	

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Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Copy Sale completion from costs section

Periods to run DCF (1 to 30): 13

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

Clear User Data

User entered values
 Toolkit calculated values

Market Tenures Revenue			Time span (periods)									
			1	2	3	4	5	6	7	8	9	10
Inflation												
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%	100.00%	100.00%	100.00%	100.00%
Period Build Rate and Revenue												
Sale	- Period sale completion	Total Entered 1999.2 of Total Expected 1999.20		30.00	120.00	180.00	192.00	192.00	192.00	192.00	192.00	192.00
	- Period build percentage	100%	0.00%	1.50%	6.00%	9.00%	9.60%	9.60%	9.60%	9.60%	9.60%	9.60%
	- Revenue for that period	£672,530,880	£ -	£ 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
Total Revenue with Inflation for these Market Tenures			£ -	£ 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

Type here to search

Windows taskbar: 13:22

Basingstoke

Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13

Go to section: Revenue - Market Tenures* Clear User Data

* indicates a section requiring user input

Market Tenures Revenue			8	9	10	11	12	13		
Inflation										
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%		
Period Build Rate and Revenue										
	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	192.00	133.20	1999.20
	- Period build percentage	100%	9.60%	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	£ 64,588,800	£ 44,808,480	£ 672,530,880
Total Revenue with Inflation for these Market Tenures			£ 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 inc £2m country park acquisition

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

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
Total Revenue with Inflation for these Affordable Tenures			£ 16,421,240	£ 16,421,240	£ 16,421,240	£ 16,421,240	£ 16,421,240	£ 11,392,235	£ 170,986,162

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Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

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

			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	8	9	10	11	12	13	
	<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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Taskbar: 13:24

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Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

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	£ 16,459,733	£ 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)	£ (981,783)	£ (302,680)	£ 897,619	£ 2,191,632	£ 3,057,474
	- Credit Interest Costs	£ (288,762)	£ (823,475)	£ (619,298)	£ (327,261)	£ (100,893)	£ 299,206	£ 730,544	£ 1,019,158
	- Resulting Interest Costs	£ -	£ (2,470,426)	£ (1,857,893)	£ (981,783)	£ (302,680)	£ 299,206	£ 730,544	£ 1,019,158
- Cumulative Residual / Balance		£ (15,304,388)	£ (43,644,191)	£ (32,822,780)	£ (17,344,830)	£ (5,347,345)	£ 15,259,527	£ 37,257,736	£ 51,977,060
Discount Rate		- Period Discount Rate (Annual = 3.50%)							
(Present Value)		- Cumulative Discount Rate							
Discounted Residual		£ (15,840,041)	£ (46,752,748)	£ (36,391,203)	£ (19,903,591)	£ (6,350,968)	£ 12,413,635	£ 29,284,244	£ 39,471,980
PV (before land acquisition costs)		£ 113,275,854							
Rate for agents fees		1.00%							
Rate for legal fees		0.75%							
Rate for SDLT		4.00%							
Total SDLT and fees		£ 6,434,069							
PV (Nett)		£ 106,841,786							
per ha. (Nett)		£ 962,019							
per ha. (Gross)		£ 582,054							
Discount Rate		- Period Discount Rate (Annual = 3.50%)							
(Net Present)		- Cumulative Discount Rate							
Discounted Residual		£ (13,949,857)	£ (24,149,340)	£ 11,436,005	£ 14,343,706	£ 10,356,409	£ 16,520,299	£ 16,716,193	£ 10,404,064
NPV (before land acquisition costs)		£ 118,447,126							
Rate for agents fees		1.00%							
Rate for legal fees		0.75%							
Rate for SDLT		4.00%							
Total SDLT and fees		£ 6,727,797							
NPV (Nett)		£ 111,719,329							
per ha. (Nett)		£ 1,005,937							
per ha. (Gross)		£ 608,626							

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Manydown 3332 dwellings plus 68 self-build dwellings inc £2m country park acquisition

H7 : [X] [✓] [fx] 6%

19B - DCF: END PERIOD, CUMULATIVE

	8	9	10	11	12	13	Total
Residual (Total inflated revenue less total inflated costs)	£ 13,700,165	£ 10,081,542	£ 21,267,665	£ 21,267,665	£ 21,267,663	£ 40,121,225	170,412,980.12
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%
- 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	£ 3,057,474	£ 3,723,516	£ 5,074,046	£ 6,451,587	£ 7,856,679	£ 10,421,086	
- Credit Interest Costs	£ 1,019,158	£ 1,241,172	£ 1,691,349	£ 2,150,529	£ 2,618,893	£ 3,473,695	
- Resulting Interest Costs	£ 1,019,158	£ 1,241,172	£ 1,691,349	£ 2,150,529	£ 2,618,893	£ 3,473,695	
- Cumulative Residual / Balance	£ 51,977,060	£ 63,299,774	£ 86,258,788	£ 109,676,982	£ 133,563,538	£ 177,158,459	
Discount Rate							
- Period Discount Rate (Annual = 3.50%)							
(Present Value) - Cumulative Discount Rate	75.94%	73.37%	70.89%	68.49%	66.18%	63.94%	
Discounted Residual	£ 39,471,980	£ 46,445,005	£ 61,150,478	£ 75,122,779	£ 88,390,119	£ 113,275,854	
PV (before land acquisition costs)							
Rate for agents fees							
Rate for legal fees							
Rate for SDLT							
Total SDLT and fees							
PV (Nett)							
per ha. (Nett)							
per ha. (Gross)							
Discount Rate							
- Period Discount Rate (Annual = 3.50%)							
(Net Present) - Cumulative Discount Rate	75.94%	73.37%	70.89%	68.49%	66.18%	63.94%	
Discounted Residual	£ 10,404,064	£ 7,397,140	£ 15,077,048	£ 14,567,196	£ 14,074,584	£ 25,653,678	
NPV (before land acquisition costs)							
Rate for agents fees							
Rate for legal fees							
Rate for SDLT							
Total SDLT and fees							
NPV (Nett)							
per ha. (Nett)							
per ha. (Gross)							

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