

Basingstoke
Manydown 100%AR 40%AH £2m country park


Site_Details : Basingstoke Manydown, 40% AH 100%AR based on 17th June 2016 version. See DH email 02Feb17 17:11

1 - SITE IDENTIFICATION

| | |
|--------------------|---|
| Site Details | Basingstoke Manydown, 40% AH 100%AR based on 17th June 2016 version. See DH email 02Feb17 17:11 |
| Site Address | £2m strategic transport costs yr 1, £7.325m over next 5 years |
| Site Reference | Scenario 1 |
| Application Number | 68 units self build |
| 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 screenshot of a web application interface. At the top, there is a browser window with a single tab titled 'Basingstoke Manydown, 40% AH 100%AR based on 17th June 2016 version. See DH email 02Feb17 17:11'. The main content area has a light blue background. On the left, a grey sidebar contains a section titled '1 - SITE IDENTIFICATION' with a right-pointing arrow. Below this title is a form with several fields: 'Site Details' (text area), 'Site Address' (text area), 'Site Reference' (text box), 'Application Number' (text box), and 'Scheme Description' (text box). 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, it says 'Toolkit Data: Jul-13' and features the 'Three Dragons' logo, which consists of a green silhouette of hills and the text 'Three Dragons' in white on a green background. At the bottom of the screen is a Windows taskbar with various application icons and a system tray showing the time as 11:06.

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The screenshot shows a software window titled "2 - SITE LOCATION". The window has a light blue background. At the top left, there is a dropdown menu showing "C3". To its right are three small icons: a red 'X', a green checkmark, and a blue 'fx'. The window title bar on the right contains "2 - SITE LOCATION" and a dropdown arrow. In the center of the window, there is a grey rectangular panel with the following content:

- Left and right arrows 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 dropdown menu.
- A label "Market Area" followed by a dropdown menu.

At the bottom of the screen, the Windows taskbar is visible, showing various application icons and system tray icons. The system clock in the bottom right corner displays "15:54".

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Site_Area : 113.33

3 - BASIC SITE INFORMATION

Site Area

| | | |
|--------------------------|-----------------|----------------------------------|
| Total Nett Size of Site | 113.33 hectares | (You must enter values for both) |
| Total Gross Size of Site | 183.56 hectares | |

Density / Number of Dwellings

Enter a number of dwellings: 3332 (You must enter a value here)

Percentage Increase/Decrease in Density:
You may test the effect of a percentage increase/decrease in the site density by using the cell below

0%

| | |
|-------------------------------|----------------------------------|
| Resulting Number of Dwellings | 3332 |
| Resulting Density | 29 dph (based on Nett site area) |

Windows taskbar: 11:07

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

4 - CHARACTERISTICS OF DEVELOPMENT

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

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

Clear Table
Use Default Mix

| Ref. | Description of Dwelling | No. of Bed-Rooms | Dwelling Type | No of Units | Affordable floor area sq m | Market floor area sq m | Parking (flats only) | No. of Storeys (1-99) | Default Unit Type | No. of Units |
|-----------------------|-----------------------------------|------------------|---------------|-------------|----------------------------|------------------------|----------------------|-----------------------|--------------------------|--------------|
| 1 | 1 bed flat (inc 10% circ/common) | 1 | Flat | 466.5 | 55 | 55 | n/a | 2 | | |
| 2 | 2 bed flat (inc 10% circ/ common) | 2 | Flat | 333.2 | 67 | 67 | n/a | 2 | | |
| 3 | 2 bed terrace house | 2 | House | 533.1 | 70 | 70 | n/a | n/a | 2 Bed Terrace/Town House | 333.2 |
| 4 | 3 bed terrace house | 3 | House | 433.2 | 85 | 95 | n/a | n/a | 3 Bed Terrace/Town House | 333.2 |
| 5 | 4 bed terrace house | 4 | House | 66.6 | 97 | 120 | n/a | n/a | 3 Bed Semi Detached | 1166.2 |
| 6 | 3 bed semi detached house | 3 | House | 199.9 | 85 | 100 | n/a | n/a | 3 Bed Detached | 833 |
| 7 | 4 bed semi-detached house | 4 | House | | 97 | 120 | n/a | n/a | 4 Bed Detached | 499.8 |
| 8 | 3 bed detached house | 3 | House | 299.9 | 100 | 100 | n/a | n/a | 5 Bed Detached | 166.6 |
| 9 | 4 bed detached house | 4 | House | 599.8 | 130 | 130 | n/a | n/a | | |
| 10 | 5 bed detached house | 5 | House | 399.8 | 160 | 160 | n/a | n/a | | |
| 11 | | | | | | | | | | |
| 12 | | | | | | | | | | |
| 13 | | | | | | | | | | |
| 14 | | | | | | | | | | |
| 15 | | | | | | | | | | |
| 16 | | | | | | | | | | |
| 17 | | | | | | | | | | |
| 18 | | | | | | | | | | |
| 19 | | | | | | | | | | |
| 20 | | | | | | | | | | |
| Total Number of units | | | | 3332.0 | | | | | | |

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 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: 09:55

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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

| Ref | Description | Market/ Sale | Rental Tenures | | | Lowcost Home Ownership | | Total no of units | | |
|---|------------------------------------|--------------|----------------|-----------------|-------------------|------------------------|------------------|-----------------------|------------------|------------|
| | | | Social rent | Affordable Rent | Intermediate rent | Equity Share | Shared Ownership | Required No. of Units | Total affordable | Difference |
| | | 60.00% | | 28.00% | | | 12.00% | | | |
| 1 | 1 bed flat (inc. 10% circ/common) | | | 326.5 | | | 139.9 | 466.5 | 466.5 | |
| 2 | 2 bed flat (inc. 10% circ/ common) | | | 233.2 | | | 100.0 | 333.2 | 333.2 | |
| 3 | 2 bed terrace house | 199.9 | | 233.2 | | | 100.0 | 533.1 | 333.2 | 199.9 |
| 4 | 3 bed terrace house | 299.9 | | 93.3 | | | 40.0 | 433.2 | 133.3 | 299.9 |
| 5 | 4 bed terrace house | | | 46.6 | | | 20.0 | 66.6 | 66.6 | |
| 6 | 3 bed semi detached house | 199.9 | | | | | | 199.9 | | 199.9 |
| 7 | 4 bed semi-detached house | | | | | | | | | |
| 8 | 3 bed detached house | 299.9 | | | | | | 299.9 | | 299.9 |
| 9 | 4 bed detached house | 599.8 | | | | | | 599.8 | | 599.8 |
| 10 | 5 bed detached house | 399.8 | | | | | | 399.8 | | 399.8 |
| 11 | | | | | | | | | | |
| 12 | | | | | | | | | | |
| 13 | | | | | | | | | | |
| 14 | | | | | | | | | | |
| 15 | | | | | | | | | | |
| 16 | | | | | | | | | | |
| 17 | | | | | | | | | | |
| 18 | | | | | | | | | | |
| 19 | | | | | | | | | | |
| 20 | | | | | | | | | | |
| Total | | 1999.2 | | 933.0 | | | 399.8 | 3332.0 | 1332.8 | 1999.2 |
| Sq metres by tenure | | 234406.2 | | 62368.4 | | | 26729.3 | 323503.9 | 89097.7 | |
| Percentage purchased for Equity Share | | | | | | | | | | |
| Percentage purchased for Shared Ownership | | 40% | | | | | | | | |

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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 | 326.54 | £ 128.00 | | |
| 2 | 2 bed flat (inc 10% circ/ common) | | £ 120.00 | 233.24 | £ 155.00 | | |
| 3 | 2 bed terrace house | | £ 130.00 | 233.24 | £ 160.00 | | |
| 4 | 3 bed terrace house | | £ 150.00 | 93.30 | £ 190.00 | | |
| 5 | 4 bed terrace house | | £ 170.00 | 46.65 | £ 235.00 | | |
| 6 | | | | | | | |
| 7 | | | | | | | |
| 8 | | | | | | | |
| 9 | | | | | | | |
| 10 | | | | | | | |
| 11 | | | | | | | |
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| 17 | | | | | | | |
| 18 | | | | | | | |
| 19 | | | | | | | |
| 20 | | | | | | | |

11:09

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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.

| 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% | 8.00% | of total build costs |
| Interest Rate Market | 7.00% | 6.00% | of market build costs (inc sustainable homes costs) |
| Interest Rate Affordable | 7.00% | 6.00% | of affordable build costs (inc sustainable homes costs) |
| Marketing Fees Market | 3.00% | 3.00% | of revenue (Market units) |
| Marketing Fees Affordable | 0.00% | | of revenue (SR, Aff, IR, ES and ShO units) |
| Developers Return | 20.00% | | of revenue market units (Market units) |
| Contractors Return | 6.00% | | of affordable build costs (SR, Aff, IR, ES and ShO units) |
| Agents Fees | 2.00% | 1.00% | for land purchase |
| Legal Fees | 0.50% | 0.75% | for land purchase |
| Land Financing Costs | £ | - | Please see the Guidance Notes for use of this value |

Exceptional Development Costs

You may enter SCHEME totals for exceptional costs.

| | |
|---|--------------------|
| Opening up costs (200k/net ha) | £ 22,666,000 |
| Part M costs | £ 783,761 |
| Strategic transport updated 03Feb17 | £ 9,325,000 |
| Travel Plan and Bus | £ 3,200,000 |
| Schools- primary and secondary | £ 35,888,623 |
| Open space/ Allotments | £ 8,404,880 |
| Artificial turf pitches and playing pitches | £ 900,000 |
| Tennis/MUGA | £ 320,000 |
| Community Facilities | £ 3,000,000 |
| Library | £ 568,845 |
| Scheme Total | £85,057,109 |
| - per dwelling | £25,527 |
| - per hectare (nett site area) | £750,526 |

User Notes

Note 1

Note 2

Note 3

11:09

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10 A - COMMUNITY INFRASTRUCTURE LEVY

Does CIL apply?

Chargeable development area will be affected by proportion of affordable housing, proportion of communal areas (where there is also affordable housing), and existing floor area (of any use) which is replaced by new development. See the guidance notes for more information.

CIL is applied to market housing and to communal areas in proportion to the overall split of housing between tenures. See Section 49c of The Community Infrastructure Levy (Amendment) Regulations 2014. If a scheme is flatted and has common areas you should check that the unit sizes shown on P4 Characteristics of Development have been increased to allow for common areas.

| | |
|--------------------------------------|-----------|
| Total sq m to which CIL applies | 234,406.2 |
| CIL rate per sq m | |
| Total residential CIL payable | £0 |
| Average CIL per market dwelling | £0 |
| Average CIL per dwelling | £0 |
| Average CIL per ha (net) | £0 |

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F9
✕ ✓ fx

10 B - PLANNING OBLIGATIONS

CIL does not apply

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

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

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear Table

| | Input by Total | | Market / Sale | Input by Unit | | | | | Calculated Total Market & Affordable |
|--|-------------------------------------|------------|---|-----------------|-------------------|--------------|------------------|--------|--------------------------------------|
| | Enter Total? | User Total | | Affordable | | | | | |
| | | | Social rent | Affordable Rent | Intermediate rent | Equity Share | Shared Ownership | | |
| Education Contribution | <input type="checkbox"/> | | | | | | | | £0 |
| Highway Works | <input type="checkbox"/> | | | | | | | | £0 |
| Contribution to public transport | <input type="checkbox"/> | | | | | | | | £0 |
| Contribution to community facilities | <input type="checkbox"/> | | | | | | | | £0 |
| Provision for open space | <input type="checkbox"/> | | | | | | | | £0 |
| Contribution to public realm | <input type="checkbox"/> | | | | | | | | £0 |
| Contribution to public art | <input type="checkbox"/> | | | | | | | | £0 |
| Environmental improvements | <input type="checkbox"/> | | | | | | | | £0 |
| Town centre improvements | <input type="checkbox"/> | | | | | | | | £0 |
| Waterfront Improvements | <input type="checkbox"/> | | | | | | | | £0 |
| Support for employment development | <input type="checkbox"/> | | | | | | | | £0 |
| Employment related training | <input type="checkbox"/> | | | | | | | | £0 |
| Residual s106 | <input type="checkbox"/> | | £1,500 | £1,500 | £1,500 | £1,500 | £1,500 | £1,500 | £4,998,000 |
| <Enter Planning Obligation Description here> | <input type="checkbox"/> | | | | | | | | £0 |
| Country park acquisition | <input checked="" type="checkbox"/> | £2,000,000 | | | | | | | £2,000,000 |
| Obligations per Unit | | | <i>Over-rides all rows above (optional)</i> | | | | | | |
| Contribution from Commercial | | | | | | | | | |
| Scheme Total | | | | | | | | | £6,998,000 |
| Scheme Total per net hectare | | | | | | | | | £61,749 |
| Scheme Total per total number of units | | | | | | | | | £2,100 |
| Scheme Total per total market units | | | | | | | | | £3,500 |

EXPLANATORY NOTES

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

Note 1

Note 2

Note 3

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C17 :

11 - CAPITAL CONTRIBUTIONS FROM OTHER SOURCES

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

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

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked

| Notes | Input by Total | | Input by Unit | | | | | Calculated Total (Affordable and Sale) | |
|---|-------------------------------------|------------|---------------|-------------|-----------------|-------------------|--------------|---|------------------|
| | Enter Total? | User Total | Sale | Affordable | | | | | |
| | | | | Social rent | Affordable Rent | Intermediate rent | Equity Share | | Shared Ownership |
| European Union funding | <input type="checkbox"/> | | | | | | | | £0 |
| Other HCA funding | <input type="checkbox"/> | | | | | | | | £0 |
| Local Authority capital grant | <input type="checkbox"/> | | | | | | | | £0 |
| Other regeneration funding | <input type="checkbox"/> | | | | | | | | £0 |
| English Heritage grant | <input type="checkbox"/> | | | | | | | | £0 |
| Lottery grant | <input type="checkbox"/> | | | | | | | | £0 |
| Capitalised Ground rent for flats - 250/flat, cap at 5%, 799.68 flats | <input checked="" type="checkbox"/> | £3,998,400 | | | | | | | £3,998,400 |
| <Enter Capital Contribution description here> | <input type="checkbox"/> | | | | | | | | £0 |
| <Enter Capital Contribution description here> | <input type="checkbox"/> | | | | | | | | £0 |
| <Enter Capital Contribution Description here> | <input type="checkbox"/> | | | | | | | | £0 |
| Self Build serviced land sale 2.27ha | <input checked="" type="checkbox"/> | £908,000 | | | | | | | £908,000 |
| Total for Scheme | | | | | | | | | £4,906,400 |
| Total for Scheme per net hectare | | | | | | | | | £43,293 |
| Total for Scheme divided by total number of units | | | | | | | | | £1,473 |
| Total for Scheme divided by number of sale units | | | | | | | | | £2,454 |

Windows taskbar: 11:10

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... [icon] X

E10 [dropdown] : [X] [✓] [fx] [dropdown]

← 12 A - SCHEME REVENUE FROM AFFORDABLE HOUSING →

Please choose the method by which the payment is made by the affordable housing provider to the developer

- Payment by affordable housing provider to developer is calculated by the Toolkit
- Payment by affordable housing provider to developer is fixed and is a known amount

Windows taskbar: [Start] [Task View] [Edge] [File Explorer] [Store] [Teams] [PowerPoint] [Word] [Excel] [Globe] [Chrome] [Nexus] [System Tray: Network, Volume, 15:58]

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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 three small icons: a close button (X), a checkmark, and a formula icon (fx). In the center of the window, a grey dialog box is displayed 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 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

Total

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Site_EUV : [X] [✓] [fx] []

← 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

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 | Scenario 1 | Site | £2m strategic transport costs yr 1, £7.325m over next 5 years |
| Application Number | 68 units self build | Address | |
| Site Location | | Site | Basingstoke Manydown, 40% AH 100%AR based on 17th June 2016 version. See DH email 02Feb17 17:11 |
| Scheme Description | 0 | Details | |

| Site Information | | Density | | Affordable Units | | |
|------------------|--------|---------------------------|------|-------------------|----------|----------------|
| Dwellings | 3332 | Dwellings / gross hectare | 18.2 | Total | Quantity | % of All Units |
| Nett Area (ha) | 113.33 | Dwellings / nett hectare | 29.4 | Social rent | 0.0 | 0% |
| Gross Area (ha) | 183.56 | | | Affordable rent | 933.0 | 28% |
| | | | | Intermediate rent | 0.0 | 0% |
| | | | | Equity share | 0.0 | 0% |
| | | | | Shared Ownership | 389.8 | 12% |

| Revenue and Costs | | Residual Value | |
|----------------------|---------------|----------------------|--------------|
| Total scheme revenue | £ 848,423,000 | Whole scheme (gross) | £144,214,000 |
| Total scheme costs | £ 704,209,000 | Rate for agents fees | 1.00% |
| | | Rate for legal fees | 0.75% |
| | | Rate for SDLT | 4.00% |
| | | Total SDLT and fees | £ 8,191,000 |
| | | Whole scheme (nett) | £136,023,000 |
| | | Per hectare (gross) | £ 741,000 |
| | | Per hectare (nett) | £ 1,200,000 |
| | | Per dwelling | £ 41,000 |
| | | Per market dwelling | £ 68,000 |

| Contribution to Revenue from: | |
|-------------------------------|---------------|
| Market Housing | £ 672,531,000 |
| Affordable Housing | £ 170,986,000 |
| - Social Rent | £ - |
| - Affordable Rent | £ 115,368,000 |
| - Intermediate Rent | £ - |
| - Equity Share | £ - |
| - Shared Ownership | £ 55,618,000 |
| Capital Contribution | £ 4,906,000 |

| Contribution to Costs from: | |
|-----------------------------|---------------|
| Market housing | £ 474,711,000 |
| Affordable Housing | £ 137,443,000 |
| - Social Rent | £ - |
| - Affordable Rent | £ 96,210,000 |
| - Intermediate Rent | £ - |
| - Equity Share | £ - |
| - Shared Ownership | £ 41,233,000 |
| Land Finance | £ - |
| Planning Obligations | £ 6,998,000 |
| CIL | £ - |
| Exceptional Costs | £ 85,057,000 |

| Alternative Site Values | | Against Residual | |
|-------------------------|-----|------------------|--|
| Existing Use Value | £ - | £ 136,023,000 | |
| Acquisition Cost | £ - | £ 136,023,000 | |
| Alternative Use Value 1 | £ - | £ 136,023,000 | |
| Alternative Use Value 2 | £ - | £ 136,023,000 | |
| Alternative Use Value 3 | £ - | £ 136,023,000 | |

| 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
Manydown 100%AR 40%AH £2m country park

DCF_Credit_Annual_Interest_Rate : 2%

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
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13

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) | £ 474,053,133 | | | | | | | | | |
| | - Total Costs less Returns and Interest (without inflation) | £ 322,700,568 | | | | | | | | | |
| | - Period build | 1999.2 | of | 1999.20 | 30.00 | 90.00 | 120.00 | 180.00 | 192.00 | 192.00 | 192.00 |
| | - Period build percentage | 1.50% | 4.50% | 6.00% | 9.00% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% |
| | - Period Costs | £ 4,842,446 | £ 14,527,337 | £ 19,369,782 | £ 29,054,673 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 |
| Total Costs with inflation for these Market Tenures | | £ 4,842,446 | £ 14,527,337 | £ 19,369,782 | £ 29,054,673 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 |

Windows taskbar: 11:12

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Costs - Market Tenures*
 * indicates a section requiring user input

Clear User Data

Market Tenures' Development Costs

| | | 8 | 9 | 10 | 11 | 12 | 13 | | | | |
|--|---|-----------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|-------|---------|
| Inflation | | | | | | | | | | | |
| Development costs | - Expected period development cost inflation rate (%) | Apply Inflation | | | | | | | | | |
| inflation | - Period Compound Costs inflation rate | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | | | | |
| Development Costs | | 8 | 9 | 10 | 11 | 12 | 13 | Total | | | |
| Sale | - Total Costs (without inflation) | £ 474,053,133 | | | | | | | | | |
| | - Total Costs less Returns and Interest (without inflation) | £ 322,700,568 | | | | | | | | | |
| | - Period build | 1999.2 | of | 1999.20 | 192.00 | 192.00 | 192.00 | 192.00 | 192.00 | 43.20 | 1999.20 |
| | - Period build percentage | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 2.16% | 100.00% | | |
| | - Period Costs | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 6,973,122 | £ 322,700,568 | | |
| Total Costs with inflation for these Market Tenures | | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 30,991,651 | £ 6,973,122 | £ 322,700,568 | | | |

Windows taskbar: 11:12

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13

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 | 13 |
| Inflation | | | | | | | | | | | | | | | |
| | Affordable Rent | - Expected development cost inflation rate (%) | Apply Inflation | | | | | | | | | | | | |
| | | - Compound development cost inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 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% | 100.00% |
| Development Costs | | | | | | | | | | | | | | | |
| Affordable Rent | | | | | | | | | | | | | | | |
| | | - Total Costs (without inflation) | £ | 95,903,287 | | | | | | | | | | | |
| | - Total Costs less Returns (without inflation) | £ | 86,296,384 | | | | | | | | | | | | |
| | - Period build | 932.96 of 932.96 | | 14.00 | 42.00 | 56.00 | 84.00 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 |
| | - Period build percentage | | | 1.50% | 4.50% | 6.00% | 9.00% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% |
| | - Period Costs | | £ | 1,294,964 | £ 3,884,891 | £ 5,179,855 | £ 7,769,782 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 |
| | - Period Costs with inflation | | £ | 1,294,964 | £ 3,884,891 | £ 5,179,855 | £ 7,769,782 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 |
| Shared Ownership | | | | | | | | | | | | | | | |
| | | - Total Costs (without inflation) | £ | 41,101,409 | | | | | | | | | | | |
| | - Total Costs less Returns (without inflation) | £ | 36,984,164 | | | | | | | | | | | | |
| | - Period build | 399.84 of 399.84 | | 6.00 | 18.00 | 24.00 | 36.00 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 |
| | - Period build percentage | | | 1.50% | 4.50% | 6.00% | 9.00% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% |
| | - Period Costs | | £ | 554,984 | £ 1,664,953 | £ 2,219,938 | £ 3,329,907 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 |
| | - Period Costs with inflation | | £ | 554,984 | £ 1,664,953 | £ 2,219,938 | £ 3,329,907 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 |
| Total Costs with inflation for these Affordable Tenures | | | | £ 1,849,948 | £ 5,549,845 | £ 7,399,793 | £ 11,099,689 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13

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

* indicates a section requiring user input

| Affordable Tenures Development Costs | | 8 | 9 | 10 | 11 | 12 | 13 | |
|--|---|------------------|--------------|--------------|--------------|--------------|--------------|---------------------------|
| Inflation | | | | | | | | |
| Affordable Rent | - Expected development cost inflation rate (%) | Apply Inflation | | | | | | |
| | - Compound development cost inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Shared Ownership | - Expected period development cost inflation rate (%) | Apply Inflation | | | | | | |
| | - Compound development cost inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Development Costs | | 8 | 9 | 10 | 11 | 12 | 13 | Totals |
| Affordable Rent | - Total Costs (without inflation) | £ 95,903,287 | | | | | | |
| | - Total Costs less Returns (without inflation) | £ 86,296,384 | | | | | | |
| | - Period build | 932.96 of 932.96 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 | 20.16 932.96 |
| | - Period build percentage | | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 2.16% 100.00% |
| | - Period Costs | | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 1,864,748 £ 86,296,384 |
| | - Period Costs with inflation | | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 1,864,748 £ 86,296,384 |
| Shared Ownership | - Total Costs (without inflation) | £ 41,101,409 | | | | | | |
| | - Total Costs less Returns (without inflation) | £ 36,984,164 | | | | | | |
| | - Period build | 399.84 of 399.84 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 | 8.64 399.84 |
| | - Period build percentage | | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 2.16% 100.00% |
| | - Period Costs | | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 799,178 £ 36,984,164 |
| | - Period Costs with inflation | | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 799,178 £ 36,984,164 |
| Total Costs with inflation for these Affordable Tenures | | | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 11,839,668 | £ 2,663,925 £ 123,280,548 |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30) Go to section: 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) | £ - | £ 10,092,000 | £ 40,368,000 | £ 60,552,000 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 |
| | - Period Return | £ - | £ 2,018,400 | £ 8,073,600 | £ 12,110,400 | £ 12,917,760 | £ 12,917,760 | £ 12,917,760 | £ 12,917,760 | £ 12,917,760 | £ 12,917,760 |
| 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) | £ 1,294,964 | £ 3,884,891 | £ 5,179,855 | £ 7,769,782 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 |
| | Period Return | £ 77,698 | £ 233,093 | £ 310,791 | £ 466,187 | £ 497,266 | £ 497,266 | £ 497,266 | £ 497,266 | £ 497,266 | £ 497,266 |
| 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) | £ 554,984 | £ 1,664,953 | £ 2,219,938 | £ 3,329,907 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 |
| | Period Return | £ 33,299 | £ 99,897 | £ 133,196 | £ 199,794 | £ 213,114 | £ 213,114 | £ 213,114 | £ 213,114 | £ 213,114 | £ 213,114 |
| Total Returns with inflation for all Tenures | | £ 110,997 | £ 2,351,391 | £ 8,517,588 | £ 12,776,381 | £ 13,628,140 | £ 13,628,140 | £ 13,628,140 | £ 13,628,140 | £ 13,628,140 | £ 13,628,140 |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Costs - Developer Returns*
 * indicates a section requiring user input
 Clear User Data

| Developer Returns | | 8 | 9 | 10 | 11 | 12 | 13 | Totals |
|---|---------------------------------------|-------------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Market Housing | Return assumed (benchmark 20%) | Apply Benchm. 20% | | | | | | |
| Sale | - Period Revenue (with inflation) | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 44,808,480 | £ 672,530,880 |
| | - Period Return | £ 12,917,760 | £ 12,917,760 | £ 12,917,760 | £ 12,917,760 | £ 12,917,760 | £ 8,961,696 | £ 134,506,176 |
| Affordable Housing | Return assumed (benchmark 6%) | Apply Benchm. 6% | | | | | | |
| Social Rent | Period Housing Costs (with inflation) | £ - | £ - | £ - | £ - | £ - | £ - | £ - |
| | Period Return | £ - | £ - | £ - | £ - | £ - | £ - | £ - |
| Affordable Rent | Period Housing Costs (with inflation) | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 8,287,768 | £ 1,864,748 | £ 86,296,384 |
| | Period Return | £ 497,266 | £ 497,266 | £ 497,266 | £ 497,266 | £ 497,266 | £ 111,885 | £ 5,177,783 |
| Intermediate Rent | Period Housing Costs (with inflation) | £ - | £ - | £ - | £ - | £ - | £ - | £ - |
| | Period Return | £ - | £ - | £ - | £ - | £ - | £ - | £ - |
| Equity Share | Period Housing Costs (with inflation) | £ - | £ - | £ - | £ - | £ - | £ - | £ - |
| | Period Return | £ - | £ - | £ - | £ - | £ - | £ - | £ - |
| Shared Ownership | Period Housing Costs (with inflation) | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 3,551,901 | £ 799,178 | £ 36,984,164 |
| | Period Return | £ 213,114 | £ 213,114 | £ 213,114 | £ 213,114 | £ 213,114 | £ 47,951 | £ 2,219,050 |
| Total Returns with inflation for all Tenures | | £ 13,628,140 | £ 13,628,140 | £ 13,628,140 | £ 13,628,140 | £ 13,628,140 | £ 9,121,532 | £ 141,903,009 |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Costs - Exceptional, Planning and Commercial*
 Clear User Data
 User entered values / Toolkit calculated values

| 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) | £ 22,666,000 of | £ 22,666,000 | £ 5,666,500 | £ 5,666,500 | | £ 1,259,222 | £ 1,259,222 | £ 1,259,222 | £ 1,259,222 | £ 1,259,222 | £ 1,259,222 |
| | Part M costs | £ 783,761 of | £ 783,761 | £ 11,761 | £ 35,283 | £ 47,044 | £ 70,567 | £ 75,271 | £ 75,271 | £ 75,271 | £ 75,271 | £ 75,271 |
| | Strategic transport updated 03Feb17 | £ 9,325,000 of | £ 9,325,000 | £ 2,000,000 | £ 1,465,000 | £ 1,465,000 | £ 1,465,000 | £ 1,465,000 | £ 1,465,000 | £ 1,465,000 | £ 1,465,000 | £ 1,465,000 |
| | Travel Plan and Bus | £ 3,200,000 of | £ 3,200,000 | £ 440,000 | £ 455,006 | £ 500,024 | £ 530,036 | £ 536,038 | £ 96,038 | £ 96,038 | £ 96,038 | £ 96,038 |
| | Schools- primary and secondary | £ 35,888,623 of | £ 35,888,623 | | £ 9,567,500 | | | £ 7,567,500 | | | £ 7,567,500 | £ 11,111,111 |
| | Open space/ Allotments | £ 8,404,880 of | £ 8,404,880 | | £ 126,124 | £ 504,495 | £ 756,742 | £ 807,191 | £ 807,191 | £ 807,191 | £ 807,191 | £ 807,191 |
| | Artificial turf pitches and playing pitches | £ 900,000 of | £ 900,000 | | £ 13,505 | £ 54,022 | £ 81,032 | £ 86,435 | £ 86,435 | £ 86,435 | £ 86,435 | £ 86,435 |
| | Tennis/MUGA | £ 320,000 of | £ 320,000 | | £ 4,802 | £ 19,208 | £ 28,812 | £ 30,732 | £ 30,732 | £ 30,732 | £ 30,732 | £ 30,732 |
| | Community Facilities | £ 3,000,000 of | £ 3,000,000 | | £ 45,018 | £ 180,072 | £ 270,108 | £ 288,115 | £ 288,115 | £ 288,115 | £ 288,115 | £ 288,115 |
| | Library | £ 568,845 of | £ 568,845 | | £ 8,536 | £ 34,144 | £ 51,217 | £ 54,631 | £ 54,631 | £ 54,631 | £ 54,631 | £ 54,631 |
| | Total | £ 85,057,109 of | £ 85,057,109 | £ 8,118,261 | £ 17,387,274 | £ 2,804,009 | £ 4,512,736 | £ 12,170,135 | £ 4,162,635 | £ 2,697,635 | £ 10,265,135 | £ 13,111,111 |
| | - Expected period inflation rate (Exceptional Costs) | | Apply Inflation | | | | | | | | | |
| | - Compound Costs inflation rate (Exceptional Costs) | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Exceptional Costs with Inflation | | | £ 8,118,261 | £ 17,387,274 | £ 2,804,009 | £ 4,512,736 | £ 12,170,135 | £ 4,162,635 | £ 2,697,635 | £ 10,265,135 | £ 13,111,111 |
| 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 | £ 1,096,228 of | £ 1,096,228 | £ 16,450 | £ 49,350 | £ 65,800 | £ 98,700 | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 |
| | - Expected period infl. rate (Exc. & Sus. Homes) | | Apply Inflation | | | | | | | | | |
| | - Compound Costs inflation rate | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Total Sustainable Homes Costs with Inflation | | | £ 16,450 | £ 49,350 | £ 65,800 | £ 98,700 | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 |
| CIL | CIL Total | £ - of | £ - | | | | | | | | | |
| Planning Obligations Costs | - Expected period cost | Total Entered | Total Expected | | | | | | | | | |
| | Education Contribution | £ - of | £ - | | | | | | | | | |
| | Highway Works | £ - of | £ - | | | | | | | | | |
| | Contribution to public transport | £ - of | £ - | | | | | | | | | |
| | Contribution to community facilities | £ - of | £ - | | | | | | | | | |
| | Provision for open space | £ - of | £ - | | | | | | | | | |
| | Contribution to public costs | £ - of | £ - | | | | | | | | | |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13

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

* indicates a section requiring user input

| Exceptional Costs, Planning Obligations and Commercial Costs | | | 8 | 9 | 10 | 11 | 12 | 13 | Totals |
|--|--|-----------------|-----------------|--------------|--------------|-------------|-------------|-------------|--------------|
| Exceptional Costs | - Expected period cost | Total Entered | Total Expected | | | | | | |
| | Opening up costs (200k/net ha) | £ 22,666,000 | of £ 22,666,000 | £ 1,259,222 | £ 1,259,222 | £ 1,259,222 | £ 1,259,222 | £ 1,259,224 | £ 22,666,000 |
| | Part M costs | £ 783,761 | of £ 783,761 | £ 75,271 | £ 75,271 | £ 75,271 | £ 75,271 | £ 75,271 | £ 783,761 |
| | Strategic transport updated 03Feb17 | £ 9,325,000 | of £ 9,325,000 | | | | | | £ 9,325,000 |
| | Travel Plan and Bus | £ 3,200,000 | of £ 3,200,000 | £ 96,038 | £ 96,038 | £ 96,038 | £ 96,038 | £ 96,038 | £ 3,200,000 |
| | Schools- primary and secondary | £ 35,888,623 | of £ 35,888,623 | £ 7,567,500 | £ 11,186,123 | | | | £ 35,888,623 |
| | Open space/ Allotments | £ 8,404,880 | of £ 8,404,880 | £ 807,191 | £ 807,191 | £ 807,191 | £ 807,191 | £ 807,191 | £ 8,404,880 |
| | Artificial turf pitches and playing pitches | £ 900,000 | of £ 900,000 | £ 86,435 | £ 86,435 | £ 86,435 | £ 86,435 | £ 86,435 | £ 900,000 |
| | Tennis/MUGA | £ 320,000 | of £ 320,000 | £ 30,732 | £ 30,732 | £ 30,732 | £ 30,732 | £ 30,732 | £ 320,000 |
| | Community Facilities | £ 3,000,000 | of £ 3,000,000 | £ 288,115 | £ 288,115 | £ 288,115 | £ 288,115 | £ 288,115 | £ 3,000,000 |
| | Library | £ 568,845 | of £ 568,845 | £ 54,631 | £ 54,631 | £ 54,631 | £ 54,631 | £ 54,631 | £ 568,845 |
| | Total | £ 85,057,109 | of £ 85,057,109 | £ 10,265,135 | £ 13,883,758 | £ 2,697,635 | £ 2,697,635 | £ 2,697,637 | £ 962,624 |
| | - Expected period inflation rate (Exceptional Costs) | Apply Inflation | | | | | | | |
| | - Compound Costs inflation rate (Exceptional Costs) | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Exceptional Costs with Inflation | | | £ 10,265,135 | £ 13,883,758 | £ 2,697,635 | £ 2,697,635 | £ 2,697,637 | £ 962,624 |
| Land Finance | Land Finance Cost Total | £ - | of £ - | | | | | | £ - |
| Sustainable Homes Costs | - Expected period cost | Total Entered | Total Expected | | | | | | |
| | Sustainable Homes Costs | £ 1,096,228 | of £ 1,096,228 | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 | £ 23,688 |
| | - Expected period inf. rate (Exc. & Sus. Homes) | Apply Inflation | | | | | | | |
| | - Compound Costs inflation rate | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Total Sustainable Homes Costs with Inflation | | | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 | £ 105,280 | £ 23,688 |
| CIL | CIL Total | £ - | of £ - | | | | | | £ - |
| Planning Obligations Costs | - Expected period cost | Total Entered | Total Expected | | | | | | |
| | Education Contribution | £ - | of £ - | | | | | | £ - |
| | Highway Works | £ - | of £ - | | | | | | £ - |
| | Contribution to public transport | £ - | of £ - | | | | | | £ - |
| | Contribution to community facilities | £ - | of £ - | | | | | | £ - |
| | Provision for open space | £ - | of £ - | | | | | | £ - |
| | Contribution to public costs | £ - | of £ - | | | | | | £ - |

Basingstoke
Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

| | - Expected period inflation rate (Exceptional Costs) | Apply Inflation | | | | | | | | | | | |
|----------------------------|---|-----------------|----------------|------------|------------|---------|-----------|---------|-----------|---------|------------|---------|-----------|
| | - Compound Costs inflation rate (Exceptional Costs) | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Exceptional Costs with Inflation | £ | 8,118,261 | £ | 17,387,274 | £ | 2,804,009 | £ | 4,512,736 | £ | 12,170,135 | £ | 4,162,635 |
| | £ | 2,697,635 | £ | 10,265,135 | £ | 13 | | | | | | | |
| Land Finance | Land Finance Cost Total | £ | - | of £ | - | | | | | | | | |
| Sustainable Homes Costs | - Expected period cost | Total Entered | Total Expected | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | | |
| | Sustainable Homes Costs | £ | 1,096,228 | of £ | 1,096,228 | £ | 16,450 | £ | 49,350 | £ | 65,800 | £ | 98,700 |
| | - Expected period infl. rate (Exc. & Sus. Homes) | Apply Inflation | | | | | | | | | | | |
| | - Compound Costs inflation rate | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Total Sustainable Homes Costs with Inflation | £ | 16,450 | £ | 49,350 | £ | 65,800 | £ | 98,700 | £ | 105,280 | £ | 105,280 |
| CIL | CIL Total | £ | - | of £ | - | | | | | | | | |
| Planning Obligations Costs | - Expected period cost | Total Entered | Total Expected | | | | | | | | | | |
| | Education Contribution | £ | - | of £ | - | | | | | | | | |
| | Highway Works | £ | - | of £ | - | | | | | | | | |
| | Contribution to public transport | £ | - | of £ | - | | | | | | | | |
| | Contribution to community facilities | £ | - | of £ | - | | | | | | | | |
| | Provision for open space | £ | - | of £ | - | | | | | | | | |
| | Contribution to public realm | £ | - | of £ | - | | | | | | | | |
| | Contribution to public art | £ | - | of £ | - | | | | | | | | |
| | Environmental improvements | £ | - | of £ | - | | | | | | | | |
| | Town centre improvements | £ | - | of £ | - | | | | | | | | |
| | Waterfront Improvements | £ | - | of £ | - | | | | | | | | |
| | Support for employment development | £ | - | of £ | - | | | | | | | | |
| | Employment related training | £ | - | of £ | - | | | | | | | | |
| | Residual s106 | £ | 4,998,000 | of £ | 4,998,000 | £ | 75,000 | £ | 300,000 | £ | 450,000 | £ | 480,000 |
| | <Enter Planning Obligation Description here> | £ | - | of £ | - | | | | | | | | |
| | Country park acquisition | £ | 2,000,000 | of £ | 2,000,000 | | | £ | 2,000,000 | | | | |
| | Planning Obligations Total | £ | 6,998,000 | of £ | 6,998,000 | £ | - | £ | 75,000 | £ | 300,000 | £ | 2,450,000 |
| | - Expected Planning Obligations period inflation | Apply Inflation | | | | | | | | | | | |
| | - Compound Planning Obligations period inflation rate | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Total Planning Obligations Costs with inflation | £ | - | £ | 75,000 | £ | 300,000 | £ | 2,450,000 | £ | 480,000 | £ | 480,000 |
| | £ | 480,000 | £ | 480,000 | £ | 480,000 | £ | 480,000 | £ | 480,000 | £ | 480,000 | £ |
| Commercial Elements Costs | - Expected period costs | Total Entered | Total Expected | | | | | | | | | | |
| | Construction Cost | £ | - | of £ | - | | | | | | | | |
| | CIL and Planning Obligations | £ | - | of £ | - | | | | | | | | |
| | Total | £ | - | of £ | - | £ | - | £ | - | £ | - | £ | - |
| | - Expected Commercial Element Costs inflation rate | Apply Inflation | | | | | | | | | | | |
| | - Compound Commercial Element Costs inflation rate | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| | - Total Commercial Element Costs with inflation | £ | - | £ | - | £ | - | £ | - | £ | - | £ | - |
| | £ | - | £ | - | £ | - | £ | - | £ | - | £ | - | £ |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Revenue - Market Tenures*
 * indicates a section requiring user input
 Clear User Data

| Market Tenures Revenue | | | 8 | 9 | 10 | 11 | 12 | 13 | |
|--|--|-------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| Inflation | | | | | | | | | |
| House price inflation | - Expected period house price inflation rate (%) | Apply Inflation | | | | | | | |
| | - Compound house price inflation rate | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | |
| Period Build Rate and Revenue | | | | | | | | | |
| | Total Entered | Total Expected | 8 | 9 | 10 | 11 | 12 | 13 | Total |
| Sale | - Period sale completion | 1999.2 of 1999.20 | 192.00 | 192.00 | 192.00 | 192.00 | 192.00 | 133.20 | 1999.20 |
| | - Period build percentage | 100% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 6.66% | 100.00% |
| | - Revenue for that period | £672,530,880 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 44,808,480 | £ 672,530,880 |
| Total Revenue with Inflation for these Market Tenures | | | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 64,588,800 | £ 44,808,480 | £ 672,530,880 |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Revenue - Affordable Tenures*
 * indicates a section requiring user input
 Clear User Data

- 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 | 7 | 8 | 9 | 10 |
| Inflation | | | | | | | | | | | | |
| Affordable Rent | - Expected consumer cost inflation rate (%) | Apply Inflation | | | | | | | | | | |
| | - Compound house price inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Shared Ownership | - Expected annual house price inflation rate (%) | Apply Inflation | | | | | | | | | | |
| | - Compound house price inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Build Rate and Revenue | | | | | | | | | | | | |
| Affordable Rent | - Period transfer completion | 932.96 of 932.96 | | 14.00 | 56.00 | 84.00 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 | |
| | - Period transfer percentage | 100% | 0.00% | 1.50% | 6.00% | 9.00% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% |
| | - Revenue for that period | £115,367,818 | £ - | £ 1,731,210 | £ 6,924,839 | £ 10,387,259 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 |
| | - Revenue with inflation | | £ - | £ 1,731,210 | £ 6,924,839 | £ 10,387,259 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 |
| Shared Ownership | - Period transfer completion | 399.84 of 399.84 | | 6.00 | 24.00 | 36.00 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 | |
| | - Period transfer percentage | 100% | 0.00% | 1.50% | 6.00% | 9.00% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% |
| | - Revenue for that period | £55,618,344 | £ - | £ 834,609 | £ 3,338,436 | £ 5,007,654 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 |
| | - Revenue with inflation | | £ - | £ 834,609 | £ 3,338,436 | £ 5,007,654 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 |
| Total Revenue with Inflation for these Affordable Tenures | | | £ - | £ 2,565,819 | £ 10,263,275 | £ 15,394,913 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Revenue - Affordable Tenures*
 * indicates a section requiring user input
 Clear User Data

Affordable Tenures' Revenue

| Inflation | | | 8 | 9 | 10 | 11 | 12 | 13 | | |
|--|--|------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--|
| Affordable Rent | - Expected consumer cost inflation rate (%) | Apply Inflation | | | | | | | | |
| | - Compound house price inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | |
| Shared Ownership | - Expected annual house price inflation rate (%) | Apply Inflation | | | | | | | | |
| | - Compound house price inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | |
| Build Rate and Revenue | | | 8 | 9 | 10 | 11 | 12 | 13 | Totals | |
| Affordable Rent | - Period transfer completion | 932.96 of 932.96 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 | 62.16 | 932.96 | |
| | - Period transfer percentage | 100% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 6.66% | 100.00% | |
| | - Revenue for that period | £115,367,818 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 7,686,571 | £ 115,367,818 | |
| | - Revenue with inflation | | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 7,686,571 | £ 115,367,818 | |
| Shared Ownership | - Period transfer completion | 399.84 of 399.84 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 | 26.64 | 399.84 | |
| | - Period transfer percentage | 100% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 6.66% | 100.00% | |
| | - Revenue for that period | £55,618,344 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 3,705,664 | £ 55,618,344 | |
| | - Revenue with inflation | | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 3,705,664 | £ 55,618,344 | |
| Total Revenue with Inflation for these Affordable Tenures | | | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 11,392,235 | £ 170,986,162 | |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Revenue - Affordable Tenures*
 * indicates a section requiring user input
 Clear User Data

- 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 | 7 | 8 | 9 | 10 |
| Inflation | | | | | | | | | | | | | |
| Affordable Rent | - Expected consumer cost inflation rate (%) | Apply Inflation | | | | | | | | | | | |
| | - Compound house price inflation rate (%) | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Shared Ownership | - Expected annual house price inflation rate (%) | Apply Inflation | | | | | | | | | | | |
| | - Compound house price inflation rate (%) | | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Build Rate and Revenue | | | | | | | | | | | | | |
| | | Total Entered | Total Expected | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Affordable Rent | - Period transfer completion | 932.96 of | 932.96 | | 14.00 | 56.00 | 84.00 | 89.60 | 89.60 | 89.60 | 89.60 | | |
| | - Period transfer percentage | | 100% | 0.00% | 1.50% | 6.00% | 9.00% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% |
| | - Revenue for that period | | £115,367,818 | £ - | £ 1,731,210 | £ 6,924,839 | £ 10,387,259 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 |
| | - Revenue with inflation | | | £ - | £ 1,731,210 | £ 6,924,839 | £ 10,387,259 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 |
| Shared Ownership | - Period transfer completion | 399.84 of | 399.84 | | 6.00 | 24.00 | 36.00 | 38.40 | 38.40 | 38.40 | 38.40 | | |
| | - Period transfer percentage | | 100% | 0.00% | 1.50% | 6.00% | 9.00% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% |
| | - Revenue for that period | | £55,618,344 | £ - | £ 834,609 | £ 3,338,436 | £ 5,007,654 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 |
| | - Revenue with inflation | | | £ - | £ 834,609 | £ 3,338,436 | £ 5,007,654 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 |
| Total Revenue with Inflation for these Affordable Tenures | | | | £ - | £ 2,565,819 | £ 10,263,275 | £ 15,394,913 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

DCF_timespan : 13

18 - DISCOUNTING FUNCTION

Periods to run DCF (1 to 30): 13
 Go to section: Revenue - Affordable Tenures*
 * indicates a section requiring user input
 Clear User Data

Affordable Tenures' Revenue

| Inflation | | | 8 | 9 | 10 | 11 | 12 | 13 | | |
|--|--|------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--|
| Affordable Rent | - Expected consumer cost inflation rate (%) | Apply Inflation | | | | | | | | |
| | - Compound house price inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | |
| Shared Ownership | - Expected annual house price inflation rate (%) | Apply Inflation | | | | | | | | |
| | - Compound house price inflation rate (%) | | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | |
| Build Rate and Revenue | | | 8 | 9 | 10 | 11 | 12 | 13 | Totals | |
| Affordable Rent | - Period transfer completion | 932.96 of 932.96 | 89.60 | 89.60 | 89.60 | 89.60 | 89.60 | 62.16 | 932.96 | |
| | - Period transfer percentage | 100% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 6.66% | 100.00% | |
| | - Revenue for that period | £115,367,818 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 7,686,571 | £ 115,367,818 | |
| | - Revenue with inflation | | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 11,079,742 | £ 7,686,571 | £ 115,367,818 | |
| Shared Ownership | - Period transfer completion | 399.84 of 399.84 | 38.40 | 38.40 | 38.40 | 38.40 | 38.40 | 26.64 | 399.84 | |
| | - Period transfer percentage | 100% | 9.60% | 9.60% | 9.60% | 9.60% | 9.60% | 6.66% | 100.00% | |
| | - Revenue for that period | £55,618,344 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 3,705,664 | £ 55,618,344 | |
| | - Revenue with inflation | | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 5,341,498 | £ 3,705,664 | £ 55,618,344 | |
| Total Revenue with Inflation for these Affordable Tenures | | | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 16,421,240 | £ 11,392,235 | £ 170,986,162 | |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

H7 : [X] [✓] [fx] 6%

| 19B - DCF: END PERIOD, CUMULATIVE | | Time span (periods) | | | | | | | |
|---|---|---|----------------|----------------|----------------|---------------|--------------|--------------|--------------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Residual (Total inflated revenue less total inflated costs) | | £ (14,938,102) | £ (26,374,377) | £ 12,174,304 | £ 15,954,733 | £ 11,795,165 | £ 19,802,665 | £ 21,267,665 | £ 13,700,165 |
| Interest Rate | - Debit Interest Rate (Period 6.00%, Ann. 6.00%) | Apply 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% | 6.00% |
| | - Credit Interest Rate (Period 2.00%, Ann. 2.00%) | Apply 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% | 2.00% |
| | - Debit Interest Costs | £ (896,286) | £ (2,532,526) | £ (1,954,019) | £ (1,113,976) | £ (473,105) | £ 686,669 | £ 1,976,462 | £ 2,838,001 |
| | - Credit Interest Costs | £ (298,762) | £ (844,175) | £ (651,340) | £ (371,325) | £ (157,702) | £ 228,890 | £ 658,821 | £ 946,000 |
| | - Resulting Interest Costs | £ - | £ (2,532,526) | £ (1,954,019) | £ (1,113,976) | £ (473,105) | £ 228,890 | £ 658,821 | £ 946,000 |
| - Cumulative Residual / Balance | | £ (15,834,388) | £ (44,741,291) | £ (34,521,006) | £ (19,680,250) | £ (8,358,189) | £ 11,673,366 | £ 33,599,851 | £ 48,246,017 |
| Discount Rate | | - Period Discount Rate (Annual = 3.50%) | | | | | | | |
| (Present Value) | | - Cumulative Discount Rate | | | | | | | |
| Discounted Residual | | £ (16,388,591) | £ (47,927,989) | £ (38,274,057) | £ (22,583,539) | £ (9,926,907) | £ 9,496,290 | £ 26,409,179 | £ 36,638,583 |
| PV (before land acquisition costs) | | £ 110,641,910 | | | | | | | |
| Rate for agents fees | | 1.00% | | | | | | | |
| Rate for legal fees | | 0.75% | | | | | | | |
| Rate for SDLT | | 4.00% | | | | | | | |
| Total SDLT and fees | | £ 6,284,461 | | | | | | | |
| PV (Nett) | | £ 104,357,450 | | | | | | | |
| per ha. (Nett) | | £ 920,828 | | | | | | | |
| per ha. (Gross) | | £ 568,520 | | | | | | | |
| Discount Rate | | - Period Discount Rate (Annual = 3.50%) | | | | | | | |
| (Net Present) | | - Cumulative Discount Rate | | | | | | | |
| Discounted Residual | | £ (14,432,948) | £ (24,620,763) | £ 10,980,524 | £ 13,903,628 | £ 9,931,213 | £ 16,109,481 | £ 16,716,193 | £ 10,404,064 |
| NPV (before land acquisition costs) | | £ 115,761,037 | | | | | | | |
| Rate for agents fees | | 1.00% | | | | | | | |
| Rate for legal fees | | 0.75% | | | | | | | |
| Rate for SDLT | | 4.00% | | | | | | | |
| Total SDLT and fees | | £ 6,575,227 | | | | | | | |
| NPV (Nett) | | £ 109,185,810 | | | | | | | |
| per ha. (Nett) | | £ 963,433 | | | | | | | |
| per ha. (Gross) | | £ 594,824 | | | | | | | |

Basingstoke
 Manydown 100%AR 40%AH £2m country park

H7 : [X] [✓] [fx] 6%

| 19B - DCF: END PERIOD, CUMULATIVE | | 8 | | | | | | 9 | | | | | | 10 | | | | | | 11 | | | | | | 12 | | | | | | 13 | | | | | | Total | |
|---|---|---|--|---------------------|--|---------------|--|---------------------|--|---------------|--|----------------|--|-----------------|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|----|--|--|--|--|--|-------|--|
| | | 8 | | 9 | | 10 | | 11 | | 12 | | 13 | | Total | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residual (Total inflated revenue less total inflated costs) | | £ 13,700,165 | | £ 10,081,542 | | £ 21,267,665 | | £ 21,267,665 | | £ 21,267,663 | | £ 40,121,225 | | 167,387,980.12 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interest Rate | - Debit Interest Rate (Period 6.00%, Ann. 6.00%) | Apply 6.00% | | 6.00% | | 6.00% | | 6.00% | | 6.00% | | 6.00% | | 6.00% | | | | | | | | | | | | | | | | | | | | | | | | | |
| | - Credit Interest Rate (Period 2.00%, Ann. 2.00%) | Apply 2.00% | | 2.00% | | 2.00% | | 2.00% | | 2.00% | | 2.00% | | 2.00% | | | | | | | | | | | | | | | | | | | | | | | | | |
| | - Debit Interest Costs | £ 2,838,001 | | £ 3,499,654 | | £ 4,845,707 | | £ 6,218,681 | | £ 7,619,114 | | £ 10,178,770 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | - Credit Interest Costs | £ 946,000 | | £ 1,166,551 | | £ 1,615,236 | | £ 2,072,894 | | £ 2,539,705 | | £ 3,392,923 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | - Resulting Interest Costs | £ 946,000 | | £ 1,166,551 | | £ 1,615,236 | | £ 2,072,894 | | £ 2,539,705 | | £ 3,392,923 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - Cumulative Residual / Balance | | £ 48,246,017 | | £ 59,494,110 | | £ 82,377,011 | | £ 105,717,570 | | £ 129,524,938 | | £ 173,039,086 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Discount Rate (Present Value) | | - Period Discount Rate (Annual = 3.50%) | | 75.94% | | 73.37% | | 70.89% | | 68.49% | | 66.18% | | 63.94% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Discounted Residual | | £ 36,638,583 | | £ 43,652,672 | | £ 58,398,613 | | £ 72,410,796 | | £ 85,717,441 | | £ 110,641,910 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 (Net Present) | | - Period Discount Rate (Annual = 3.50%) | | 75.94% | | 73.37% | | 70.89% | | 68.49% | | 66.18% | | 63.94% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Discounted Residual | | £ 10,404,064 | | £ 7,397,140 | | £ 15,077,048 | | £ 14,567,196 | | £ 14,074,584 | | £ 25,653,678 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NPV (before land acquisition costs) | | Rate for agents fees | | Rate for legal fees | | Rate for SDLT | | Total SDLT and fees | | NPV (Nett) | | per ha. (Nett) | | per ha. (Gross) | | | | | | | | | | | | | | | | | | | | | | | | | |