

Basingstoke
Upper Cufaude Farm 390 dwellings


Site_Details : Basingstoke Upper Cufaude Farm, 40% AH

1 - SITE IDENTIFICATION

Site Details	Basingstoke Upper Cufaude Farm, 40% AH V1 100%AR 0 units self build Includes updated costs phased in accordance with dev assumptions
Site Address	Upper Cufaude Farm
Site Reference	25th January 2016
Application Number	No 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



Press Alt+Enter to begin a new line

Windows taskbar: 14:40

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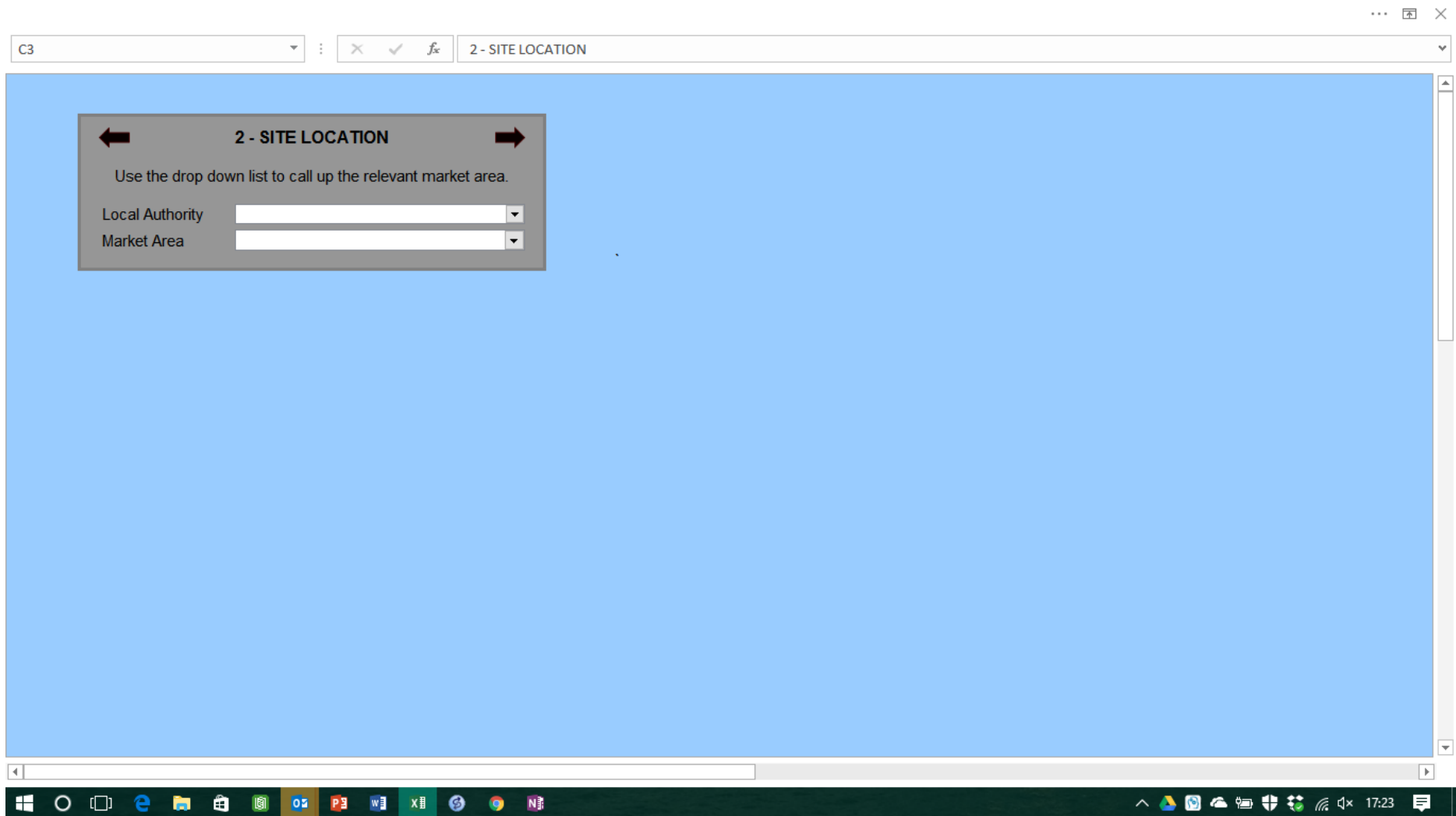
C3 : [X] [✓] [fx] 2 - SITE LOCATION

← 2 - SITE LOCATION →

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

Local Authority

Market Area



The screenshot shows a software window titled '2 - SITE LOCATION'. At the top left, there is a dropdown menu with 'C3' selected. To its right are three small buttons: a close button (X), a checkmark (✓), and a formula icon (fx). The main content area is a large light blue rectangle. A grey dialog box is overlaid on the top left of this area. The dialog box has a title bar with '← 2 - SITE LOCATION →'. Below the title bar, it contains the text 'Use the drop down list to call up the relevant market area.' followed by two labels, 'Local Authority' and 'Market Area', each with a corresponding empty dropdown menu.

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Site_Area : 13

3 - BASIC SITE INFORMATION

Site Area

Total Nett Size of Site	<input type="text" value="13"/> hectares	(You must enter values for both)
Total Gross Size of Site	<input type="text" value="22.26"/> 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	390
Resulting Density	30 dph (based on Nett site area)

Windows taskbar: 14:40

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D10 : [X] [✓] [fx] 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)
1	1 bed flat (inc 10% circ/common)	1	Flat	54.6	55	55	n/a	2
2	2 bed flat (inc 10% circ/ common)	2	Flat	39.0	67	67	n/a	2
3	2 bed terrace house	2	House	62.4	70	70	n/a	n/a
4	3 bed terrace house	3	House	50.7	85	95	n/a	n/a
5	4 bed terrace house	4	House	7.8	97	120	n/a	n/a
6	3 bed semi detached house	3	House	23.4	85	100	n/a	n/a
7	4 bed semi-detached house	4	House		97	120	n/a	n/a
8	3 bed detached house	3	House	35.1	100	100	n/a	n/a
9	4 bed detached house	4	House	70.2	130	130	n/a	n/a
10	5 bed detached house	5	House	46.8	160	160	n/a	n/a
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Total Number of units				390.0				

Default Unit Type	No. of Units
2 Bed Terrace/Town House	39
3 Bed Terrace/Town House	39
3 Bed Semi Detached	136.5
3 Bed Detached	97.5
4 Bed Detached	58.5
5 Bed Detached	19.5

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				
14				
15				
16				
17				
18				
19				
20				

Windows taskbar: 13:14

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J15

X ✓ f_x

6 - TENURE MIX

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

Input by Percentages
 Input by Quantity

[Clear Table](#)

Ref	Description	Market/ Sale	Rental Tenures			Lowcost Home Ownership		Total no of units		
			Social rent	Affordable Rent	Intermediate rent	Equity Share	Shared Ownership	Required No. of Units	Total affordable	Difference
		60.00%		28.00%			12.00%			
1	1 bed flat (inc. 10% circ/common)			38.2			16.4	54.6	54.6	
2	2 bed flat (inc. 10% circ/ common)			27.3			11.7	39.0	39.0	
3	2 bed terrace house	23.4		27.3			11.7	62.4	39.0	23.4
4	3 bed terrace house	35.1		10.9			4.7	50.7	15.6	35.1
5	4 bed terrace house			5.5			2.3	7.8	7.8	
6	3 bed semi detached house	23.4						23.4		23.4
7	4 bed semi-detached house									
8	3 bed detached house	35.1						35.1		35.1
9	4 bed detached house	70.2						70.2		70.2
10	5 bed detached house	46.8						46.8		46.8
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total		234.0		109.2			46.8	390.0	156.0	234.0
Sq metres by tenure		27436.5		7300.0			3128.6	37865.1	10428.6	
Percentage purchased for Equity Share										
Percentage purchased for Shared Ownership		40%								

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... [] X

100

7 - SOCIAL AFFORDABLE AND INTERMEDIATE RENT LEVELS

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

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

Ref.	Description	Social Rents		Affordable Rents		Intermediate Rents	
		No. of units	User Rents per week	No. of units	User Rents per week	No. of units	User Rents per week
1	1 bed flat (inc 10% circ/common)		£ 100.00	38.22	£ 128.00		
2	2 bed flat (inc 10% circ/ common)		£ 120.00	27.30	£ 155.00		
3	2 bed terrace house		£ 130.00	27.30	£ 160.00		
4	3 bed terrace house		£ 150.00	10.92	£ 190.00		
5	4 bed terrace house		£ 170.00	5.46	£ 235.00		
6							
7							
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20							

14:41

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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%
Interest Rate Market	7.00%	6.00%
Interest Rate Affordable	7.00%	6.00%
Marketing Fees Market	3.00%	3.00%
Marketing Fees Affordable	0.00%	0.00%
Developers Return	20.00%	20.00%
Contractors Return	6.00%	6.00%
Agents Fees	2.00%	1.00%
Legal Fees	0.50%	0.75%
Land Financing Costs	£	-

Exceptional Development Costs

You may enter SCHEME totals for exceptional costs.

Opening up costs (150k/net ha)	£	1,950,000
Part M costs	£	91,737
Strategic transport	£	150,000
Travel Plan and Bus	£	420,000
Schools- primary and secondary	£	2,129,376
Open space/ Allotments	£	1,023,648
Artificial turf pitches and playing pitches	£	-
Tennis/MUGA	£	83,571
Community Facilities	£	750,000
Library	£	-
Scheme Total		£6,598,332
- per dwelling		£16,919
- per hectare (nett site area)		£507,564

User Notes

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%, 93.6 flats	<input checked="" type="checkbox"/>	£468,000							£468,000
<Enter Capital Contribution description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
Self Build serviced land sale	<input checked="" type="checkbox"/>								£0
Total for Scheme									£468,000
Total for Scheme per net hectare									£36,000
Total for Scheme divided by total number of units									£1,200
Total for Scheme divided by number of sale units									£2,000

Windows taskbar: 14:42

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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

Windows taskbar: 17:27

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... [icon] X

E12 [dropdown] : [X] [✓] [fx] [dropdown]

← **12 C - HCA GRANT AVAILABILITY** →

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

Windows taskbar: [icons] 17:27 [notification]

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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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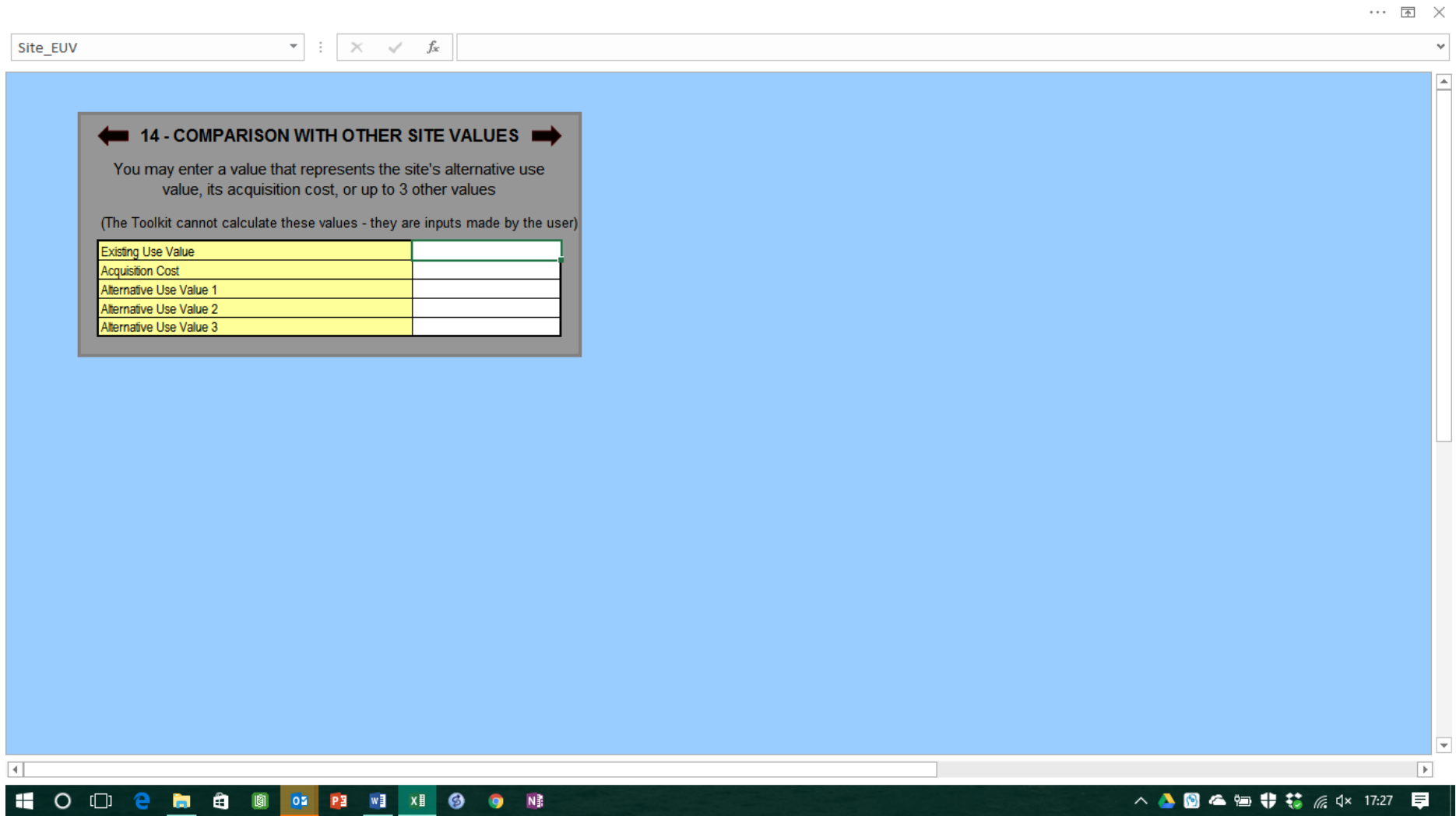
Site_EUV

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	



The screenshot shows a software window titled 'Site_EUV'. At the top, there is a dropdown menu with 'Site_EUV' selected and a formula bar with a function icon. The main content area is light blue and contains a grey-bordered box with the heading '14 - COMPARISON WITH OTHER SITE VALUES'. Below the heading is explanatory text and a table with five rows and two columns. The first column lists input categories, and the second column contains empty input fields. 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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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	25th January 2016	Site	Upper Cufaude Farm
Application Number	No self build	Address	
Site Location		Site	Basingstoke Upper Cufaude Farm, 40% AH
Scheme Description	Includes infrastructure costs	Details	V1 100%AR, 0 units self build

Site Information		Density		Affordable Units		
Dwellings	390	Dwellings / gross hectare	17.5	Total	156.0	40%
Nett Area (ha)	13	Dwellings / nett hectare	30.0	Social rent	0.0	0%
Gross Area (ha)	22.26			Affordable rent	109.2	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	46.8	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 99,199,000	Whole scheme (gross)	£ 20,365,000
Total scheme costs	£ 78,834,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 1,157,000
		Whole scheme (nett)	£ 19,208,000
		Per hectare (gross)	£ 863,000
		Per hectare (nett)	£ 1,478,000
		Per dwelling	£ 49,000
		Per market dwelling	£ 82,000

Contribution to Revenue from:	
Market Housing	£ 78,718,000
Affordable Housing	£ 20,013,000
- Social Rent	£ -
- Affordable Rent	£ 13,503,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 6,510,000
Capital Contribution	£ 468,000

Contribution to Costs from:	
Market housing	£ 55,583,000
Affordable Housing	£ 16,087,000
- Social Rent	£ -
- Affordable Rent	£ 11,261,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 4,826,000
Land Finance	£ -
Planning Obligations	£ 585,000
CIL	£ -
Exceptional Costs	£ 6,598,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£ 19,208,000	
Acquisition Cost	£ -	£ 19,208,000	
Alternative Use Value 1	£ -	£ 19,208,000	
Alternative Use Value 2	£ -	£ 19,208,000	
Alternative Use Value 3	£ -	£ 19,208,000	

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

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DCF_timespan : 7

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 7
 Go to section: Costs - Market Tenures*
 Clear User Data
* indicates a section requiring user input

Market Tenures' Development Costs		Time span (periods)									
		1	2	3	4	5	6	7			
Inflation											
Development costs inflation	- Expected period development cost inflation rate (%)	Apply Inflation									
	- Period Compound Costs inflation rate	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%			
Development Costs		1	2	3	4	5	6	7	Total		
Sale	- Total Costs (without inflation)	£ 55,486,411									
	- Total Costs less Returns and Interest (without inflation)	£ 37,771,075									
	- Period build	234 of	234.00	18.00	42.00	42.00	42.00	42.00	42.00	6.00	234.00
	- Period build percentage			7.69%	17.95%	17.95%	17.95%	17.95%	17.95%	2.56%	100.00%
	- Period Costs			£ 2,905,467	£ 6,779,424	£ 6,779,424	£ 6,779,424	£ 6,779,424	£ 6,779,424	£ 968,489	£ 37,771,075
Total Costs with inflation for these Market Tenures				£ 2,905,467	£ 6,779,424	£ 6,779,424	£ 6,779,424	£ 6,779,424	£ 6,779,424	£ 968,489	£ 37,771,075

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DCF_timespan : 7

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	4	5	6	7	
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%
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%
Development Costs			1	2	3	4	5	6	7	Totals
Affordable Rent	- Total Costs (without inflation)		£ 11,225,175							
	- Total Costs less Returns (without inflation)		£ 10,100,717							
	- Period build	109.2 of 109.20	8.40	19.60	19.60	19.60	19.60	19.60	2.80	109.20
	- Period build percentage		7.69%	17.95%	17.95%	17.95%	17.95%	17.95%	2.56%	100.00%
	- Period Costs		£ 776,978	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 258,993	£ 10,100,717
	- Period Costs with inflation		£ 776,978	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 258,993	£ 10,100,717
Shared Ownership	- Total Costs (without inflation)		£ 4,810,789							
	- Total Costs less Returns (without inflation)		£ 4,328,879							
	- Period build	46.8 of 46.80	3.60	8.40	8.40	8.40	8.40	8.40	1.20	46.80
	- Period build percentage		7.69%	17.95%	17.95%	17.95%	17.95%	17.95%	2.56%	100.00%
	- Period Costs		£ 332,991	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 110,997	£ 4,328,879
	- Period Costs with inflation		£ 332,991	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 110,997	£ 4,328,879
Total Costs with inflation for these Affordable Tenures			£ 1,109,969	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 369,990	£ 14,429,596

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DCF_timespan

7

18 - DISCOUNTING FUNCTION

Periods to run DCF
(1 to 30)
7

Go to section:

Costs - Developer Returns*

Clear User Data

User entered values

Toolkit calculated values

Developer Returns

		Time span (periods)							Totals	
		1	2	3	4	5	6	7		
Market Housing	Return assumed (benchmark 20%)	Apply Benchm. 20%							20%	
Sale	- Period Revenue (with inflation)	£ -	£ 10,092,000	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 12,110,400	£ 78,717,600	
	- Period Return	£ -	£ 2,018,400	£ 2,825,760	£ 2,825,760	£ 2,825,760	£ 2,825,760	£ 2,422,080	£ 15,743,520	
Affordable Housing	Return assumed (benchmark 6%)	Apply Benchm. 6%							6%	
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
	Period Return	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
Affordable Rent	Period Housing Costs (with inflation)	£ 776,978	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 258,993	£ 10,100,717	
	Period Return	£ 46,619	£ 108,777	£ 108,777	£ 108,777	£ 108,777	£ 108,777	£ 15,540	£ 606,043	
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)	£ 332,991	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 110,997	£ 4,328,879	
	Period Return	£ 19,979	£ 46,619	£ 46,619	£ 46,619	£ 46,619	£ 46,619	£ 6,660	£ 259,733	
Total Returns with inflation for all Tenures		£ 66,598	£ 2,173,796	£ 2,981,156	£ 2,981,156	£ 2,981,156	£ 2,981,156	£ 2,444,279	£ 16,609,296	

Basingstoke
Upper Cufaude Farm 390 dwellings

DCF_timespan : 7

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 7

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

* indicates a section requiring user input

User entered values (white box)
Toolkit calculated values (green box)

Exceptional Costs, Planning Obligations and Commercial Costs			Time span (periods)							Totals	
Exceptional Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	4	5	6	7	Totals
	Opening up costs (150k/net ha)	£ 1,950,000 of	£ 1,950,000	£ 487,500	£ 487,500		£ 325,000	£ 325,000	£ 325,000		£ 1,950,000
	Part M costs	£ 91,737 of	£ 91,737	£ 7,057	£ 16,466	£ 16,466	£ 16,466	£ 16,466	£ 16,466	£ 2,350	£ 91,737
	Strategic transport	£ 150,000 of	£ 150,000	£ 150,000							£ 150,000
	Travel Plan and Bus	£ 420,000 of	£ 420,000	£ 50,000	£ 71,795	£ 80,513	£ 80,513	£ 80,513	£ 30,513	£ 26,153	£ 420,000
	Schools- primary and secondary	£ 2,129,376 of	£ 2,129,376		£ 2,129,376						£ 2,129,376
	Open space/ Allotments	£ 1,023,648 of	£ 1,023,648		£ 131,237	£ 183,732	£ 183,732	£ 183,732	£ 183,732	£ 157,483	£ 1,023,648
	Artificial turf pitches and playing pitches	£ - of	£ -								£ -
	Tennis/MUGA	£ 83,571 of	£ 83,571		£ 10,714	£ 15,000	£ 15,000	£ 15,000	£ 15,000	£ 12,857	£ 83,571
	Community Facilities	£ 750,000 of	£ 750,000		£ 96,154	£ 134,615	£ 134,615	£ 134,615	£ 134,615	£ 115,386	£ 750,000
	Library	£ - of	£ -								£ -
	Total	£ 6,598,332 of	£ 6,598,332	£ 694,557	£ 2,943,242	£ 430,326	£ 755,326	£ 755,326	£ 705,326	£ 314,229	£ 6,598,332
	- 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			£ 694,557	£ 2,943,242	£ 430,326	£ 755,326	£ 755,326	£ 705,326	£ 314,229	£ 6,598,332
Land Finance	Land Finance Cost Total	£ - of	£ -								£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	4	5	6	7	
	Sustainable Homes Costs	£ 128,310 of	£ 128,310	£ 9,870	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 3,290	£ 128,310
	- 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%	
	- Total Sustainable Homes Costs with Inflation			£ 9,870	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 3,290	£ 128,310
CIL	CIL Total	£ - of	£ -								£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected								
	Total Obligations	£ 585,000 of	£ 585,000		£ 75,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 90,000	£ 585,000
	(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	£ -								£ -

Basingstoke
Upper Cufaude Farm 390 dwellings

DCF_timespan : 7

	- 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%	
	- Exceptional Costs with Inflation		£ 694,557	£ 2,943,242	£ 430,326	£ 755,326	£ 755,326	£ 705,326	£ 314,229	£ 6,598,332	£	
Land Finance	Land Finance Cost Total	£ - of £ -										£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	4	5	6	7		
	Sustainable Homes Costs	£ 128,310 of £ 128,310		£ 9,870	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 3,290	£	£ 128,310
	- 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%	100.00%	
	- Total Sustainable Homes Costs with Inflation		£ 9,870	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 3,290	£	£ 128,310
CIL	CIL Total	£ - of £ -										£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected									
	Total Obligations	£ 585,000 of £ 585,000		£ 75,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 90,000	£	£ 585,000
	(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 £ -										£ -
	(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 £ -										£ -
	(Per unit over-ride in effect)	£ - of £ -										£ -
	(Per unit over-ride in effect)	£ - of £ -										£ -
	(Per unit over-ride in effect)	£ - of £ -										£ -
	Planning Obligations Total	£ 585,000 of £ 585,000		£ -	£ 75,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 90,000	£	£ 585,000
	- 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%	
	- Total Planning Obligations Costs with inflation		£ -	£ 75,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 90,000	£	£ 585,000
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%	100.00%	
	- Total Commercial Element Costs with inflation		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -

Basingstoke
Upper Cufaude Farm 390 dwellings

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DCF_timespan : [X] [✓] [fx] 7

← 18 - DISCOUNTING FUNCTION →

Copy Sale completion from costs section

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

Market Tenures Revenue

			Time span (periods)								
			1	2	3	4	5	6	7		
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%		
Period Build Rate and Revenue											
	Total Entered	Total Expected	1	2	3	4	5	6	7	Total	
Sale	- Period sale completion	234 of 234.00		30.00	42.00	42.00	42.00	42.00	42.00	36.00	234.00
	- Period build percentage	100%	0.00%	12.82%	17.95%	17.95%	17.95%	17.95%	17.95%	15.38%	100.00%
	- Revenue for that period	£78,717,600	£ -	£ 10,092,000	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 12,110,400	£ 78,717,600
Total Revenue with Inflation for these Market Tenures			£ -	£ 10,092,000	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 14,128,800	£ 12,110,400	£ 78,717,600

Basingstoke
Upper Cufaude Farm 390 dwellings

DCF_timespan :

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30)
 Go to section: Revenue - Affordable Tenures*
 * indicates a section requiring user input
 Clear User Data

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Affordable Tenures' Revenue			Time span (periods)							
			1	2	3	4	5	6	7	
Inflation										
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%	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%	100.00%	
Build Rate and Revenue										
	Total Entered	Total Expected	1	2	3	4	5	6	7	Totals
Affordable Rent	- Period transfer completion	109.2 of 109.20		14.00	19.60	19.60	19.60	19.60	16.80	109.20
	- Period transfer percentage	100%	0.00%	12.82%	17.95%	17.95%	17.95%	17.95%	15.38%	100.00%
	- Revenue for that period	£13,503,436	£ -	£ 1,731,210	£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 2,077,452	£ 13,503,436
	- Revenue with inflation		£ -	£ 1,731,210	£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 2,077,452	£ 13,503,436
Shared Ownership	- Period transfer completion	46.8 of 46.80		6.00	8.40	8.40	8.40	8.40	7.20	46.80
	- Period transfer percentage	100%	0.00%	12.82%	17.95%	17.95%	17.95%	17.95%	15.38%	100.00%
	- Revenue for that period	£6,509,950	£ -	£ 834,609	£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 1,001,531	£ 6,509,950
	- Revenue with inflation		£ -	£ 834,609	£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 1,001,531	£ 6,509,950
Total Revenue with Inflation for these Affordable Tenures			£ -	£ 2,565,819	£ 3,592,146	£ 3,592,146	£ 3,592,146	£ 3,592,146	£ 3,078,983	£ 20,013,386

Basingstoke
Upper Cufaude Farm 390 dwellings

DCF_timespan : 7

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 7

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	Totals	
Capital Contributions	- Expected period contribution	£ 468,000 of £ 468,000								£ 468,000	£ 468,000
	- 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%		
	- Revenue with Inflation		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 468,000	£ 468,000
Commercial Elements	- Expected period contribution	Total Entered	1	2	3	4	5	6	7		
	<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%			
- Revenue with inflation		£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	

Windows taskbar: 14:45

Basingstoke
Upper Cufaude Farm 390 dwellings

H7 : 6%

19B - DCF: END PERIOD, CUMULATIVE			Time span (periods)							Total
			1	2	3	4	5	6	7	
Residual (Total inflated revenue less total inflated costs)			£ (4,786,461)	£ (1,926,600)	£ 4,812,083	£ 4,487,083	£ 4,487,083	£ 4,537,083	£ 11,467,105	23,0
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%	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%	2.00%
	- Debit Interest Costs		£ (287,188)	£ (420,015)	£ (156,491)	£ 103,345	£ 374,637	£ 654,354	£ 1,355,468	
	- Credit Interest Costs		£ (95,729)	£ (140,005)	£ (52,164)	£ 34,448	£ 124,879	£ 218,118	£ 451,823	
	- Resulting Interest Costs		£ -	£ (420,015)	£ (156,491)	£ 34,448	£ 124,879	£ 218,118	£ 451,823	
	- Cumulative Residual / Balance		£ (5,073,649)	£ (7,420,264)	£ (2,764,671)	£ 1,756,860	£ 6,368,823	£ 11,124,024	£ 23,042,952	
Discount Rate	- Period Discount Rate (Annual = 3.50%)		3.50%							
(Present Value)	- Cumulative Discount Rate		96.62%	93.35%	90.19%	87.14%	84.20%	81.35%	78.60%	
Discounted Residual			£ (5,251,227)	£ (7,948,772)	£ (3,065,241)	£ 1,531,002	£ 5,362,378	£ 9,049,401	£ 18,111,552	
PV (before land acquisition costs)			£ 18,111,552							
	Rate for agents fees		1.00%							
	Rate for legal fees		0.75%							
	Rate for SDLT		4.00%							
	Total SDLT and fees		£ 1,028,736							
	PV (Nett)		£ 17,082,816							
	per ha. (Nett)		£ 1,314,063							
	per ha. (Gross)		£ 767,422							
Discount Rate (Net Present Value)	- Period Discount Rate (Annual = 3.50%)		3.50%							
	- Cumulative Discount Rate		96.62%	93.35%	90.19%	87.14%	84.20%	81.35%	78.60%	
Discounted Residual			£ (4,624,600)	£ (1,798,502)	£ 4,340,224	£ 3,910,234	£ 3,778,004	£ 3,690,920	£ 9,013,041	
NPV (before land acquisition costs)			£ 18,309,321							
	Rate for agents fees		1.00%							
	Rate for legal fees		0.75%							
	Rate for SDLT		4.00%							
	Total SDLT and fees		£ 1,039,969							
	NPV (Nett)		£ 17,269,351							
	per ha. (Nett)		£ 1,328,412							
	per ha. (Gross)		£ 775,802							