

Basingstoke
Hounsome Fields 735 dwellings plus 15 self-build dwellings


Site_Details : Basingstoke Hounsome Fields, 40% AH

1 - SITE IDENTIFICATION

Site Details	Basingstoke Hounsome Fields, 40% AH V1 100%AR 15 units self build Includes updated costs phased in accordance with dev assumptions
Site Address	Hounsome Fields
Site Reference	25th January 2016
Application Number	15 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 application interface. At the top, there is a browser window title bar with 'Site_Details' and 'Basingstoke Hounsome Fields, 40% AH'. Below this is a form titled '1 - SITE IDENTIFICATION' with a right-pointing arrow. The form contains several text input fields: 'Site Details' (with a multi-line text area), 'Site Address', 'Site Reference', 'Application Number', and 'Scheme Description'. Below the form is a checkbox with the text 'I have read, and accepted, the terms and conditions set out in the license agreement'. Underneath the form, there is a section for 'Toolkit Data: Jul-13' and a logo for 'Three Dragons' which features a green silhouette of hills and the text 'Three Dragons' in white on a green background. The bottom of the image shows a Windows taskbar with various application icons and a system tray on the right showing the time as 14:18.

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The screenshot shows a software window titled "2 - SITE LOCATION". The window has a light blue background and a grey header bar with the text "2 - SITE LOCATION" and navigation arrows. Below the header, there is a grey box containing 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 browser window with a tab labeled "C3" and a URL bar containing "2 - SITE LOCATION". The Windows taskbar is visible at the bottom, showing various application icons and the system tray with the time 17:23.

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Site_Area : 21

3 - BASIC SITE INFORMATION

Site Area

Total Nett Size of Site	<input type="text" value="21"/> hectares	(You must enter values for both)
Total Gross Size of Site	<input type="text" value="42.78"/> 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	735
Resulting Density	35 dph (based on Nett site area)

Windows taskbar: 14:18

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... [] X

D10 : [X] [✓] [f] 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.

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	102.9	55	55	n/a	2		
2	2 bed flat (inc 10% circ/ common)	2	Flat	91.1	67	67	n/a	2		
3	2 bed terrace house	2	House	130.8	70	70	n/a	n/a	2 Bed Terrace/Town House	73.5
4	3 bed terrace house	3	House	73.5	85	95	n/a	n/a	3 Bed Terrace/Town House	73.5
5	4 bed terrace house	4	House	14.7	97	120	n/a	n/a	3 Bed Semi Detached	257.25
6	3 bed semi detached house	3	House	88.2	85	100	n/a	n/a	3 Bed Detached	183.75
7	4 bed semi-detached house	4	House		97	120	n/a	n/a	4 Bed Detached	110.25
8	3 bed detached house	3	House	88.2	100	100	n/a	n/a	5 Bed Detached	36.75
9	4 bed detached house	4	House	70.6	130	130	n/a	n/a		
10	5 bed detached house	5	House	75.0	160	160	n/a	n/a		
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total Number of units				735.0						

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

[] []

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... [] X

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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
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20				

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 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)			72.0			30.9	102.9	102.9	
2	2 bed flat (inc. 10% circ/ common)	17.6		51.5			22.1	91.1	73.5	17.6
3	2 bed terrace house	57.3		51.5			22.1	130.8	73.5	57.3
4	3 bed terrace house	44.1		20.6			8.8	73.5	29.4	44.1
5	4 bed terrace house			10.3			4.4	14.7	14.7	
6	3 bed semi detached house	88.2						88.2		88.2
7	4 bed semi-detached house									
8	3 bed detached house	88.2						88.2		88.2
9	4 bed detached house	70.6						70.6		70.6
10	5 bed detached house	75.0						75.0		75.0
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total		441.0		205.8			88.2	735.0	294.0	441.0
Sq metres by tenure		48192.5		13757.7			5896.2	Total 67846.4	Total afford. 19653.9	
Percentage purchased for Equity Share										
Percentage purchased for Shared Ownership		40%								

14:19

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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	72.03	£ 128.00		
2	2 bed flat (inc 10% circ/ common)		£ 120.00	51.45	£ 155.00		
3	2 bed terrace house		£ 130.00	51.45	£ 160.00		
4	3 bed terrace house		£ 150.00	20.58	£ 190.00		
5	4 bed terrace house		£ 170.00	10.29	£ 235.00		
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14:20

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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)	£	4,286,000
Part M costs	£	171,824
Strategic transport	£	6,200,000
Travel Plan and Bus	£	825,000
Schools- primary and secondary	£	3,747,465
Open space/ Allotments	£	1,972,400
Artificial turf pitches and playing pitches	£	128,571
Tennis/MUGA	£	137,143
Community Facilities	£	964,285
Library	£	-
Scheme Total		£18,432,688
- per dwelling		£25,078
- per hectare (nett site area)		£877,747

User Notes

Note 1

Note 2

Note 3

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... [icon] X

[dropdown] : [X] [✓] [fx] [dropdown]

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	48,192.5
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

[scrollbar]

[scrollbar]

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[taskbar icons]

[taskbar system tray]

14:20

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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
Obligations per Unit		£1,500	<i>Over-rides all rows above (optional)</i>						
Contribution from Commercial									
Scheme Total			£1,102,500						
Scheme Total per net hectare			£52,500						
Scheme Total per total number of units			£1,500						
Scheme Total per total market units			£2,500						

EXPLANATORY NOTES

Obligations package per unit over-rides individual values. It is not possible to enter individual values and obligations package per unit.

Note 1

Note 2

Note 3

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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	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%, 194.04 flats	<input checked="" type="checkbox"/>	£970,200							£970,200
<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 0.43ha	<input checked="" type="checkbox"/>	£172,000							£172,000
Total for Scheme									£1,142,200
Total for Scheme per net hectare									£54,390
Total for Scheme divided by total number of units									£1,554
Total for Scheme divided by number of sale units									£2,590

Windows taskbar: 14:21

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The screenshot shows a software window with a light blue background. At the top left, there is a dropdown menu showing 'E10'. To its right are three small icons: a red 'X', a green checkmark, and a blue 'fx'. The main content area contains a grey dialog box with the following text:

← 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

At the bottom of the window is a Windows taskbar with various application icons and a system tray on the right showing the time as 17:27.

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The screenshot shows a software window with a light blue background. At the top left, there is a dropdown menu containing 'E12'. To its right are icons for 'X', a checkmark, and a formula symbol. In the top right corner, there are three small icons: a vertical ellipsis, a square, and a close 'X'.

A grey dialog box is centered on the screen with the title '12 C - HCA GRANT AVAILABILITY'. It features two radio button options:

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

The Windows taskbar is visible at the bottom, showing various application icons and a 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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037

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	Hounsome Fields
Application Number	15 units self build	Address	
Site Location		Site	Basingstoke Hounsome Fields, 40% AH
Scheme Description	Includes infrastructure costs	Details	V1 100%AR, 15 units self build

Site Information		Density		Affordable Units		
Dwellings	735	Dwellings / gross hectare	17.2	Total	294.0	40%
Nett Area (ha)	21	Dwellings / nett hectare	35.0	Social rent	0.0	0%
Gross Area (ha)	42.78			Affordable rent	205.8	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	88.2	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 177,563,000	Whole scheme (gross)	£ 29,786,000
Total scheme costs	£ 147,777,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 1,692,000
		Whole scheme (nett)	£ 28,094,000
		Per hectare (gross)	£ 657,000
		Per hectare (nett)	£ 1,338,000
		Per dwelling	£ 38,000
		Per market dwelling	£ 64,000

Contribution to Revenue from:	
Market Housing	£ 138,703,000
Affordable Housing	£ 37,718,000
- Social Rent	£ -
- Affordable Rent	£ 25,449,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 12,269,000
Capital Contribution	£ 1,142,000

Contribution to Costs from:	
Market housing	£ 97,924,000
Affordable Housing	£ 30,319,000
- Social Rent	£ -
- Affordable Rent	£ 21,223,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 9,096,000
Land Finance	£ -
Planning Obligations	£ 1,103,000
CIL	£ -
Exceptional Costs	£ 18,433,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£ 28,094,000	
Acquisition Cost	£ -	£ 28,094,000	
Alternative Use Value 1	£ -	£ 28,094,000	
Alternative Use Value 2	£ -	£ 28,094,000	
Alternative Use Value 3	£ -	£ 28,094,000	

Public Subsidy (Grant)	
Whole Scheme	£ -
Per social rental dwelling	£ -
Per affordable rented dwelling	£ -
Per shared ownership dwelling	£ -

Save Results Cost Components
View Results DCF

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 : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

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

Clear User Data

User entered values
 Toolkit calculated values

Market Tenures' Development Costs

		Time span (periods)									
		1	2	3	4	5	6	7	8	9	10
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%	100.00%	100.00%	100.00%	100.00%
Development Costs		1	2	3	4	5	6	7	8	9	10
Sale	- Total Costs (without inflation)	£ 97,778,659									
	- Total Costs less Returns and Interest (without inflation)	£ 66,562,543									
	- Period build	441 of	441.00	21.00	36.00	42.00	42.00	42.00	42.00	42.00	42.00
	- Period build percentage			4.76%	8.16%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%
	- Period Costs			£ 3,169,645	£ 5,433,677	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290
Total Costs with inflation for these Market Tenures				£ 3,169,645	£ 5,433,677	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290

Windows taskbar: 14:22

Basingstoke
Hounsome Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

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

* indicates a section requiring user input

Market Tenures' Development Costs

		8	9	10	11	12	
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%	
Development Costs		8	9	10	11	12	Total
Sale	- Total Costs (without inflation)	£ 97,778,659					
	- Total Costs less Returns and Interest (without inflation)	£ 66,562,543					
	- Period build	441 of 441.00	42.00	42.00	42.00	42.00	6.00 441.00
	- Period build percentage	9.52%	9.52%	9.52%	9.52%	1.36%	100.00%
	- Period Costs	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 905,613	£ 66,562,543
Total Costs with inflation for these Market Tenures		£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 6,339,290	£ 905,613	£ 66,562,543

Windows taskbar: 14:22

Basingstoke
Hounsme Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

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
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%	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%
Development Costs														
Affordable Rent	- Total Costs (without inflation)		£	21,155,137										
	- Total Costs less Returns (without inflation)		£	19,035,967										
	- Period build	205.8 of 205.80		9.80	16.80	19.60	19.60	19.60	19.60	19.60	19.60	19.60	19.60	19.60
	- Period build percentage			4.76%	8.16%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%
	- Period Costs		£	906,475	£ 1,553,956	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949
	- Period Costs with inflation		£	906,475	£ 1,553,956	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949
Shared Ownership	- Total Costs (without inflation)		£	9,066,487										
	- Total Costs less Returns (without inflation)		£	8,158,272										
	- Period build	88.2 of 88.20		4.20	7.20	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40	8.40
	- Period build percentage			4.76%	8.16%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%	9.52%
	- Period Costs		£	388,489	£ 665,981	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978
	- Period Costs with inflation		£	388,489	£ 665,981	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978
Total Costs with inflation for these Affordable Tenures			£	1,294,964	£ 2,219,938	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927

Basingstoke
Hounsme Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

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

* indicates a section requiring user input

Affordable Tenures Development Costs		8	9	10	11	12		
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%		
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%		
Development Costs		8	9	10	11	12	Totals	
Affordable Rent	- Total Costs (without inflation)	£ 21,155,137						
	- Total Costs less Returns (without inflation)	£ 19,035,967						
	- Period build	205.8 of 205.80	19.60	19.60	19.60	19.60	2.80	205.80
	- Period build percentage		9.52%	9.52%	9.52%	9.52%	1.36%	100.00%
	- Period Costs		£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 258,993	£ 19,035,967
	- Period Costs with inflation		£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 258,993	£ 19,035,967
Shared Ownership	- Total Costs (without inflation)	£ 9,066,487						
	- Total Costs less Returns (without inflation)	£ 8,158,272						
	- Period build	88.2 of 88.20	8.40	8.40	8.40	8.40	1.20	88.20
	- Period build percentage		9.52%	9.52%	9.52%	9.52%	1.36%	100.00%
	- Period Costs		£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 110,997	£ 8,158,272
	- Period Costs with inflation		£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 110,997	£ 8,158,272
Total Costs with inflation for these Affordable Tenures			£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 369,990	£ 27,194,239

Basingstoke
Hounsome Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12
 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
Market Housing	Return assumed (benchmark 20%)	Apply Benchm. 20%									
Sale	- Period Revenue (with inflation)	£ -	£ 9,435,600	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840
	- Period Return	£ -	£ 1,887,120	£ 2,641,968	£ 2,641,968	£ 2,641,968	£ 2,641,968	£ 2,641,968	£ 2,641,968	£ 2,641,968	£ 2,641,968
Affordable Housing	Return assumed (benchmark 6%)	Apply Benchm. 6%									
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Affordable Rent	Period Housing Costs (with inflation)	£ 906,475	£ 1,553,956	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949
	Period Return	£ 54,388	£ 93,237	£ 108,777	£ 108,777	£ 108,777	£ 108,777	£ 108,777	£ 108,777	£ 108,777	£ 108,777
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)	£ 388,489	£ 665,981	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 776,978
	Period Return	£ 23,309	£ 39,959	£ 46,619	£ 46,619	£ 46,619	£ 46,619	£ 46,619	£ 46,619	£ 46,619	£ 46,619
Total Returns with inflation for all Tenures		£ 77,698	£ 2,020,316	£ 2,797,364	£ 2,797,364	£ 2,797,364	£ 2,797,364	£ 2,797,364	£ 2,797,364	£ 2,797,364	£ 2,797,364

Basingstoke
Hounsome Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

Go to section: Costs - Developer Returns*

* indicates a section requiring user input

Developer Returns		8	9	10	11	12	Totals
Market Housing	Return assumed (benchmark 20%) <input type="button" value="Apply Benchm."/> 20%	20%	20%	20%	20%	20%	
Sale	- Period Revenue (with inflation)	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 10,379,160	£ 138,703,320
	- Period Return	£ 2,641,968	£ 2,641,968	£ 2,641,968	£ 2,641,968	£ 2,075,832	£ 27,740,664
Affordable Housing	Return assumed (benchmark 6%) <input type="button" value="Apply Benchm."/> 6%	6%	6%	6%	6%	6%	
Social Rent	Period Housing Costs (with inflation)	£ -	£ -	£ -	£ -	£ -	£ -
	Period Return	£ -	£ -	£ -	£ -	£ -	£ -
Affordable Rent	Period Housing Costs (with inflation)	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 1,812,949	£ 258,993	£ 19,035,967
	Period Return	£ 108,777	£ 108,777	£ 108,777	£ 108,777	£ 15,540	£ 1,142,158
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)	£ 776,978	£ 776,978	£ 776,978	£ 776,978	£ 110,997	£ 8,158,272
	Period Return	£ 46,619	£ 46,619	£ 46,619	£ 46,619	£ 6,660	£ 489,496
Total Returns with inflation for all Tenures		£ 2,797,364	£ 2,797,364	£ 2,797,364	£ 2,797,364	£ 2,098,031	£ 29,372,318

Basingstoke
Hounsme Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12
 Go to section: Costs - Exceptional, Planning and Commercial*
 Clear User Data
 User entered values (green)
 Toolkit calculated values (grey)

Exceptional Costs, Planning Obligations and Commercial Costs			Time span (periods)									
Exceptional Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	4	5	6	7	8	9
	Opening up costs (200k/net ha)	£ 4,286,000 of	£ 4,286,000	£ 1,071,500	£ 1,071,500		£ 267,875	£ 267,875	£ 267,875	£ 267,875	£ 267,875	£
	Part M costs	£ 171,824 of	£ 171,824	£ 8,182	£ 14,026	£ 16,364	£ 16,364	£ 16,364	£ 16,364	£ 16,364	£ 16,364	£
	Strategic transport	£ 6,200,000 of	£ 6,200,000	£ 5,500,000	£ 350,000	£ 350,000						
	Travel Plan and Bus	£ 825,000 of	£ 825,000	£ 105,000	£ 125,408	£ 133,571	£ 133,571	£ 133,571	£ 28,571	£ 28,571	£ 28,571	£
	Schools- primary and secondary	£ 3,747,465 of	£ 3,747,465		£ 1,875,000	£ 1,872,465						
	Open space/ Allotments	£ 1,972,400 of	£ 1,972,400		£ 134,177	£ 187,848	£ 187,848	£ 187,848	£ 187,848	£ 187,848	£ 187,848	£
	Artificial turf pitches and playing pitches	£ 128,571 of	£ 128,571		£ 8,746	£ 12,245	£ 12,245	£ 12,245	£ 12,245	£ 12,245	£ 12,245	£
	Tennis/MUGA	£ 137,143 of	£ 137,143		£ 9,329	£ 13,064	£ 13,061	£ 13,061	£ 13,061	£ 13,061	£ 13,061	£
	Community Facilities	£ 964,285 of	£ 964,285		£ 65,598	£ 91,837	£ 91,837	£ 91,837	£ 91,837	£ 91,837	£ 91,837	£
	Library	£ - of	£ -									
	Total	£ 18,432,688 of	£ 18,432,688	£ 6,684,682	£ 3,653,784	£ 2,677,394	£ 722,801	£ 722,801	£ 617,801	£ 617,801	£ 617,801	£
	- 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%	
	- Exceptional Costs with Inflation			£ 6,684,682	£ 3,653,784	£ 2,677,394	£ 722,801	£ 722,801	£ 617,801	£ 617,801	£ 617,801	£
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	9
	Sustainable Homes Costs	£ 241,815 of	£ 241,815	£ 11,515	£ 19,740	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£
	- 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%	
	- Total Sustainable Homes Costs with Inflation			£ 11,515	£ 19,740	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£
CIL	CIL Total	£ - of	£ -									
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected									
	Total Obligations	£ 1,102,500 of	£ 1,102,500		£ 75,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£
	(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
Hounsme Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12
 Go to section: Costs - Exceptional, Planning and Commercial*
 * indicates a section requiring user input
 Clear User Data

Exceptional Costs, Planning Obligations and Commercial Costs

Exceptional Costs	- Expected period cost	Total Entered	Total Expected	8	9	10	11	12	Totals
Opening up costs (200k/net ha)	£ 4,286,000 of	£ 4,286,000	£ 4,286,000	£ 267,875	£ 267,875	£ 267,875	£ 267,875		£ 4,286,000
Part M costs	£ 171,824 of	£ 171,824	£ 171,824	£ 16,364	£ 16,364	£ 16,364	£ 16,364	£ 2,340	£ 171,824
Strategic transport	£ 6,200,000 of	£ 6,200,000	£ 6,200,000						£ 6,200,000
Travel Plan and Bus	£ 825,000 of	£ 825,000	£ 825,000	£ 28,571	£ 28,571	£ 28,571	£ 28,571	£ 22,453	£ 825,000
Schools- primary and secondary	£ 3,747,465 of	£ 3,747,465	£ 3,747,465						£ 3,747,465
Open space/ Allotments	£ 1,972,400 of	£ 1,972,400	£ 1,972,400	£ 187,848	£ 187,848	£ 187,848	£ 187,848	£ 147,591	£ 1,972,400
Artificial turf pitches and playing pitches	£ 128,571 of	£ 128,571	£ 128,571	£ 12,245	£ 12,245	£ 12,245	£ 12,245	£ 9,620	£ 128,571
Tennis/MUGA	£ 137,143 of	£ 137,143	£ 137,143	£ 13,061	£ 13,061	£ 13,061	£ 13,061	£ 10,262	£ 137,143
Community Facilities	£ 964,285 of	£ 964,285	£ 964,285	£ 91,837	£ 91,837	£ 91,837	£ 91,837	£ 72,154	£ 964,285
Library	£ - of	£ -	£ -						£ -
Total	£ 18,432,688 of	£ 18,432,688	£ 18,432,688	£ 617,801	£ 617,801	£ 617,801	£ 617,801	£ 264,420	£ 18,432,688
	- Expected period inflation rate (Exceptional Costs)	Apply Inflation							
	- Compound Costs inflation rate (Exceptional Costs)			100.00%	100.00%	100.00%	100.00%	100.00%	
	- Exceptional Costs with Inflation			£ 617,801	£ 617,801	£ 617,801	£ 617,801	£ 264,420	£ 18,432,688
Land Finance	Land Finance Cost Total	£ - of	£ -						£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	8	9	10	11	12	
	Sustainable Homes Costs	£ 241,815 of	£ 241,815	£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 3,290	£ 241,815
	- Expected period infl. rate (Exc. & Sus. Homes)	Apply Inflation							
	- Compound Costs inflation rate			100.00%	100.00%	100.00%	100.00%	100.00%	
	- Total Sustainable Homes Costs with Inflation			£ 23,030	£ 23,030	£ 23,030	£ 23,030	£ 3,290	£ 241,815
CIL	CIL Total	£ - of	£ -						£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected						
	Total Obligations	£ 1,102,500 of	£ 1,102,500	£ 105,000	£ 105,000	£ 105,000	£ 105,000	£ 82,500	£ 1,102,500
	(Per unit over-ride in effect)	£ - of	£ -						£ -
	(Per unit over-ride in effect)	£ - of	£ -						£ -
	(Per unit over-ride in effect)	£ - of	£ -						£ -
	(Per unit over-ride in effect)	£ - of	£ -						£ -

Basingstoke
Hounsme Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

	- Expected period inflation rate (Exceptional Costs)	Apply Inflation								
	- Compound Costs inflation rate (Exceptional Costs)			100.00%	100.00%	100.00%	100.00%	100.00%		
	- Exceptional Costs with Inflation	£	617,801	£	617,801	£	617,801	£	617,801	£ 264,420
Land Finance	Land Finance Cost Total	£	-	of £	-					£ -
Sustainable Homes Costs	- Expected period cost	Total Entered		Total Expected						
	Sustainable Homes Costs	£	241,815	of £	241,815	£	23,030	£	23,030	£ 3,290
	- Expected period infl. rate (Exc. & Sus. Homes)	Apply Inflation								
	- Compound Costs inflation rate			100.00%	100.00%	100.00%	100.00%	100.00%		
	- Total Sustainable Homes Costs with Inflation	£	23,030	£	23,030	£	23,030	£	23,030	£ 3,290
CIL	CIL Total	£	-	of £	-					£ -
Planning Obligations Costs	- Expected period cost	Total Entered		Total Expected						
	Total Obligations	£	1,102,500	of £	1,102,500	£	105,000	£	105,000	£ 82,500
	(Per unit over-ride in effect)	£	-	of £	-					£ -
	(Per unit over-ride in effect)	£	-	of £	-					£ -
	(Per unit over-ride in effect)	£	-	of £	-					£ -
	(Per unit over-ride in effect)	£	-	of £	-					£ -
	(Per unit over-ride in effect)	£	-	of £	-					£ -
	(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	£	1,102,500	of £	1,102,500	£	105,000	£	105,000	£ 82,500
	- Expected Planning Obligations period inflation	Apply Inflation								
	- Compound Planning Obligations period inflation rate			100.00%	100.00%	100.00%	100.00%	100.00%		
	- Total Planning Obligations Costs with inflation	£	105,000	£	105,000	£	105,000	£	105,000	£ 82,500
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%		
	- Total Commercial Element Costs with inflation	£	-	£	-	£	-	£	-	£ -

Basingstoke
 Hounsome Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

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

* indicates a section requiring user input

Market Tenures Revenue			8	9	10	11	12		
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%		
Period Build Rate and Revenue			8	9	10	11	12	Total	
Sale	- Period sale completion	441 of 441.00	42.00	42.00	42.00	42.00	33.00	441.00	
	- Period build percentage	100%	9.52%	9.52%	9.52%	9.52%	7.48%	100.00%	
	- Revenue for that period	£138,703,320	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 10,379,160	£ 138,703,320	
	Total Revenue with Inflation for these Market Tenures		£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 13,209,840	£ 10,379,160	£ 138,703,320	

Basingstoke
Hounsme Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

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

* indicates a section requiring user input

Affordable Tenures' Revenue

Inflation			8	9	10	11	12		
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	Totals
Affordable Rent	- Period transfer completion	205.8 of 205.80	19.60	19.60	19.60	19.60	15.40	205.80
	- Period transfer percentage	100%	9.52%	9.52%	9.52%	9.52%	7.48%	100.00%
	- Revenue for that period	£25,448,783	£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 1,904,331	£ 25,448,783
	- Revenue with inflation		£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 2,423,694	£ 1,904,331	£ 25,448,783
Shared Ownership	- Period transfer completion	88.2 of 88.20	8.40	8.40	8.40	8.40	6.60	88.20
	- Period transfer percentage	100%	9.52%	9.52%	9.52%	9.52%	7.48%	100.00%
	- Revenue for that period	£12,268,752	£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 918,070	£ 12,268,752
	- Revenue with inflation		£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 1,168,453	£ 918,070	£ 12,268,752
Total Revenue with Inflation for these Affordable Tenures			£ 3,592,146	£ 3,592,146	£ 3,592,146	£ 3,592,146	£ 2,822,401	£ 37,717,536

Basingstoke
Hounsme Fields 735 dwellings plus 15 self-build dwellings

DCF_timespan : 12

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 12

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	Totals
Capital Contributions	- Expected period contribution	£ 1,142,200	of £ 1,142,200					£ 970,200	£ 1,142,200
	- Expected period inflation rate (%)		Apply Inflation						
	- Compound Capital Contributions Inflation Rate			100.00%	100.00%	100.00%	100.00%	100.00%	
	- Revenue with Inflation			£ -	£ -	£ -	£ -	£ 970,200	£ 1,142,200
Commercial Elements	- Expected period contribution	Total Entered	Total Expected	8	9	10	11	12	
	<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%	
	- Revenue with inflation			£ -	£ -	£ -	£ -	£ -	£ -

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Basingstoke
Hounsome Fields 735 dwellings plus 15 self-build dwellings

H7 : £ 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)		£ (11,238,503)	£ (1,249,036)	£ 2,269,981	£ 4,224,574	£ 4,224,574	£ 4,329,574	£ 4,329,574	£ 4,329,574
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	£ (674,310)	£ (789,711)	£ (700,895)	£ (489,474)	£ (265,368)	£ (21,516)	£ 236,968	£ 501,482
	- Credit Interest Costs	£ (224,770)	£ (263,237)	£ (233,632)	£ (163,158)	£ (88,456)	£ (7,172)	£ 78,989	£ 167,161
	- Resulting Interest Costs	£ -	£ (789,711)	£ (700,895)	£ (489,474)	£ (265,368)	£ (21,516)	£ 78,989	£ 167,161
- Cumulative Residual / Balance		£ (11,912,814)	£ (13,951,561)	£ (12,382,475)	£ (8,647,374)	£ (4,688,168)	£ (380,109)	£ 4,028,454	£ 8,525,189
Discount Rate		3.50%							
(Present Value)	- Cumulative Discount Rate	96.62%	93.35%	90.19%	87.14%	84.20%	81.35%	78.60%	75.94%
Discounted Residual		£ (12,329,762)	£ (14,945,261)	£ (13,728,671)	£ (9,923,061)	£ (5,568,073)	£ (467,251)	£ 3,166,329	£ 6,474,127
PV (before land acquisition costs)		£ 22,282,477							
Rate for agents fees		1.00%							
Rate for legal fees		0.75%							
Rate for SDLT		4.00%							
Total SDLT and fees		£ 1,265,645							
PV (Nett)		£ 21,016,832							
per ha. (Nett)		£ 1,000,802							
per ha. (Gross)		£ 491,277							
Discount Rate		3.50%							
(Net Present)	- Cumulative Discount Rate	96.62%	93.35%	90.19%	87.14%	84.20%	81.35%	78.60%	75.94%
Discounted Residual		£ (10,858,457)	£ (1,165,989)	£ 2,047,393	£ 3,681,472	£ 3,556,978	£ 3,522,111	£ 3,403,006	£ 3,287,929
NPV (before land acquisition costs)		£ 23,600,284							
Rate for agents fees		1.00%							
Rate for legal fees		0.75%							
Rate for SDLT		4.00%							
Total SDLT and fees		£ 1,340,496							
NPV (Nett)		£ 22,259,788							
per ha. (Nett)		£ 1,059,990							
per ha. (Gross)		£ 520,332							

Basingstoke
Hounsome Fields 735 dwellings plus 15 self-build dwellings

H7 : [X] [✓] [fx] 6%

19B - DCF: END PERIOD, CUMULATIVE

	8	9	10	11	12	Total
Residual (Total inflated revenue less total inflated costs)	£ 4,329,574	£ 4,329,574	£ 4,329,574	£ 4,329,574	£ 10,447,917	34,656,952.77
Interest Rate						
- Debit Interest Rate (Period 6.00%, Ann. 6.00%)	Apply 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%
- Debit Interest Costs	£ 501,482	£ 771,286	£ 1,046,486	£ 1,327,190	£ 1,980,609	
- Credit Interest Costs	£ 167,161	£ 257,095	£ 348,829	£ 442,397	£ 660,203	
- Resulting Interest Costs	£ 167,161	£ 257,095	£ 348,829	£ 442,397	£ 660,203	
- Cumulative Residual / Balance	£ 8,525,189	£ 13,111,859	£ 17,790,262	£ 22,562,233	£ 33,670,353	
Discount Rate						
- Period Discount Rate (Annual = 3.50%)						
(Present Value) - Cumulative Discount Rate	75.94%	73.37%	70.89%	68.49%	66.18%	
Discounted Residual	£ 6,474,127	£ 9,620,577	£ 12,611,851	£ 15,453,905	£ 22,282,477	
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%	
Discounted Residual	£ 3,287,929	£ 3,176,743	£ 3,069,317	£ 2,965,523	£ 6,914,257	
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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