

Basingstoke

East of Basingstoke 441 dwellings plus 9 self-build dwellings

The screenshot shows a software window titled "Basingstoke East of Basingstoke, 40% AH". The window contains a form titled "1 - SITE IDENTIFICATION" with the following fields:

Field Name	Value
Site Details	Basingstoke East of Basingstoke, 40% AH V1 100%AR 9 units self build Includes updated costs phased in accordance with dev assumptions
Site Address	East of Basingstoke
Site Reference	25th January 2016
Application Number	9 units self build
Scheme Description	Includes Infrastructure costs etc

Below the form, there is a checked checkbox with the text: "I have read, and accepted, the terms and conditions set out in the [license agreement](#)".

Below the form, there is a blue bar with the text: "Toolkit Data: Jul-13".

Below the blue bar, there is a logo for "Three Dragons" featuring a green dragon silhouette.

A tooltip box points to the "Site Details" field with the text: "Press Alt+Enter to begin a new line".

The Windows taskbar at the bottom shows the time as 14:30 and includes icons for various applications and system utilities.

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East of Basingstoke 441 dwellings plus 9 self-build dwellings

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 formula icon (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 following content:

- Two black arrows pointing left and right, flanking the text "2 - SITE LOCATION".
- The instruction: "Use the drop down list to call up the relevant market area."
- A label "Local Authority" followed by a white dropdown menu.
- A label "Market Area" followed by a white dropdown menu.

The Windows taskbar is visible at the bottom of the screen, showing various application icons and the system tray with the time 17:23.

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East of Basingstoke 441 dwellings plus 9 self-build dwellings

Site_Area : 14.7

3 - BASIC SITE INFORMATION

Site Area

Total Nett Size of Site	<input type="text" value="14.7"/> hectares	(You must enter values for both)
Total Gross Size of Site	<input type="text" value="26.28"/> 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	441
Resulting Density	30 dph (based on Nett site area)

Windows taskbar: 14:31

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... [] X

D10 : [X] [✓] [f_x] 1 bed flat (inc 10% circ/common) [v]

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	61.7	55	55	n/a	2		
2	2 bed flat (inc 10% circ/ common)	2	Flat	44.1	67	67	n/a	2		
3	2 bed terrace house	2	House	70.6	70	70	n/a	n/a	2 Bed Terrace/Town House	44.1
4	3 bed terrace house	3	House	57.3	85	95	n/a	n/a	3 Bed Terrace/Town House	44.1
5	4 bed terrace house	4	House	8.8	97	120	n/a	n/a	3 Bed Semi Detached	154.35
6	3 bed semi detached house	3	House	26.5	85	100	n/a	n/a	3 Bed Detached	110.25
7	4 bed semi-detached house	4	House		97	120	n/a	n/a	4 Bed Detached	66.15
8	3 bed detached house	3	House	39.7	100	100	n/a	n/a	5 Bed Detached	22.05
9	4 bed detached house	4	House	79.4	130	130	n/a	n/a		
10	5 bed detached house	5	House	52.9	160	160	n/a	n/a		
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total Number of units				441.0						

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

[<] [>]

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151189

5 - MARKET VALUES

This is a custom scheme, default values are not available.

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

You can enter your own values for each dwelling type or select the Toolkit default market values using the "Load Default Values" button.

Adjust market values: %

Ref	Unit Type	Bed-rooms	Market Value	Adjusted Market Value
1	1 bed flat (inc 10% circ/common)	1	£151,189	£145,000
2	2 bed flat (inc 10% circ/ common)	2	£173,962	£167,000
3	2 bed terrace house	2	£230,386	£221,000
4	3 bed terrace house	3	£277,172	£266,000
5	4 bed terrace house	4	£337,608	£324,000
6	3 bed semi detached house	3	£283,424	£272,000
7	4 bed semi-detached house	4	£341,984	£328,000
8	3 bed detached house	3	£323,020	£310,000
9	4 bed detached house	4	£377,933	£363,000
10	5 bed detached house	5	£477,653	£459,000
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Windows taskbar: 13:14

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J15

X ✓ f_x

... [] X

6 - TENURE MIX

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

Input by Percentages
 Input by Quantity

[Clear Table](#)

Ref	Description	Market/ Sale	Rental Tenures			Lowcost Home Ownership		Total no of units		
			Social rent	Affordable Rent	Intermediate rent	Equity Share	Shared Ownership	Required No. of Units	Total affordable	Difference
		60.00%		28.00%			12.00%			
1	1 bed flat (inc. 10% circ/common)			43.2			18.5	61.7	61.7	
2	2 bed flat (inc. 10% circ/ common)			30.9			13.2	44.1	44.1	
3	2 bed terrace house	26.5		30.9			13.2	70.6	44.1	26.5
4	3 bed terrace house	39.7		12.3			5.3	57.3	17.6	39.7
5	4 bed terrace house			6.2			2.6	8.8	8.8	
6	3 bed semi detached house	26.5						26.5		26.5
7	4 bed semi-detached house									
8	3 bed detached house	39.7						39.7		39.7
9	4 bed detached house	79.4						79.4		79.4
10	5 bed detached house	52.9						52.9		52.9
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
Total		264.6		123.5			52.9	441.0	176.4	264.6
Sq metres by tenure		31024.4		8254.6			3537.7	Total	Total afford.	
								42816.7	11792.3	
Percentage purchased for Equity Share										
Percentage purchased for Shared Ownership		40%								

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East of Basingstoke 441 dwellings plus 9 self-build dwellings

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	43.22	£ 128.00		
2	2 bed flat (inc 10% circ/ common)		£ 120.00	30.87	£ 155.00		
3	2 bed terrace house		£ 130.00	30.87	£ 160.00		
4	3 bed terrace house		£ 150.00	12.35	£ 190.00		
5	4 bed terrace house		£ 170.00	6.17	£ 235.00		
6							
7							
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20							

Windows taskbar: 14:32

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East of Basingstoke 441 dwellings plus 9 self-build dwellings

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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East of Basingstoke 441 dwellings plus 9 self-build dwellings

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)	£	3,000,000
Part M costs	£	103,733
Strategic transport	£	1,350,000
Travel Plan and Bus	£	470,000
Schools- primary and secondary	£	2,456,973
Open space/ Allotments	£	1,173,440
Artificial turf pitches and playing pitches	£	-
Tennis/MUGA	£	96,429
Community Facilities	£	1,000,000
Library	£	-
Scheme Total		£9,650,575
- per dwelling		£21,883
- per hectare (nett site area)		£656,502

User Notes

Note 1

Note 2

Note 3

Windows taskbar: 14:32

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East of Basingstoke 441 dwellings plus 9 self-build dwellings

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	31,024.4
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** →
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			£861,500						
Scheme Total per net hectare			£45,000						
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%, 105.84 flats	<input checked="" type="checkbox"/>	£529,200							£529,200
<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 0.3ha	<input checked="" type="checkbox"/>	£120,000							£120,000
Total for Scheme									£649,200
Total for Scheme per net hectare									£44,163
Total for Scheme divided by total number of units									£1,472
Total for Scheme divided by number of sale units									£2,454

Windows taskbar: 14:33

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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: [Icons for various applications] [System tray: 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 center, a grey dialog box is open with the title '12 C - HCA GRANT AVAILABILITY'. The dialog box contains two radio button options: 'No - Grant is not available' (which is selected) and 'Yes - Grant is available and is a known value'. The dialog box has left and right arrow navigation buttons. The bottom of the image shows a Windows taskbar with various application icons and a system tray on the right displaying the time as 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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East of Basingstoke 441 dwellings plus 9 self-build dwellings

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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East of Basingstoke 441 dwellings plus 9 self-build dwellings

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	25th January 2016	Site	East of Basingstoke
Application Number	9 units self build	Address	
Site Location		Site	Basingstoke East of Basingstoke, 40% AH
Scheme Description	Includes infrastructure costs	Details	V1 100%AR 9 units self build

Site Information		Density		Affordable Units		
Dwellings	441	Dwellings / gross hectare	16.8	Total	Quantity	% of All Units
Nett Area (ha)	14.7	Dwellings / nett hectare	30.0	Social rent	0.0	0%
Gross Area (ha)	26.28			Affordable rent	123.5	28%
				Intermediate rent	0.0	0%
				Equity share	0.0	0%
				Shared Ownership	52.9	12%

Revenue and Costs		Residual Value	
Total scheme revenue	£ 112,290,000	Whole scheme (gross)	£ 20,958,000
Total scheme costs	£ 91,332,000	Rate for agents fees	1.00%
		Rate for legal fees	0.75%
		Rate for SDLT	4.00%
		Total SDLT and fees	£ 1,190,000
		Whole scheme (nett)	£ 19,768,000
		Per hectare (gross)	£ 752,000
		Per hectare (nett)	£ 1,345,000
		Per dwelling	£ 45,000
		Per market dwelling	£ 75,000

Contribution to Revenue from:	
Market Housing	£ 89,011,000
Affordable Housing	£ 22,630,000
- Social Rent	£ -
- Affordable Rent	£ 15,269,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 7,361,000
Capital Contribution	£ 648,000

Contribution to Costs from:	
Market housing	£ 82,829,000
Affordable Housing	£ 18,191,000
- Social Rent	£ -
- Affordable Rent	£ 12,734,000
- Intermediate Rent	£ -
- Equity Share	£ -
- Shared Ownership	£ 5,457,000
Land Finance	£ -
Planning Obligations	£ 662,000
CIL	£ -
Exceptional Costs	£ 9,651,000

Alternative Site Values		Against Residual	
Existing Use Value	£ -	£ 19,768,000	
Acquisition Cost	£ -	£ 19,768,000	
Alternative Use Value 1	£ -	£ 19,768,000	
Alternative Use Value 2	£ -	£ 19,768,000	
Alternative Use Value 3	£ -	£ 19,768,000	

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.

Basingstoke

East of Basingstoke 441 dwellings plus 9 self-build dwellings

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

Basingstoke
 East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 6

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				
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		1	2	3	4	5	6	Total			
Sale	- Total Costs (without inflation)	£ 62,742,326									
	- Total Costs less Returns and Interest (without inflation)	£ 42,710,369									
	- Period build	264.6	of	264.60	24.00	54.00	60.00	60.00	60.00	6.60	264.60
	- Period build percentage	9.07%	20.41%	22.68%	22.68%	22.68%	2.49%	100.00%			
	- Period Costs	£ 3,873,956	£ 8,716,402	£ 9,684,891	£ 9,684,891	£ 9,684,891	£ 1,065,338	£ 42,710,369			
Total Costs with inflation for these Market Tenures		£ 3,873,956	£ 8,716,402	£ 9,684,891	£ 9,684,891	£ 9,684,891	£ 1,065,338	£ 42,710,369			

Windows taskbar: 14:34

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 East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 6

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	
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		1	2	3	4	5	6	Totals
Affordable Rent	- Total Costs (without inflation)	£ 12,693,082						
	- Total Costs less Returns (without inflation)	£ 11,421,580						
	- Period build	123.48	of	123.48				
	- Period build percentage	11.20		25.20	28.00	28.00	28.00	3.08
	- Period Costs	9.07%	20.41%	22.68%	22.68%	22.68%	2.49%	100.00%
	- Period Costs with inflation	£ 1,035,971	£ 2,330,935	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 284,892	£ 11,421,580
	- Period Costs with inflation	£ 1,035,971	£ 2,330,935	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 284,892	£ 11,421,580
Shared Ownership	- Total Costs (without inflation)	£ 5,439,892						
	- Total Costs less Returns (without inflation)	£ 4,894,963						
	- Period build	52.92	of	52.92				
	- Period build percentage	4.80		10.80	12.00	12.00	12.00	1.32
	- Period Costs	9.07%	20.41%	22.68%	22.68%	22.68%	2.49%	100.00%
	- Period Costs	£ 443,988	£ 998,972	£ 1,109,969	£ 1,109,969	£ 1,109,969	£ 122,097	£ 4,894,963
	- Period Costs with inflation	£ 443,988	£ 998,972	£ 1,109,969	£ 1,109,969	£ 1,109,969	£ 122,097	£ 4,894,963
Total Costs with inflation for these Affordable Tenures		£ 1,479,959	£ 3,329,907	£ 3,699,896	£ 3,699,896	£ 3,699,896	£ 406,989	£ 16,316,543

Basingstoke
 East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 6

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

Clear User Data

User entered values
 Toolkit calculated values

Developer Returns		Time span (periods)						Totals
		1	2	3	4	5	6	
Market Housing	Return assumed (benchmark 20%)	Apply Benchm. 20%						
Sale	- Period Revenue (with inflation)	£ -	£ 12,110,400	£ 22,202,400	£ 22,202,400	£ 22,202,400	£ 10,293,840	£ 89,011,440
	- Period Return	£ -	£ 2,422,080	£ 4,440,480	£ 4,440,480	£ 4,440,480	£ 2,058,768	£ 17,802,288
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)	£ 1,035,971	£ 2,330,935	£ 2,589,927	£ 2,589,927	£ 2,589,927	£ 284,892	£ 11,421,580
	Period Return	£ 62,158	£ 139,856	£ 155,396	£ 155,396	£ 155,396	£ 17,094	£ 685,295
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)	£ 443,988	£ 998,972	£ 1,109,969	£ 1,109,969	£ 1,109,969	£ 122,097	£ 4,894,963
	Period Return	£ 26,639	£ 59,938	£ 66,598	£ 66,598	£ 66,598	£ 7,326	£ 293,698
Total Returns with inflation for all Tenures		£ 88,798	£ 2,621,874	£ 4,662,474	£ 4,662,474	£ 4,662,474	£ 2,083,187	£ 18,781,281

Basingstoke
East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 6

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

* indicates a section requiring user input

User entered values
Toolkit calculated values

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	Totals
	Opening up costs (200k/net ha)	£ 3,000,000 of	£ 3,000,000	£ 750,000	£ 750,000		£ 750,000	£ 750,000		£ 3,000,000
	Part M costs	£ 103,733 of	£ 103,733	£ 9,409	£ 21,170	£ 23,522	£ 23,522	£ 23,522	£ 2,588	£ 103,733
	Strategic transport	£ 1,350,000 of	£ 1,350,000	£ 1,000,000	£ 350,000					£ 1,350,000
	Travel Plan and Bus	£ 470,000 of	£ 470,000	£ 60,000	£ 83,129	£ 102,404	£ 102,404	£ 102,404	£ 19,659	£ 470,000
	Schools- primary and secondary	£ 2,456,973 of	£ 2,456,973	£ 2,456,973						£ 2,456,973
	Open space/ Allotments	£ 1,173,440 of	£ 1,173,440		£ 159,652	£ 292,695	£ 292,695	£ 292,695	£ 135,703	£ 1,173,440
	Artificial turf pitches and playing pitches	£ - of	£ -							£ -
	Tennis/MUGA	£ 96,429 of	£ 96,429		£ 13,120	£ 24,053	£ 24,053	£ 24,053	£ 11,150	£ 96,429
	Community Facilities	£ 1,000,000 of	£ 1,000,000		£ 136,054	£ 249,433	£ 249,433	£ 249,433	£ 115,647	£ 1,000,000
	Library	£ - of	£ -							£ -
	Total	£ 9,650,575 of	£ 9,650,575	£ 4,276,382	£ 1,513,125	£ 692,107	£ 1,442,107	£ 1,442,107	£ 284,747	£ 9,650,575
	- 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			£ 4,276,382	£ 1,513,125	£ 692,107	£ 1,442,107	£ 1,442,107	£ 284,747	£ 9,650,575
Land Finance	Land Finance Cost Total	£ - of	£ -							£ -
Sustainable Homes Costs	- Expected period cost	Total Entered	Total Expected	1	2	3	4	5	6	
	Sustainable Homes Costs	£ 145,089 of	£ 145,089	£ 13,160	£ 29,610	£ 32,900	£ 32,900	£ 32,900	£ 3,619	£ 145,089
	- 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			£ 13,160	£ 29,610	£ 32,900	£ 32,900	£ 32,900	£ 3,619	£ 145,089
CIL	CIL Total	£ - of	£ -							£ -
Planning Obligations Costs	- Expected period cost	Total Entered	Total Expected							
	Total Obligations	£ 661,500 of	£ 661,500		£ 90,000	£ 165,000	£ 165,000	£ 165,000	£ 76,500	£ 661,500
	(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
East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

	- 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	£	4,276,382	£	1,513,125	£	692,107	£	1,442,107	£	284,747	£	9,650,575						
Land Finance	Land Finance Cost Total	£	-	of £	-							£	-						
Sustainable Homes Costs	- Expected period cost	Total Entered		Total Expected		1	2	3	4	5	6								
	Sustainable Homes Costs	£	145,089	of £	145,089	£	13,160	£	29,610	£	32,900	£	32,900	£	32,900	£	3,619	£	145,089
	- 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	£	13,160	£	29,610	£	32,900	£	32,900	£	32,900	£	3,619	£	145,089				
CIL	CIL Total	£	-	of £	-								£	-					
Planning Obligations Costs	- Expected period cost	Total Entered		Total Expected															
	Total Obligations	£	661,500	of £	661,500	£	90,000	£	165,000	£	165,000	£	165,000	£	76,500	£	661,500		
	(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 £	-								£	-					
	(Per unit over-ride in effect)	£	-	of £	-								£	-					
	Planning Obligations Total	£	661,500	of £	661,500	£	-	£	90,000	£	165,000	£	165,000	£	76,500	£	661,500		
	- 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	£	-	£	90,000	£	165,000	£	165,000	£	165,000	£	76,500	£	661,500				
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%	100.00%	100.00%	100.00%								
	- Total Commercial Element Costs with inflation	£	-	£	-	£	-	£	-	£	-	£	-						

Basingstoke
 East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 6

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

Clear User Data

Copy Sale completion from costs section

User entered values
 Toolkit calculated values

Market Tenures Revenue			Time span (periods)							
Inflation			1	2	3	4	5	6		
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			1	2	3	4	5	6	Total	
Sale	- Period sale completion	264.6 of 264.60		36.00	66.00	66.00	66.00	66.00	30.60	264.60
	- Period build percentage	100%	0.00%	13.61%	24.94%	24.94%	24.94%	24.94%	11.56%	100.00%
	- Revenue for that period	£89,011,440	£ -	£ 12,110,400	£ 22,202,400	£ 22,202,400	£ 22,202,400	£ 22,202,400	£ 10,293,840	£ 89,011,440
Total Revenue with Inflation for these Market Tenures			£ -	£ 12,110,400	£ 22,202,400	£ 22,202,400	£ 22,202,400	£ 10,293,840	£ 89,011,440	

Windows taskbar: 14:36

Basingstoke
 East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 6

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

Clear User Data

User entered values
 Toolkit calculated values

Copy Social Rent completion from costs section
 Copy Afford. Rent completion from costs section
 Copy Intern. Rent completion from costs section
 Copy Equity Share completion from costs section
 Copy Shared Own. Completion from costs section

Affordable Tenures' Revenue

			Time span (periods)							
			1	2	3	4	5	6		
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%		
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										
		Total Entered	Total Expected	1	2	3	4	5	6	Totals
Affordable Rent	- Period transfer completion	123.48 of	123.48		16.80	30.80	30.80	30.80	14.28	123.48
	- Period transfer percentage		100%	0.00%	13.61%	24.94%	24.94%	24.94%	11.56%	100.00%
	- Revenue for that period		£15,269,270	£ -	£ 2,077,452	£ 3,808,661	£ 3,808,661	£ 3,808,661	£ 1,765,834	£ 15,269,270
	- Revenue with inflation			£ -	£ 2,077,452	£ 3,808,661	£ 3,808,661	£ 3,808,661	£ 1,765,834	£ 15,269,270
Shared Ownership	- Period transfer completion	52.92 of	52.92		7.20	13.20	13.20	13.20	6.12	52.92
	- Period transfer percentage		100%	0.00%	13.61%	24.94%	24.94%	24.94%	11.56%	100.00%
	- Revenue for that period		£7,361,251	£ -	£ 1,001,531	£ 1,836,140	£ 1,836,140	£ 1,836,140	£ 851,301	£ 7,361,251
	- Revenue with inflation			£ -	£ 1,001,531	£ 1,836,140	£ 1,836,140	£ 1,836,140	£ 851,301	£ 7,361,251
Total Revenue with Inflation for these Affordable Tenures				£ -	£ 3,078,983	£ 5,644,801	£ 5,644,801	£ 5,644,801	£ 2,617,135	£ 22,630,521

Basingstoke

East of Basingstoke 441 dwellings plus 9 self-build dwellings

DCF_timespan : 6

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 6

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

* indicates a section requiring user input

Legend: User entered values Toolkit calculated values

Capital and Commercial Contributions to Revenue			Time span (periods)						Totals	
	Total Entered	Total Expected	1	2	3	4	5	6		
Capital Contributions	- Expected period contribution	£ 649,200	of £ 649,200		£ 120,000				£ 529,200	£ 649,200
	- 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			£ -	£ 120,000	£ -	£ -	£ -	£ 529,200	£ 649,200
Commercial Elements	- Expected period contribution	Total Entered	Total Expected	1	2	3	4	5	6	
	<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			£ -	£ -	£ -	£ -	£ -	£ -	£ -	

Windows taskbar: 14:36

Basingstoke
East of Basingstoke 441 dwellings plus 9 self-build dwellings

H7 : 6%

19B - DCF: END PERIOD, CUMULATIVE		Time span (periods)						Total
		1	2	3	4	5	6	
Residual (Total inflated revenue less total inflated costs)		£ (9,732,254)	£ (991,536)	£ 8,909,933	£ 8,159,933	£ 8,159,933	£ 9,519,795	24,025,804.44
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	£ (583,935)	£ (678,464)	£ (184,575)	£ 293,946	£ 789,421	£ 1,376,397	
	- Credit Interest Costs	£ (194,645)	£ (226,155)	£ (61,525)	£ 97,982	£ 263,140	£ 458,799	
	- Resulting Interest Costs	£ -	£ (678,464)	£ (184,575)	£ 97,982	£ 263,140	£ 458,799	
	- Cumulative Residual / Balance	£ (10,316,190)	£ (11,986,189)	£ (3,260,831)	£ 4,997,084	£ 13,420,157	£ 23,398,752	
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%	
Discounted Residual		£ (10,677,256)	£ (12,839,905)	£ (3,615,342)	£ 4,354,670	£ 11,299,413	£ 19,034,900	
PV (before land acquisition costs)		£ 19,034,900						
	Rate for agents fees	1.00%						
	Rate for legal fees	0.75%						
	Rate for SDLT	4.00%						
	Total SDLT and fees	£ 1,081,182						
	PV (Nett)	£ 17,953,717						
	per ha. (Nett)	£ 1,221,341						
	per ha. (Gross)	£ 683,170						
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%	
Discounted Residual		£ (9,403,144)	£ (925,609)	£ 8,036,249	£ 7,110,910	£ 6,870,445	£ 7,744,360	
NPV (before land acquisition costs)		£ 19,433,210						
	Rate for agents fees	1.00%						
	Rate for legal fees	0.75%						
	Rate for SDLT	4.00%						
	Total SDLT and fees	£ 1,103,806						
	NPV (Nett)	£ 18,329,404						
	per ha. (Nett)	£ 1,246,898						
	per ha. (Gross)	£ 697,466						