

Basingstoke
1ha 45dph 40%AH 100%AR


Site_Details : Basingstoke 45dph, 40% AH, 100%AR

1 - SITE IDENTIFICATION

| | |
|--------------------|-----------------------------------|
| Site Details | Basingstoke 45dph, 40% AH, 100%AR |
| Site Address | Basingstoke and Tadley MVA |
| Site Reference | 13th Jan 2016 |
| Application Number | |
| Scheme Description | |

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

Toolkit Data: Jul-13



The image shows a web browser window with a light blue background. At the top, there is a browser address bar containing 'Site_Details' and 'Basingstoke 45dph, 40% AH, 100%AR'. Below this is a form titled '1 - SITE IDENTIFICATION' with a right-pointing arrow. The form contains several input fields: 'Site Details' (filled with 'Basingstoke 45dph, 40% AH, 100%AR'), 'Site Address' (filled with 'Basingstoke and Tadley MVA'), 'Site Reference' (filled with '13th Jan 2016'), 'Application Number' (empty), and 'Scheme Description' (empty). Below the form is a green bar and a checkbox with the text 'I have read, and accepted, the terms and conditions set out in the license agreement'. Underneath that is the text 'Toolkit Data: Jul-13' and a logo for 'Three Dragons' featuring a green dragon silhouette above the text. The Windows taskbar is visible at the bottom with various application icons and a system tray showing the time as 09:43.

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The screenshot shows a web browser window with the following elements:

- Address Bar:** Contains 'C3' and a dropdown menu.
- Page Title:** '2 - SITE LOCATION'.
- Main Content Area:** A large blue rectangle with a grey overlay box containing:
 - Title:** '2 - SITE LOCATION' with left and right arrows.
 - Text:** 'Use the drop down list to call up the relevant market area.'
 - Form Fields:** Two dropdown menus labeled 'Local Authority' and 'Market Area'.
- Taskbar:** Windows taskbar at the bottom with icons for Start, File Explorer, Edge, Word, PowerPoint, Excel, and various system tray icons. The time is 15:54.

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Site_Area : 1

3 - BASIC SITE INFORMATION

Site Area

| | | | |
|--------------------------|--------------------------------|----------|----------------------------------|
| Total Nett Size of Site | <input type="text" value="1"/> | hectares | (You must enter values for both) |
| Total Gross Size of Site | <input type="text" value="1"/> | 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 | 45 |
| Resulting Density | 45 dph (based on Nett site area) |

Windows taskbar: 09:47

D10 : [X] [✓] [fx] 1 bedroom flat (+10% circ space)

4 - CHARACTERISTICS OF DEVELOPMENT

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST. You then have two options for entering information about the scheme: EITHER enter information for up to 20 dwelling types—each row must be either fully complete or left blank (enter 1 if information not relevant e.g. size of affordable unit but is a market unit)—OR select the default mix by depressing the "Use Default Mix" button.

Build costs in the toolkit are driven by the square meterage entered on this page. For houses the unit size will normally be the same for both gross and nett internal area. For flats you will need to increase unit sizes to take into account communal areas such as hallways, landings and stairs. Each scheme is different, and site-specific information should be sought. Where no information on sq meterage of communal areas is available the following factors can be applied: +15% for 1-5 storeys, +20% for 6-15 storeys, and +25% for 16 or more storeys.

Clear Table
Use Default Mix

| Ref. | Description of Dwelling | No. of Bed-Rooms | Dwelling Type | No of Units | Affordable floor area sq m | Market floor area sq m | Parking (flats only) | No. of Storeys (1-99) | Default Unit Type | No. of Units |
|-----------------------|----------------------------------|------------------|---------------|-------------|----------------------------|------------------------|----------------------|-----------------------|--------------------------|--------------|
| 1 | 1 bedroom flat (+10% circ space) | 1 | Flat | 6.3 | 55 | 55 | n/a | 2 | | |
| 2 | 2 bedroom flat (+10% circ space) | 2 | Flat | 9.9 | 67 | 67 | n/a | 2 | 2 Bed Flat | 2.25 |
| 3 | 2 bedroom terrace | 2 | House | 9.9 | 70 | 70 | n/a | n/a | 2 Bed Terrace/Town House | 6.75 |
| 4 | 3 bedroom terrace | 3 | House | 8.3 | 85 | 95 | n/a | n/a | 3 Bed Terrace/Town House | 11.25 |
| 5 | 4 bedroom terrace | 4 | House | 3.6 | 97 | 120 | n/a | n/a | 3 Bed Semi Detached | 11.25 |
| 6 | 3 bedroom semi detached | 3 | House | 4.3 | 85 | 100 | n/a | n/a | 3 Bed Detached | 9 |
| 7 | 4 bed semi detached | 4 | House | | 97 | 120 | n/a | n/a | 4 Bed Detached | 4.5 |
| 8 | 3 bed detached | 3 | House | | 100 | 100 | n/a | n/a | | |
| 9 | 4 bed detached | 4 | House | 2.7 | 130 | 130 | n/a | n/a | | |
| 10 | 5 bed detached | 5 | House | | 160 | 160 | n/a | n/a | | |
| 11 | | | | | | | | | | |
| 12 | | | | | | | | | | |
| 13 | | | | | | | | | | |
| 14 | | | | | | | | | | |
| 15 | | | | | | | | | | |
| 16 | | | | | | | | | | |
| 17 | | | | | | | | | | |
| 18 | | | | | | | | | | |
| 19 | | | | | | | | | | |
| 20 | | | | | | | | | | |
| Total Number of units | | | | 45.0 | | | | | | |

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

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F11 : 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 bedroom flat (+10% circ space) | 1 | £151,189 | £145,000 |
| 2 | 2 bedroom flat (+10% circ space) | 2 | £173,962 | £167,000 |
| 3 | 2 bedroom terrace | 2 | £230,386 | £221,000 |
| 4 | 3 bedroom terrace | 3 | £277,172 | £266,000 |
| 5 | 4 bedroom terrace | 4 | £337,608 | £324,000 |
| 6 | 3 bedroom semi detached | 3 | £283,424 | £272,000 |
| 7 | 4 bed semi detached | 4 | £341,984 | £328,000 |
| 8 | 3 bed detached | 3 | £323,020 | £310,000 |
| 9 | 4 bed detached | 4 | £377,933 | £363,000 |
| 10 | 5 bed detached | 5 | £477,653 | £459,000 |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | | | | |
| 20 | | | | |

Windows taskbar: 10:02

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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 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% | | 28.01% | | | 11.99% | | | |
| 1 | 1 bedroom flat (+10% circ space) | | | 4.4 | | | 1.9 | 6.3 | 6.3 | |
| 2 | 2 bedroom flat (+10% circ space) | 5.4 | | 3.2 | | | 1.3 | 9.9 | 4.5 | 5.4 |
| 3 | 2 bedroom terrace | 5.4 | | 3.2 | | | 1.3 | 9.9 | 4.5 | 5.4 |
| 4 | 3 bedroom terrace | 6.5 | | 1.3 | | | 0.5 | 8.3 | 1.8 | 6.5 |
| 5 | 4 bedroom terrace | 2.7 | | 0.6 | | | 0.3 | 3.6 | 0.9 | 2.7 |
| 6 | 3 bedroom semi detached | 4.3 | | | | | | 4.3 | | 4.3 |
| 7 | 4 bed semi detached | | | | | | | | | |
| 8 | 3 bed detached | | | | | | | | | |
| 9 | 4 bed detached | 2.7 | | | | | | 2.7 | | 2.7 |
| 10 | 5 bed detached | | | | | | | | | |
| 11 | | | | | | | | | | |
| 12 | | | | | | | | | | |
| 13 | | | | | | | | | | |
| 14 | | | | | | | | | | |
| 15 | | | | | | | | | | |
| 16 | | | | | | | | | | |
| 17 | | | | | | | | | | |
| 18 | | | | | | | | | | |
| 19 | | | | | | | | | | |
| 20 | | | | | | | | | | |
| Total | | 27.0 | | 12.6 | | | 5.4 | 45.0 | 18.0 | 27.0 |
| Sq metres by tenure | | 2462.4 | | 842.6 | | | 360.7 | Total | Total afford. | |
| | | | | | | | | 3665.7 | 1203.3 | |
| Percentage purchased for Equity Share | | 40% | | | | | | | | |
| 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 bedroom flat (+10% circ space) | | £ 100.00 | 4.41 | £ 128.00 | | |
| 2 | 2 bedroom flat (+10% circ space) | | £ 120.00 | 3.15 | £ 155.00 | | |
| 3 | 2 bedroom terrace | | £ 130.00 | 3.15 | £ 160.00 | | |
| 4 | 3 bedroom terrace | | £ 150.00 | 1.26 | £ 190.00 | | |
| 5 | 4 bedroom terrace | | £ 170.00 | 0.63 | £ 235.00 | | |
| 6 | | | | | | | |
| 7 | | | | | | | |
| 8 | | | | | | | |
| 9 | | | | | | | |
| 10 | | | | | | | |
| 11 | | | | | | | |
| 12 | | | | | | | |
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| 14 | | | | | | | |
| 15 | | | | | | | |
| 16 | | | | | | | |
| 17 | | | | | | | |
| 18 | | | | | | | |
| 19 | | | | | | | |
| 20 | | | | | | | |

09:48

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SR_User_Mgmt : [X] [✓] [fx] 1000

3 - AFFORDABLE HOUSING COSTS AND CAPITALISATION FACTORS

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

You can enter your own values in the white cells below.
Where cells are left blank, the Toolkit value for that row will be used.

Clear Table

| Social Rent and Affordable Rent | | Toolkit Values | User Values |
|---------------------------------|--------------------------|----------------|-------------|
| Costs per annum | Management & Maintenance | £ 1,000 | £ 1,000 |
| | Voids/bad debts | 3.00% | 3.00% |
| | Repairs reserve | £ 500 | £ 600 |
| Capitalisation | | 6.00% | 5.00% |

| Shared Ownership | | Toolkit Values | User Values |
|------------------|---------------|----------------|-------------|
| Costs per annum | Rental Factor | 2.75% | |
| Capitalisation | | 6.00% | 5.00% |

| Intermediate Rent | | Toolkit Values | User Values |
|-------------------|-------------------|----------------|-------------|
| Costs per annum | Management costs | 6.00% | |
| | Maintenance Costs | £ 500 | |
| | Voids/bad debts | 5.00% | |
| | Service charge | 0% | |
| | Repairs Reserve | 1.00% | |
| Capitalisation | | 6.00% | |

Windows taskbar: 15:56

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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% | 10.00% | 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% | | 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.

| | | |
|---|---|---------|
| Part M(4) 2 costs applied to 15% of all dwellings | £ | 10,317 |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| <Enter Costs Description> | £ | - |
| Scheme Total | | £10,317 |
| - per dwelling | | £229 |
| - per hectare (nett site area) | | £10,317 |

User Notes

Note 1
Less than 10 units - 12% prof fees
11 - 100 units - 10% prof fees
101 units and above - 8% prof fees

Note 2

Note 3

Windows taskbar: 09:49

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F9
✕ ✓ fx

10 B - PLANNING OBLIGATIONS

CIL does not apply

For each type of contribution you may either enter a total figure for that row, or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter a value for the whole row, tick the respective "Enter Total?" box.

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear Table

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

| | Input by Total | | Market / Sale | Input by Unit | | | | | Calculated Total Market & Affordable |
|--|--------------------------|------------|---|---------------|-----------------|-------------------|--------------|------------------|--------------------------------------|
| | Enter Total? | User Total | | 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 | | | | | | | | | £67,500 |
| Scheme Total per net hectare | | | | | | | | | £67,500 |
| Scheme Total per total number of units | | | | | | | | | £1,500 |
| Scheme Total per total market units | | | | | | | | | £2,500 |

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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

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The screenshot shows a software window with a light blue background. At the top, there is a header bar containing a dropdown menu with 'E12', a set of icons (cancel, check, formula), and another dropdown menu. A dialog box is centered on the screen with the title '12 C - HCA GRANT AVAILABILITY'. The dialog box has a dark grey background and contains two radio button options: 'No - Grant is not available' (which is selected) and 'Yes - Grant is available and is a known value'. The dialog box has left and right arrow buttons. At the bottom of the screen, the Windows taskbar is visible, showing various application icons and the system tray with the time '15:58'.

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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

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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: 15:59

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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 | 13th Jan 2016 | Site | Basingstoke and Tadley MVA |
| Application Number | 0 | Address | |
| Site Location | | Site Details | Basingstoke 45dph, 40% AH, 100%AR |
| Scheme Description | 0 | | |

| Site Information | | Density | | Affordable Units | | |
|------------------|----|---------------------------|------|-------------------|------|-----|
| Dwellings | 45 | Dwellings / gross hectare | 45.0 | Total | 18.0 | 40% |
| Nett Area (ha) | 1 | Dwellings / nett hectare | 45.0 | Social rent | 0.0 | 0% |
| Gross Area (ha) | 1 | | | Affordable rent | 12.6 | 28% |
| | | | | Intermediate rent | 0.0 | 0% |
| | | | | Equity share | 0.0 | 0% |
| | | | | Shared Ownership | 5.4 | 12% |

| Revenue and Costs | | Residual Value | |
|-----------------------------|--------------------|-----------------------------|--------------------|
| Total scheme revenue | £ 9,159,000 | Whole scheme (gross) | £ 2,130,000 |
| Total scheme costs | £ 7,029,000 | Rate for agents fees | 1.00% |
| | | Rate for legal fees | 0.75% |
| | | Rate for SDLT | 4.00% |
| | | Total SDLT and fees | £ 121,000 |
| | | Whole scheme (nett) | £ 2,009,000 |
| | | Per hectare (gross) | £ 2,009,000 |
| | | Per hectare (nett) | £ 2,009,000 |
| | | Per dwelling | £ 45,000 |
| | | Per market dwelling | £ 74,000 |

| Contribution to Revenue from: | |
|-------------------------------|-------------|
| Market Housing | £ 6,849,000 |
| Affordable Housing | £ 2,310,000 |
| - Social Rent | £ - |
| - Affordable Rent | £ 1,559,000 |
| - Intermediate Rent | £ - |
| - Equity Share | £ - |
| - Shared Ownership | £ 751,000 |
| Capital Contribution | £ - |

| Contribution to Costs from: | |
|-----------------------------|-------------|
| Market housing | £ 5,085,000 |
| Affordable Housing | £ 1,887,000 |
| - Social Rent | £ - |
| - Affordable Rent | £ 1,321,000 |
| - Intermediate Rent | £ - |
| - Equity Share | £ - |
| - Shared Ownership | £ 566,000 |
| Land Finance | £ - |
| Planning Obligations | £ 68,000 |
| CIL | £ - |
| Exceptional Costs | £ 10,000 |

| Alternative Site Values | | Against Residual | |
|-------------------------|-----|------------------|--|
| Existing Use Value | £ - | £ 2,009,000 | |
| Acquisition Cost | £ - | £ 2,009,000 | |
| Alternative Use Value 1 | £ - | £ 2,009,000 | |
| Alternative Use Value 2 | £ - | £ 2,009,000 | |
| Alternative Use Value 3 | £ - | £ 2,009,000 | |

| 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.