



Whole Plan Viability Assessment

March 2026

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1. Introduction

Scope

- 1.1 Blaby District Council (the Council, BDC) is preparing a new Local Plan. Once adopted, this will replace the Blaby District Local Plan Core Strategy adopted in 2013 and the Local Plan Delivery Development Plan Document (DPD) adopted in 2019. HDH Planning & Development Ltd (HDH) was appointed to prepare this Whole Plan Viability Assessment (WPVA) in the spring of 2025.
- 1.2 This WPVA is a CIL and plan-wide Viability Assessment to support the production of the emerging Blaby District Local Plan. This Assessment provides evidence to inform the production of appropriate policies and growth options and ensure that growth proposed through the emerging Local Plan is financially viable and deliverable. In discussion with the Council, the project has been divided, the initial stage will assess whether there is scope to introduce CIL, and if it is found that there is, then a further stage of analysis will be undertaken to establish appropriate rates of CIL.
- 1.3 This report sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the most recent iteration of the Local Plan policies. This will allow BDC to further engage with stakeholders, to ensure that the new Plan is effective.
- 1.4 A technical consultation was undertaken in June 2025. Representatives of the main developers (including housing associations), development site landowners, agents, planning agents and consultants working in the area, and neighbouring authorities were invited to comment on an early iteration of this report. The project was paused by BDC in the autumn of 2025, whilst the Council gathered further evidence and refined the overall strategy, before restarting in February 2026.
- 1.5 In December 2024, the Government published a new National Planning Policy Framework (NPPF) which was further updated in February 2025¹. The associated Planning Policy Guidance (PPG) has also been updated. Whilst the changes have a significant impact on the planning system, the consequences for this WPVA are minor.
- 1.6 In December 2025, the Government published a draft NPPF² for consultation. This draft NPPF is a fundamental re-write of the national planning policy, making a number of significant changes to the planning system. The draft includes national decision-making policies. It is proposed that these national decision-making policies are '*read alongside the policies in the development plan*' and are a material consideration when determining planning applications.

¹ The December 2024 version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8, and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.

² [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system)

- 12.1 The methodology used in this report is consistent with the December 2024 NPPF, the CIL Regulations (as amended) and the updated PPG. It should be noted that the transitional arrangements in this draft NPPF allow Local Plans, submitted for examination by 31st December 2026, to be examined against the 2024 NPPF.

Report Structure

- 1.7 This report follows the following format:

- Chapter 2** The reasons for, and approach to viability testing, including a review of the requirements of the CIL Regulations, NPPF and PPG.
- Chapter 3** The methodology used.
- Chapter 4** An assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different areas.
- Chapter 5** An assessment of the non-residential market.
- Chapter 6** An assessment of the costs of land to be used when assessing viability.
- Chapter 7** The cost and general development assumptions to be used in the development appraisals.
- Chapter 8** A summary of the various national and local policy requirements and constraints that influence the type of development that come forward.
- Chapter 9** A summary of the range of modelled sites used for the financial development appraisals.
- Chapter 10** The results of the appraisals and consideration of residential development.
- Chapter 11** The results of the appraisals and consideration of non-residential development.
- Chapter 12** Conclusions summary and recommendations.

HDH Planning & Development Ltd (HDH)

- 1.8 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:
- a. Area wide and site-specific viability analysis.
 - b. Community Infrastructure Levy.
 - c. Housing Market Assessments.
- 1.9 The findings contained in this report are based upon information from various sources including that provided by BDC and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

1.10 In this this regard, a developer³ commented:

At paragraph 1.13(i) HDH state that they have chosen not to verify much of the information, provided by BDC, that the LPVA is based upon. We consider this approach has the potential to undermine the results of the LPVA. Outside this we note a professional approach has broadly been followed by HDH

Caveat and Material Uncertainty

1.11 No part of this report constitutes a valuation, and the report should not be relied on in that regard.

1.12 Due to the nature of this assessment, it is important to note the uncertainty in the current market. The global economy continues to be faced uncertainty around world trade and the ongoing wars in Ukraine and the Middle East, with the impact on energy costs and inflationary pressures on the economy. Consequently, this assessment of viability is less certain, so a higher degree of caution should be attached to the findings than would normally be the case.

1.13 This does not mean that the report cannot be relied upon. Rather, this comment has been included to ensure transparency and to provide insight as to the market context under which the report was prepared. The importance of keeping the findings under review as the plan-making process continues is highlighted.

Compliance

1.14 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principal pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

1.15 *Financial viability in planning: conduct and reporting. 1st edition, May 2019* includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the relevant RICS Guidance has been followed.

- a. In preparing this report the HDH has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.
- b. HDH is appointed by Blaby District Council and is following a collaborative approach involving the LPA, developers, landowners and other interested parties. Where there is not agreement on all points by all parties, it will be necessary to make a judgment when making assumptions in this report.
- c. The specification under which this project is undertaken is included as **Appendix 1**.

³ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

- d. HDH has no conflicts of interest in undertaking this project. No performance-related or contingent fees have been agreed.
- e. The presumption is that a viability assessment should be published in full. HDH has prepared this report on the assumption that it will be published in full.
- f. HDH confirms that a non-technical summary is provided (in the form of Chapter 12). Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is recommended that this report is read in full.
- g. HDH confirms that adequate time has been made to allow for engagement with stakeholders through this project.
- h. This WPVA includes appropriate sensitivity testing in Chapter 10. This includes the effect of different tenures, different affordable housing requirements against different levels of developer contributions, and the impact of price and cost change.

1.16 The Guidance includes a requirement that, '*all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm*'. Much of the information that informed this Viability Assessment was provided by Blaby District Council. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

Metric or Imperial

1.17 The property industry uses both imperial and metric data – often working out costings in metric (£ per sqm) and values in imperial (£ per acre and £ per sqft). This is confusing so metric measurements are used throughout this report. The following conversion rates may assist readers.

1m	=	3.28ft (3' and 3.37")	1ft	=	0.30m
1m ²	=	10.76 sqft	1sqft	=	0.0929m ²
1ha	=	2.471acres	1acre	=	0.405ha

1.18 A useful broad rule of thumb to convert m² to sqft is simply to add a final zero.

2. Viability Testing

- 2.1 Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF), and of the CIL Regulations. In each case the requirement is slightly different, but they have much in common. Over several years various national consultations and changes have been made to the plan-making process. These have included references to and sections on viability, and are considered in this chapter.

National Planning Policy Framework

- 2.2 The extant NPPF was published in December 2024 and was further updated in February 2025⁴. This NPPF makes some significant changes to the planning system, particularly to the way the overall requirement for housing is assessed (the Standard Method), however, it does not change the place of viability testing in the plan-making process, and the detail beyond that is largely unchanged.
- 2.3 In December 2025, the Government published a draft NPPF⁵ for consultation. The draft NPPF is fundamental re-write of the national planning policy, making a number of significant changes to the planning system, however it stresses the importance of the system being '*genuinely plan-led*'. The draft sets out national decision-making policies. It is proposed that these national decision-making policies are '*read alongside the policies in the development plan*' and are a material consideration when determining planning applications.
- 2.4 For the purpose of this study, the draft NPPF carries forward the requirements to carry out a plan-wide viability assessment, and to ensure that the new Local Plan will deliver, making it clear that allocations for development must be viable:

2. *For plans that allocate specific sites for development the assessment should be undertaken with reference to national guidance and include:*
 - a. *A thorough site identification process to identify a sufficient range and quantity of potential sites;*
 - b. *An assessment of the availability, suitability and achievability (including likely viability) of those sites;*
 - c. *An assessment of the amount of development those sites have the potential to accommodate and the potential timescales over which development could be delivered¹⁶; and*
 - d. *The identification of the most appropriate sites for development taking into account the emerging vision and spatial strategy of the plan and the information above.*

⁴ The December 2024 version of the National Planning Policy Framework was amended on 7th February 2025 to correct cross-references from footnotes 7 and 8, and amend to the end of the first sentence of paragraph 155 to make its intent clear. The amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12th December 2024.

⁵ [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system)

- 2.5 The draft NPPF also includes proposals to move or duplicate some of the text currently in the PPG, that relates to viability, into the body of the NPPF, thus giving it more weight. Annex B of the explanatory document sets out the reasoning behind the proposed changes in the draft NPPF is headed '*Viability: Standardised inputs in viability assessment*' says:

Standardised inputs to viability assessments provide a consistent framework for evaluating development proposals and ensure both authorities and developers have greater certainty in the viability assessment process.

The government is therefore proposing moving the current Planning Practice Guidance subsection on 'Standardised inputs to viability assessment' into an annex to the draft Framework, and updating where needed, to support the proposed policies PM12, DM5 and GB8 above, subject to views received. The remainder of the existing viability PPG would remain in guidance. The proposed updates seek to support greater consistency, upfront clarity for all interested parties, and reduce the need for negotiation at the decision-making stage. At the same time, the proposals seek to ensure the system remains sufficiently responsive to different development types and risk profiles, to ensure development can proceed.

- 2.6 The consultation then seeks views on changes in relation to growth testing, developer's returns and benchmark land values. The methodology used in this report is consistent with the extant December 2024 NPPF, however appropriate regard is had to the draft NPPF. It may be necessary to revisit this report following the publication of the new NPPF.

- 2.7 Paragraph 35 of the NPPF says that plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the plan.

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

- 2.8 As in the 2012 NPPF (and more recent iterations), viability remains an important part of the plan-making process. The changes made in 2021, do touch on matters where viability will be a factor:

Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.

NPPF, Paragraph 22

To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

NPPF, Paragraph 101

- 2.9 The Council will need to continue to engage further with the promoters of any potential strategic sites and service and infrastructure providers.

- 2.10 When the NPPF was updated in 2018 there was shift of viability testing from the development management stage to the plan-making stage. This is reinforced in the draft NPPF.

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

NPPF Paragraph 59

- 2.11 Consideration has been made to the updated PPG (see below). This Viability Assessment will become the reference point for any viability assessments submitted through the Development Management process.

- 2.12 The NPPF says:

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.*

NPPF Paragraph 64

- 2.13 Social Rent is given greater emphasis in the updated NPPF than was in the earlier iterations. This is re-iterated in paragraph 71.

Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.

NPPF Paragraph 71

- 2.14 The importance of Social Rent is further emphasised in the draft NPPF. The housing mix tested aligns with the Council's wider evidence.

- 2.15 Of particular importance to this viability assessment is deliverability. The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the current NPPF. Under the heading *Identifying land for homes*, the importance of viability is highlighted:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account

their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and*
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

NPPF Paragraph 72

- 2.16 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

NPPF Paragraph 126

- 2.17 The NPPF includes various sections (Paragraphs 67, 68, 155, 156 and 157) concerning releasing land from the Green Belt. Such releases are subject to the Golden Rules which require that the affordable housing contribution on such releases to be 15% above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. The BDC area does not include areas of Green Belt, so these rules do not apply here.
- 2.18 The NPPF does not include technical guidance on undertaking viability work. This is in the Planning Practice Guidance (PPG).

Planning Practice Guidance

- 2.19 The December 2025 consultation on the draft NPPF asks a number of questions in relation to viability, including views on changes in relation to growth testing, developer's returns and benchmark land values. It does not propose new wording. It will be necessary to keep these under review.
- 2.20 The viability sections of the PPG (Chapter 10) were rewritten in 2018, and subsequently further updated. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the underlying emphasis of viability testing was changed. The superseded requirements for viability testing were set out in the 2012 NPPF which said:

173 ... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

174 ... the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle...

- 2.21 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-010-20251216 and 10-011-20180724 of the PPG changed this:

... ensure policy compliance and optimal public benefits through economic cycles...

PPG 10-010-20251216

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-011-20180724

- 2.22 The purpose of viability testing is now to ensure that ‘*maximum benefits in the public interest*’ has been secured. This is a notable change in emphasis, albeit in the wider context of striking a balance between the aspirations of developers and landowners, in terms of returns against risk.

- 2.23 The core requirement to consider viability links to paragraph 59 of the NPPF (see above):

Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of the Community Infrastructure Levy (CIL) and planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

PPG 23b-005-20190315

- 2.24 This assessment takes a proportionate approach to considering the cumulative impact of policies and planning obligations.

- 2.25 The PPG includes 4 main sections:

Section 1 - Viability and plan making

- 2.26 The overall requirement was updated in December 2025:

How should plan makers set policy requirements for contributions from development?

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). This should include the minimum proportion of Social Rent homes required.

These policy requirements should be informed by evidence of infrastructure and affordable housing need, including the need for those who require Social Rent, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, Social Rent and other types of affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.

PPG 10-001-20251216

- 2.27 This study takes a proportionate approach, building on the Council’s existing evidence, and considers all the local and national policies that will apply to new development.

The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. ... Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20251216

- 2.28 The emerging policy options that are under consideration by the Council are to be tested individually and cumulatively, to ensure that when taken together, that they are set at an appropriate level.

It is the responsibility of land owners, site promoters and developers to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.

PPG 10-002-20251216

- 2.29 The potential strategic sites are tested individually, based on high-level information provided by the Council. The Council will continue to engage with the promoters of the key sites in the Plan.

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

PPG 10-003-20180724

- 2.30 This study is based on typologies⁶ that have been developed by having regard to the potential sites that are most likely to be included in the emerging Plan. Several potential strategic sites are also modelled, so as to inform a decision as to whether or not they are to be included in the final iteration of the Local Plan.

Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers

⁶ The PPG provides further detail at 10-004-20190509:

A typology approach is a process plan makers can follow to ensure that they are creating realistic, *deliverable policies* based on the type of sites that are likely to come forward for development over the plan period.

In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.

PPG 10-004-20190509

- 2.31 This study draws on a wide range of data sources, as referenced though the report.

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

PPG 10-005-20180724

- 2.32 As set out above, the potential strategic sites are tested. For the purpose of a report such as this WPVA, Strategic Sites are those which are considered key sites upon which the delivery of the Plan relies.

Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

PPG 10-006-20190509

- 2.33 Consultation has formed part of the preparation of this study. This study specifically considers the total cumulative cost of all relevant policies.

Section 2 - Viability and decision taking

- 2.34 It is beyond the scope of this study to consider viability in decision making. It is however important to note that this study will form the starting point for future development management consideration of viability.
- 2.35 The December 2025 consultation on the draft NPPF includes proposals to move or duplicate sections of the text currently in the PPG that relate to viability, into the body of the NPPF, thus giving it more weight.

Section 3 - Standardised inputs to viability assessment

- 2.36 The general principles of viability testing are set in the PPG.

Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits

through economic cycles. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.

Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time.

As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local planning authorities' ability to seek compliance with relevant policies over the lifetime of the project. They should not be used to avoid policy compliance or reduce agreed contributions.

PPG 10-010-20251216

- 2.37 This study sets out the approach, methodology and assumptions used. These have been subject to technical consultation and have drawn on a range of data sources. Ultimately, the Council will use this report to judge the appropriateness of the new policies in the emerging Local Plan and the deliverability of the allocations.

Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.

PPG 10-012-20180724

- 2.38 The residential values have been established using data from the Land Registry and other sources. Non-residential values have been derived through consideration of capitalised rents as well as sales.

- 2.39 The PPG lists a range of costs to be taken into account.

- *build costs based on appropriate data, for example that of the Building Cost Information Service*
- *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value*
- *site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value*
- *the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act), and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value*
- *general finance costs including those incurred through loans*
- *professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value*

- *explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return*

PPG 10-013-20240214

2.40 All these costs are considered. The PPG then sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

PPG 10-014-20190509

2.41 The PPG goes on to set out:

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-015-20190509

2.42 Through the technical consultation a site promoter⁷ commented:

HDH indicate at Paragraph 7.10 that certain abnormal costs should be deducted from the BLV – where they have not been reflected as a development cost. It is not accepted that this should

⁷ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

include the strategic infrastructure costs identified above. The £250k per hectare BLV is considered to be the absolute minimum amount that a landowner would require for a site of this nature, and any reduction in this amount would render the scheme non-deliverable, as a landowner would not sell.

2.43 Whilst this is noted, it is necessary to follow the PPG when undertaking an assessment of this type.

2.44 The December 2025 consultation on the draft NPPF asks a number of questions in relation to deriving the BLV. The approach adopted in this study is to start with the EUV. The 'plus' element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners' premium.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG 10-016-20190509

2.45 This report has applied this methodology to establish the EUV.

2.46 The PPG sets out an approach to the developers' return

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

PPG 10-019-20190509

2.47 As set out in Chapter 7, this approach is followed, however it is important to note that December 2025 consultation on the draft NPPF asks a number of questions in this regard.

Section 4 - Accountability

2.48 This section of the PPG sets out requirements on reporting. These will be covered, by the Council, outside this report.

- 2.49 Paragraph 10-021-20251216 of the PPG that says that '*practitioners should ensure that the findings of a viability assessment are presented clearly and the assessment and its conclusions are objective, reasonable and realistic. An executive summary should be used to set out key findings of a viability assessment in a clear way*'. Chapter 12 is written as a standalone non-technical summary that brings the evidence together.

Community Infrastructure Levy Regulations and Guidance

- 2.50 The Council has not adopted CIL, this WPVA will consider whether or not there is scope to introduce CIL – if there is scope to introduce CIL then rates of CIL will be researched. The CIL Regulations are broad, so in any event it is necessary to have regard to them and the CIL Guidance (which is contained within the PPG) when considering appropriate rates of CIL.
- 2.51 The CIL Regulations have been subject to amendment⁸. CIL Regulation 14 (as amended) sets out the core principle for setting CIL.

Setting rates

- (1) *In setting rates (including differential rates) in a charging schedule, a charging authority must strike an appropriate balance between—*
- (a) *the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and*
 - (b) *the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.*
- (2) *In setting rates ...*

- 2.52 Viability testing in the context of CIL is to assess the '*effects*' on development. Ultimately the test that will be applied to CIL is as set out in the examination section of the PPG. On preparing the evidence base on economic viability, the Guidance says:

A charging authority should be able to explain how their proposed levy rate or rates will contribute towards new infrastructure to support development across their area. Charging

⁸ **SI 2010 No. 948.** The Community Infrastructure Levy Regulations 2010 *Made 23rd March 2010, Coming into force 6th April 2010.* **SI 2011 No. 987.** The Community Infrastructure Levy (Amendment) Regulations 2011 *Made 28th March 2011, Coming into force 6th April 2011.* **SI 2011 No. 2918.** The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. *Made 6th December 2011, Coming into force 7th December 2011.* **SI 2012 No. 2975.** The Community Infrastructure Levy (Amendment) Regulations 2012. *Made 28th November 2012, Coming into force 29th November 2012.* **SI 2013 No. 982.** The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th April 2013, Coming into force 25th April 2013.* **SI 2014 No. 385.** The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th February 2014, Coming into force 24th February 2014.* **SI 2015 No. 836.** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. *Made 20th March 2015.* **SI 2018 No. 172** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES. The Community Infrastructure Levy (Amendment) Regulations 2018. *Made 8th February 2018. Coming into force in accordance with regulation 1.* **SI 2019 No. 966** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. *Made - 22nd May 2019.* **SI 2019 No. 1103** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) (No. 2) Regulations 2019 *Made 9th July 2019. Coming into Force 1st September 2019.* **SI 2020 No. 781** The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. *Made 21st July 2020, Coming into force 22nd July 2020.* **SI 2020 No. 1226** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2020. *Made 5th November 2020. Coming into force 16th November 2020.*

authorities will need to summarise their viability assessment. Viability assessments should be proportionate, simple, transparent and publicly available in accordance with the viability guidance. Viability assessments can be prepared jointly for the purposes of both plan making and preparing charging schedules. This evidence should be presented in a document (separate from the charging schedule) that shows the potential effects of the proposed levy rate or rates on the viability of development across the authority's area. Where the levy is introduced after a plan has been made, it may be appropriate for a local authority to supplement plan viability evidence with assessments of recent economic and development trends, and through working with developers (e.g. through local developer forums), rather than by procuring new evidence.

PPG 25-019-20190901

- 2.53 This assessment has updated the existing evidence base. This assessment, when completed, will form part of the evidence that the Council will use if a decision is made to pursue CIL.
- 2.54 For the purpose of this WPVA, CIL Regulation 122 is of particular importance. This sets out that payments requested under the s106 regime must be:
- a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related in scale and kind to the development.
- 2.55 In October 2023, the *Levelling-up and Regeneration Act* became law. The Act included a reference to a new national Infrastructure Levy to replace CIL and reform the current developer contribution system. The Government announced, as part of the July 2024 consultation on the draft NPPF, that this will not be taken forward, so this is not considered in this report.
- 2.56 CIL, once introduced, is mandatory on all developments within the categories and areas where the levy applies. This is unlike s106 agreements (including affordable housing) which can be negotiated on a site-by-site basis (subject to the restrictions in CIL Regulation 122 and within paragraphs 10-008-20190509 and 10-009-20251216 of the PPG). This means that CIL must not prejudice the viability of most sites and thus threaten the delivery of the Local Plan.

Wider Changes Impacting on Viability

- 2.57 The draft NPPF includes proposals to move or duplicate some of the text currently in the PPG, that relates to viability, into the body of the NPPF, thus giving it more weight. The consultation then seeks views on changes in relation to growth testing, developer's returns and benchmark land values. It will be necessary to keep this under review.
- 2.58 There have been several changes at a national level over the last few years that are timely to mention.

Affordable Housing

- 2.59 Paragraph 65 of the extant NPPF sets out national thresholds for the provision of affordable housing:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings

are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

2.60 In this context, major development is as set out in the Glossary to the NPPF:

Major development: *For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.*

2.61 None of the parishes in Blaby District are defined as being a designated rural area. A threshold of 10 units is assumed to apply.

2.62 Two requirements of earlier national policy have been dropped. Under Footnote 31 of the NPPF, the requirements for 25% for the affordable housing to be First Home no longer applies. The requirement for 10% of all homes to be Affordable Home Ownership (as per paragraph 66 of the 2023 NPPF⁹) no longer applies.

2.63 The tenure mix in the base modelling aligns with the Council's housing evidence, and is set out in Chapter 8. This also takes into account the greater emphasis for Social Rent as per paragraphs 64 and 71 of the NPPF.

Accessible and Adaptable Standards

2.64 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes¹⁰ saying:

73. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes – option 2 in the consultation. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations.

2.65 Under policy HO5: *Meeting the needs of different groups* of the draft NPPF, the Government is proposing the following text:

In relation to accessible housing, setting out the proportion of new housing that should be delivered to requirement M4(2) and M4(3) of the Building Regulations. M4(2) requirements should reflect local levels of need, and should ensure that at least 40% of new housing delivered over the course of the plan is delivered to M4(2) or M4(3) standards.

2.66 The Government will consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard. This is considered in Chapter 8.

⁹ [\[ARCHIVED CONTENT\]](#)

¹⁰ [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](#)

Environmental Standards

- 2.67 In the spring of 2024, the Government carried out a consultation on how national standards may be changed as part of the move to Zero Carbon. The Department of Levelling up, Communities and Housing published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a ‘stepping stone’ on the pathway to Zero Carbon homes that sets the target of an interim 31% reduction in CO₂ emissions over 2013 standards for dwellings. This is assumed to apply to all new homes in this assessment.
- 2.68 At the same time the then Housing Minister made a Written Parliamentary Statement¹¹ which set out the Government’s position in this regard as follows:

... Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- *The additional requirement is expressed as a percentage uplift of a dwelling’s Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*

Where plan policies go beyond current or planned building regulations, those policies should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible

- 2.69 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.
- 2.70 Under the draft NPPF, the Government is proposing the following text:

Plan-making policies

CC1: Planning for climate change

- 1 *Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero³⁰. They should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. They should do this by:*
 - a. *Proposing development patterns through their spatial strategy and allocations which:*
 - i. *can help contribute to radical reductions in greenhouse gas emissions (which can be informed by an assessment of baseline carbon emissions and the potential effect of development options on future emissions and their mitigation); and*
 - ii. *avoid increased vulnerability and improve resilience to the effects of climate change (including through providing for necessary infrastructure improvements and the future relocation of homes and other uses where public safety would be at risk, for example as a consequence of coastal change);*

¹¹ [Written statements - Written questions, answers and statements - UK Parliament](#)

- b. Addressing any specific risks from climate change in their proposed allocations for development, and necessary adaptations, both of which should be considered for the anticipated lifetime of the development;*
- c. Setting local water efficiency standards for new development where these are justified in accordance with policy PM13; and*
- d. Identifying opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies in accordance with policy N1.*

National decision-making policies

CC2: Mitigation of climate change

- 1. *In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*
 - a. Be located where a genuine choice of sustainable transport modes exists, and improve opportunities for walking, wheeling, cycling and public transport, in accordance with policies TR3 and TR4;*
 - b. Support good access to facilities to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;*
 - c. Use design approaches which conserve energy and other resources in accordance with policy DP3(1)(c);*
 - d. Take advantage of opportunities to re-use existing structures and materials, including by re-using non-contaminated excavated soil and hardcore within the site;*
 - e. Take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy;*
 - f. Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh; and*
 - g. Not increase the extraction of fossil fuels unless it is in accordance with policy M5.*
- 2. *Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).*

2.71 The draft NPPF consultation also says (on page 16):

6 Streamlining local standards. *We want to promote certainty for applicants and speed up local plan production by limiting quantitative standards in development plans to only those specific issues where local variation is justified. We also want to limit duplication of matters which are covered by the Building Regulations – other than where there is the existing ability to use 'optional technical standards'.*

2.72 Policy PM13: Setting standards of the draft NPPF says:

- 1. *Quantitative standards set through development plan policies should be limited to infrastructure provision, affordable housing requirements¹⁸, parking and design and placemaking, and where this will provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:*

- a. *Be justified, drawing upon relevant evidence of local characteristics and needs, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist;*
- b. *Not cover matters which are already addressed by Building Regulations, other than in relation to:*
 - i. *accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in line with policy HO5; or*
 - ii. *water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or exceptionally a more stringent local standard in areas of serious water stress.*
- c. *Not cover matters relating to the construction or internal layout of buildings unless they are to implement the nationally described space standard.*

2.73 Under PM13: Setting standards the draft NPPF consultation says:

In addition, the policy proposes preventing standards which cover matters already addressed by building regulations, with the exception of the established national technical standards for accessibility and water efficiency. In relation to water efficiency, the policy recognises that some areas may need to set a tighter standard than the existing optional requirement, due to the pressure on water supplies. This reflects relevant parts of the Written Ministerial Statement made on 19 December 2023 titled The Next Stage in Our Long-Term Plan for Housing Update. The Department for Environment, Food and Rural Affairs ongoing consultation on revising water efficiency standards will not affect this policy.

Beyond these areas, the policy identifies specific areas where local standards should not be set. This includes matters relating to the construction or internal layout of buildings (other than the nationally described space standard), which the government considers are matters best left to the market to determine.

The policy as drafted would limit local standards for energy efficiency, as we are concerned that varying standards across local plans make it difficult for the construction sector to adapt and deploy energy efficiency technologies at scale. If this specific restriction were to be taken forward following consultation, we intend to use secondary legislation to commence section 43 of the Deregulation Act 2015 to amend the Planning & Energy Act 2008 to make clear that local plans should not set higher energy efficiency standards for residential development. The draft Framework policy would also replace the policy contained in the 2023 Written Ministerial Statement titled Planning – Local Energy Efficiency Standards Update.

2.74 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in 2027¹². This is considered in Chapter 8.

2.75 In November 2021, it was announced that, from 2022, all new homes would be required to include an electric vehicle charging point. This is assumed to apply.

Biodiversity Net Gain

2.76 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. The PPG was updated in

¹² [FHBS_Circular.pdf](#)

2024¹³ in this regard. The requirement is that developers ensure habitats for wildlife are enhanced relative to pre-development state. Developers must assess the type of habitat and its condition before submitting plans and then demonstrate how they are improving biodiversity.

- 2.77 Green improvements on-site are preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. The mandatory BNG requirement was introduced for most major developments from February 2024, and for small sites/minor development from April 2024.

The definition of a minor development for the purposes of BNG is development that is not major development and includes:

- *residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares.*
- *commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare.*
- *development that is not the winning and working of minerals or the use of land for mineral-working deposits.*
- *development that is not waste development.*

- 2.78 In May 2025 the Government commenced a consultation¹⁴ on the implementation of BNG. This would introduce a ‘*new medium development threshold for sites between 10 and 49 homes, up to 1.0 ha in size*’. Alternatively, consideration is being given to exempting all minor developments. Bearing in mind that this is a consultation, the outcome of which is not yet known, it is assumed the BNG requirements remain as per the extant NPPF and PPG.

- 2.79 Policy N1: *Identifying environmental opportunities and safeguards* of the draft NPPF says:

Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Any such requirements should not extend to categories of development which are exempt from statutory biodiversity net gain.

- 2.80 The costs of achieving Biodiversity Net Gain (BNG) are considered in Chapter 8.

Fire Safety Standards

- 2.81 A number of further national consultations were announced during the December 2022. These include proposed Changes to Approved Document B, sprinklers in care homes, and staircases in residential buildings.

¹³ [Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/biodiversity-net-gain)

¹⁴ [Improving the implementation of biodiversity net gain for minor, medium and brownfield development - GOV.UK](https://www.gov.uk/government/consultations/improving-the-implementation-of-biodiversity-net-gain-for-minor-medium-and-brownfield-development)

- 2.82 The Government published the outcome in March 2024 in the updated Building Regulations¹⁵. The guidance makes second staircases mandatory in all new residential buildings over 18m (about 6 storeys) in England from September 2026 – although it is unlikely that such tall buildings would be appropriate in the BDC area.

National Model Design Code

- 2.83 The *National Model Design Code* was published as part of the PPG in 2021, when the NPPF was updated:

133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

- 2.84 The National Design Code does not add to the cost of development. Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes.

Levelling-up and Regeneration Act

- 2.85 The *Levelling-up and Regeneration Act* become law in October 2023. Many of the measures in the Act will be implemented, in due course, through secondary legislation and / or regulations. The provisions within the Act will have a significant impact on the overall plan-making process, but they do not alter the place of viability in the current Local Plan process.
- 2.86 The *Levelling-up and Regeneration Act* includes reference to a new national Infrastructure Levy. The Government has announced that this will not be taken forward.

Building Safety Levy

- 2.87 The Building Safety Levy (BSL) was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In March 2025,

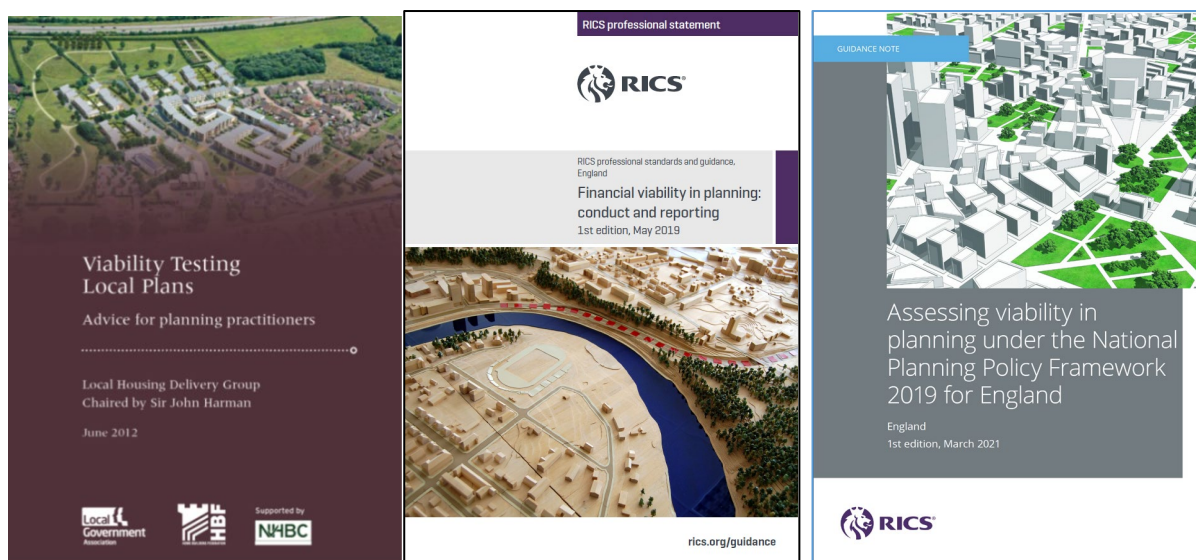
¹⁵ [Amendments to the Approved Documents - Approved Document B: Fire safety volumes 1 and 2 \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/amendments-to-the-approved-documents-approved-document-b-fire-safety-volumes-1-and-2)

the Government announced that the Levy will be introduced in Autumn 2026. In BDC the Levy, if introduced as per the consultation, would be £14.23 per sqm for brownfield land and £28.47 per sqm for greenfield land¹⁶ and would apply to major development.

- 2.88 The BSL is included in the appraisals in the assessment.

Viability Guidance

- 2.89 Neither the NPPF nor the PPG set out step-by-step technical guidance, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions¹⁷ that support the methodology HDH has developed. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012¹⁸ (known as the Harman Guidance¹⁹).
- 2.90 The planning appeal decisions, and the HCA good practice publication²⁰ suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. This approach is now specified in the PPG.



¹⁶ [Building Safety Levy: Technical consultation response - GOV.UK](#)

¹⁷ Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve: APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437.

¹⁸ Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, MHCLG funded, Planning Advisory Service (PAS).

¹⁹ [viability-testing-local-p-42b.pdf](#)

²⁰ *Good Practice Guide*. Homes and Communities Agency (July 2009).

- 2.91 As set out at the start of this report, there are two principal pieces of relevant RICS guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England* (1st Edition, May 2019) and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).
- 2.92 Neither of these specify a step-by-step approach, rather they make reference to the NPPF and PPG and provide interpretation on implementation. In line with the extant PPG, this WPVA follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value, generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance.
- 2.93 In 2019, the HBF produced *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). This guide draws on the Harman Guidance and the 2012 RICS Guidance, (which the 2012 RICS). This HBF guide stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. HDH has some concerns around this guidance as it does not reflect '*the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*' as set out in paragraph 10-009-20190509 of the PPG. The HBF guide raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.

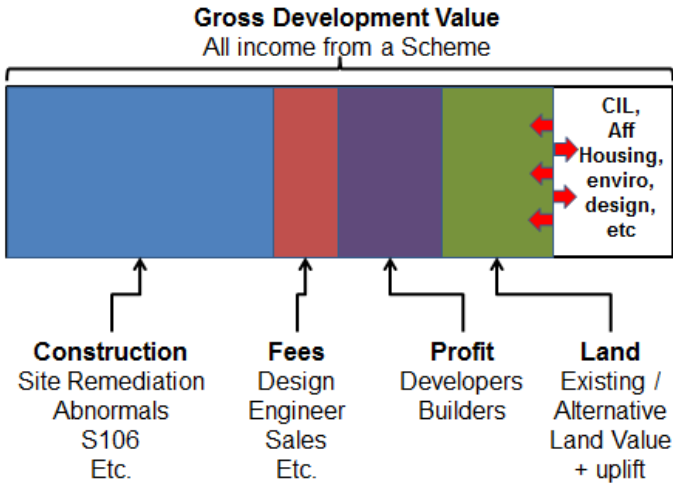
3. Methodology

Viability Testing – Outline Methodology

- 3.1 This report follows the Harman Guidance. A technical consultation was carried out in June 2025, to inform the report. The project was paused by BDC in the autumn of 2025, whilst the Council gathered further evidence and refined the overall strategy, before restarting in February 2026. In due course, the completed report will be published alongside the draft Local Plan.
- 3.2 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

$$\begin{array}{r} \textbf{Gross Development Value} \\ \text{(The combined value of the complete development)} \\ \\ \text{LESS} \\ \\ \textbf{Cost of creating the asset, including a profit margin} \\ \text{(Construction + fees + finance charges)} \\ \\ = \\ \\ \textbf{RESIDUAL VALUE} \end{array}$$

- 3.3 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 3.4 In the following graphic, the bar illustrates all the income from a scheme. This is set by the market (rather than by the developer or local authority). Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control – they are what they are.



- 3.5 The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions a planning authority asks for, the less the developer can afford to pay for the land. The purpose of this assessment is to quantify the costs of the Council's policies and to assess the effect of these and then make a judgement as to whether or not land prices are squeezed to such an extent that the Plan is not deliverable.
- 3.6 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'uplift' above the EUV which would make the landowner sell.
- 3.7 This study is not trying to mirror any particular developer's business model – rather it is making a broad assessment of viability in the context of plan-making and the requirements of the NPPF and CIL Regulations. The approach taken in this report is different from the approach taken by developers when making an assessment to inform commercial decision making, particularly on the largest sites to be delivered over many years. At this stage of the planning process, it is necessary to work within the PPG and other relevant guidance. As set out in Chapter 2 above, it will be necessary for the promoters of the Strategic Sites to continue to engage, as the plan-making process continues.
- 3.8 It is important to note, that not all sites will be viable, even without any policy requirements or CIL. It is inevitable that the Council's requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the overall Local Plan is likely to be deliverable.

Limitations of viability testing in the context of the NPPF

- 3.9 High level viability testing does have limitations. The assessment of viability is a largely quantitative process based on financial appraisals – there are however types of development where viability is not at the forefront of the developer's mind, and they will proceed even if a 'loss' is shown in a conventional appraisal. An individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even though the value of the facility in financial terms is not significantly enhanced, or the end user of an industrial building may build a new factory that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.
- 3.10 This is a challenge when considering policy proposals. It is necessary to bear in mind if the impact of a policy requirement on a development type that may appear only to be marginally viable will have any material impact on the delivery of development, or whether the developments will proceed anyway. Some development comes forward for operational reasons rather than for property development purposes.

The meaning of Landowner Premium

- 3.11 The phrase '*landowner premium*' was new in the 2018 PPG. Under the 2012 NPPF, and the superseded PPG, the phrase *competitive return* was used. This is at the core of a viability assessment. The 2012 RICS Guidance includes the following definition:

Competitive returns - A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.

- 3.12 Whilst this is useful it does not provide guidance as to the size of that return. The updated PPG says:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-015-20190509

- 3.13 The term *landowner's premium* has not been firmly defined through the appeal, Local Plan examination or legal processes – various different approaches have been accepted by planning inspectors. The level of return to the landowner is discussed and the approach taken in this study is set out in Chapter 6 below.
- 3.14 This study is about the economics of development; however, viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute to the

assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.



Existing Available Evidence

- 3.15 The NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from the Council has been reviewed.
- 3.16 Firstly, is that which has been prepared earlier in the plan-making process and to inform the setting of CIL, and that has been prepared by the Council to inform the plan-making process. The *Local Plan Viability Study* (Cushman & Wakefield, June 2017) is based on values and costs derived in 2016 / 2017, so is a historic document.
- 3.17 Secondly, is that which the Council holds, in the form of development appraisals that have been submitted by developers in connection with specific developments – most often to support negotiations around the provision of affordable housing or s106 contributions. In the case of BDC it has received very few such assessments, as most planning consents are broadly policy compliant.
- 3.18 Thirdly, BDC also holds evidence of what is being collected from developers under the s106 regime. This will be collected, by the Council, outside this study²¹.

²¹ Paragraphs 10-020-20180724 to 10-028-20180724 of the PPG introduce reporting requirements in this regard. In particular 10-027-20180724 says:

Stakeholder Engagement

- 3.19 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry. A technical consultation event was held in June 2025. Residential and non-residential developers (including housing associations), landowners and planning professionals are invited. **Appendix 2** includes the details of those invited and the attendees, and **Appendix 3** includes the presentation given.
- 3.20 The event included a recap of viability testing in the context of the NPPF and PPG and a presentation and discussion around the main assumptions for the viability assessment, including development values, development costs, land prices, developers' and landowners' returns. Following the event, copies of the presentation and an early iteration of this study were circulated to all those invited, and the attendees were asked to make any further representations by email. Six written responses were received in addition to the comments made at the event. The comments of the consultees are reflected through this report and the assumptions adjusted where appropriate.
- 3.21 The main points from the 2025 technical consultation were:
- a. That the general approach and methodology is appropriate^{22 23}.
 - b. A more cautious 'worst-case' approach should be taken²⁴.
 - c. That Whetstone Pastures should be modelled under a 'bespoke approach' In this this regard, a developer²⁵ commented. Whilst this is noted, this report is a high-level WPVA, which includes the modelling of the strategic sites, based on information provided by the Council. Towards the end of this report, it is recommended that that Council works with the various site promoters to ensure that the Strategic Sites are deliverable.
- 3.22 The consultation process has been carried out in accordance with the requirements of the PPG, the Harman Guidance and the RICS Guidance.
- 3.23 58 representations relating to viability were made through the Regulation 18. These have been reviewed. The majority of these were simply making reference to viability, rather than technical comments that impact directly on this report. Numerous representation stressed the importance of undertaking a plan-wide viability assessment, that considers the impact of all

How should monitoring and reporting inform plan reviews?

The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine deliverability of the plan.

²² Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

²³ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

²⁴ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

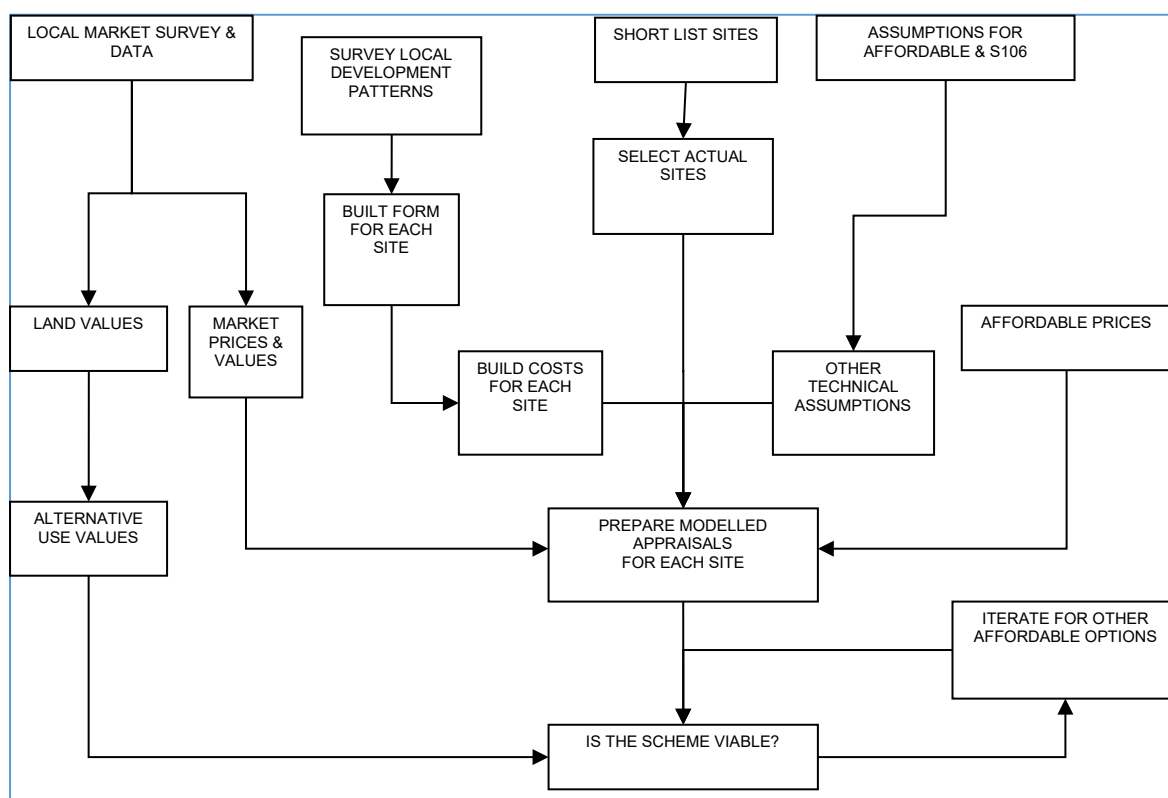
²⁵ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

the proposed policies and the full infrastructure requirements. This WPVA considers the cumulative impact of the policies in the emerging Local Plan.

Viability Process

- 3.24 The assessment of viability as required under the NPPF and the CIL Regulations is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20251216) ‘...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106’.
- 3.25 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of ‘typologies’, and using these to assess whether development, generally, is viable. The typologies (typical development sites) were modelled based on discussions with Council officers, the existing available evidence supplied to HDH by the Council. Details of the modelling are set out in Chapter 9. This process ensures that the appraisals are representative of typical development in the BDC area over the plan-period.

Figure 3.1 Viability Methodology



Source: HDH 2025

- 3.26 In the initial iteration of this WPVA, addition to modelling a range of representative sites, several Strategic Site options were modelled on an anonymised basis. The six potential strategic sites are modelled individually, based on the high-level information provided by the Council. It is important to note that the modelling in this assessment is based on total unit

numbers and site area and takes a high-level approach. In due course, it may be necessary to revisit the viability and take into account the specifics of the scheme which are not currently available.

Table 3.1 BDC Potential Residential Strategic Sites

Reference	Site Name and Settlement	Gross Area (Hectares)	Dwellings 2024-2042	Dwellings Beyond 2042
KMU025	Land North of A47 Hinckley Road, Kirby Muxloe	37.4	510	140
LUB002	Land West of Beggars Lane, Lubbesthorpe	45.3	825	0
STO026	Land West of Stoney Stanton	348.4	965	4,200
WHE027	Whetstone Pastures	379.8	800	3,700
NAR022	Land at Carlton Park, Enderby / Narborough	57.0 ²⁶	560	0
WHE031, WHE026	Land South of Whetstone	58.2	760	0

Source: BDC (February 2026)

- 3.27 Through the technical consultation, the promoter of Whetstone Pastures²⁷ commented a 'bespoke approach' should be taken to that site. They noted that the assumptions '*do not correlate with the measurements that have been provided by TBBD in terms of gross and net hectares. As such, we request that HDH provide information relied upon in relation to site areas, particularly in relation to gross to net developable ratio. TBBD are happy to supply this information to HDH confidentially*'.
- 3.28 Such an approach would not be appropriate in WPVA that will form part of the published evidence base. The modelling of strategic sites is based on updated information provided by the Council.
- 3.29 The local housing markets were surveyed to obtain a picture of sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Alongside this, local development patterns were considered, to arrive at appropriate built form assumptions. These in turn inform the appropriate build cost figures. The appraisal results are in the form of £/ha 'residual' land values, showing the maximum value a developer can pay for a site and still make an appropriate return. The Residual Value is compared to the EUV. If the Residual Value exceeds the EUV, by a satisfactory margin, the scheme can be judged to be viable. The amount of margin is a difficult subject and is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.
- 3.30 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. The Plan is well developed, but still in draft form, so the policies used in this assessment may be subject to further changes – in part informed by the findings of this report.

²⁶ As this project was being completed the site area was clarified as being 52.1ha. See Chapter 9 below.

²⁷ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

For appropriate sensitivity testing, a range of options are tested, including different levels of affordable housing provision and different levels of developer contribution. If the Council allocates different types of site, or develops significantly different policies to those tested, it may be necessary to revisit viability and consider the impact of those further requirements.

- 3.31 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing as required by the NPPF (and CIL Regulations) is used. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality and to provide high level advice to assist the Council in assessing the deliverability of the Local Plan.

4. Residential Market

- 4.1 This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices. The data presented in the June 2025 pre-consultation draft version has been updated as necessary. The study is concerned not just with the prices but the differences across different areas. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately site-specific factors, that generate different values and costs.
- 4.2 Whilst Blaby is a largely rural District to the west of Leicester, it and its local housing markets are closely associated with Leicester, with the main settlements to the north and east of the District being part of Leicester's housing market.

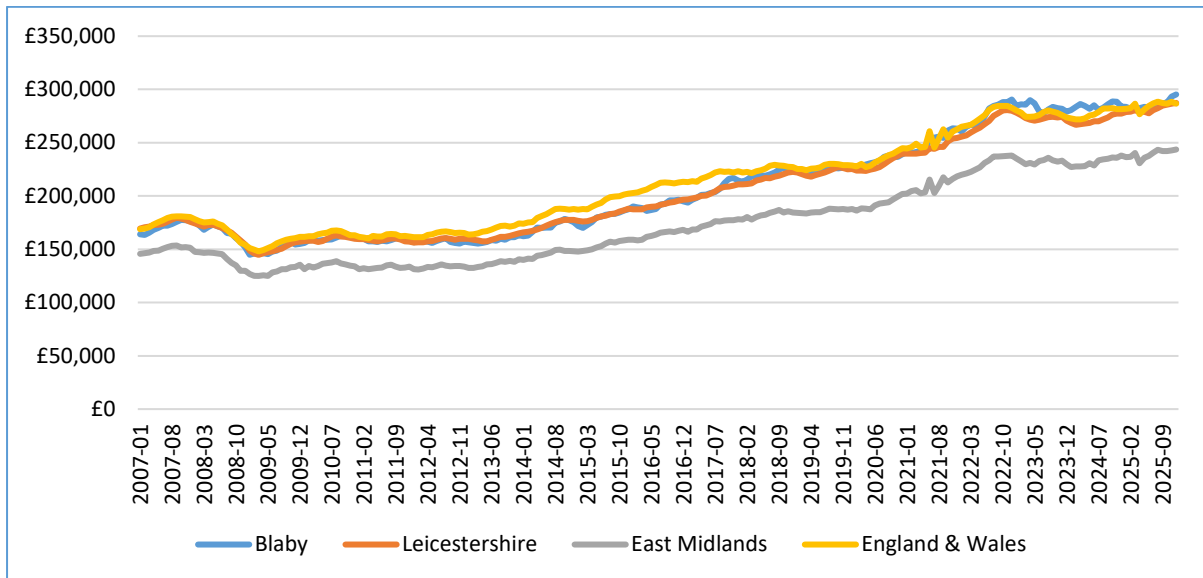
The Blaby Residential Market

- 4.3 There is a marked variation in values and residential property prices across the area.
- a. Historically, values have been higher to the southwest and to the north of Leicester, including the BDC area. The settlements closer to the city have expanded from villages into the larger towns that they are today.
 - b. The River Soar valley and water meadows divides the District, with Narborough to the north and Blaby to the south. This is an attractive area of open countryside. The land rises to the southwest into the attractive limestone hills, which are largely undeveloped and rural in nature. The west of the District is characterised by its open spaces and countryside.
 - c. The District has excellent access to the motorway network. The M1 runs north / south through the district and the M69 connects to wider country to the southwest. Access to the railway network is limited (Narborough has a station, as does Leicester).
 - d. The M1 / M69 junction is a major employment hub that includes Fosse Park retail park, the Grove Park office park, Meridian Park industrial and office area as well as a range of associated large scale out-of-town and logistics uses.
 - e. The economy has diversified from its traditional roots of agriculture and mineral extraction, into areas such as logistics, manufacturing and support services.
- 4.4 Overall, the market is perceived to be strong, and BDC is a desirable place to develop housing.

National Trends and the relationship with the wider area

- 4.5 The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'. Prices in BDC are now about 66% above their October 2007 peak which is a larger increase than that seen across England and Wales (59%), and the wider East Midlands (61%) or Leicestershire (61%).

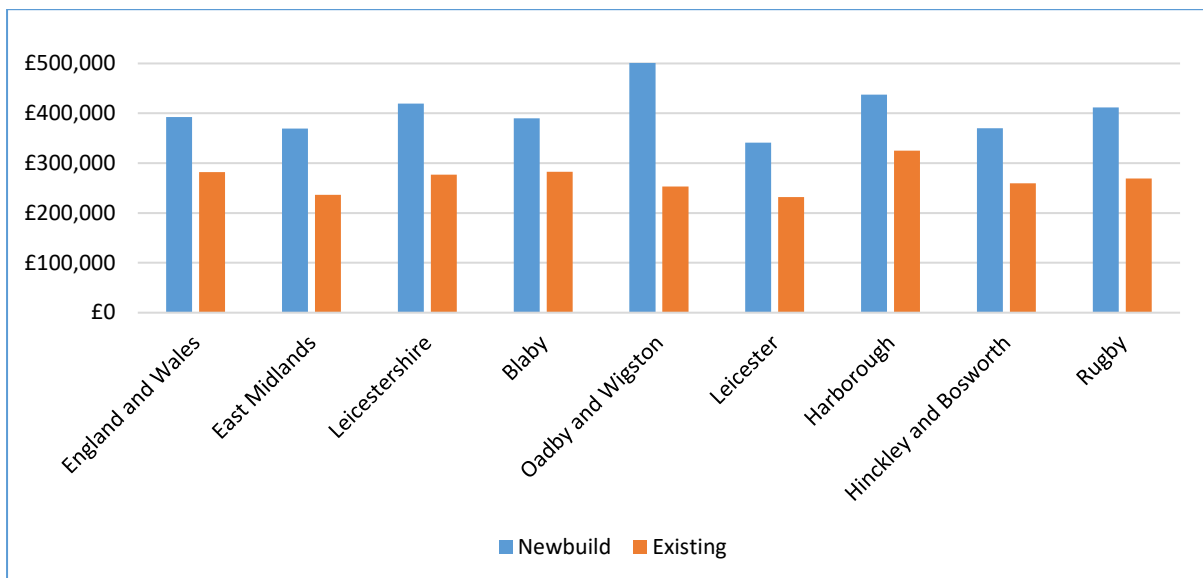
Figure 4.1 Average House Prices (£)



Source: Land Registry (February 2026). Contains public sector information licensed under the Open Government Licence v3.0.

4.6 The average prices in BDC are broadly in line with the nearby authority areas.

Figure 4.2 Average House Prices (£)



Source: Land Registry (February 2026). Contains public sector information licensed under the Open Government Licence v3.0.

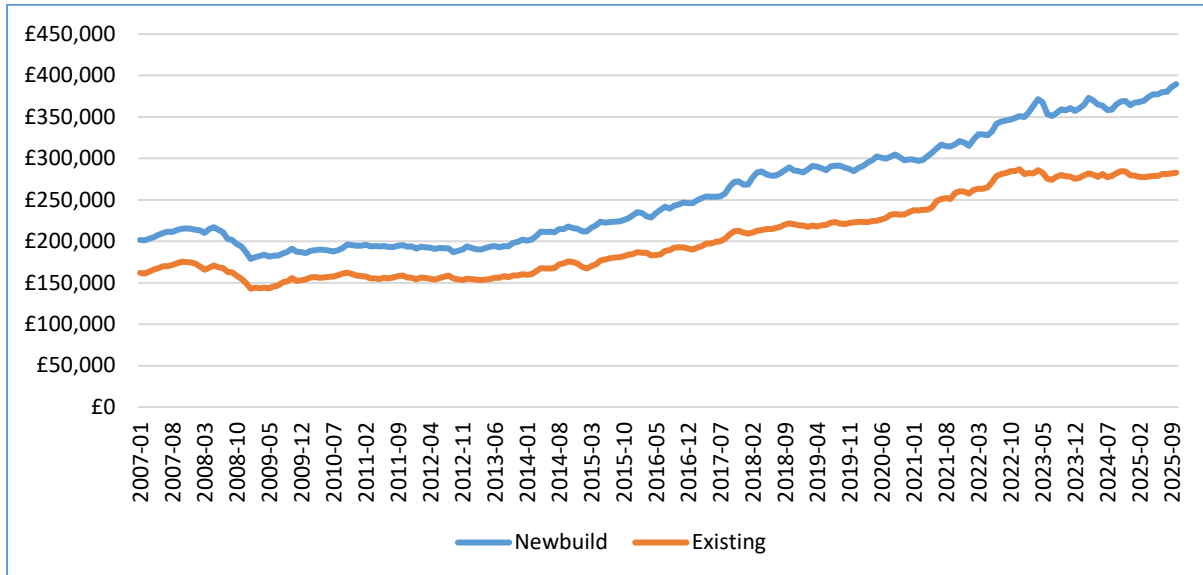
4.7 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for BDC is 192nd (out of 331) at £303,283²⁸. To set this in context, the council at the middle of the rank (166th – West Suffolk), has an average price of £337,186. In the District, the median price is lower than the average, at £275,000²⁹.

²⁸ Mean house prices for administrative geographies: HPSSA dataset 12 (Release 20th September 2023).

²⁹ Median house prices for administrative geographies: HPSSA dataset 9 (Release 20th September 2023)

- 4.8 This study concerns new homes. The figure above shows that prices have fluctuated a little over the last year or two, but have still seen a significant recovery since the bottom of the market in March 2009. The Land Registry data shows that the prices of newbuild homes have increased more quickly than existing homes and have not shown a reduction in values.

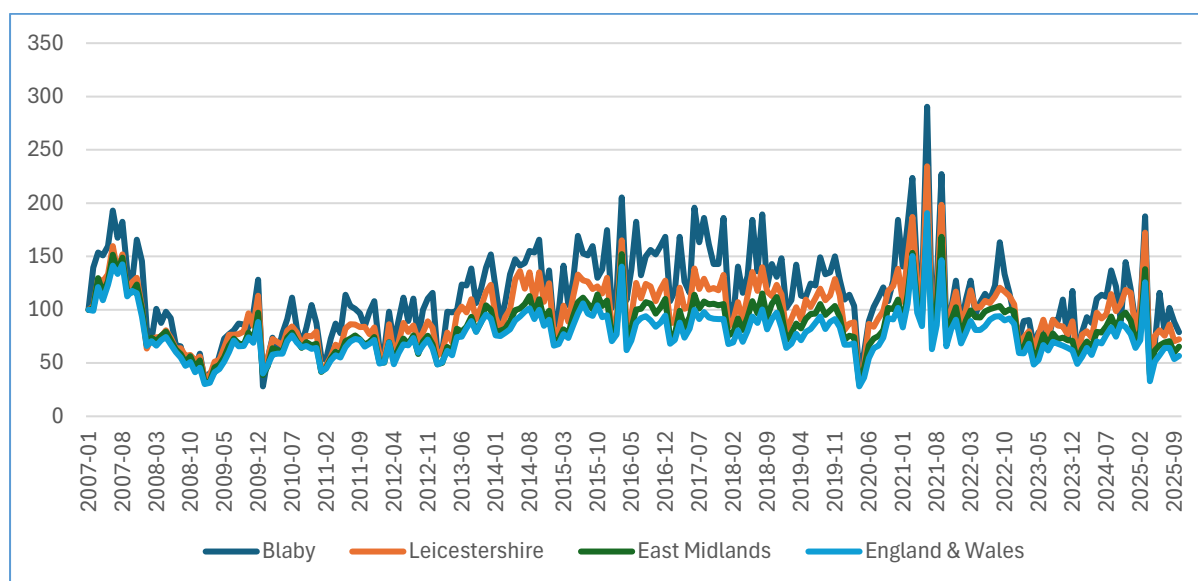
Figure 4.3 Change in House Prices. Existing and Newbuild - BDC



Source: Land Registry (February 2026). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.9 The Land Registry shows that the average price paid for newbuild homes in Blaby District (£389,646) is £106,831 (38%) more than the average price paid for existing homes (£282,815). This data suggests newbuild house prices have increased by about 3% since the technical consultation was carried out.
- 4.10 The change in the rate of sales (i.e. sales per month) is similar to those in the wider area and in the whole country.

Figure 4.4 Sales per Month – Indexed to January 2007 – Blaby District



Source: Land Registry (February 2026). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.11 The rise in house prices over the last 15 or so years has, at least in part, been enabled by the historically low mortgage rates offered to home buyers. In addition, the housing market was actively supported by the Government through products and initiatives such as Help-to-Buy and a Stamp Duty ‘holiday’ that was introduced to support prices during the COVID-19 pandemic.
- 4.12 The housing market and wider economy has been through various uncertainties, including that of the COVID-19 pandemic. A range of views as to the impact on house prices of the pandemic and Brexit were expressed which covered nearly the whole spectrum of possibilities, but the general consensus was that there would be a fall in house prices. As can be seen from the above, prices actually increased substantially. The global economy continues to be faced with uncertainty around world trade and the ongoing wars in Ukraine, and in the Middle East, with the impact on energy costs and inflationary pressures in the economy, which all add uncertainty.
- 4.13 There is a degree of uncertainty in the housing market as reported by the RICS. The January 2026 RICS UK Residential Market Survey³⁰ said:

Despite subdued activity, tentative signs are emerging that the market may be turning a corner

- *Several indicators have become consistently less downbeat in recent months*
- *House prices appear to have stabilised at a national level, although regional disparities are widening*
- *Sentiment regarding the twelve-month sales outlook points towards a recovery*

The January 2026 RICS Residential Market Survey suggests market conditions may be starting to turn a corner, with several activity-related indicators recording their least negative readings

³⁰ [UK Residential Market Survey](#)

for several months. Furthermore, while near-term expectations remain relatively cautious, there is growing conviction among respondents that a recovery in sales volumes will gather momentum over the year ahead.

Looking at the current demand backdrop, the net balance for new buyer enquiries stood at -15% in January. While this still reflects a generally subdued market, the figure has improved from -21% in December and -29% in November, signalling diminishing negativity.

Similarly, for the agreed sales measure, the latest net balance of -9% is the least negative since June 2025, with each of the past three reports showing a progressively less downbeat reading. On a somewhat less encouraging note, the near-term sales expectations series recorded a net balance of +4%, indicating a flatter trend ahead compared with last month's +22% and reflecting ongoing caution around the immediate outlook. Nevertheless, optimism is rising for the year ahead, with a net balance of +35% of survey participants anticipating an increase in sales activity (the strongest reading since December 2024).

Turning to supply, new instructions continue to show little month-on-month movement, with a net balance of +1% recorded in January, broadly in line with December's -1%. Alongside this, a net balance of -11% of respondents report that appraisal activity is running at a slower pace than a year ago, although this points to only a marginal softer trend.

For house prices, the latest aggregate net balance stands at -10%, remaining consistent with relatively weak momentum. That said, the series has become less negative in each of the past four months, edging up from a recent low of -19% in October last year. As such, the measure is tentatively signalling a potential turning point, although further readings moving in the same direction will be needed to confirm this in the months ahead.

When disaggregated, a widening divergence is becoming evident across different parts of the UK. In particular, Northern Ireland and Scotland continue to see house prices move higher, while respondents in the North West and the North of England report prices on an upward trajectory. By contrast, the latest net balances remain more negative than the headline average in London, the South West, the South East and East Anglia, albeit in each case to a lesser degree than last month.

Back at the national level, near-term expectations continue to point to a broadly flat outlook for house prices over the coming three months. The net balance stands at -4%, little changed from -5% previously. Looking further ahead, a net balance of +43% of respondents expect prices to move higher over the next twelve months. This represents the most elevated reading since February 2025 and follows increases in each of the past five reports.

Turning to the lettings market, tenant demand edged higher in the three months to January, with a net balance of +13% reported (as part of the quarterly, seasonally adjusted rental market dataset). This brings to an end a run of two consecutive quarters in which a flat or slightly negative reading was recorded. Nevertheless, the latest figure remains consistent with only a modest pick-up in demand. Meanwhile, the net balance for landlord instructions now sits at -24%, a less negative reading than -34% beforehand, but still indicative of a constrained supply environment. In line with this, a net balance of +28% of respondents expect rental prices to rise in the near term, up from +16% previously.

- 4.14 HM Treasury brings together some of the forecasts in its regular *Forecasts for the UK economy: a comparison of independent forecasts* report.

Table 4.1 Consolidated House Price Forecasts

Table 2 - 2026: Growth in prices and monetary indicators (% change)									
Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Oil price (Brent, \$/bbl)	House price inflation (Q4 on Q4 year ago, %)
City forecasters									
Barclays Capital	Feb	*	2.1	2.8	-	-	3.50	65.0	-
Berenberg	Jan		2.0	-	2.9	84.0	3.00	-	4.5
Bloomberg Economics	Dec		2.1	-	-	-	3.50	-	-
Capital Economics	Feb	*	1.7	2.9	2.3	81.0	3.00	50.0	3.4
Deutsche Bank	Feb	*	-	-	-	-	-	-	-
HSBC	Feb	*	2.1	2.9	3.6	-	3.00	-	-
JP Morgan	Feb	*	2.2	-	-	-	3.25	-	4.0
KPMG	Feb	*	1.9	-	-	-	3.00	67.0	-
Natwest Markets	Feb	*	2.1	2.9	3.0	-	3.50	68.0	3.4
Nomura	Feb	*	2.0	2.6	3.0	-	3.25	-	-
Pantheon	Jan		2.7	2.9	4.0	-	3.50	-	2.0
UBS	Feb	*	1.8	2.3	2.4	-	3.25	-	3.0
Non-City forecasters									
British Chambers of Commerce	Feb	*	2.1	-	3.8	-	3.50	-	-
Beacon Economic Forecasting	Feb	*	2.6	4.1	3.9	84.4	3.75	64.7	5.6
CBI	Dec		2.4	2.6	2.8	-	3.50	63.6	3.9
CEBR	Feb	*	2.0	3.1	3.1	84.8	3.33	-	-
Experian Economics	Feb	*	2.3	3.1	3.0	-	3.33	65.0	-
Heteronomics	Feb	*	3.1	3.8	3.2	85.4	3.50	66.9	-
ICAEW	Jan		2.1	-	-	-	3.25	-	2.0
ITEM Club	Feb	*	2.3	-	-	-	3.5	-	-
Liverpool Macro Research	Jan		2.3	3.1	3.5	84.2	3.25	-	2.8
NIESR	Feb	*	2.2	3.3	3.7	-	3.25	-	-
Oxford Economics	Feb	*	2.5	3.6	2.8	82.3	3.25	62.3	-
OECD	Dec		1.9	-	-	-	3.50	-	3.3
IMF	Oct		2.5	-	-	-	-	-	3.8
Average of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)									
Independent			2.2	3.1	3.2	83.7	3.33	63.6	3.8
Received this month (marked *)			2.2	3.1	3.2	83.6	3.32	63.6	3.8
City			2.1	2.7	3.0	82.5	3.25	62.5	3.4
Range of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)									
Highest			3.1	4.1	4.0	85.4	3.75	68.0	5.6
Lowest			1.7	2.3	2.3	81.0	3.00	50.0	3.0
Median			2.1	2.9	3.1	84.2	3.29	65.0	3.4
OBR	Nov		2.1	3.3	3.1	84.3	3.63	64.4	3.7

Source: Forecasts for the UK economy: a comparison of independent forecasts No 463 (HM Treasury, February 2026).

- 4.15 Property agents Savills are forecasting the following changes in house prices, suggesting a continued growth:

Table 4.2 Savills Property Price Forecasts

	2026	2027	2028	2029	2030	5 Years to Sept 2030
Mainstream UK	2.0%	4.0%	5.0%	5.5%	4.0%	22.2%
Prime Regional	1.5%	3.0%	4.0%	4.5%	3.5%	17.5%
East Midlands	2.5%	4.0%	5.5%	6.0%	4.0%	24.0%
East of England	1.5%	3.5%	4.5%	5.0%	3.5%	19.3%
UK Rental Growth	4.0%	3.5%	3.0%	3.0%		17.6%
Mainstream UK Rents	2.6%	2.3%	2.1%	2.1%	2.0%	11.6%

Source: Savills ³¹

- 4.16 In this context is relevant to note that the Nationwide Building Society reported in February 2026³²:

House price growth edges higher in January

- *Slight rise in annual house price growth to 1.0%*
- *House prices were up 0.3% month on month*
- *Continued improvement in affordability helped drive first-time buyer activity in 2025*

Headlines	Jan-26	Dec-25
Monthly Index*	544.9	543.4
Monthly Change*	0.3%	-0.4%
Annual Change	1.0%	0.6%
Average Price (not seasonally adjusted)	£270,873	£271,068

* Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)

- 4.17 Nationwide produces regional figures on a quarterly basis. This data suggests, for the East Midlands, an annual 1.0% change in Q4 2025 and an annual 2.7% change from the previous quarter.
- 4.18 Halifax Building Society reported a slightly different situation in January 2026³³:

			
Average house price	Monthly change	Quarterly change	Annual change
£300,077	+0.7%	+0.1%	+1.0%

Average UK house price rises at the start of 2026

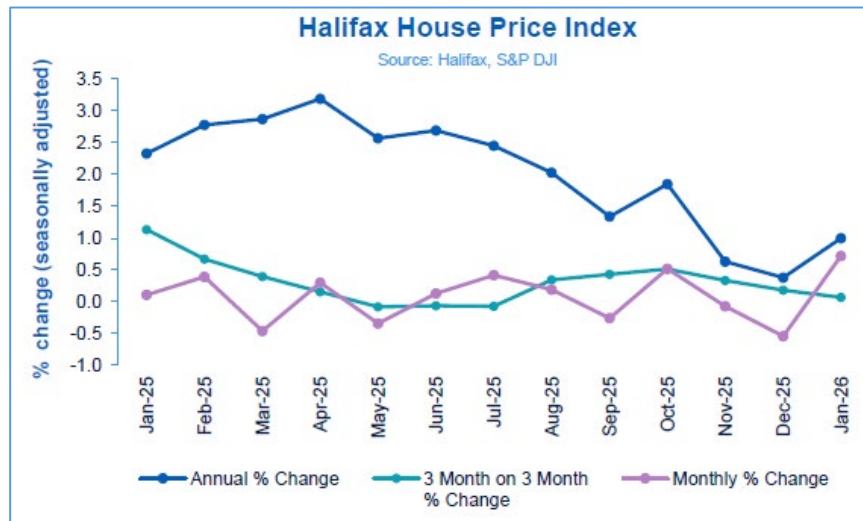
- *House prices increased by +0.7% in January, following a -0.5% fall in December*

³¹ [Savills UK | Residential Property Market Forecasts](#)

³² [Nationwide HPI News - Reports](#)

³³ [Halifax UK | House Price Index | Media Centre](#)

- Average property price is now £300,077, rising above £300k for the first time
- Annual growth at +1.0%, up from +0.4% in December
- Regional differences in house price performance have become more pronounced

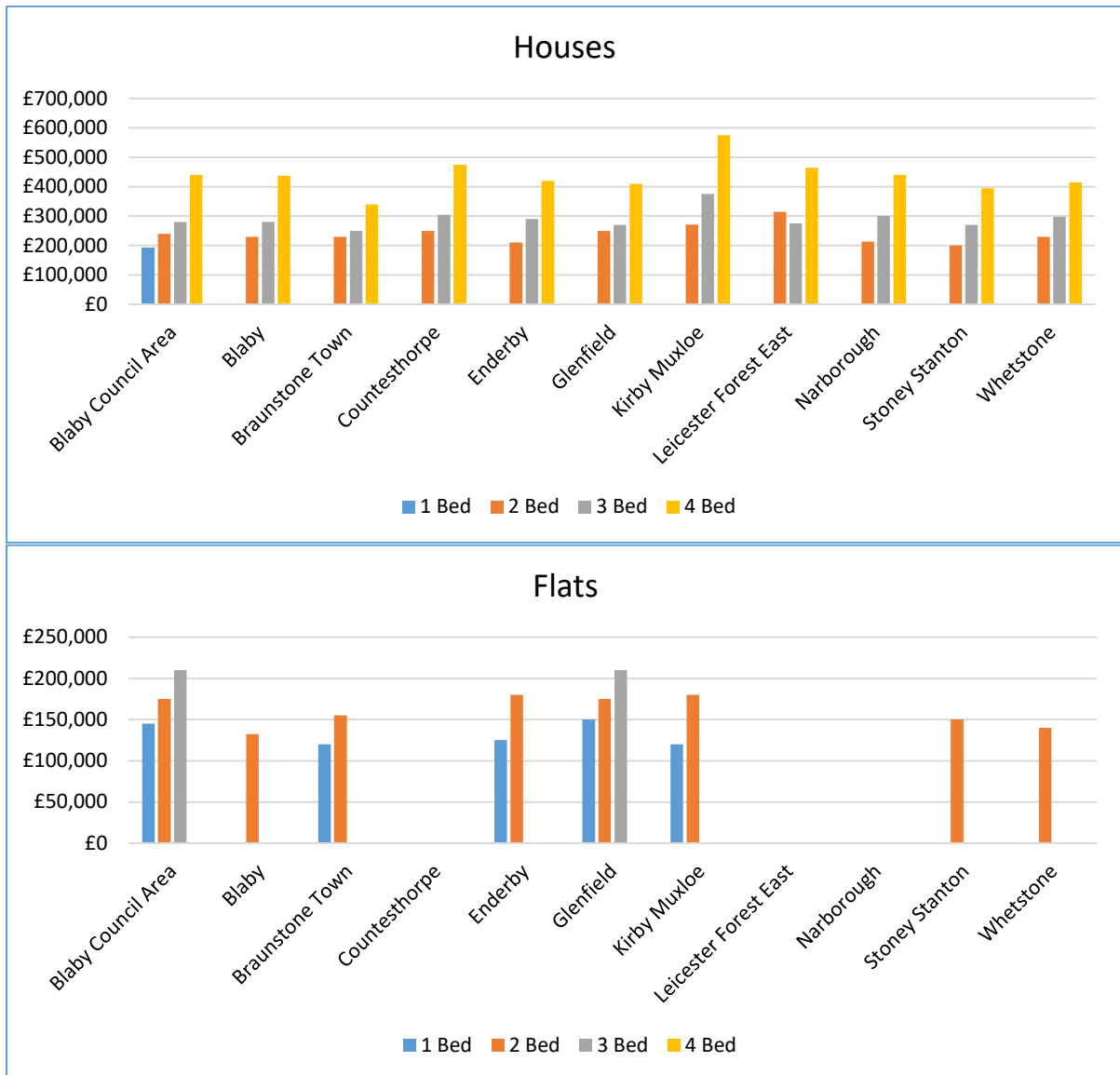


4.19 Whilst there is clearly uncertainty in the market, a degree of house price growth is anticipated.

The Local Market

4.20 A survey of asking prices across the District was carried out in May 2025 and refreshed in February 2026. Through using online tools such as [rightmove.co.uk](https://www.rightmove.co.uk), median asking prices were estimated. The data is based on the main settlements.

Figure 4.5 Median Asking Prices, Newbuild and Existing (£)



Source: Rightmove.co.uk (February 2026)

Price Paid Data

- 4.21 As part of the research, data from Landmark was analysed. This brings together data from the following sources and allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms using the following data sources:

Table 4.3 Landmark Data Sources

Attribute	Source
Newbuild	HMLR Price Paid
Property Type	HMLR Price Paid
Sale Date	HMLR Price Paid
Sale Value	HMLR Price Paid
Floor Area Size(m)	Metropix
	EPC
Bedroom Count	Metropix
	LMA Listings (Property Heads)
Price per square meter (Sale Value / Floor Area)	HMLR Price Paid
	Metropix
	EPC

Source: Landmark

- 4.22 This data includes the records of 5,690 sales since the start of 2021. Of these, floor areas are available for 5,209 sales and the number of bedrooms is available for 2,452 sales. There is a significant delay in the Land Registry updating the dataset, with only 67 newbuild sales recorded in since the start of 2024.

Table 4.4 Landmark Data – Blaby Sample Size

New Build			
	Count of Sale Value	Count of £ per sqm	Count of £ per bedroom
2021	226	226	1
2022	174	174	
2023	136	136	
2024	67	67	
2025	603	603	1
Sub-Total	226	226	1
Non New Build			
	Count of Sale Value	Count of £ per sqm	Count of £ per bedroom
2021	1,711	1,495	816
2022	1,210	1,104	537
2023	963	885	523
2024	1,025	954	505
2025	178	168	70
Sub-Total	5,087	4,606	2,451
TOTAL	5,690	5,209	2,452

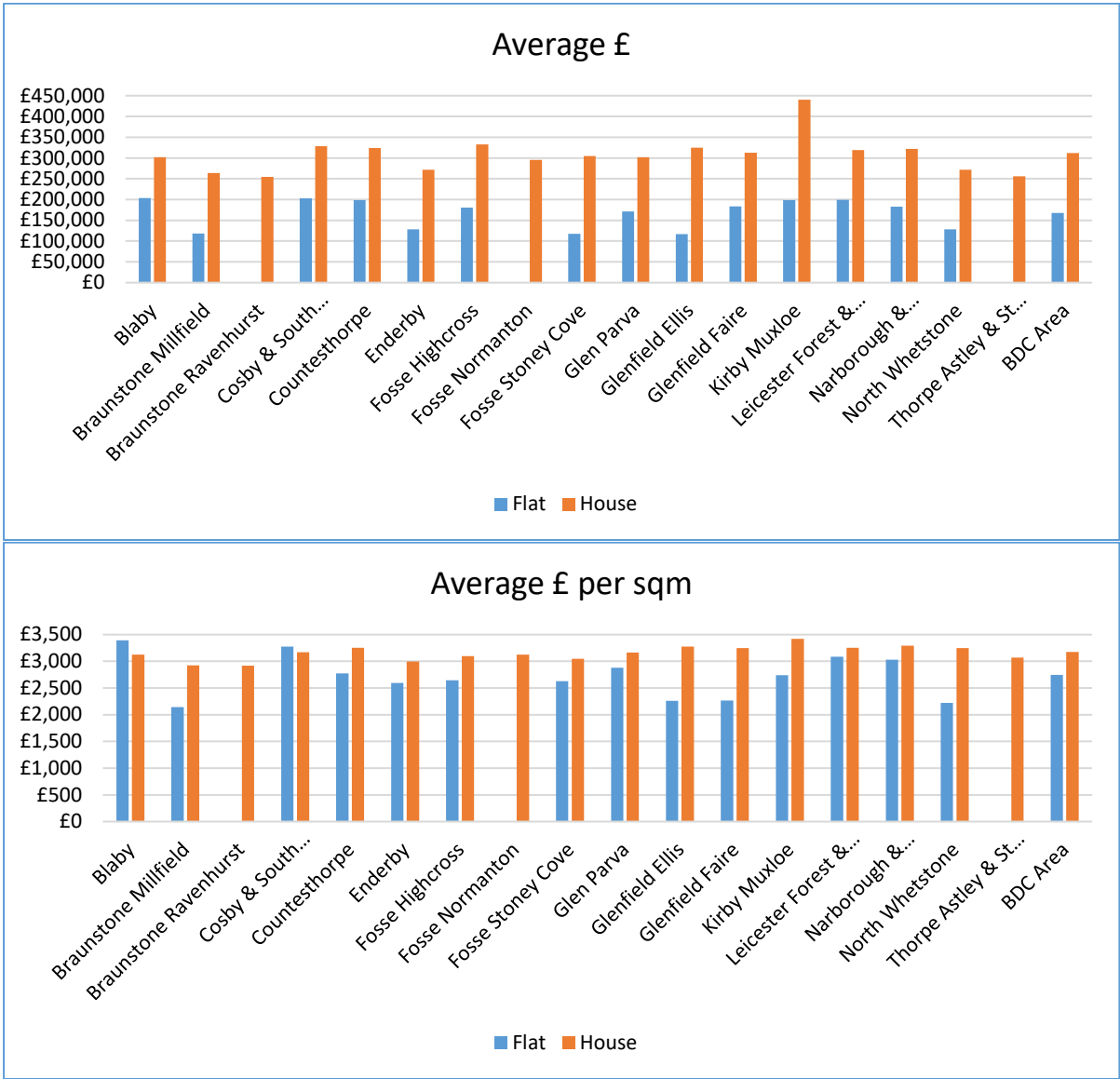
Source: Landmark (May 2025)

- 4.23 The dataset includes a number of outliers that are out of alignment with wider experience of the Blaby District housing market. The following have been removed from the data:
- a. 5 bed and larger houses and flats with a recorded sale price of less than £300,000. The least expensive 5 bed home currently for sale has an asking price of £299,999.
 - b. 4 bed houses and flats with a recorded sale price of less than £260,000. The least expensive 4 bed home, excluding Shared Ownership homes, and houses that require extensive modernisation, has an asking price of £259,950.
 - c. 3 bed houses with a recorded sale price of less than £200,000. The least expensive 3 bed house, excluding those for sale by auction, Shared Ownership properties and those in need of substantial modernisation currently for sale, has an asking price of £200,000. The least expensive flat has an asking price of £179,950.
 - d. 2 bed houses with a recorded sale price of less than £170,000. The least expensive 2 bed house, has an asking price of £169,950.
 - e. 2 bed flats with a recorded sale price of less than £155,000. The least expensive 2 bed flat, excluding Shared Ownership, those subject to an age restriction / retirement homes, and auction properties, currently for sale has an asking price of £155,000.
 - f. 1 bed houses with a recorded sale price of less than £140,000. The least expensive 1 bed house, currently of sale, has an asking price of £160,000.
 - g. 1 bed flats with a recorded sale price of less than £75,000. The least expensive 1 bed flat, currently for sale has an asking price of £95,000.
 - h. Detached houses with a value of less than £210,000. The least expensive detached house, excluding Shared Ownership, currently for sale, has an asking price of £210,000.
 - i. Semi-detached house with a value of less than £199,000. The least expensive semi-detached house, excluding Shared Ownership, and those in need of substantial modernisation, and auction properties, currently for sale has an asking price of £199,000.
 - j. Terraced houses with a value of less than £180,000. The least expensive terraced house, excluding Shared Ownership, currently for sale has an asking price of £180,000.
 - k. Flats with a value of less than £80,000. The least expensive flat, currently for sale has an asking price of £80,000.
- 4.24 It is assumed that many of the very inexpensive homes are either in a very poor condition or wrongly classified as market homes when they are actually affordable homes. Those homes with a value of more than £8,000 per sqm or less than £1,750 per sqm are also removed.
- 4.25 Through the technical consultation, a developer³⁴ confirmed this approach.

³⁴ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

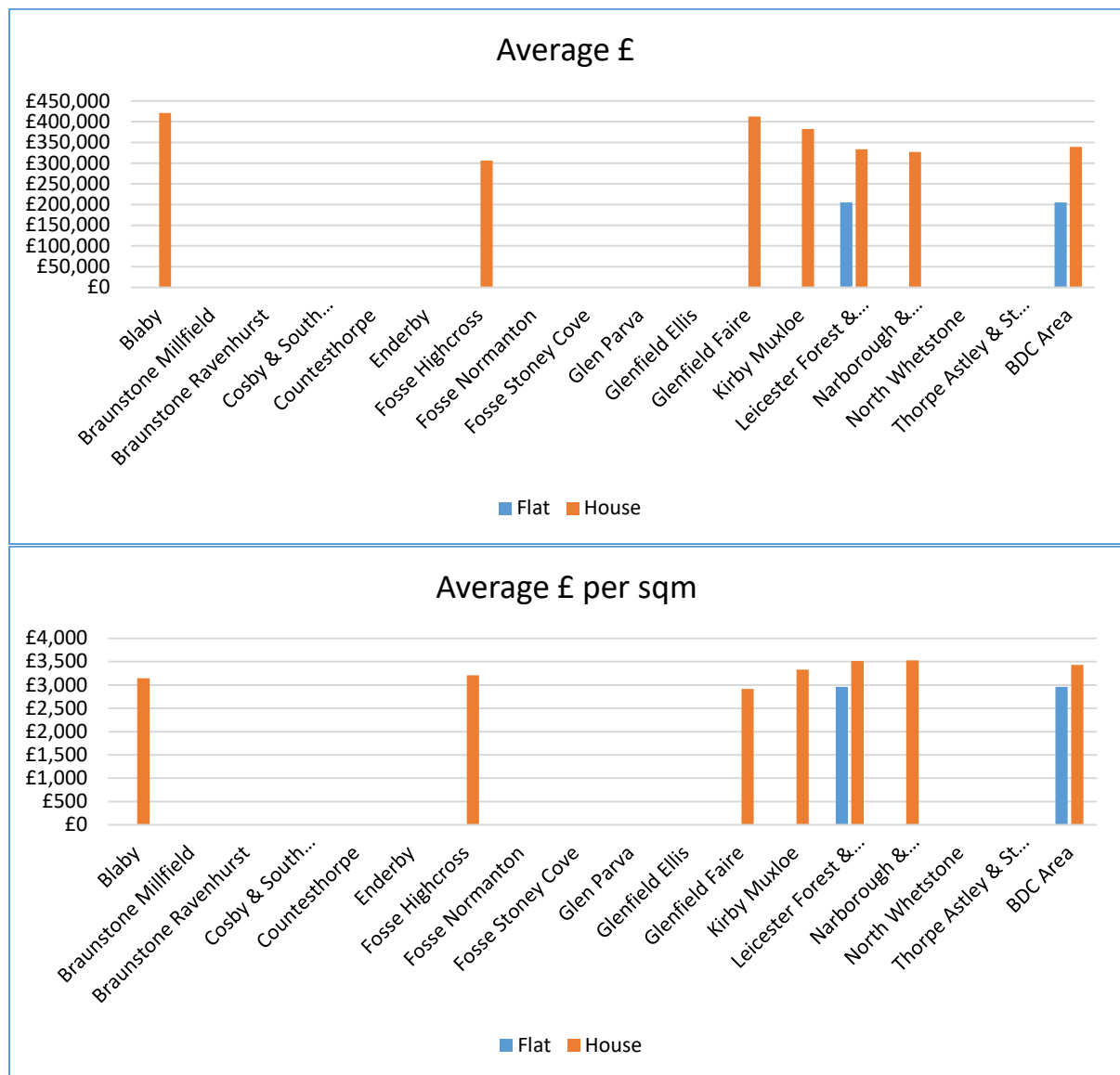
4.26 The full data tables are set out in **Appendix 4** below. This data can be disaggregated by year and between newbuild and existing homes.

Figure 4.6 Average Prices – Non Newbuild – May 2025



Source: Landmark (May 2025)

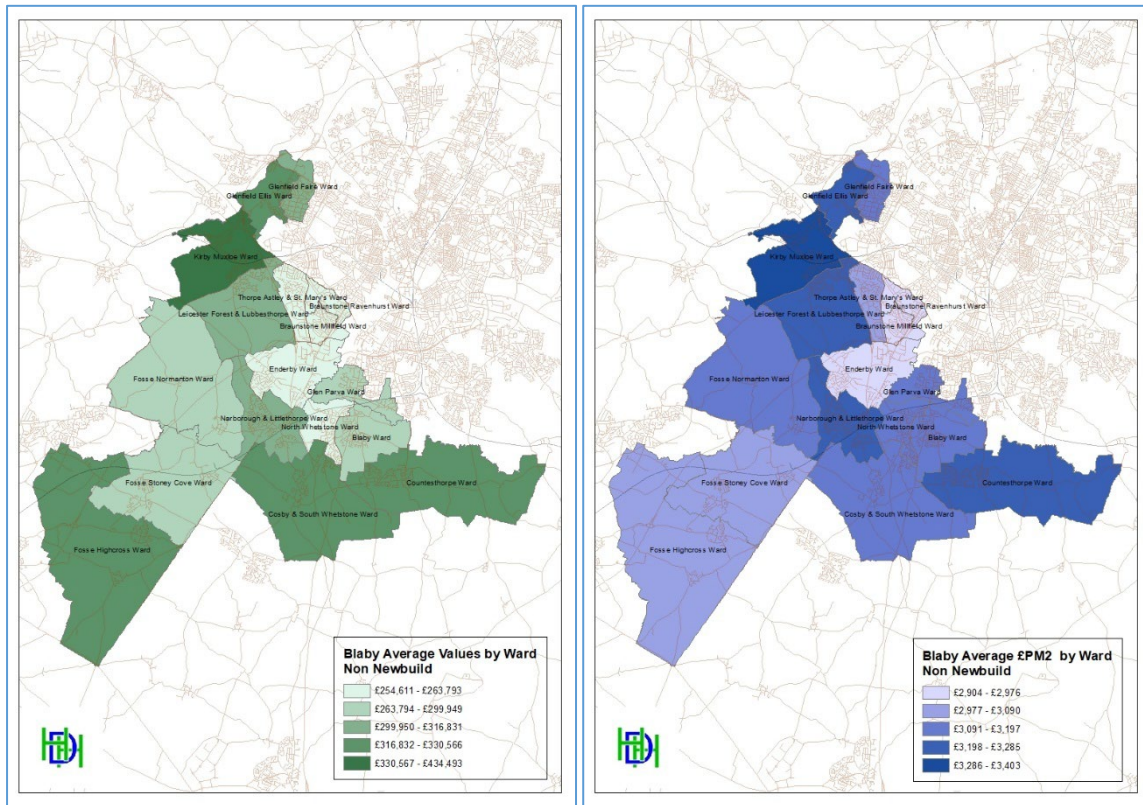
Figure 4.7 Average Prices – Newbuild Properties – May 2025



Source: Landmark (May 2025).

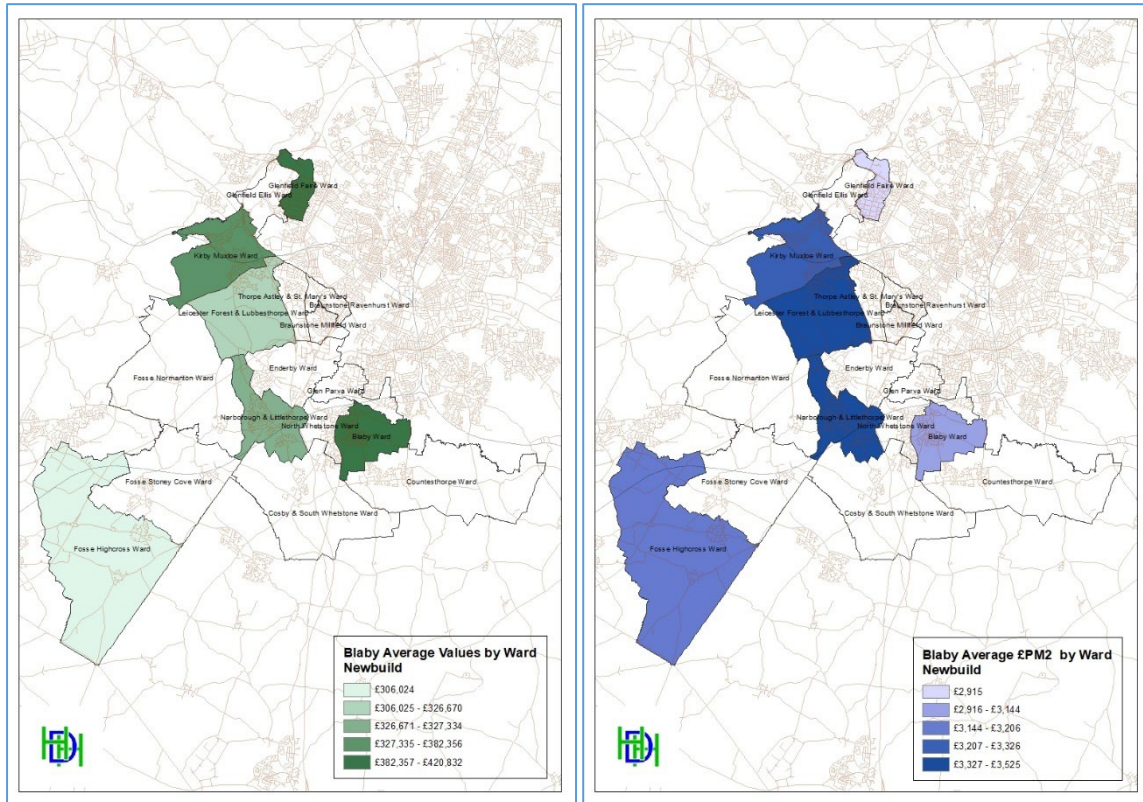
- 4.27 This data shows that, on average, newbuild houses are about 23% more expensive than existing houses, and that newbuild flats are about 9% more expensive than existing flats. When considered on a per sqm basis, on average, newbuild houses and flats are about 8% more expensive than existing houses and flats.
- 4.28 The geographical differences in prices are illustrated in the following maps showing the median price by ward, the first being for all properties and the second just for newbuild.

Figure 4.8 Average price Paid by Ward – Non-newbuild



Source: Landmark (May 2025). Includes data under is licensed under the [Open Government Licence 3.0](#).

Figure 4.9 Average price Paid by Ward – Newbuild



Source: Landmark (May 2025) Includes data under is licensed under the [Open Government Licence 3.0](#).

- 4.29 These maps do not reveal some of the nuances of higher and lower values in wards, but do show the general pattern of prices.
- 4.30 This price paid data was refreshed in February 2026, using data from Landstack. Like the Landmark data presented above, it is based on Land Registry data. There continues to be a significant delay in the Land Registry updating the dataset, with only 44 newbuild sales recorded in since the start of 2025. As well as including the price paid, the Landstack data includes an indexed value, where the price paid is indexed to the current values.

Table 4.5 Landstack Price Paid Data from 1st January 2023, Newbuild by Ward

	Flat	House	All
Blaby			
Count	0	2	2
£		£195,000	£195,000
£ per sqm		£2,144	£2,144
Glenfield Faire			
Count	0	1	1
£		£495,000	£495,000
£ per sqm		£3,839	£3,839
Kirby Muxloe			
Count	0	32	32
£		£345,092	£345,092
£ per sqm		£3,721	£3,721
Leicester Forest & Lubbethorpe			
Count	17	264	281
£	£189,746	£339,928	£330,842
£ per sqm	£2,697	£3,514	£3,464
Narborough & Littlethorpe			
Count	0	22	22
£		£308,142	£308,142
£ per sqm		£3,516	£3,516
Newbold Verdon with Desford and Peckleton			
Count	0	1	1
£		£720,000	£720,000
£ per sqm		£3,656	£3,656
Blaby District			
Count	17	322	339
£	£189,746	£339,031	£331,545
£ per sqm	£2,697	£3,528	£3,486

Source: Landstack (March 2026)

Table 4.6 Landstack Indexed Price Paid Data from 1st January 2023, Newbuild by Ward

	Flat	House	All
Blaby			
Count	0	2	2
£		£199,309	£199,309
£ per sqm		£2,191	£2,191
Glenfield Faire			
Count	0	1	1
£		£501,926	£501,926
£ per sqm		£3,892	£3,892
Kirby Muxloe			
Count	0	32	32
£		£350,621	£350,621
£ per sqm		£3,787	£3,787
Leicester Forest & Lubbethorpe			
Count	17	264	281
£	£184,375	£344,704	£335,004
£ per sqm	£2,621	£3,567	£3,509
Narborough & Littlethorpe			
Count	0	22	22
£		£313,805	£313,805
£ per sqm		£3,594	£3,594
Newbold Verdon with Desford and Peckleton			
Count	0	1	1
£		£736,438	£736,438
£ per sqm		£3,739	£3,739
Blaby District			
Count	17	322	339
£	£184,375	£343,983	£335,979
£ per sqm	£2,621	£3,584	£3,535

Source: Landstack (March 2026)

- 4.31 This data suggests that newbuild house prices have increased since the technical consultation was carried out.
- 4.32 The above data does show variance across the area, however it necessary to consider the reason for that variance. A driver of the differences is the situation rather than the location of a site. Based on the existing data, the value will be more strongly influenced by the specific site characteristics, the immediate neighbours and the environment, rather than in which particular ward or postcode sector the scheme is located.

Newbuild Asking Prices

- 4.33 In May 2025 there were about 60 new houses (no flats) being advertised for sale in the Council area. The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £260,000 and going up to £825,000. The average was £460,000. The survey was refreshed in February 2026. The updated analysis shows that asking prices now vary from £200,000 and going up to £740,000. The average was £443,000. These are summarised in the following table and set out in detail in **Appendix 5**.

Table 4.7 Summary of Newbuild Asking Prices – BDC Area – May 2025

		Detached	Semi-detached	Terraced	All
Bowling Green Gardens					
Elba Homes	£	£501,250			£501,250
	£ / sqm				
	£	£501,250			£501,250
	£ / sqm				
Chapel Lane					
Nest Estates	£	£480,000			£480,000
	£ / sqm				
	£	£480,000			£480,000
	£ / sqm				
Little Glen					
Linden	£	£442,852	£298,328	£268,995	£361,862
	£ / sqm	£3,988	£4,206	£4,076	£4,128
	£	£442,852	£298,328	£268,995	£361,862
	£ / sqm	£3,988	£4,206	£4,076	£4,128
New Lubbethorpe					
David Wilson	£	£506,245		£419,995	£469,281
	£ / sqm	£3,646		£3,415	£3,530
Davidsons	£	£586,291	£301,198		£521,497
	£ / sqm	£3,889	£4,158		£3,953
Redrow	£	£429,000			£429,000
	£ / sqm				
Taylor's	£		£293,995		£293,995
	£ / sqm		£4,594		£4,594
	£	£558,692	£299,140	£419,995	£491,027
	£ / sqm	£3,850	£4,282	£3,415	£3,910
Sports Road					
Connells	£	£516,667			£516,667
	£ / sqm				
	£	£516,667			£516,667
	£ / sqm				
All	£	£525,918	£298,765	£359,595	£458,336
	£ / sqm	£3,863	£4,250	£3,679	£3,961

Source: Market Survey (May 2025)

Table 4.8 Summary of Newbuild Asking Prices – BDC Area – February 2026

		Detached	Flat	Semi-detached	Terraced	All
Little Glen						
Linden	£	£440,709		£389,995	£279,995	£392,268
	£ / sqm	£3,976		£4,432	£4,242	£4,090
	£	£440,709		£389,995	£279,995	£392,268
	£ / sqm	£3,976		£4,432	£4,242	£4,090
New Lubberthorpe						
Barratt	£	£527,722				£492,495
	£ / sqm	£3,594				£3,647
David Wilson	£	£467,495	£200,000	£306,662	£439,995	£328,632
	£ / sqm	£3,783	£5,128	£4,094	£3,577	£4,218
	£	£518,457	£200,000	£306,662	£439,995	£420,395
	£ / sqm	£3,611	£5,128	£4,094	£3,577	£3,895
Other						
George Edwards	£	£480,000				£480,000
	£ / sqm	£2,526				£2,526
	£	£480,000				£480,000
	£ / sqm	£2,526				£2,526
The Burrows						
Davidsons	£	£626,500		£303,461		£443,913
	£ / sqm	£3,726		£4,549		£4,113
	£	£626,500		£303,461		£443,913
	£ / sqm	£3,726		£4,549		£4,113
Willowbrook Rise						
Miller Homes	£	£535,588		£313,750		£493,333
	£ / sqm	£3,876		£3,713		£3,845
	£	£535,588		£313,750		£493,333
	£ / sqm	£3,876		£3,713		£3,845
ALL	£	£528,748	£200,000	£309,581	£319,995	£443,468
	£ / sqm	£3,668	£5,128	£4,223	£4,076	£3,870

Source: Market Survey (February 2026).

- 4.34 During the course of the research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. While there are a number of incentives that are available, there is very little flexibility around the actual price paid. The feedback here, as received elsewhere, is that most of the new homes

are reserved by a buyer before they are completed. The incentives that are available divide into three broad groups.

- Part exchange deals where the value of buyers existing home is offset against the new home and the developer (or an independent firm acting with the developer) sells the house. This has the advantage of there being a pre-agreed price and no delay or chain as in conventional sales and purchases.
- Upgrades to the specification. This typically relates to white goods, carpets, kitchen and bathroom fixtures and fitting, or turf rather than grass seed.
- Financial incentives. These tend not be any more than a token adjustment to the price, rather they are assistance with legal fees or mortgage payments in the first year of the purchase. One developer has a deposit match scheme (up to about 5% of the price).

4.35 The earlier that a buyer commits to a purchase, the greater the incentive available. All of these incentives have a cost to the developer, although it is also clear that the level of incentives varies across time (i.e. market cycles).

Price Assumptions for Financial Appraisals

4.36 The preceding analysis does not reveal simple clear patterns with sharp boundaries. Bringing together this data which is based on the asking prices from active developments and informed by the general pattern of all house prices across the study area, the prices put to the consultation are as in the table below. It is important to note that this is a broad brush, high level study to test the inform the development of policies in BDC's emerging Local Plan, as required by the NPPF. The values between new developments and within new developments will vary considerably.

4.37 It is important to note that the potential strategic sites included below were a 'work in progress' and were anonymised pending their confirmation.

Table 4.9 2025 Residential Price Assumptions (£ per sqm)

		East BDC	West BDC
Rural		£3,750	£3,400
Urban			
Urban flatted		£3,500	
Anonymised Strategic Sites			
A	Lubbesthorpe	£3,950	
B	Kirby Muxloe	£3,950	
C	Narborough	£3,750	
D	West BDC		£3,400
E	West BDC		£3,400
F	Whetstone	£3,750	
G	Whetstone	£3,750	

Source: HDH (June 2025)

4.38 Through the technical consultation, a housebuilder³⁵ and a developer³⁶ said that they ‘do not disagree with the range of values adopted by HDH we consider that modelling of smaller, better defined geographical areas should be undertaken in order to properly test the viability of the Plan’.

4.39 The promoter of Whetstone Pastures³⁷ said:

For price paid data, HDH have relied solely on the Land Registry Price Paid data – their data only includes 67 newbuild sales since the start of 2024. Further, the vast majority of data is second hand, 5,087 sales in comparison to 603 new build sales. This is not considered to be reflective of the current market for new build residential housing in Blaby.

We note that HDH also rely on information sourced from online resources such as land registry, in addition to engaging with local agents in the market. This data is provided at Appendix 6. The data is taken predominantly from two developments, New Lubbethorpe and Little Glen.

4.40 This is not the case, the value assumptions draw on a wide range of data sources. This does include Land Registry’s Price Paid Data, but regard has also been had to the wider housing market, newbuild asking prices and secondary data. No alternative information was provided. The data has been updated as set out above. They went on to say (in relation to Whetstone Pastures):

HDH adopt a value of £3,750 psm (c. £350 psf) – we support using this value for the proposed development at WP and consider it reflects the current market.

4.41 A site promoter³⁸ commented:

It is noted from Table 4.6 and the corresponding Site 37 appraisal that market revenues have been included at £3,400 per m2 or £316 per ft2. This assumed market revenues is considered to be excessive, particularly for this large strategic site which will involve numerous housebuilders selling at the same time, often resulting in market saturation. Market research undertaken shows that 110 new build units have sold within the last two years in the local area - averaging of £296 per ft2.

*Importantly, these sales values are Land Registry figures which are gross prices and do not account for sales incentives. A conservative industry allowance for sales incentives would be a 2.5% reduction on the gross prices, which when applied to the above gross price of £296 per ft2 figure this would result in an average net market revenue of **£289 per ft2 (£3,108 per m2)**. This level of sale value is considered appropriate for the subject scheme, and this reduction will obviously have a key bearing on the scheme viability position.*

4.42 A developer³⁹ said:

It is important to note that the figures shown in Table 4.5 Summary of Newbuild Asking Prices reflect the gross sale values as shown on Davidsons website. However, homes are sold with

³⁵ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

³⁶ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

³⁷ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

³⁸ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council (“the Consortium”) re Site 37 – WBC.

³⁹ Clare Clarke for Pegasus for Davidsons Development Ltd.

incentives and added specifications. The actual net sales values at New Lubbesthorpe for example are £3,713 per sq metre rather than the quoted £3.953.

The corresponding price assumptions in Table 4.6 are therefore considered to be too high as they reflect gross sales values.

- 4.43 Bringing the above together, whilst it is agreed that prices do vary across the District, there is not sufficient data to subdivide the area further. The Land Registry data suggests newbuild house prices have increased by a little over 3% since the technical consultation, however the other data sources do not support such an increase.
- 4.44 The price assumptions are updated as follows:

Table 4.10 February 2026 Updated Residential Price Assumptions (£ per sqm)

		West BDC	East BDC
Rural		£3,400	£3,750
Urban			
Urban flatted		£3,500	
North of A47 Hinckley Road	Kirby Muxloe	£3,750	
West of Beggars Lane	Lubbesthorpe	£3,750	
West of Stoney Stanton	Stoney Stanton	£3,750	
Whetstone Pastures	Whetstone		£3,750
Carlton Park	Enderby / Narborough	£3,750	
South of Whetstone	Whetstone		£3,400

Source: HDH (February 2026)

Ground Rents

- 4.45 Over the last 20 or so years many new homes have been sold subject to a ground rent. In this study, no allowance is made for residential ground rents⁴⁰.

Build to Rent

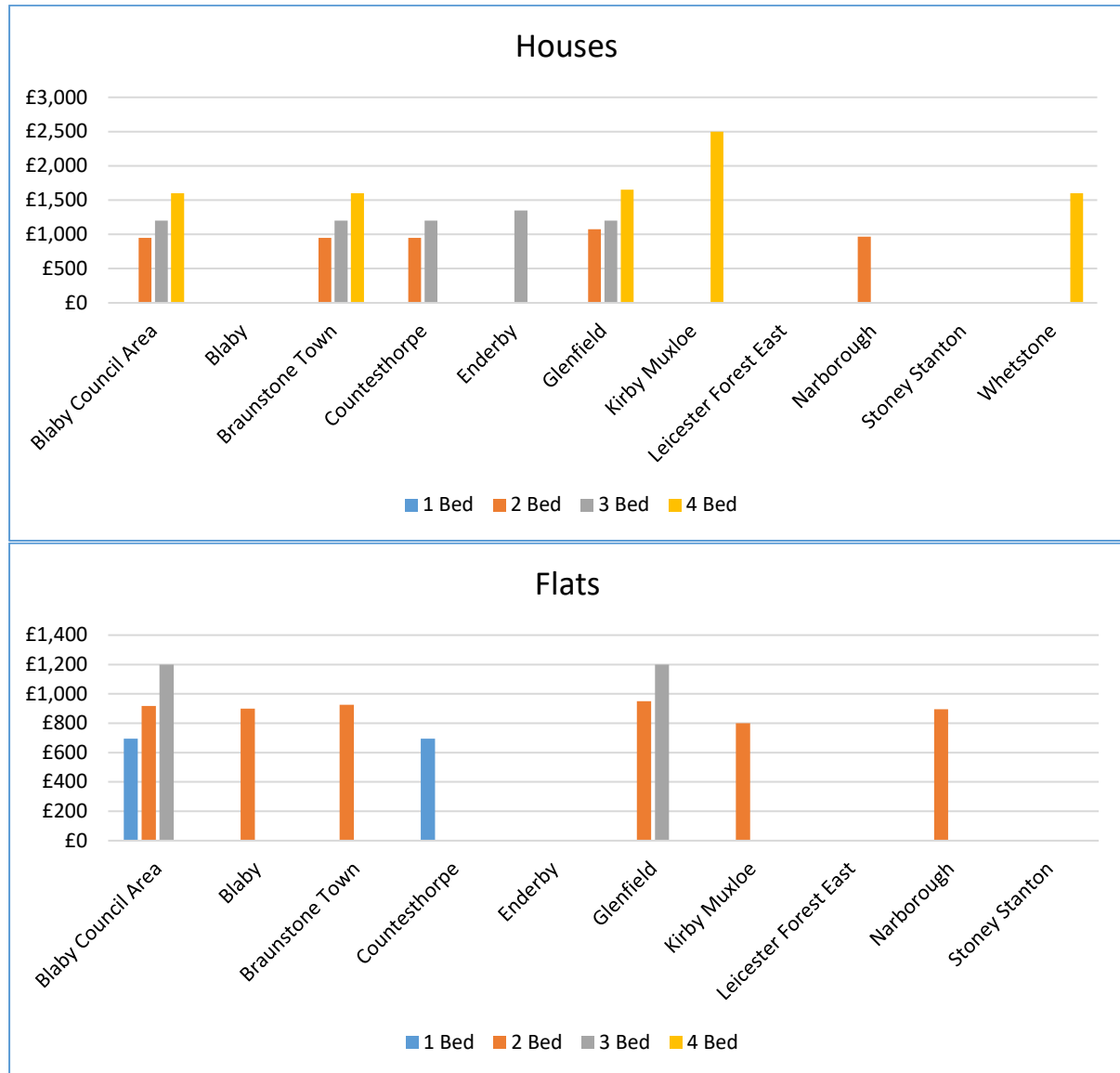
- 4.46 The Council has not seen Build to Rent schemes coming forward through the planning system (i.e. where the use of the development is restricted to the Private Rented Sector) however this is a growing development format.
- 4.47 The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. The value of the units in the PRS (where their use is restricted to PRS), is in large part, the worth of the income that the let unit will produce.

⁴⁰ Since 2018 most newbuild houses with leases the rent is capped at £10 per year.
<https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices>

This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.).

- 4.48 In estimating the likely level of affordable rent, a survey of market rents across Blaby District has been undertaken for houses and flats:

Figure 4.10 Median Asking Rents – Houses (£/month)



Source: Market Survey (February 2026) Care must be taken when considering the above to recognise the outliers.

- 4.49 The ONS also publishes some more up-to-date rental data:

Table 4.11 Average Monthly Rents – Blaby District (February 2026). £ per month

1 bed	£689
2 bed	£885
3 bed	£1,051
4 or more bed	£1,533
Detached	£1,293
Semidetached	£995
Terraced	£966
Flat / maisonette	£765

Source: ONS (February 2026)

4.50 In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed.

- a. Savills in its *UK Build to Rent Market Update- Q4 2025* (Savills, April 2025) does not report a yield. The Savills' Q4 2022 Update suggests a Prime Regional Multifamily yield of 4%.
- b. Cushman & Wakefield in its *Q2 2023 Build to Rent Report* suggests a net yield of about 3.75% (the more recent Q2 2024 does not report a yield).
- c. Knight Frank in its Prime Yield Guide (May 2025) reported Build to Rent yields of a 4.5% yield for Regional Single Family Housing and a yield of 4.5% for Tier 2 Regional Cities.
- d. CBRE is reporting multifamily prime yields of 4.15% to 4.35% its UK Property Market Snapshot Q1 2025.

4.51 Having considered a range of sources, a net yield of 4.5% has been assumed. An allowance of 20% is made for management, repairs voids and the like.

Table 4.12 Capitalisation of Private Rents – Blaby

Houses	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£1,000	£1,100	£1,300	£1,500
Gross Rent (£/annum)	£12,000	£13,200	£15,600	£18,000
Net Rent (£/annum)	£9,600	£10,560	£12,480	£14,400
Value	£213,333	£234,667	£277,333	£320,000
sqm	50	70	84	97
£ per sqm	£4,267	£3,352	£3,302	£3,299
Flats	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£775	£875	£950	£775
Gross Rent (£/annum)	£9,300	£10,500	£11,400	£9,300
Net Rent (£/annum)	£7,440	£8,400	£9,120	£7,440
Value	£165,333	£186,667	£202,667	£165,333
sqm	50	70	84	97
£ per sqm	£3,307	£2,667	£2,413	£3,307

Source: HDH (February 2026)

- 4.52 This analysis suggests a value of £3,650 per sqm for houses and £2,800 per sqm for flats.
- 4.53 Through the technical consultation, a housebuilder⁴¹ and a developer⁴² noted that *‘the values adopted by HDH appear to fall within a reasonable range. However, we would once again welcome a cautious approach’*.

Affordable Housing

- 4.54 The adopted Blaby Local Plan to seeks⁴³ 25% affordable housing. The policy does not specify a tenure mix, rather refers to the Strategic Housing Market Assessment (SHMA). It is assumed that such housing is constructed by the site developer and then sold to a Registered Provider (RP). This is a simplification of reality as there are many ways in which affordable housing is delivered, including the retention of the units by the scheme’s overall developer.
- 4.55 At the time of this study there are ‘issues’ in the wider affordable homes market, with some RPs having withdrawn from seeking to expand their portfolios. This is due to a number of reasons including the need to address a backlog of repairs, particularly in the relation to damp, the need to address fire safety concerns, and the need to improve energy efficiency standards. This is an issue concerning the availability of buyers, rather than values, and one that applies, in particular, to smaller builders and smaller sites.

⁴¹ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁴² Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

⁴³ Policy C57 – Affordable Housing, [Blaby District Local Plan Core Strategy 2013](#)

- 4.56 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

Table 4.13 Neighbouring Authority, Approach to Affordable Housing Values

	Consultant	Date	Social Rent	Affordable Rent	AHO
Leicester	HDH	May-22	£1,120/m ²	£1,715/m ²	70% OMV
Oadby & Wigston	HDH	Nov-24	£1,315/m ²	50% OMV	70% OMV
Harborough	Aspinall Verdi	Jan-25	50%	55%	70%
Charnwood	Aspinall Verdi	Feb-21		45%	70%
Melton	HDH	Dec-24	£1,300/m ²	£1,800/m ²	70%
Rugby	BNP Paribas	Dec-25	£2,049/m ²		£2,917/m ²

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up to date studies.

Social Rent

- 4.57 The value of a rented property is a factor of the rent – although the condition and demand for the units also have an impact. Social Rents are set through a national formula that ensures properties of a similar type pay a similar rent:

Table 4.14 Social Rent (£ per week)

General needs (social rent)					
Average weekly rent (£ per week) and unit counts by size for Blaby – large PRPs					
Unit Size	Net Rent	Social Rent Rate	Service Charge	Gross Rent	Unit Count
Non-self-contained	-	-	-	-	-
Bedsit	£76.53	£79.00	£11.23	£87.77	15
1 Bedroom	£91.21	£94.16	£10.11	£100.77	348
2 Bedroom	£110.88	£114.76	£5.06	£114.27	692
3 Bedroom	£119.59	£130.74	£2.81	£120.53	660
4 Bedroom	£143.42	£147.96	£3.29	£144.51	30
5 Bedroom					
6+ Bedroom					
All Self-Contained	£110.52	£116.96	£6.26	£114.24	1,745
All Stock Sizes	£110.52	£116.96	£6.26	£114.24	1,745
Owned Stock. Large PRPs only- unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with the exception under the Rent Policy Statement. Stock Outside England is excluded.					

Source: Table 9, RSH SDR 2025 – Data Tool⁴⁴

- 4.58 The value of Social Rents is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4.5% (having been increased from 4%).

Table 4.15 Capitalisation of Social Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£ per month)	£395	£480	£518	£621
Gross Rent (£ per annum)	£4,743	£5,766	£6,219	£7,458
Net Rent	£3,794	£4,613	£4,975	£5,966
Value	£84,319	£102,502	£110,554	£132,584
sqm	50	70	84	97
£ per sqm	£1,686	£1,464	£1,316	£1,367

Source: HDH (May 2025 / February 2026)

- 4.59 A value of £1,490 per sqm across the study area is assumed (being a reduction from £1,540 per sqm), being about 40% of market value.

⁴⁴ [GEO PRP TOOL 2025 FINAL V1.0.xlsx](#)

4.60 Through the technical consultation, a housebuilder⁴⁵ and a developer⁴⁶ noted that '*HDH has adopted a conventional approach to valuing Affordable Housing, broadly arriving at the following: Social Rent: c. 40% of OMV, ... , We support the values that have been adopted, as these fall within an expected range*'. They went on to note that '*that there are significant ongoing challenges faced by RPs who have scaled back the acquisition of new projects (particularly S106 homes) due to financial pressures and an emphasis on investment in existing stock*'.

4.61 The promoter of Whetstone Pastures⁴⁷ said:

We have modelled the social housing dwellings based on the target rents reflecting a housing mix broadly compliant with the emerging policy position which generates a value c.30% lower than that adopted by HDH.

4.62 No supporting information was provided.

4.63 A site promoter⁴⁸ commented:

... it is noted from paragraph 4.47 that a value of £1,540 per m2 which is equivalent to c. 40% of OMV is adopted for Social Rented units. However, when applied to the £3,400 per m2 market revenue figure this actually equates to 44% of OMV. However, when taken as a % of the more realistic market revenues averaging £289 per ft2 (£3,108 per m2), the social rented values are equivalent to 49.5% of OMV, which is too high. It is therefore suggested again that these affordable values are revisited, in light of the updated market revenue position. We would consider that 40% of OMV is appropriate when applied to the corrected market revenue position.

4.64 The value of £1,490 per sqm is less than that used initially, and is in broad alignment with the assumptions used elsewhere.

Affordable Rent

4.65 Under Affordable Rent a rent of no more than 80% of the market rent for that unit can be charged. In the development of affordable housing for rent, the value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or another RP) would pay for the completed unit.

4.66 In estimating the likely level of Affordable Rent, a survey of market rents across the Blaby District area has been undertaken and is set out under the Build to Rent heading above.

4.67 As part of the reforms to the social security system, Housing Benefit /Local Housing Allowance is capped at the 3rd decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency

⁴⁵ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁴⁶ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

⁴⁷ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

⁴⁸ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

(VOA) by Broad Rental Market Area (BRMA). Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the Local Housing Allowance (LHA) Cap. All the BDC area is within the Leicester BRMA. (There is no requirement for the rent to be lower than the LHA cap).

Table 4.16 BRMA LHA Caps (£ per week) – Leicester BRMA

Shared Accommodation Rate:	£91.00
One Bedroom Rate:	£124.27
Two Bedrooms Rate:	£149.59
Three Bedrooms Rate:	£178.36
Four Bedrooms Rate:	£241.64

Source: VOA (May 2025 / February 2026)⁴⁹

- 4.68 The cap relates to the combined rent and service charge due. These caps are generally more than the Affordable Rents being charged as reported in the most recent HCA data release (although this data covers both newbuild and existing homes).

Table 4.17 Affordable Rent (£ per Week)

Affordable Rent general needs		
Average weekly gross rent (£ per week) and unit counts by unit size Blaby		
Unit Size	Gross Rent	Unit Count
Non-self-contained	-	-
Bedsit	£121.06	2
1 Bedroom	£109.59	76
2 Bedroom	£137.55	291
3 Bedroom	£158.38	209
4 Bedroom	£201.10	10
5 Bedroom	-	-
6+ Bedroom	-	-
All Self-Contained	£142.36	588
All Stock Sizes	£142.36	588
Owned Stock, All PRPs owning Affordable Rent units – unweighted. Stock outside England is excluded.		

Source: Table11, Source: Table 9, RSH SDR 2025 – Data Tool

- 4.69 The Gross Rent does not include service charges (the data shown earlier for Social Rent lists service charges separately). As the LHA cap applies to the rent and service charge, an allowance of £11 per week is made for this.
- 4.70 The rents, across the tenures, are summarised as follows.

⁴⁹ [Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates](#)

Figure 4.11 Rents by Tenure – £ per Month



Source: Market Survey, HCA Statistical Return and VOA (February 2026)

- 4.71 As with Social Rent above, the value of Affordable Rents is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4.5% (having been increased from 4%). Allowance is also made for service charges. It is assumed that the Affordable Rent is no more than the LHA cap.

Table 4.18 Capitalisation of Affordable Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£ per week)	£124	£150	£178	£242
Gross Rent (£ per month) less Service Charge (£11 per week)	£491	£601	£725	£999
Gross Rent (£ per annum)	£5,890	£7,207	£8,703	£11,993
Net Rent (£ per annum)	£4,712	£5,765	£6,962	£9,595
Value	£104,712	£128,119	£154,715	£213,214
sqm	50	70	84	97
£ per sqm	£2,094	£1,830	£1,842	£2,198

Source: HDH (May 2025 / February 2026)

- 4.72 A value of £1,950 per sqm assumed (being a reduction from £2,240 per sqm), being about 52% of market value.
- 4.73 Through the technical consultation, a housebuilder⁵⁰ and a developer⁵¹ noted that '*HDH has adopted a conventional approach to valuing Affordable Housing, broadly arriving at the following: ... Affordable Rent: c. 60% of OMV, ... We support the values that have been adopted, as these fall within an expected range*'. They went on to note that '*that there are*

⁵⁰ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁵¹ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

significant ongoing challenges faced by RPs who have scaled back the acquisition of new projects (particularly S106 homes) due to financial pressures and an emphasis on investment in existing stock’.

4.74 A site promoter⁵² commented:

... it is noted from paragraph 4.55 that a value of £2,240 per m2 which is equivalent to c. 60% of OMV is adopted for Affordable Rent units. However, when applied to the £3,400 per m2 market revenue figure this actually equates to 64% of OMV or 72% of OMV based upon the recalculated market revenue position of £3,108 per m2. We would ordinarily expect 50-55% of OMV to be adopted for Affordable Rented units so these values are again excessive, and need to be reduced accordingly.

4.75 The value of £1,950 per sqm is less than that used initially, and is in broad alignment with the assumption used elsewhere.

Intermediate Products for Sale

4.76 Affordable Home Ownership includes Shared Ownership and shared equity products⁵³ as well as First Homes. A value of 70% of open market value for these units has been assumed. These values were based on purchasers buying an initial 30% share of a property and a 2.5% per annum rent payable on the equity retained. The rental income is capitalised at 4% having made a 5% management allowance.

4.77 The following table shows typical values for Shared Ownership housing at a range of proportions sold:

Table 4.19 Value of Shared Ownership Housing at 30% to 70% of Proportion Sold

Market Value			% Sold		Rent			Value		
m2	£/m2	£	%	£	%	£/year	£	£	£/m2	% OMV
95	3,750	356,250	30%	106,875	2.50%	6,234	148,066	254,941	2,684	71.56%
95	3,750	356,250	40%	142,500	2.50%	5,344	126,914	269,414	2,836	75.63%
95	3,750	356,250	50%	178,125	2.50%	4,453	105,762	283,887	2,988	79.69%
95	3,750	356,250	60%	213,750	2.50%	3,563	84,609	298,359	3,141	83.75%
95	3,750	356,250	70%	249,375	2.50%	2,672	63,457	312,832	3,293	87.81%
95	3,400	323,000	30%	96,900	2.50%	5,653	134,247	231,147	2,433	71.56%
95	3,400	323,000	40%	129,200	2.50%	4,845	115,069	244,269	2,571	75.63%
95	3,400	323,000	50%	161,500	2.50%	4,038	95,891	257,391	2,709	79.69%
95	3,400	323,000	60%	193,800	2.50%	3,230	76,713	270,513	2,848	83.75%
95	3,400	323,000	70%	226,100	2.50%	2,423	57,534	283,634	2,986	87.81%

Source: HDH (June 2025) (OMV = Open Market Value)

⁵² Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council (“the Consortium”) re Site 37 – WBC.

⁵³ For the purpose of this assessment, it is assumed that the ‘affordable home ownership’ products, as referred to in paragraph 65 of the NPPF, fall into this definition,

- 4.78 In relation to First Homes, the £250,000 cap is assumed to apply, with First Homes tending to be smaller units so not capped.
- 4.79 Through the technical consultation, a housebuilder⁵⁴ and a developer⁵⁵ noted that '*HDH has adopted a conventional approach to valuing Affordable Housing, broadly arriving at the following: ... Shared Ownership: c. 71.56 87.81% of OMV, We support the values that have been adopted, as these fall within an expected range*'. They went on to note that '*that there are significant ongoing challenges faced by RPs who have scaled back the acquisition of new projects (particularly S106 homes) due to financial pressures and an emphasis on investment in existing stock*'.
- 4.80 The promoter of Whetstone Pastures⁵⁶ supported the assessment of intermediate values.
- 4.81 A site promoter⁵⁷ commented:
- ... it is noted from paragraph 4.56 that a value of 70% of OMV has been adopted for the shared ownership units. We would ordinarily adopt 65%-70% of OMV so the adopted position is very much at the upper end of the acceptable range, which is difficult to justify in the current economic conditions, with affordable offers at extremely low levels at present. The shared ownership values again will need to be reduced in light of the revised market revenue position.*
- 4.82 The assumption is in broad alignment with the assumption used elsewhere.

Grant Funding

- 4.83 It is assumed that grant funding is not available.

Older People's Housing

- 4.84 Housing for older people is generally a growing sector due to the demographic changes and the aging population. The sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

Retirement living or sheltered housing: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre.

⁵⁴ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁵⁵ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

⁵⁶ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

⁵⁷ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

- 4.85 HDH has received general representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and Extracare homes. The RHG representations suggest that the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare housing is 25% more expensive than Sheltered housing.
- 4.86 A typical price of a 3 bed semi-detached home of £285,000 has been assumed. On this basis it is assumed Sheltered and Extracare housing has the following worth:

Table 4.20 Worth of Sheltered and Extracare

	Area (sqm)	£	£ per sqm
3 bed semi-detached		£285,000	
1 bed Sheltered	50	£213,750	£4,275
2 bed Sheltered	75	£285,000	£3,800
1 bed Extracare	65	£267,188	£4,111
2 bed Extracare	80	£356,250	£4,453

Source: HDH (May 2025)

- 4.87 There are no newbuild retirement schemes being marketed in Blaby at the time of the research, however there are some resales in retirement schemes in the area.
- The closest scheme is in a broadly similarly prices area of Rugby (McCarthy Stone – Knox Court) where average prices are about £3,835 per sqm.
 - There are 4 second hand units in the 2017 McCarthy Stone – Mulberry Court scheme in Blaby, with an average asking price of £4,250 per sqm. The service charges are £3,233 per year.
 - There are 17 second hand units in the 2015 McCarthy Stone – Glenhills Court scheme in Glen Parva, with an average asking price of £4,410 per sqm. It is important to note that this is a Retirement Living Plus scheme with average service charges that are very much greater, of £11,845 per year.
- 4.88 Based on the above, a value of £4,040 per sqm is assumed for Sheltered housing and £4,280 per sqm is assumed for Extracare across the District.
- 4.89 Through the technical consultation, a housebuilder⁵⁸ and a developer⁵⁹ noted that *‘The adopted values for Older Peoples Housing fall within a generally acceptable range, however*

⁵⁸ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁵⁹ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

we would welcome sensitivity testing of a much greater range to reflect the fact that prices can vary significantly depending on the type of care and facilities provided’.

- 4.90 Whilst this is agreed, it is necessary to make some high level assumptions in a study of this type.
- 4.91 The value of units as affordable housing has also been considered. It has not been possible to find any directly comparable schemes where housing associations have purchased social units in a market led Extracare development. Private sector developers have been consulted. They have indicated that, whilst they have never disposed of any units in this way, they would expect the value to be in line with other affordable housing – however they stressed that the buyer (be that the local authority or housing association) would need to undertake to meet the full service and care charges.

5. Non-Residential Market

- 5.1 This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the sites tested in the study. There is no need to consider all types of development in all situations, or to test the types of schemes that are unlikely to come forward as planned development. In this study the larger format office and industrial / logistics use and retail uses are tested.
- 5.2 Across the area, market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors. However, even within Blaby, there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

National Overview

- 5.3 The various non-residential markets in the Blaby area reflect national trends. The retail markets are challenging:

Commercial Property

The back end of 2025 witnessed a firmer trend in activity in the commercial real estate market. Data from Real Capital Analytics shows that although full year volumes were little changed on 2024, the second half saw a 10% increase compared with same period of the preceding year; the Q4 story is broadly similar also showing a 10% gain (Chart 4). Central London office transactions were particularly strong in the final three months of the year recording an increase of almost 40% compared with the same period a year earlier. The uplift is also reflected in the reported 22 transactions above £100 million in London offices (for the whole of 2025) as against just 11 in 2024.

RICS data capturing the overall level of investment enquiries at a national level (in net balance terms) continues to paint a more subdued picture but as Chart 5 highlights, the headline number masks the better trend in the capital and, in particular, the appetite from overseas buyers. This is captured clearly in the latest analysis of the real estate sector by Lambert Smith Hampton. It notes that 'overseas capital played a central role' in the Q4 number 'with inflows doubling quarter on quarter to £8.3bn'.

Despite the better tone to some activity numbers, pricing on real estate assets in general remains subdued. The January CBRE data shows the headline increase in capital values running at around 1% on a twelve month comparison. But within this, West End & Midtown Offices are posting a 6.5% gain with Central London in aggregate at just over 4%. Meanwhile, the picture regarding rents has continued to display a more resilient tone. The composite CBRE rental value index shows a 3% gain set against the beginning of 2025.

Looking ahead, the feedback to the RICS Commercial Property Monitor still reflects a degree of caution at the national level. Close to 40% of respondents still view the market to be in a downturn with another quarter perceiving it to be at the bottom of the cycle. In contrast, in central London while a similar proportion do still view the market to be in a downturn phase, a higher share see in it an upturn phase (45% v 32%). The diverse feedback around the market likely reflects the ongoing divergence in asset performance. Chart 6 tracks the twelve months RICS expectations for different sectors of the real estate universe (we have taken an average of the net balance readings for the capital value and rental outlook). The results highlight the continuing strength of Data Centres with Aged Care Facilities also viewed as likely to perform solidly. Interestingly, the third highest ranking sector is prime Offices which reiterates the strong demand for best-in-class assets and contrasts with the projection for a further decline in the value of secondary Offices. The value placed on premium assets can be seen in data provided

by Savills that shows 83% of office take-up in the West End is BREEAM-rated Excellent or Outstanding and that prime rents on average rose by around 6% on 2024 levels.

RICS Economy and Property Market Update February 2026

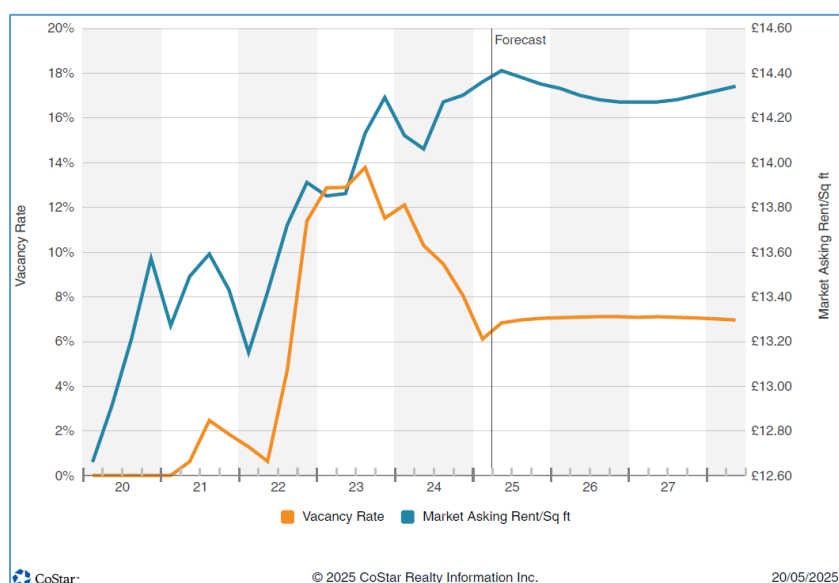
Non-Residential Market

- 5.4 The Council's *Blaby Employment Land and Premises Study* (BE, October 2025) includes an assessment of the local employment markets so that will not be repeated here.
- 5.5 This study is concerned with new property that is likely to be purpose built. There is little evidence of a significant variance in price for newer premises more suited to modern business, although very local factors (such as the access to transport network) are important.
- 5.6 Various sources of market information have been analysed, the principal sources being the local agents, research published by national agents, and through the Estates Gazette's Property Link website (a commercial equivalent to Rightmove.co.uk). In addition, information from CoStar (a property industry intelligence subscription service) has been used. Much of this commercial space is second-hand and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new property in a convenient well accessed location with car parking and that is well suited to the modern business environment.
- 5.7 **Appendix 6** includes market data from CoStar. To ensure a reasonable sample size, the area has been extended to the Leicester ring road and the A5 / A14 roads.

Offices

- 5.8 CoStar data shows an increase in rents and in vacancies in the office sector over the last five years, although vacancies have fallen more recently. The graph shows some distinct spikes in the vacancy rate, including at the time of the COVID-19 pandemic. This is due to the relatively low supply and a few large buildings being available can produce a large percentage change.

Figure 5.1 Offices. Vacancy Rates v Asking Rent (£ per sqft)



5.9 CoStar is currently reporting rents (for all types of office) of about £161 per sqm per year. On the whole, these buildings are not modern offices that are best suited to current work practices. CoStar is recording asking rents of over £300 per sqm per year, but there are few records of rents being achieved at this level. Asking rents for relatively modern out of town offices, with parking, for example on the Meridian Business Park are typically in the £170 per sqm per year to £180 per sqm per year range. Older units can be substantially less than this.

5.10 The *Blaby Employment Land and Premises Study* suggests says:

In terms of offices, Blaby District generally forms part of the common market area with Leicester and has historically been successful in attracting major employers to schemes like Grove Park. Today, however, both Blaby District and the city locations lack the Grade A space to compete with cities such as Nottingham for such uses. The best Grade A would need to achieve £30/sqft (£323/sqm) to be viable. Rents in Leicester peak at £22-26/sqft (£237-280/sqm) and it is not clear how much higher they can be pushed.

Demand for units of 10,000 sqm or more has been extensive, with rental values reaching £8.75-9/sqft (£94-97/sqm) in mid-2022

In terms of prime rents, again excluding obvious outliers in 2017 and 2020, these rarely peaked above £16.50/sqft (£179/sqm) until 2024 when £18/sqft (£194/sqm) was achieved for the 1,947 sqm Fosse House, Grove Park, 6 Smith Way, Grove Park. Thus interestingly, Blaby District has so far seen some of its best office market performance this year.

5.11 Informal soundings from agents suggest that newer offices, with good parking, are generally around £175 per sqm per year (£16.25 per sqft per year). There is not a notable differentiation by size of unit – although some of the more flexible shorter-term lettings for flexible serviced space are at substantially higher rents (that are inclusive of some services).

5.12 The data with regard to yields is very limited. CoStar reports a median yield of 7%. Several of the national agents report data in this regard:

- a. Knight Frank, in *Prime Yield Guide – March 2025*⁶⁰ reports:
- Secondary Regional Cities 11%
 - South East Towns (10 years) 7.25%
 - Secondary, South East Towns 7.25%
 - South East Business Parks (10 years) 8%
- b. Savills, in *Market in Minutes – February 2025*⁶¹ reports:
- Provincial Offices 7.00%
- c. Cushman & Wakefield in *The DNA of Real Estate, First Quarter -2025*⁶² reports:
- Prime UK office yields of 6.36%.
- Cushman & Wakefield in *UK Regional Marketbeat Offices Q4 2024*⁶³ reports prime yields of 6.75%.

5.13 Bearing in mind that the BDC is not a prime office location, a yield of 8% is assumed for larger offices and 9% for smaller offices.

5.14 On this basis new larger office development would have a value of £2,105 per sqm (having allowed for a rent free / void period of 6 months) and smaller units about £1,860 per sqm.

Industrial and Distribution

5.15 CoStar data shows in an increase in vacancy rates and an increase in rents over the last five years in the industrial sector. Informal feedback from agents suggests that the increase in vacancies is with older buildings that are poorly located:

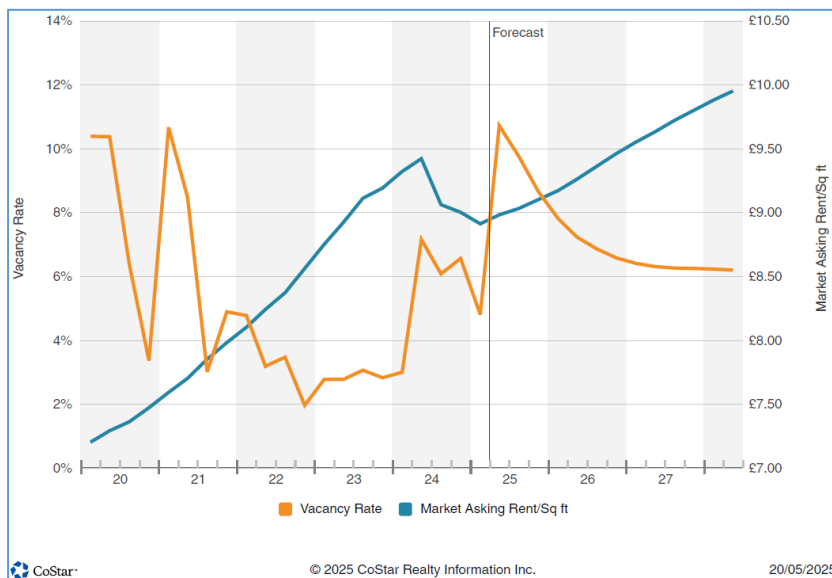
⁶⁰ [Investment Yield Guide - March 2025 | Knight Frank Research](#)

⁶¹ [Savills UK | Market in Minutes: UK Commercial – January 2025](#)

⁶² [dna-of-real-estate_q1-2025.pdf](#)

⁶³ [Marketbeat Template - Local Markets](#)

Figure 5.2 Industrial. Vacancy Rates v Rent (£ per sqft)



Source: CoStar (May 2025)

5.16 CoStar is currently reporting average rents (for all types of industrial space) of about £91 per sqm per year. Within this a range from below £40 per sqm per year to just under £200 per sqm per year. As with offices, a significant element of the stock are older buildings that are not suited to modern industry.

5.17 The *Blaby Employment Land and Premises Study* suggests says:

Overall, Blaby District has a good supply of larger industrial and warehouse properties, in schemes such as Optimus Point, but lacks growth on space in the 150-500 sqm range to allow local business expansion. Another issue is the cost of premises. Rents in Blaby District are the highest, on a per sqft basis, in the county, reflecting the district's strong position on the M1 and M69 Corridors (local rents are discussed further below).

Average rents fluctuated somewhat but reached a decade peak of £8.96/sqft (£96/sqm) in 2020, before reducing noticeably in 2021, the Pandemic year. Since then, average rents do seem to have gradually recovered and now stand at £7.90/sqft (£85/sqm). Excluding 2017 and 2020, when the Prime Rents came from exceptionally small units being let, the best industrial rents achieved, over the decade, don't generally exceed £18/sqft (£194/sqm).

5.18 Industrial units are generally being advertised at around £75 per sqm per year, but most of these are older buildings and include 'crinkly tin' sheds and the like. More modern buildings have asking prices of around £110 per sqm per year, although there is a premium for small units (less than 100 sqm) with rents closer to £150 per sqm per year. Where rents are much above £100 per sqm per year, there tends to be a larger element of office space.

5.19 Several of the national agents report data on yields in relation to this sector:

a. Knight Frank, in *Prime Yield Guide – March 2025* reports:

- Prime Distribution / Warehousing 5.00%
- Secondary Distribution (10 years, OMRs) 6.00%
- Good Modern Rest of UK Estates 5.00% - 5.25%

- Good Secondary Estates 6.50% - 7.00%
- b. Savills, in *Market in Minutes – February 2025* reports:
 - Ind/ Distribution (OMR) 5%
 - Industrial Multi-lets 5%
- c. Cushman & Wakefield in *The DNA of Real Estate First Quarter - 2025* reports:
 - UK logistics yields 5.22%.

5.20 There is little local evidence in relation to logistics uses:

- a. Savills, in *Big Shed Briefing* (Savills, January 2025), reports prime investment yields, on a national basis, of about 5% is given⁶⁴. It is notable that rents have increased, and yields have fallen in the last few years.
- b. CBRE, in *UK Logistics Market Summary Q1 2025* (CBRE, April 2025)⁶⁵ reports the following for prime 'Big Box' rent in the South East submarket of £27.50 per sqft (5% NIY).

5.21 In the consultation draft interaction of this report, that was put to the technical consultation, for new industrial buildings, that are well located and with adequate parking, and good access to the transport network, a rent of £110 per sqm per year was assumed, with a yield of 7% and 8% for smaller units. For large scale logistics uses, a higher rent of £150 per sqm per year was assumed, with a lower yield of 5%. On this basis, new industrial development would have a value of £1,335 per sqm and logistics uses a value of £3,000 per sqm.

5.22 The promoter of Whetstone Pastures⁶⁶ suggested that '*adopted rent is significantly in advance of the achievable rents for logistics development in this location. It is considered that the maximum achievable rental value for the large scale logistics in this location is £10 psf.*' They provided the following supporting information:

⁶⁴ [Savills UK | National Investment](#)

⁶⁵ [UK Logistics Market Summary Q1 2025](#)

⁶⁶ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

Table 5.1 Large Scale Logistics Rents

Property	Area (sqft)	Start Date	Lease (years)	Rent psf	Distance from Subject
Vulcan Way, Lutterworth, LE17 4XR	163,423	Sep-24	5	£8.75	8.3 miles
Battleflat Lane, Stanton, LE67 1FA	500,001	Sep-24	20	£11.69	14.6 miles
Magna Park, Lutterworth, LE17 4XT	124,125	Sep-24	12	£7.50	8.6 miles
Dodwells Road, Hinkley, LE10 3BZ	491,000	Sep-24	20	£10.00	11.7 miles
Watling Street, Hinkley, LE10 3ED	491,000	Aug-24	-	£10.00	11.6 miles
Buckingham Way, Lutterworth, LE17 4WJ	388,444	Jun-24	20	£9.95	8.2 miles
Bilton Way, Lutterworth, LE17 4JA	100,000	Jun-24	25	£6.95	14.2 miles
Buckingham Way, Lutterworth, LE17 4WJ	388,871	Jun-24	20	£9.95	8.4 miles
Bilton Way, Lutterworth, LE17 4JA	100,000	Jun-24	25	£9.95	14.2 miles
Buckingham Way, Lutterworth, LE17 4WJ	388,871	Jun-24	20	£6.95	8.4 miles
Wellington Parkway, Lutterworth, LE17 4XW	586,000	May-24	10	£9.50	8.4 miles

Source: Technical Consultation (May 2025)

5.23 They went on to say:

Whilst there is limited transactional investment data, the Knight Frank Yield Guide (July 2025) for Prime Distribution / Warehousing (15 years, OMRRs) is stable at 5.25% in advance of the assumption made by HDH. On this basis we consider a yield of 5.25% to be reflective of the current market.

HDH do not include a rent free period which is not considered to be reflective of the market. Based on discussions with Savills national industrial agency team, a 12 month rent free is typical for strategic scale industrial warehouses. And the increasing vacancy and level of supply is likely to increase the required incentives to attract new occupiers. Therefore we consider that at least a 12 month rent free incentive should be included in HDH's modelling.

5.24 The assumptions used have been updated as appropriate.

Retail

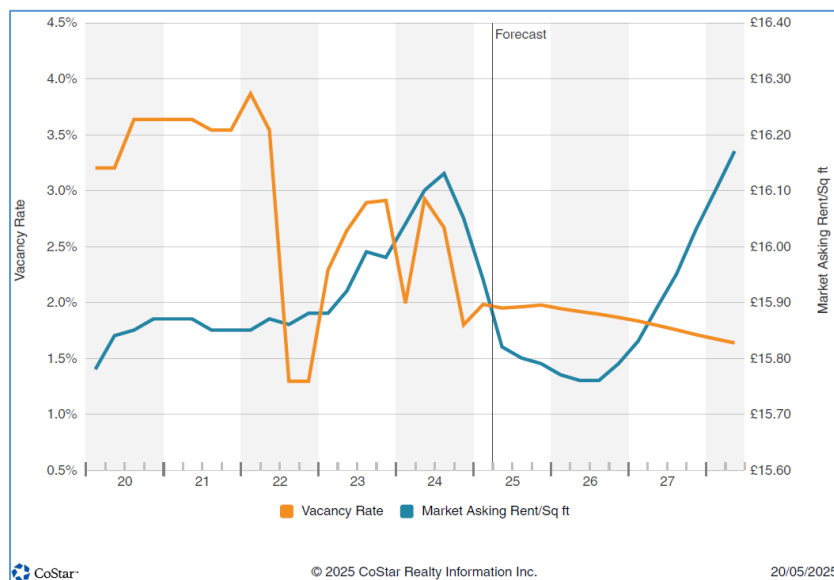
5.25 None of the high streets in Blaby are major shopping destinations in their own right, although they do make an important local contribution to the sector. The retail sector is overshadowed by the very broad offer in Leicester. Beyond the high streets, at the M1 / M69 junction, the Fosse Park retail park provides regionally important out-of-town shopping. Having said this, the towns are busy with a broad range of local shops and services.

5.26 Even before the COVID-19 pandemic, the retail market was in a period of change and uncertainty. The rise in the online retailer sector has put pressure on the high street and shopping centres. Numerous national chains have been put into administration or have

entered Company Voluntary Arrangements (CVA)⁶⁷. Various restaurant and dining chains have announced closures or restructuring, and the banking sector has also closed branches on high streets nationwide.

5.27 The CoStar data suggests an increase in rents and fall in vacancies.

Figure 5.3 Retail. Vacancy Rates v Rent (£/sqft)



Source: CoStar (May 2025)

5.28 The retail market is segmented, with the core high street areas doing better than the remaining areas, being of largely secondary retailing areas. Retailing in secondary locations is challenging – although the data does reveal some surprisingly high rents, and there are some neighbourhood shopping areas that are thriving.

5.29 Overall, average rents are around £200 per sqm per year. There is a broad range from about £46 per sqm per year to over £600 per sqm per year. Rents for units in the central locations, for example, central Blaby, are currently over £350 per sqm per year although some are significantly higher than this. An average yield of about 6.5% is reported. A value, based on a £350 per sqm per year / 6.5% yield / 18 month incentive, of £4,900 per sqm is derived for town centre, shop-based retail.

5.30 The rents for shops vary greatly, particularly as one moves away from the best locations into the secondary situations where rents are normally in the range of £130 per sqm per year to £250 per sqm per year, although yields are rather higher at around 10% to derive a value of £2,170 per sqm.

⁶⁷ A CVA is a legally binding agreement with a company's creditors. As part of the process companies (subject to the circumstances) may be able to renegotiate the terms of a lease.

- 5.31 Consideration has been given to supermarkets and retail warehouses, although little such development is anticipated in the foreseeable future. In this case it is assumed a rent of £375 per sqm per year with a 6.25% yield, to give a value of £5,650 per sqm.
- 5.32 In the case of retail warehouses, there has been a change within the market over the last 5 or so years with a move towards more smaller stores on the out-of-town retail parks. Whilst little or no development is planned, it may be that some of the existing out-of-town / retail warehouse space may be reconfigured. A rent is assumed of £300 per sqm per year with a yield of 6%, deriving a value of £4,700 per sqm.

Appraisal Assumptions

- 5.33 The following assumptions have been used (as updated following the technical consultation):

Table 5.2 Updated Commercial Values £ per sqm – 2026

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£175	8.00%	0.5	£2,105	£2,105
Offices - Park	£175	8.00%	0.5	£2,105	£2,105
Office Small	£175	9.00%	0.5	£1,862	£1,860
Industrial - Large	£110	7.00%	1.0	£1,469	£1,470
Industrial - Small	£150	8.00%	1.0	£1,736	£1,736
Logistics	£110	5.25%	1.0	£1,991	£2,000
Retail (Centre)	£350	6.50%	1.5	£4,899	£4,900
Retail (Elsewhere)	£250	10.00%	1.5	£2,167	£2,170
Supermarket	£375	6.25%	1.0	£5,647	£5,650
Retail Warehouse	£300	6.00%	1.0	£4,717	£4,700

Source: HDH (May 2025)

- 5.34 Through the technical consultation, a housebuilder⁶⁸ and a developer⁶⁹ noted:

Based on the evidence provided, the non-residential assumptions appear to fall within the expected range.

⁶⁸ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁶⁹ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

6. Land Values

- 6.1 Chapters 2 and 3 set out the methodology used in this study to assess viability. An important element of the assessment is the value of the land. Under the method set out in the updated PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). The EUV is used as the starting point for the assessment.
- 6.2 In this chapter, the values of different types of land are considered. The value of land relates closely to the use to which it can be put and will range considerably from site to site. As this is a high-level study, the three main uses, being agricultural, residential and industrial land, have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.
- 6.3 The PPG says (at 10-016-20180724) that the *‘Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments...’*. It is therefore necessary to consider the EUV as a starting point.

Existing Use Values

- 6.4 The EUV is the value of the land in its current use before planning consent is granted, for example, as agricultural land. AUV refers to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.
- 6.5 The updated PPG includes a definition of land value as follows:

How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called ‘existing use value plus’ (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

PPG: 10-014-20190509

What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published

sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG: 10-016-20190509

- 6.6 It is important to fully appreciate that land value should reflect emerging policy requirements and planning obligations. When considering comparable sites, the value will need to be adjusted to reflect this requirement.
- 6.7 The value of the land for a particular typology (or in due course a particular scheme) needs to be compared with the EUV, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the EUV (or AUV), then the development is not viable. For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.
- 6.8 The 'model' approach is outlined below:
- i. For sites in agricultural use, then agricultural land represents the EUV. It is assumed that greenfield sites of 0.5ha or more fall into this category.
 - ii. For paddock and garden land on the edge of or in a smaller settlement a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5ha.
 - iii. Where the development is on brownfield land, an industrial value is assumed. In the town centres, a higher value is considered.

Residential Land

- 6.9 In August 2020, DCLG published *Land value estimates for policy appraisal 2019*⁷⁰ which gives a figure for Blaby District of £2,150,000/ha. It is important to note this figure assumes nil affordable housing⁷¹. As stressed in the paper, this is a hypothetical situation and 'the figures

⁷⁰ [Land value estimates for policy appraisal 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/464222/land_value_estimates_for_policy_appraisal_2019.pdf)

⁷¹ The VOA assumed as follows:

- Any liability for the Community Infrastructure Levy (CIL), even where it was planning policy as at 1 April 2019, has been excluded.
- It has been assumed that full planning consent is already in place; that no grants are available and that no major allowances need to be made for other s106/s278 costs.
- The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.
- In a small number of cases schemes do not produce a positive land value in the Model. A 'floor value' of £370,000 (outside London) has been adopted to represent a figure at less than which it is unlikely (although possible in some cases) that 1 hectare of land would be released for residential development.

on this basis, therefore, may be significantly higher than could be reasonably obtained in the actual market’.

- 6.10 There are few larger development sites being publicly marketed in the area, however, so as to gain a better understanding of the market, sites beyond the BDC boundaries are also researched:

Table 6.1 Development Sites for Sale – May 2025

				Asking Price			
		Area (ha)	Units	£	£ per ha	£ per unit	
Station Road	Broughton Astley	0.300	9	£1,100,000	£3,666,667	£122,222	Outline for 9
Sanvey Gate	Leicester	0.131		£750,000	£5,738,332		City centre redevelopment site
Stoughton Road	Oadby	0.485		£1,100,000	£2,268,041		Subject to planning
Leicester Road	Glen Parva	0.093	3	£795,000	£85,483,87	£2,650,00	Existing house with consent for 2 in garden
Land Off George Street And King Street	Barwell	0.093	14	£400,000	£4,301,075	£28,571	Consent for 14 flats
88 Newbold Road	Desford	0.234	1	£350,000	£1,495,726	£350,000	Consent for 1 large detached
Broughton Road	Croft	0.042	1	£210,000	£4,976,303	£210,000	Consent for 4 bed detached

Source: Market Survey (May 2025)

- This has been taken on a national basis and clearly there will be instances where the figure in a particular locality will differ based on supply and demand, values in the area, potential alternative uses etc. and other factors in that area.
- Each site is 1 hectare in area, of regular shape, with services provided up to the boundary, without contamination or abnormal development costs, not in an underground mining area, with road frontage, without risk of flooding, with planning permission granted and that no grant funding is available.
- The site will have a net developable area equal to 80% of the gross area (excluding London).
- For those local authorities outside London, the hypothetical scheme is for a development of 35, two storey, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.
- For those local authorities in London, the hypothetical scheme varies by local authority area and reflects the type/scale of development expected in that locality. The attached schedules provide details of gross/net floor areas together with number of units and habitable rooms.

These densities are taken as reasonable in the context of this exercise and with a view to a consistent national assumption. However, individual schemes in many localities are likely to differ from this and different densities will impact on values achievable.

- 6.11 It is important to note that the above prices are asking prices – so reflect the landowner's aspiration. In setting the BLV the important point is the minimum amount a landowner will accept.
- 6.12 Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix 7**. The data is summarised in the following tables, the amount of affordable housing in the scheme is shown, being the key indicator of policy compliance (as required by the PPG).

Table 6.2 Sales of Development Land in Blaby District

	Locality	Scheme	Area (ha)	Units	Aff %	s106 per unit	Price per ha	Price per unit
West Street	Enderby	21 dwellings	0.46	21	100%	£4,259	£652,174	£14,286
Land south of Little Glen Road	Glen Parva	Up to 31 dwellings and new access	1.9	31	100%	£1,916	£207,368	£12,710
Land North Of Leicester Road	Sapcote	Outline for 80 dwellings	4.01	80	25%	£4,925	£249,377	£12,500
Land adjacent to Leicester Rd and Foston Rd	Countesthorpe	Outline for up to 170 dwellings	7.81	170	25%	£5,757	£2,149,639	£98,757
Land off Wardens Walk	LFE	Outline for up to 58 dwellings	2	58	26%	£3,653	£2,000,000	£68,966
Land Off Cambridge Road (Opposite Whittle Estate - Plots 4 & 5)	Whetstone	49 dwellings	1.45	49	27%	£2,746	£4,665,018	£138,046
Former Council Depot Warwick Road Littlethorpe	Littlethorpe	32 dwellings comprising 4 two bedroom bungalows, 15 two bedroom semi-detached houses and 13 three bedroom semi-detached houses.	0.821	32	100%	£0	£1,369,946	£35,156

Source: BDC and Land Registry (May 2025))

- 6.13 These values are on a whole site (gross area) basis and range considerably. The average is about £1,610,000 per ha (£54,000 per unit) and the median is £1,370,000/ha (£35,000 per unit). If the significant outlier is disregarded, the average and median is about £1,000,000 per ha.

- 6.14 In considering the above it is important to note that the PPG 10-015-20190509 says:

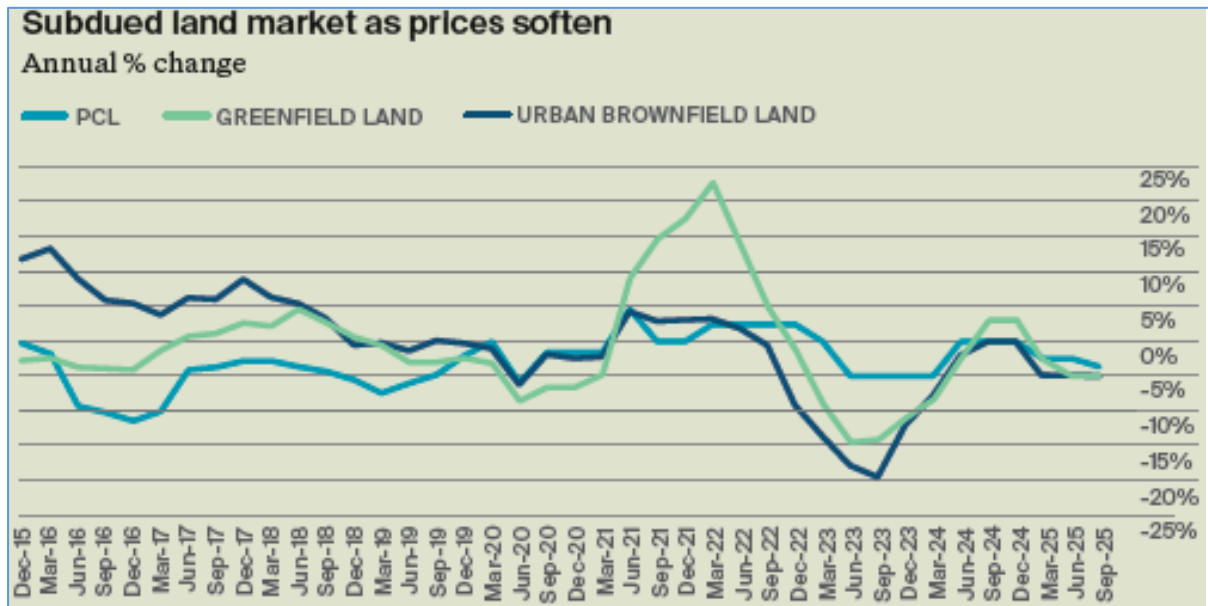
Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

- 6.15 The price paid is the maximum the landowner could achieve. The landowner is unlikely to suggest a buyer may be paying an unrealistic amount. The BLV is not the price paid (or the average of prices paid).
- 6.16 Almost all the above sites are smaller sites, with just one of the sites being over 1 ha. In relation to larger sites, and in particular larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open space requirements which result in lower values. For non-residential uses, a similar approach to that taken with residential land has been taken, except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, a BLV of the value of industrial land has been assumed.
- 6.17 It is timely to review how the value of development land has changed over the last few years. There are several sources of relevant information. *Development Land Index* (Knight Frank Q3 2025 – being the most recently published) suggests that land prices may have fallen over the last few years.

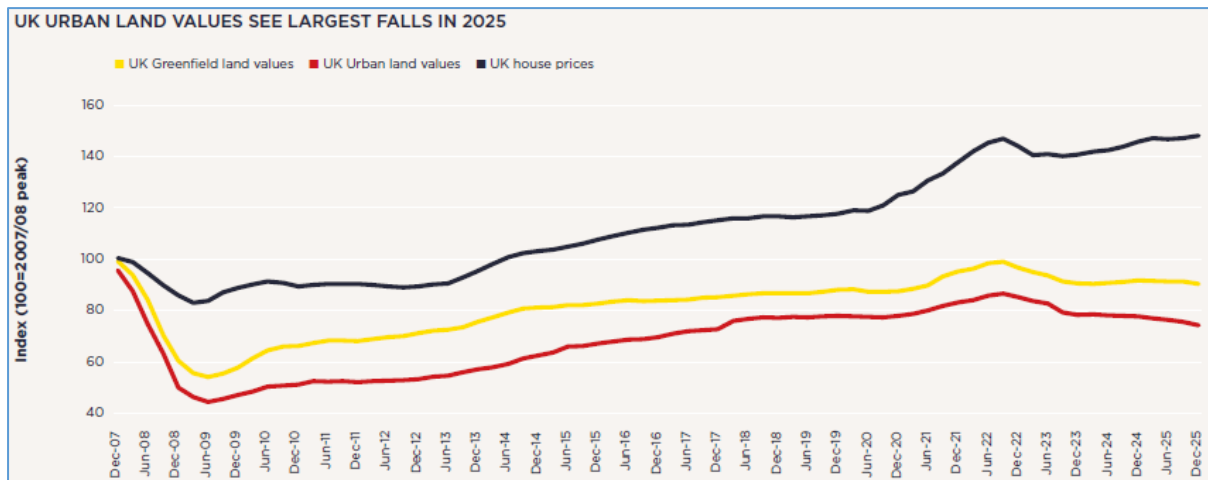
Knight Frank Development Land Index



Source: *Development Land Index* (Knight Frank Q3 2025)

- 6.18 A similar picture is given by Savills in its *Market in Minutes, Residential Development Land* (Savills Q4 2025).

Savills Indexed Residential Development Land Index (Index to 100 at 2007/2008 peak)



Source: *Market in Minutes, Residential Development Land* (Savills Q4 2025)

- 6.19 The above data suggests that the value of development land is broadly unchanged recently.

Industrial Land

- 6.20 *Land value estimates for policy appraisal* provides a value figure for commercial land but not specifically for any towns in Blaby District (these are derived through the LEP areas, so the distribution does not knit with Local Authority areas):

Table 6.3 Industrial Land Values (£/ha)

Industrial Land	£525,000 (£212,000/acre)
Commercial Land: Office Edge of City Centre Leicester	£865,000 (£350,000/acre)
Commercial Land: Office Out-of-Town – Business Park Leicester	£740,000 (£299,000/acre)

Source: Land value estimates for policy appraisal (MHCLG, August 2020)

- 6.21 CoStar (a property market data service) includes details of industrial land. The sample is too small to be useful.

Agricultural and Paddocks

- 6.22 *Land value estimates for policy appraisal* (MHCLG, August 2020) provides a value figure for agricultural land in the area of £25,000/ha. This has been explored further and wider information on land prices has been researched:

- a. Savills' *Market in Minutes: GB Farmland – Summer 2025*⁷² (August 2025) reports a value of £10,000 per acre (£24,470 per ha) for prime arable land and an overall average value of about £8,200 per acre (£20,260 per ha).
- b. Strutt and Parker's *English Estates & Farmland Market Review Autumn 2025*⁷³ suggests a fall in values of £10,400 per acre (£25,700 per ha) for arable land and £8,500 per acre (£21,000 per ha) for pasture.
- c. Knight Frank's *Farmland Index Q4 2025*⁷⁴ suggests average values of £8,696 per acre (£21,489 per ha).
- d. Carter Jonas' *Farmland Market Update Q4 2025*⁷⁵ reports, for the East Midlands the following:

	Low £/acre	Prime £/acre	Average £/acre
Arable	£8,000	£11,250	£9,000
Pasture	£7,250	£9,000	£8,000
Lifestyle	£13,000	£25,000	£16,500

- 6.23 There are several areas of farmland, woodland and conservation sites for sale in the vicinity:

⁷² [Savills UK | Market in Minutes: GB Farmland – Summer 2025](#)

⁷³ https://rural.struttandparker.com/wp-content/uploads/2024/10/2024-10-02_UK_EFAD-Q3-Farmland-Market_1.4.pdf

⁷⁴ [kf-farmland_q4-2025_final.pdf](#)

⁷⁵ [Farmland market update | Q4 2025 | Carter Jonas](#)

Table 6.4 Farm Land For Sale

		Area (ha)	£	£ per ha	
Croft Road 1	Thurlaston	54.410	£1,500,000	£27,568	Mix of arable and pasture
Croft Road 2	Thurlaston	26.250	£750,000	£28,571	Mostly arable with 1.5ha woodland
Croft Road 3	Thurlaston	21.660	£600,000	£27,701	Arable land
Spinney Farm Close	Elmesthorpe	20.914	£650,000	£31,079	Permanent Pasture
Desford Lane	Peckleton	7.252	£295,000	£40,678	Arable land

Source: Market Survey (April 2025)

6.24 An agricultural land value of £25,000 per ha is assumed.

6.25 Through the technical consultation, a housebuilder⁷⁶ and a developer⁷⁷ noted:

We consider that the analysis carried out by HDH is robust and reflects the specific challenges of a lack of transparent and publicly available evidence of agricultural land transactions.

We think that it is appropriate that a different Existing Use Value has been applied to agricultural land and paddock land.

We consider that the rates of £25,000 per hectare for agricultural land and £50,000 per hectare for paddock land are reasonable if somewhat cautious based on the evidence presented by HDH. However, it may be more appropriate to assess greenfield sites with a non-agricultural use on an individual basis to reflect the specific use.

6.26 In a WPVA, that is based largely on typologies, it is necessary to make high-level assumptions rather than look at specific uses on specific sites. They went on to suggest that sensitivity testing is carried out. As set out below, the BLV is subject to sensitivity testing.

6.27 The promoter of Whetstone Pastures⁷⁸ suggested a figure of £29,650 per ha. Bearing in mind the above data, no change is made in this regard, £25,000 per ha being at the top end of the expected range.

6.28 Sites on the edge of a town or village may be used for an agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. A higher value of £50,000 per ha is used for sites on the edge of the built-up area.

⁷⁶ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁷⁷ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

⁷⁸ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

Existing Use Value Assumptions

6.29 In this assessment, the Existing Use Value (EUV) assumptions are used.

Table 6.5 Existing Use Value Land Prices £ per ha

Previously Developed Land	£525,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (June 2025)

6.30 Through the technical consultation, a housebuilder⁷⁹ and a developer⁸⁰ noted:

We consider that the analysis carried out by HDH is robust and reflects the specific challenges of a lack of transparent and publicly available evidence of agricultural land transactions.

We think that it is appropriate that a different Existing Use Value has been applied to agricultural land and paddock land.

We consider that the rates of £25,000 per hectare for agricultural land and £50,000 per hectare for paddock land are reasonable if somewhat cautious based on the evidence presented by HDH. However, it may be more appropriate to assess greenfield sites with a non-agricultural use on an individual basis to reflect the specific use.

6.31 A developer⁸¹ said that the 'Existing Use Value assumptions are supported as set out in Table 6.5'.

6.32 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

⁷⁹ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁸⁰ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

⁸¹ Clare Clarke for Pegasus for Davidsons Development Ltd.

Table 6.6 Neighbouring Authority, Approach to Existing Use Values

	Consultant	Date	Greenfield	Brownfield PDL
Leicester	HDH	May-22	Agricultural £25,000/ha / Paddock £50,000/ha	Non City Centre £600,000/ha
Oadby & Wigston	HDH	Nov-24	Agricultural £25,000/ha / Paddock £50,000/ha	£600,000/ha
Harborough	Aspinall Verdi	Jan-25	Greenfield £22,240/ha	£400,000/ha
Charnwood	Aspinall Verdi	Feb-21	<75 dwellings £24,000/ha / >75 dwellings £32,600/ha	£494,000/ha
Melton	HDH	Dec-24	Agricultural £25,000/ha / Paddock £50,000/ha	£450,000/ha
Rugby	BNP Paribas	Dec-25	£20,000/ha	Secondary offices £1,790,000/ha / Secondary industrial £550,000/ha

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

Benchmark Land Values

- 6.33 The setting of the Benchmark Land Values (BLV) is one of the more challenging parts of a plan-wide viability assessment. The updated PPG makes specific reference to BLV, so it is necessary to address this. As set out in Chapter 2 above, the updated PPG says:

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).

PPG 10-014-20190509

- 6.34 It is accepted that the normal abnormal costs associated with development in an area (normal abnormal costs) should be reflected in the viability assessment and for this reason an adjustment has been made on brownfield sites.

- 6.35 With regard to the landowner's premium the PPG says:

How should the premium to the landowner be defined for viability assessment?

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

PPG 10-016-20190509

- 6.36 In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions were put forward:

Brownfield Sites: EUV Plus 20%.

Greenfield Sites: Generally EUV Plus £350,000/ha.

Strategic Sites EUV x 10

- 6.37 Through the technical consultation, a housebuilder⁸² and a developer⁸³ commented:

In plan making, viability should not reflect "best case" scenarios but should include a buffer to allow all sites to be delivered. Unfortunately, the approach (particularly in respect of Landowner's premiums) adopted by HDH appears to reflect very much the "best case"

- 6.38 They went on to note:

⁸² Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁸³ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

HDH have calculated the BLV of greenfield sites on two bases. For 'general' greenfield sites the BLV is calculated by adding a fixed premium of £350,000/ha to the EUV, and for 'strategic' greenfield sites a 10x multiplier has been applied to the EUV.

HDH have therefore adopted a BLV of £375,000 per hectare for 'general' agricultural greenfield sites and £400,000 per hectare for 'general' paddock greenfield sites; this effectively equates to a premium of 15x EUV for 'general' agricultural sites and a premium of 8x EUV for 'general' paddock sites. A BLV of £250,000 per hectare has been adopted for 'strategic' greenfield sites.

We note that the often quoted range of 'acceptable' premiums, based on the transparent assumptions document issued by the HCA, is 10 to 20 times agricultural value. However, this is not to say that land value expectations would not go beyond these levels. Therefore, in a study of this nature a cautious approach should be adopted and the analysis should be prepared on an uplift multiplier at the higher end of the range.

We support the calculation of BLV on a per gross acre basis as this reflects established market practice in regards to minimum prices in land agreements which in turn reflects the minimum reasonable value at which landowners would release their land for development.

It is unclear why HDH have adopted a different approach for greenfield sites 'generally' and 'strategic' sites as the considerations for a landowner releasing their land for residential development are the same regardless of location.

HDH should therefore consider reviewing evidence of minimum prices within strategic land option and promotion agreements as this will reflect the true value at which a landowner is obliged to sell. If that minimum price is not achieved, then land would not be made available for development and delivery of the Plan would fail.

6.39 The promoter of Whetstone Pastures⁸⁴ set out as follows

For strategic sites HDH have adopted a premium equivalent to a multiplier of 10 x EUV to assess BLV. We consider that this falls below what would be accepted in the market as a reasonable incentive for a landowner to release their land for development. Moreover, the assumption does not accord with other Local Plan Viability Assessments for neighbouring Boroughs which adopt a premium multiplier of between 12.5 – 20 times EUV to establish BLV. The below table provides details of LPVAs from neighbouring LPAs:

LPA	Consultant	Year	Premium assumption
Leicester	HDH	2022	£300,000 in addition to EUV (equivalent to 12 times EUV)
Harborough	Aspinall Verdi	2025	15 – 20 times EUV on greenfield sites
Oadby and Wigston	HDH	2024	12 times EUV on strategic sites
Charnwood	Aspinall Verdi	2023	12.5 times EUV on greenfield sites

To note, all the premium multiples identified above relate to agricultural EUVs, which are broadly equivalent to £25,000 per hectare, that has been used by HDH in the assessment for Blaby.

Based on the evidence sourced from neighbouring authorities, we consider that HDH have understated the applicable BLVs, and we request they update their assessment so it is equivalent with the assessment in the table above and reflects a reasonable incentive for a landowner to release their land for development.

⁸⁴ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

- 6.40 A developer⁸⁵ said that the ‘*assumption made in relation to Benchmark Land Value at paragraph 6.31 also appear to be reasonable*’.
- 6.41 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

Table 6.7 Neighbouring Authority, Approach to Benchmark Land Values

	Consultant	Date	Greenfield	Brownfield PDL
Leicester	HDH	May-22	EUV +£300,000/ha	EUV +20%
Oadby & Wigston	HDH	Nov-24	Non-strategic EUV +£300,000/ha / Strategic EUV x10	EUV +20%
Harborough	Aspinall Verdi	Jan-25	EUV x15 to x20 (£445,000 - £593,000 /ha) / Strategic EUV x10	EUV +10% to +20%
Charnwood	Aspinall Verdi	Feb-21	EUV x 12.5	EUV +5%
Melton	HDH	Dec-24	Non-strategic EUV +£300,000/ha / Strategic EUV x10	EUV +20%
Rugby	BNP Paribas	Dec-25	EUV x 11 to EUV x 17	EUV +20%

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up to date studies.

- 6.42 In this iteration of this WPVA, it is accepted that there is not a consensus on the approach to deriving the BLV. Sensitivity testing has been carried out.

⁸⁵ Clare Clarke for Pegasus for Davidsons Development Ltd.

7. Development Costs

7.1 This chapter considers the costs and other assumptions required to produce financial appraisals for the development typologies.

7.2 Through the technical consultation, a housebuilder⁸⁶ and a developer⁸⁷ commented generally saying:

All assumptions fall within normal range, however, as the purpose of the study is to consider the viability and therefore deliverability of the Local Plan we are of the opinion that a very cautious approach should be taken with the assumptions that are made i.e. that a worst case scenario should be looked at. In the case of a number of assumptions this is not the case (see below).

7.3 This is not agreed, and such an approach would not be in line with that set out in the PPG. Having said this the development costs have been subject to sensitivity testing.

Development Costs

Construction costs: baseline costs

7.4 The cost assumptions are derived from the Building Cost Information Service (BCIS)⁸⁸ data – using the figures re-based for Leicestershire and Rutland. The cost figure for ‘Estate Housing – Generally’ is £1,562 per sqm at the time of this report (being an increase of 2.6% from £1,523 per sqm in June 2025) (see **Appendix 8**). The use of the BCIS data is suggested in the PPG (paragraph 10-013-20240214) however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.

7.5 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of Flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of 200 units and more, where economies of scale can be achieved, and the median cost is used for smaller schemes.

7.6 Through the technical consultation, a housebuilder⁸⁹ and a developer⁹⁰ concurred with ‘*the use the use of the lower quartile rate for larger schemes*’ but went on to say ‘*it must also be recognised that this is a base build cost which requires additional costs to be set at appropriate rates*’. This is agreed.

⁸⁶ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁸⁷ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

⁸⁸ BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

⁸⁹ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁹⁰ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

7.7 A site promoter⁹¹ also confirmed that the use of the lower quartile figure is appropriate on the larger sites. Conversely, the promoter of Whetstone Pastures⁹² said that ‘do not support this assumption and consider when using the BCIS that the median quartile is more reflective of costs likely to be incurred by a developer’. They went on to set out that a scheme such as theirs was likely to be brought forward by a master developer, with parcels of serviced land then being sold – some of which may be parcels of more than 200 units and some less. They suggested the BCIS cost should be used.

7.8 A developer⁹³ commented:

The assumed construction and development cost figure for ‘Estate Housing – Generally’ of £1,523 per sqm is too low based on Davidsons experience. It does not reflect current development costs.

On the basis that the figure includes site abnormals, we would suggest increasing the assumed development costs to £1,850 per sqm.

7.9 The BCIS cost is the base cost, before adjustments for matters such as Part L, external and site costs, and abnormal costs, all of which are considered below, and are in addition to the BCIS cost.

7.10 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

Table 7.1 Neighbouring Authority, Approach to Construction Costs

	Consultant	Date	
Leicester	HDH	May-22	BCIS LQ all sites
Oadby & Wigston	HDH	Nov-24	< 200 BCIS median / > 200 BCIS LQ
Harborough	Aspinall Verdi	Jan-25	< 50 BCIS median / > 50 BCIS LQ
Charnwood	Aspinall Verdi	Feb-21	< 75 BCIS median / > 75 BCIS LQ
Melton	HDH	Dec-24	< 200 BCIS median / > 200 BCIS LQ
Rugby	BNP Paribas	Dec-25	BCIS LQ all sites

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

7.11 No change is made to the approach taken.

7.12 As set out in Chapter 2 above, the Government has announced and consulted on various changes to construction standards (Future Homes Standard, Accessible and Adaptable

⁹¹ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council (“the Consortium”) re Site 37 – WBC.

⁹² Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

⁹³ Clare Clarke for Pegasus for Davidsons Development Ltd.

Standards, etc). The costs of these are not fully reflected in the BCIS costs so are considered in Chapter 8 below.

Other normal development costs

7.13 In addition to the BCIS £/m² build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush study and the approach taken is in line with the PPG and the Harman Guidance.

7.14 Nevertheless, it is possible to generalise. Drawing on experience and the comments of stakeholders, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site. A scale of allowances has been developed for the residential sites, ranging from 10% of build costs for the smaller sites and flatted schemes, to 15% for the larger greenfield schemes. It is important to note that this is the base assumption and that allowances for required off-site works and the like are in addition to these costs.

7.15 Through the technical consultation, a housebuilder⁹⁴ and a developer⁹⁵ commented saying:

HDH adds between 10% and 15% on BCIS build cost (depending on typology) for what are referred to as 'other normal development costs'. HDH have listed the items that are included in this allowance including: 'roads, drainage and services within the site, parking, footpaths, landscaping and other external costs'.

In our view, further consideration should be given to the break down of build costs, to accurately model plot externals and site wide externals. In our experience, plot externals typically amount to between 10% and 15% on top of the BCIS rate, before site wide externals are considered.

7.16 They went on to say:

It is appropriate to include a separate allowance for on-site works. We understand that HDH have assumed an allowance of 15% of base build costs for the larger greenfield sites. We acknowledge that this is within the reasonable range and is equivalent to an allowance of c. £18,000 per dwelling on the appraisal of the large greenfield site of 1,000 units. However, as the purpose of the study is to test the viability of the Local Plan we would suggest that an allowance of £20,000 per dwelling is more appropriate. A rate per gross acre may also be considered.

7.17 The promoter of Whetstone Pastures⁹⁶ confirmed the 15% assumption.

⁹⁴ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

⁹⁵ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

⁹⁶ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

7.18 A site promoter⁹⁷ commented:

HDH have then applied a 15% allowance to cover 'a range of site costs' for the larger greenfield schemes. From paragraph 7.5, this appears to principally external costs, which would be acceptable. However, this allowance would not be sufficient to also cover site-specific infrastructure, abnormal development costs or any other strategic works required from the scheme, including off-site infrastructure works. This 15% allowance equates to c. £20.5k per dwelling, which would only be sufficient to cover plot external works.

7.19 It is important to note that abnormal costs are covered separately (see below) and site specific infrastructure costs are considered under the costs of strategic infrastructure and mitigation as set out in Chapter 8 below.

7.20 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

Table 7.2 Neighbouring Authority, Approach to Site Costs

	Consultant	Date	
Leicester	HDH	May-22	5% to 15%
Oadby & Wigston	HDH	Nov-24	5% to 15% + £10,000 per garage
Harborough	Aspinall Verdi	Jan-25	Brownfield 10% / Greenfield 15%
Charnwood	Aspinall Verdi	Feb-21	5% - Apartment schemes 10% - Smaller sites below 74 dwellings 20% - Larger sites above 75 dwellings
Melton	HDH	Dec-24	5% to 15% + £7,500 for garages
Rugby	BNP Paribas	Dec-25	Generally 10% / Strategic sites 10% + £31,820/unit

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

7.21 No change is made to the approach put forward, although this opportunity is taken to confirm that an allowance of £10,000 per detached house is made for garages.

Abnormal development costs and brownfield sites

7.22 With regard to abnormal costs, paragraph 10-012-20180724 of the PPG says:

abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value

7.23 This needs to be read with paragraph 10-014-20180724 of the PPG that says that:

Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...

⁹⁷ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

7.24 The consequence of this, when considering viability in the planning system, is that abnormal costs should be added to the cost side of the viability assessment but also reflected in (i.e. deducted from) the BLV. This has the result of balancing the abnormal costs on both elements of the appraisal.

7.25 Through the technical consultation a site promoter⁹⁸ commented:

HDH indicate at Paragraph 7.10 that certain abnormal costs should be deducted from the BLV – where they have not been reflected as a development cost. It is not accepted that this should include the strategic infrastructure costs identified above. The £250k per hectare BLV is considered to be the absolute minimum amount that a landowner would require for a site of this nature, and any reduction in this amount would render the scheme non-deliverable, as a landowner would not sell.

7.26 Whilst this is noted, it is necessary to follow the PPG when undertaking an assessment of this type.

7.27 This approach is consistent with the treatment of abnormal costs that was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling, that it may not be appropriate for abnormal costs to be built into appraisals in a high-level assessment of this type. Councils should not plan for the worst-case option – rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

... demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.

7.28 In some cases, where the site involves redevelopment of previously developed land, there is the potential for abnormal costs to be incurred. Abnormal development costs will be site specific and might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.

7.29 Through the technical consultation, a housebuilder⁹⁹ and a developer¹⁰⁰ suggested that abnormal costs are also applied to greenfield sites.

⁹⁸ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

⁹⁹ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

¹⁰⁰ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

- 7.30 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

Table 7.3 Neighbouring Authority, Approach to Abnormal Costs

	Consultant	Date	
Leicester	HDH	May-22	5% on PDL
Oadby & Wigston	HDH	Nov-24	5% on PDL
Harborough	Aspinall Verdi	Jan-25	PDL £50,000/ha
Charnwood	Aspinall Verdi	Feb-21	PDL £124,000/ha
Melton	HDH	Dec-24	5% on PDL
Rugby	BNP Paribas	Dec-25	None

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

- 7.31 In summary, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of an assessment of this type to standardise land prices across an area.
- 7.32 Whilst no change has been made in this regard, it is necessary to consider this assumption with the contingency. This has been updated as set out below.

Fees

- 7.33 A normal allowance for professional fees in a study of this type on residential development would be 8%. An 8% assumption is applied to non-residential development.
- 7.34 The promoter of Whetstone Pastures¹⁰¹ suggested 10% to 12% for complex schemes. In the case of this site this would be more than £85,000,000 in addition to planning fees, acquisition and sale costs. A developer¹⁰² commented that 8% was too low but did not suggest an alternative.
- 7.35 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

¹⁰¹ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

¹⁰² Clare Clarke for Pegasus for Davidsons Development Ltd.

Table 7.4 Neighbouring Authority, Approach to Fees

	Consultant	Date	Professional	Sales	Acquisition
Leicester	HDH	May-22	8% plus application fees	3.50%	1.50%
Oadby & Wigston	HDH	Nov-24	8% plus application fees	3.50%	1% + 0.5%
Harborough	Aspinall Verdi	Jan-25	7% - 8%	1.5% + 1% + 0.5%	
Charnwood	Aspinall Verdi	Feb-21	7% + Application fees + 3x application fee	3% + 1% + 0.5%	
Melton	HDH	Dec-24	8% plus application fees	3.50%	1% +0.5%
Rugby	BNP Paribas	Dec-25	7%	2.5%+ 0.25%	

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

7.36 No change is made in this regard.

Contingencies

7.37 Initially, for previously undeveloped and otherwise straightforward sites, a contingency of 2.5% has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land. So, the 5% figure was used on the brownfield sites, and the 2.5% figure was used on the remainder.

7.38 Through the technical consultation, a housebuilder¹⁰³ and a developer¹⁰⁴ said:

A 2.5% contingency applied to build costs is lower than the 5% that is typically assumed. As above, in our view plan wide assessments should err on the side of caution and look at worst case scenarios. A contingency of 2.5% is an optimistic assumption and arguably reflects an absolute best case scenario.

7.39 The promoter of Whetstone Pastures¹⁰⁵ said:

A contingency allowance of 2.5% is included for greenfield sites within the HDH assessment. This falls materially below a widely accepted figure and is considered materially understated. In light of the significant infrastructure requirements of this development, we would consider an absolute minimum allowance of 5% is adopted, which falls at the bottom end of an appropriate range of 5% – 10%, considered appropriate for complex schemes of the subject nature which will be brought forward over many years. We request that HDH revisit their assessment.

¹⁰³ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

¹⁰⁴ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

¹⁰⁵ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

- 7.40 They went on to suggest a bespoke approach is taken to their Whetstone Pastures¹⁰⁶ site, but did not provide any alternative figures. Whilst this is noted, the scope of this WPVA includes high-level testing, but not more detailed appraisal.
- 7.41 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

Table 7.5 Neighbouring Authority, Approach to Contingency Allowances

	Consultant	Date	
Leicester	HDH	May-22	Greenfield 2.5% / PDL 5%
Oadby & Wigston	HDH	Nov-24	Greenfield 2.5% / PDL & strategic sites 5%
Harborough	Aspinall Verdi	Jan-25	Greenfield 2.5% / PDL 5%
Charnwood	Aspinall Verdi	Feb-21	Greenfield 3% / PDL 5%
Melton	HDH	Dec-24	Greenfield 2.5% / PDL & strategic sites 5%
Rugby	BNP Paribas	Dec-25	Unclear (5%)?

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

- 7.42 Having considered this, a contingency of 2.5% has been allowed for on greenfield sites, with a higher figure of 5% on previously developed land and the Strategic Sites.

S106 Contributions and the costs of infrastructure

- 7.43 For many years, BDC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. As set out in **Appendix 7**, over the last few years, in Blaby, s106 payments have varied widely from zero up to £5,757 per dwelling, but average about £3,300 per unit. The approach to wider developer contributions is set out in Chapter 8 below.
- 7.44 Through the technical consultation a developer¹⁰⁷ noted that it is necessary to consider what is going to be sought in the future and not just to look back. This is agreed – see Chapter 8 below.

¹⁰⁶ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

¹⁰⁷ Clare Clarke for Pegasus for Davidsons Development Ltd.

Financial and Other Appraisal Assumptions

VAT

- 7.45 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full¹⁰⁸.

Interest rates

- 7.46 A 7% p.a. interest rate is assumed for total debit balances, no allowance is made for equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.
- 7.47 Developers that have a strong balance sheet, and a good track record, can undoubtedly borrow less expensively than this, but this reflects banks' view of risk for housing developers in the present situation. In the residential appraisals, a simple cashflow is used to calculate interest.
- 7.48 Through the technical consultation, a housebuilder¹⁰⁹ and a developer¹¹⁰ concurred with this assumption. Conversely, the promoter of Whetstone Pastures¹¹¹ suggested '*8% for lower risk schemes, increasing for higher risk strategic ventures to in excess of 10% on an 'all in' basis*'. Alternatively, a site promoter¹¹² commented that 7.5% was an absolute minimum.
- 7.49 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

¹⁰⁸ VAT is a complex area. Sales of new residential buildings are usually zero-rated supplies for VAT purposes (subject to various conditions). VAT incurred as part of the development can normally be recovered. Where an appropriate 'election' is made, VAT can also be recovered in relation to commercial development – although VAT must then be charged on the income from the development.

¹⁰⁹ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

¹¹⁰ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

¹¹¹ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

¹¹² Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

Table 7.6 Neighbouring Authority, Interest Rate Assumptions

	Consultant	Date	
Leicester	HDH	May-22	6%
Oadby & Wigston	HDH	Nov-24	7.50%
Harborough	Aspinall Verdi	Jan-25	7.50%
Charnwood	Aspinall Verdi	Feb-21	6%
Melton	HDH	Dec-24	8%
Rugby	BNP Paribas	Dec-25	7%

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

7.50 In this iteration of this WPVA, the interest assumption has been increased to 7.5%.

Developers' return

7.51 An allowance needs to be made for developers' return and to reflect the risk of development. Paragraph 10-019-20190509 of the updated PPG says:

How should a return to developers be defined for the purpose of viability assessment?

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

7.52 The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

7.53 Broadly there are four different approaches that could be taken:

- a. To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.
- b. To set a rate for the different types of unit produced – say 20% for market housing and 6% for affordable housing, as suggested by the HCA.
- c. To set the rate relative to costs – and thus reflect the risks of development.
- d. To set the rate relative to the gross development value.

- 7.54 In deciding which option to adopt, it is important to note that the intention is not to re-create any particular developer's business model. Different developers will always adopt different models and have different approaches to risk.
- 7.55 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require a developer to demonstrate a sufficient margin, to protect the lender in the case of changes in prices or development costs. They will also consider a wide range of other factors, including the amount of equity the developer is contributing (both on a loan-to-value and loan-to-cost basis), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.
- 7.56 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site by site or split), it is appropriate to make some broad assumptions and as set out above the updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in consideration of delivery of affordable housing*'.
- 7.57 In the initial iteration of this assessment a 17.5% assumption is applied to market housing and 6% is applied to affordable housing. A 10% return is assumed for Build to Rent, and 15% for the non-residential development types.
- 7.58 Through the technical consultation, a housebuilder¹¹³ and a developer¹¹⁴ said:

We agree with this approach whereby the level of developer's profit is related to the risk of development, which is why for example a lower profit (at 6%) has been applied to the affordable housing elements. However we disagree with the statement at 7.24 and would argue that the level of profit on private housing that is required is still determined by the ability to raise finance, and a bank who is providing finance will need to see appropriate contingencies within the build costs to ensure that the return on investment is achievable and realistic.

We would argue that a more sensible profit allowance is 20% of GDV for market housing.

- 7.59 The promoter of Whetstone Pastures¹¹⁵ said:

A profit margin should be reflective of the inherent risk in the construction and sales process taking account of macro and micro economic risk factors. The criteria to consider in arriving at an appropriate figure for developer's return (profit) include, amongst other things, location, property use type, the scale of development, the weighted cost of capital and the global and

¹¹³ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

¹¹⁴ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

¹¹⁵ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

local economic context. Developers, banks, and other funding institutions maintain minimum expectations in terms of financial returns that are aligned with the risk profile. Simply, there must be a reasonable prospect that the return will be commensurate with the risks being undertaken.

We have considered LPVAs from neighbouring authorities, the adopted profit margins are set out in the table below:

<i>LPA</i>	<i>Consultant</i>	<i>Year</i>	<i>Market Sale Profit Assumption</i>
<i>Birmingham</i>	<i>Aspinall Verdi</i>	<i>2024</i>	<i>20%</i>
<i>Oadby and Wigston</i>	<i>HDH</i>	<i>2024</i>	<i>20%</i>
<i>Charnwood</i>	<i>Aspinall Verdi</i>	<i>2023</i>	<i>20%</i>

We would highlight that since the publication of the Oadby and Wigston, and Charnwood LPVA's the residential new build sales market has faced difficulties with transactional volumes dropping, values stagnating and build cost inflation.

Further, we believe for WP, a strategic site, likely to be delivered on a "master developer" basis a bespoke approach to developer return should be followed to account for both the risk profile of the master developer, and the developer of the serviced land parcel. In addition, the timescale over which the site will be delivered creates additional risks, through the possibilities of macro and micro economic shocks. In short form, the strategic scale of the site drives greater developer risk which justifies a higher return on risk to be modelled through the LPVA.

Therefore, we consider that HDH should update their assessment of profit to 20%, at the top of the range set out by the PPG, to reflect the current macro-economic conditions impacting the house building markets, in addition to household affordability constraints.

7.60 Alternatively, a site promoter¹¹⁶ commented:

Market Housing Profit – it is noted that HDH have included a target developer return of just 17.5% of the market GDV which is insufficient in current economic conditions and given the fact that this is an extremely risky, capital-intensive strategic site. At the very minimum, a 20% of market housing GDV return should be included – but in reality, any developer would require significantly higher target profit return.

The 6% profit allowance for the affordable element is accepted.

7.61 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

¹¹⁶ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

Table 7.7 Neighbouring Authority, Approach to Developers' Return

	Consultant	Date	Market Housing	Affordable Housing	Other
Leicester	HDH	May-22	17.50%	17.50%	Specialist Housing 17.5% / Non-residential 15%
Oadby & Wigston	HDH	Nov-24	20%	6%	17.50%
Harborough	Aspinall Verdi	Jan-25	17.50%	6%	
Charnwood	Aspinall Verdi	Feb-21	20%	6%	
Melton	HDH	Dec-24	17.50%	17.50%	17.50%
Rugby	BNP Paribas	Dec-25	17.50%	6%	15%

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

- 7.62 This assumption has been updated to apply 17.5% to both market and affordable housing. This is very approximately equivalent to 20% on market housing and 6% on affordable housing. This increase reflects the challenges in the disposal of affordable units.

Voids

- 7.63 On a scheme comprising mainly individual houses, one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.
- 7.64 For the purpose of the present study, a three-month void period is assumed for residential developments.

Phasing and timetable

- 7.65 The phasing and delivery rates are consistent with the Council's wider evidence base. A pre-construction period of six months is assumed for all of the sites. Each dwelling is assumed to be built over a nine-month period. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. The rate of delivery will be an important factor when considering the allocation of sites so as to manage the delivery of housing and infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.
- 7.66 On the whole, it is assumed a maximum, per outlet, delivery rate of 50 units per year. On a site with 40% affordable housing this equates to 30 market units per year. On the smaller sites, much slower rates are assumed to reflect the nature of the developer that is likely to be bringing smaller sites forward. The higher density flatted schemes are assumed to come forward more quickly. These assumptions are conservative and do, properly, reflect current

practice. This is the appropriate assumption to make to be in line with the PPG and the Harman Guidance.

- 7.67 As this project was being completed, the Council provided the following trajectories for the strategic sites. The final appraisals have been updated to incorporate these. Where the appraisal is based on a period of more than 10 years, the build rate in year 10 is carried forward.

Table 7.8 – Strategic Sites – Trajectories

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Land North of A47 Hinckley Road	30	120	120	120	120	120	20			
Land West of Beggars Lane	60	120	120	120	120	120	120	45		
Land West of Stoney Stanton	20	40	80	120	165	180	180	180	180	180
Whetstone Pastures	40	80	140	180	180	180	180	180	180	180
Land at Carlton Park	40	80	80	80	80	80	80	40		
Land South of Whetstone ¹¹⁷	20	40	40	40	80	80	80	80	80	80

Source: BDC (March 2026)

- 7.68 For the older people's housing schemes, a slower rate of sales has been assumed, with an allowance being made for block management over the sales period (£4,500 per unit), in line with a comment made through the consultation.

Site Acquisition and Disposal Costs

Acquisition costs

- 7.69 It is assumed an allowance 1% for acquisition agents' and 0.5% legal fees. Stamp duty is calculated at the prevailing rates.

Disposal costs

- 7.70 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.

¹¹⁷ As this report was being completed the first 3 years of the trajectory for Land South of Whetstone was amended to 30, 70 and then 60 units per year.

8. Local Plan Policy Requirements

- 8.1 The purpose of this study is to further inform the development of the emerging Local Plan and to assess the cumulative impact of the policies on development viability. At the time of the 2025 technical consultation, the Plan was at an earlier stage and policies had not been fully drafted. The Council has now provided a working draft of the Local Plan (January 2026). These emerging policies are reviewed below, although it is important to note that some policies are yet to be finalised, and some may be refined based on the findings of this WPVA.
- 8.2 Those policies that add to the costs of development over and above the normal costs of development are considered. At time of the technical consultation, the broadest range of policies were considered for completeness. In this iteration of this WPVA, the focus is on the policies in the draft Local Plan.

Strategic Sites

- 8.3 The draft Local Plan includes the following Strategic Sites. These are assessed individually, based on the high level information provided by the Council:

Table 8.1 BDC Potential Residential Strategic Sites

Reference	Site Name and Settlement	Gross Area (Hectares)	Dwellings 2024-2042	Dwellings Beyond 2042
KMU025	Land North of A47 Hinckley Road, Kirby Muxloe	37.4	510	140
LUB002	Land West of Beggars Lane, Lubbethorpe	45.3	825	0
STO026	Land West of Stoney Stanton	348.4	965	4,200
WHE027	Whetstone Pastures	379.8	800	3,700
NAR022	Land at Carlton Park, Enderby / Narborough	57.0 ¹¹⁸	560	0
WHE031, WHE026	Land South of Whetstone	58.2	760	0

Source: BDC (January 2026)

- 8.4 The employment based Strategic Sites are not modelled individually. The draft policies are broadly worded to include Business Uses (Offices and Light Industry (E(g)(i) to (iii), General Industry (B2) and non-strategic (units of less than 9,000sqm) Storage and Distribution (B8) and employment land for road based strategic (units of more than 9,000sqm) Storage and Distribution (B8) so it is not known what mix of uses may come forward on any particular site. These are tested through the non-residential typologies. Where the sites are mixed use, the residential element is modelled based on 35 or 38 units per ha and 50% net developable area.

¹¹⁸ As this project was being completed the site area was clarified as being 52.1ha. See Chapter 9 below.

- 8.5 These are to be delivered through a master planning process, which is normal for large scale schemes.

Climate Change

Construction Standards

- 8.6 The Council is not planning to mandate policies that go over and above national standards, however it is important to note that national standards are changing in this regard.
- 8.7 It is national policy to achieve 'net zero' greenhouse gas emissions by 2050. The Department of Levelling up, Communities and Housing published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO₂ emissions over 2013 standards for dwellings. The changes apply to new homes that submit plans after June 2022 or have not begun construction before June 2023 – so now apply to all new homes.
- 8.8 The costs of these higher standards depend on the specific changes made and are considered in Chapter 3 of the 2019 Government Consultation¹¹⁹. This suggests that the costs, having been indexed, would add about 3%¹²⁰ to the base cost of construction. Having said this, these have been in place for some time, so are now largely reflected within the up-to-date BCIS costs.
- 8.9 In the spring of 2024, the Government carried out a consultation on how national standards in this regard may be implemented. At the same time the then Housing Minister made a Written Parliamentary Statement¹²¹ which set out the Government's position in this regard as follows:

... Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- *The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*

Where plan policies go beyond current or planned building regulations, those policies should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible

¹¹⁹ The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019).

¹²⁰ BCIS March 2022 409.0 from BCIS Oct 2018 354.2 = 15.5%. £3,134x15.5%+£3,620. £3,620/85m² = £42.60/m². £42.60/m² / BCIS Estate Housing £1,324 = 3.2%

¹²¹ [Written statements - Written questions, answers and statements - UK Parliament](#)

8.10 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.

8.11 Under the draft NPPF, the Government is proposing the following text:

Plan-making policies

CC1: Planning for climate change

- 1 *Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero³⁰. They should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. They should do this by:*
 - e. *Proposing development patterns through their spatial strategy and allocations which:*
 - iii. *can help contribute to radical reductions in greenhouse gas emissions (which can be informed by an assessment of baseline carbon emissions and the potential effect of development options on future emissions and their mitigation); and*
 - iv. *avoid increased vulnerability and improve resilience to the effects of climate change (including through providing for necessary infrastructure improvements and the future relocation of homes and other uses where public safety would be at risk, for example as a consequence of coastal change);*
 - f. *Addressing any specific risks from climate change in their proposed allocations for development, and necessary adaptations, both of which should be considered for the anticipated lifetime of the development;*
 - g. *Setting local water efficiency standards for new development where these are justified in accordance with policy PM13; and*
 - h. *Identifying opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies in accordance with policy N1.*

National decision-making policies

CC2: Mitigation of climate change

2. *In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*
 - h. *Be located where a genuine choice of sustainable transport modes exists, and improve opportunities for walking, wheeling, cycling and public transport, in accordance with policies TR3 and TR4;*
 - i. *Support good access to facilities to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;*
 - j. *Use design approaches which conserve energy and other resources in accordance with policy DP3(1)(c);*
 - k. *Take advantage of opportunities to re-use existing structures and materials, including by re-using non-contaminated excavated soil and hardcore within the site;*

- l. Take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy;*
 - m. Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh; and*
 - n. Not increase the extraction of fossil fuels unless it is in accordance with policy M5.*
- 2. Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).*

8.12 The draft NPPF consultation also says (on page 16):

6 Streamlining local standards. *We want to promote certainty for applicants and speed up local plan production by limiting quantitative standards in development plans to only those specific issues where local variation is justified. We also want to limit duplication of matters which are covered by the Building Regulations – other than where there is the existing ability to use ‘optional technical standards’.*

8.13 Policy PM13: Setting standards of the draft NPPF says:

- 2. Quantitative standards set through development plan policies should be limited to infrastructure provision, affordable housing requirements¹⁸, parking and design and placemaking, and where this will provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:*
 - d. Be justified, drawing upon relevant evidence of local characteristics and needs, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist;*
 - e. Not cover matters which are already addressed by Building Regulations, other than in relation to:*
 - iii. accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in line with policy HO5; or*
 - iv. water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or exceptionally a more stringent local standard in areas of serious water stress.*
 - f. Not cover matters relating to the construction or internal layout of buildings unless they are to implement the nationally described space standard.*

8.14 Under PM13: Setting standards the draft NPPF consultation says

In addition, the policy proposes preventing standards which cover matters already addressed by building regulations, with the exception of the established national technical standards for accessibility and water efficiency. In relation to water efficiency, the policy recognises that some areas may need to set a tighter standard than the existing optional requirement, due to the pressure on water supplies. This reflects relevant parts of the Written Ministerial Statement made on 19 December 2023 titled The Next Stage in Our Long-Term Plan for Housing Update.

The Department for Environment, Food and Rural Affairs ongoing consultation on revising water efficiency standards will not affect this policy.

Beyond these areas, the policy identifies specific areas where local standards should not be set. This includes matters relating to the construction or internal layout of buildings (other than the nationally described space standard), which the government considers are matters best left to the market to determine.

The policy as drafted would limit local standards for energy efficiency, as we are concerned that varying standards across local plans make it difficult for the construction sector to adapt and deploy energy efficiency technologies at scale. If this specific restriction were to be taken forward following consultation, we intend to use secondary legislation to commence section 43 of the Deregulation Act 2015 to amend the Planning & Energy Act 2008 to make clear that local plans should not set higher energy efficiency standards for residential development. The draft Framework policy would also replace the policy contained in the 2023 Written Ministerial Statement titled Planning – Local Energy Efficiency Standards Update.

- 8.15 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in 2027¹²². It is appropriate to assume that the FHS will be mandated in the short to medium term. Draft Policy D1 Residential Design, of the Draft Regulation 19 Local Plan is consistent with this.
- 8.16 Paragraph 6.10 of The Future Homes Standard 2023 consultation on the energy efficiency requirements of the *Building Regulations affecting new and existing dwellings. Consultation-Stage Impact Assessment* sets out the following costs:

6.6 A summary of the impacts considered under this Impact assessment (IA) is provided below in Table 3, relative to the counterfactual – the counterfactual is the 2021 notional building specification, which has a gas boiler, lower efficiency solar panels and wastewater heat recovery, or a heat pump (see Routes to Compliance (para 5.23 - 5.25) section). This is with the exception of mid-high rise, which is an ASHP and gas boiler hybrid communal heat network. Broadly, Option 1 is a home with a heat pump and more efficient solar panels. Option 2 meets our public commitments through the use of heat pumps only. All figures are Net Present Values (NPV) over 10 years of policy and a subsequent 60-year life of the buildings. Negative NPVs are given in parenthesis and represent costs. The figures represent the aggregate impact across the building mix...

6.10. ... In 2022 prices, on a per-home basis (3-bed semi-detached), Option 1 leads to a ~£6,200 (4%) increase in upfront capital costs, whereas Option 2 only leads to a ~£1,000 (1%) increase....

Additional Capital Costs

6.16. The increase in capital costs from the proposed 2025 standards, compared with the continuation of existing 2021 standards (gas boiler and solar pv home), are shown in Table 5. Further breakdown of the costs of the different elements is provided in Appendix C.

Table 5: Additional Capital Costs relative to 2021 Gas Boiler and Solar PV Counterfactual (£)*

¹²² [FHBS_Circular.pdf](#)

	Option 1	Option 2
Detached house	£6,390	£-200**
Semi-detached house	£6,170	£950
Mid-Terraced house	£5,960	£740
Low Rise Flats (<11m)	£4,460	£2,760
Mid Rise Flats (>11m) (same for both option)	£190	£190
Weighted Average (based on assumed build mix)	£4,360	£640
*Gross Undiscounted Costs in 2022 prices, excluding gas asset value cost in counterfactual. If included this would lead to the costs presented in table 5 falling. ** a minus equals a cost saving.		

6.17. Over the longer-term, Currie & Brown estimate that the costs associated with both heat pumps and solar PV will fall, as supply chains mature and become more integrated, and learning rates take effect. By the end of the policy appraisal period (10 years), it is assumed that the cost of a heat pump will be around 70% of the initial cost, whilst for Solar PV they will be around 60% of the initial cost.

- 8.17 Separately, the *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023)¹²³ was published before the Government consultation, so is testing a wider sets of options (CS1 to CS5) than are being considered at a national level. The following costs were estimated:

¹²³ [Ready+for+Zero+-+Evidence+to+inform+the+2025+Future+Homes+Standard+-+Task+Group+Report+FINAL-+280223-+MID+RES.pdf](#)

Table 8.2 Additional Costs for Options Towards Zero Carbon

		Arcadis Cost uplift compared with Ref 2021	Arcadis Cost uplift compared with Ref 2025	Energy bills variance from Ref 2021 (£700/yr)*
CS1	to be consistent with the expectation that the FHS home should reduce carbon emissions by a minimum of 75% from 2013	2%	-3%	Circa 190/yr more
CS2	to align closely with the current Part L 2021 but electrify the heating	7%	2%	Circa £260/yr less
CS2a	As for CS2 but with batteries on PV and infra-red heating	10%	5%	Circa £50/yr less (Significant under-estimate)**
CS3	to be mainstream recognised low energy techniques and technologies for a very low energy specification, whilst allowing design flexibility	15%	9%	Circa £360/yr less
CS4	to minimise space and water heating, drawing on UK and European low energy building best practice	19%	13%	Circa £450/yr less
CS5	to improve the fabric efficiency to the level that a comfortable temperature is maintained without a heating system	17%	11%	Circa £410/yr less

Source: *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023)

- 8.18 These costs are somewhat greater than those in the more recent Government consultation, however they predate the Government announcement and are not directly comparable.
- 8.19 It is important to note that the above costs are the costs over the 2021 Part L, and not the costs over the current BCIS costs. As set out above, it would now be appropriate to assume the additional costs of the increase in standards, set out in 2021 Part L, add 1% to the current BCIS costs.
- 8.20 For the purpose of this report, the current changing policy situation is summarised as follows. The additional costs, over and above the current BCIS costs, are (it is important to note that the consultation draft of this report included the costs of exceeding national standards. As these are not being pursued, these are not now included):
- The 2021 changes to Part L of Building Regulations (31% CO₂ saving) to add 1% to the BCIS base costs.
 - The Future Home Standard is expected to add 6% (i.e. 1%+5%) to the current BCIS base costs.

- 8.21 It is timely to note that building to higher standards that result in lower running costs does result in higher values ¹²⁴ ¹²⁵, although no premium is assumed in this study (for either residential or non-residential development).
- 8.22 In November 2021, it was announced that, from 2022, all new homes would be required to include an electric vehicle charging point. This cost is within the cost of the FHS above.
- 8.23 Through the technical consultation, the promoter of Whetstone Pastures ¹²⁶ confirmed these assumptions.
- 8.24 Alternatively, a site promoter ¹²⁷ commented:

Part L / FHS – it appears that HDH have adopted a 6% uplift to BCIS costs to account for Part L which equates to c. £7,764 per unit. We do not agree with the methodology of applying this as a % uplift and prefer the approach of adopting this on a £ per unit basis. It is inferred from Table 8.3 that this 6% uplift is intended to cover both Part L 2021 uplifts and further improvements expected from Future Homes Standards (FHS). This allowance is considered to be insufficient, with £4k per dwelling usually adopted as an extra-over cost for Part L (2021) and a further £6k per dwelling should be applied to reflect the e/o FHS costs – so £10k per unit as an overall allowance, in comparison with HDH's £7,764 per unit allowance.

- 8.25 Whilst this comment is noted, it is considered preferable to use the percentage uplift as that will relate to the relative size of the units proposed.
- 8.26 The performance of non-residential development has normally been assessed using the BREEAM system ¹²⁸, however, in parallel to the consultation on the Future Homes Standard, a similar process is being undertaken in relation to the Future Buildings Standard. Within the supporting documentation the following additional costs are set out.

¹²⁴ See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

¹²⁵ [Savills UK | The cost and premium for new eco-homes](#)

¹²⁶ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

¹²⁷ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

¹²⁸ Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

Table 8.3 Estimates of Additional Capital Costs

Building type	Increase in capital costs			
	Option 1		Option 2	
	(£/m ² GIFA, 2022 prices)		(£/m ² GIFA, 2022 prices)	
Deep-plan, air-conditioned office	74	2.1%	67	1.9%
Shallow-plan, naturally ventilated office	96	3.9%	84	3.4%
Hospital	63	1.4%	58	1.3%
Hotel	111	3.7%	99	3.3%
Secondary school	93	3.1%	72	2.4%
Retail Warehouse	113	6.3%	53	3.0%
Distribution Warehouse	109	6.0%	49	2.7%
Average (based on build mix)	99	4.1%	61	2.5%

Sources: Table 7, The Future Buildings Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting New Non-Domestic Buildings. Consultation-Stage Impact Assessment Currie & Brown provided cost estimates; Adroit Economics provided new build estimates.

- 8.27 The additional cost of building to BREEAM Very Good standard is negligible as outlined in research¹²⁹ by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme, with offices being a little under 2%. If it is assumed that new non-residential development will be to BREEAM Excellent, and this increases the construction costs by 2% or so.
- 8.28 The additional costs, over and above the current BCIS costs, are summarised as follows:
- The Future Building Standard Option 2 is expected to add 3.5% to the cost of offices and 3% to the cost of industrial and distribution uses.
 - The Future Building Standard Option 1 is expected to add 4% to the cost of offices and 6% to the cost of industrial and distribution uses.
- 8.29 In the absence of alternative costs, shops are treated as for offices, and large format retail are treated as for the other large format uses.
- 8.30 It is timely to note that building to higher standards that result in lower running costs does result in higher values^{130 131}, although no premium is assumed in this study (for either residential or non-residential development).

¹²⁹ *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

¹³⁰ See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

¹³¹ [Savills UK | The cost and premium for new eco-homes](#)

Water Usage Standards

- 8.31 The draft policy includes the requirement that new dwellings to adhere to the Building Regulations water efficiency standard of 110 litres per person per day (PPPD). The costs are modest, likely to be less than £10/dwelling¹³². This is assumed to apply.

Flood Risk Management

- 8.32 This concerns flood risk and water management. The overriding high-level principles are that the development will not be subject to flooding and will not exacerbate flooding elsewhere. In large part the policy will direct development away from the areas of greatest risk.
- 8.33 For this study Sustainable Urban Drainage Systems (SUDS) are a policy requirement as and when needed. SUDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this study, it is anticipated that new development will be required to incorporate SUDS. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and will be delivered through soft landscaping within the wider site costs.

Design

- 8.34 The draft Design and Place-making policy sets out a range of design principles. These set out best practice, rather than mandating particular requirements, so not adding to the cost of development over and above those costs considered elsewhere in this report.

Conserving and Enhancing the Natural and Historic Environment

Protecting Biodiversity and Geodiversity

- 8.35 The Environment Act 2021 requires 10% Biodiversity Net Gain. BDC is not planning to move above national standards for 10% Biodiversity Net Gain.
- 8.36 The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity. Green improvements on-site are preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.

¹³² Paragraph 285 Housing Standards Review, Final Implementation Impact Assessment, March 2015. Department for Communities and Local Government.

- 8.37 The cost of providing BNG on-site is relatively modest and is achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent, the costs are unchanged, but more thought and care needs to be given to landscaping.
- 8.38 The Government's impact assessment¹³³ suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

Table 8.4 Cost of Biodiversity Net Gain –East Midlands (2017 based costs)

	Scenario A 100% on-site	Scenario C Is ther100% off-site
Cost per ha of residential development	£3,427 per ha	£69,522 per ha
Cost per ha of non-residential development	£3,150 per ha	£47,885 per ha
Cost per greenfield housing unit	£161/unit	£3,562/unit
Cost per brownfield housing unit	£68/unit	£943/unit
Residential greenfield delivery costs as proportion of build costs	0.1%	2.7%
Residential brownfield delivery costs as proportion of build costs	<0.1%	0.7%
% of industrial land values	0.6%	9.7%
% of commercial land values (office edge of city centre)	0.3%	4.7%
% of commercial land values (office out-of-town - business park)	0.6%	8.9%

Source: Tables 14 to 23 : Biodiversity net gain and local nature recovery strategies – Impact Assessment

- 8.39 It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites. The percentage uplift costs from the above table are used as the costs per ha per unit are a little historic, however there are few other published studies in this regard.
- 8.40 The Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership (SQW, Temple, August 2024) sets out the following costs:

¹³³ Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf

Table 8.5: Essex Delivery costs for 10% and 20% net gain

Typology	Site size (Ha)	Total Costs 10% BNG			Total Costs 20% BNG onsite (where possible)			Total Costs 20% BNG offsite		
		Site	Per ha	Per Unit	Site	Per ha	Per Unit	Site	Per ha	Per Unit
5000 Unit Greenfield	285.71	£2,470,000	£8,645	£494	£2,856,500	£9,998	£571	£3,627,403	£12,696	£725
500 Unit Greenfield	20.41	£478,873	£23,463	£958	£614,376	£30,102	£1,229	£614,378	£30,102	£1,229
100 Unit Greenfield	2.94	£74,150	£25,221	£742	£90,050	£30,629	£901	£90,050	£30,629	£901
25 Unit Greenfield	1.39	£44,835	£32,255	£1,793	£52,535	£37,795	£2,101	£52,535	£37,795	£2,101
500 Unit Brownfield	13.89	£38,256	£2,754	£77	£51,756	£3,726	£104	£66,640	£4,798	£133
100 Unit Brownfield	1.91	£675	£353	£7	£1,575	£825	£16	£1,225	£641	£12
25 Unit Brownfield	0.26	£11,545	£44,404	£462	£24,145	£92,865	£966	£11,595	£44,596	£464
Large Industrial	2.85	£18,810	£6,600		£19,800	£6,947		£32,310	£11,337	
Small Industrial	0.125	£248	£1,984		£248	£1,984		£448	£3,584	
Offices	0.25	£150	£600		£1,095	£4,380		£250	£1,000	

Source: Table 6-2: Delivery costs for 10% and 20% net gain. *Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024). Where BNG targets cannot be delivered onsite within the baseline site parameters (highlighted with an asterisk in the table), the costs were estimated through purchase of required additional biodiversity units at £25,000 per unit.

- 8.41 10% provision forms the base assumption. The cost of providing 20% BNG would be taken to be 150% of the cost of 10% BNG. This is tested as an option¹³⁴. Through the technical consultation, the promoter of Whetstone Pastures¹³⁵ said there was no justification for considering more than the national requirement. The purpose of this assessment is not to consider the justification of policy option, rather it is to impact on viability such a policy may have.
- 8.42 It is understood from the Council that the requirement for 10% BNG would not adversely impact on most of the proposed allocations' capacity and has been taken into account when estimating site capacity. The majority of the sites under consideration are in arable production and have a relatively low BNG baseline.
- 8.43 Statutory biodiversity credits are a last resort and not the default way of meeting the BNG requirements, and they are priced to be unattractive. The BNG rules are relatively straightforward, when it comes to statutory biodiversity credits, the principle is that if a developer were to buy statutory biodiversity credits¹³⁶, a 'spatial risk multiplier' (SRM) will apply, which doubles the amount of statutory credits required. The SRM applies to statutory credits to ensure they do not compete with the development of the off-site market and remain a last resort. A developer must buy 2 statutory credits for every 1 biodiversity unit needed to be compensated. On the whole, the potential allocations in the draft Plan are either in arable use or are improved grassland, or brownfield sites which have relatively low existing BNG. None of the allocations are areas of woodland, lengths of river, or any of the other high distinctiveness habits that would be lost (although some will include brooks, woodland and hedges that are to be conserved).

¹³⁴ Through the technical consultation, a housebuilder and developer (Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East and Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.) requested a range of BNG requirements are tested.

¹³⁵ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

¹³⁶ [Statutory biodiversity credit prices - GOV.UK \(www.gov.uk\)](https://www.gov.uk/statutory-biodiversity-credit-prices)

- 8.44 The wider market for the provision of off-site credits is developing. In some areas, local wildlife trusts are working to register as a ‘Responsible Body’¹³⁷ and thus are able to provide off-site credits, a number of commercial providers are also establishing schemes. The costs of credits vary depending on their location and the nature of the credit, with grassland-based solutions being at the bottom on the range and orchards or woodlands being nearer the top of the range. Typically, credits are between £25,000 and £35,000 each.
- 8.45 A developer¹³⁸ commented that the *‘assessment does not appear to consider the potential for off-site units to be needed and the impact this would have on viability as it is assumed net gain can be achieved on-site and is factored into the capacity of the site. It is important that a scenario is tested where this is not possible or desirable for the specific habitat to be replaced and enhanced’*.
- 8.46 The Council anticipates that most sites will provide BNG on-site and that this is achievable within the wider site capacity assumptions the Council has used in the wider plan-making process. A cautious approach is taken, assuming that BNG will be provided off-site on brownfield sites.

Strategic Green and Blue Infrastructure, Trees and Hedgerows, Landscape protection and enhancement, Heritage and Culture, Minerals safeguarding

- 8.47 The policies under these headings mainly concern protecting and conserving the existing features through the development management process, rather than seeking specific requirements from new schemes.
- 8.48 The policy does include the requirement that all *‘major residential development should provide new accessible greenspace equivalent to 3.0 hectares per 1,000 of the expected population’*. This is incorporated into the modelling as set out below.
- 8.49 The policy goes on to seek that all *‘all major residential, employment and commercial development should achieve urban greening of at least 40% average green cover in urban residential neighbourhoods with 40% on brownfield sites and 50% on greenfield sites (UGF scores of at least 0.4 on brownfield land and 0.5 on greenfield land’*. The Council has confirmed that this requirement is achievable within the wider site capacity assumptions.

Housing

Affordable Housing

- 8.50 The draft policy seeks:

New developments of 10 or more dwellings must make provision for 25% affordable housing provision. A target of 80% of the affordable homes will be provided for rent, with the remaining provided as an intermediate tenure.

¹³⁷ [Conservation covenants: criteria for being a responsible body - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/conservation-covenants-criteria-for-being-a-responsible-body)

¹³⁸ Clare Clarke for Pegasus for Davidsons Development Ltd.

- 8.51 Paragraphs 64 and 71 of the NPPF supporting PPG puts an emphasis on the delivery of Social Rented Housing, and as set out in Chapter 2 above, two requirements of earlier national policy have been dropped. Under Footnote 31 of the NPPF, the requirements for 25% for the affordable housing to be First Home no longer applies. The requirement for 10% of all homes to be Affordable Home Ownership no longer applies.
- 8.52 In this WPVA, in the base appraisals, the affordable housing is modelled as 40% Social Rent, 40% Affordable Rent and 20% Affordable Home Ownership. A range of affordable housing requirements and tenure mixes is tested.

Housing Mix and Density

- 8.53 In the initial iteration of this report the housing mix was informed by the now superseded Leicester and Leicestershire Housing and Employment Needs Assessment. As noted, that part of the evidence base was being updated at that time. This has been updated (the importance of doing this was noted through the technical consultation¹³⁹):

Table 8.6 Housing Mix

Tenure	1 Bedroom homes	2 Bedroom homes	3 Bedroom homes	4 or more bedroom homes
Market	0-5%	25 -30%	45-50%	20-25%
Affordable Rent	25-30%	35-40%	25-30%	5-10%
Affordable Home Ownership	10-15%	40-45%	35-40%	5-10%

Source: BDC (March 2026)

- 8.54 The policy is then caveated as follows:

As the proportion of dwellings of each size is provided as a range, this allows flexibility to reflect local circumstances.

Where appropriate, and justified by evidence, the Council will allow a greater proportion of larger market homes than indicated above reflecting the recently increased demand for flexible living including homeworking or caring. However, only in exceptional circumstances will more than 30% 4 bed+ market homes be allowed on sites which comprise 10 or more dwellings:

- 8.55 The modelling is based on the above mix.
- 8.56 The policy goes on to set out the following densities to be achieved, per net developable ha, on sites over 0.5ha:
- A. *Within and adjoining the 'built-up' areas of Glenfield, Kirby Muxloe, Leicester Forest East, Braunstone Town, Glen Parva and New Lubbethorpe and new strategic sites at Whetstone Pastures and Stoney Stanton – 35 - 45 dwellings per hectare.*
 - B. *Within and adjoining the settlements of Blaby, Countesthorpe, Enderby, Narborough and Whetstone – 30 - 38 dwellings per hectare.*

¹³⁹ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

C. All other settlements – 30-35 dwellings per hectare

- 8.57 The modelling is consistent with this (see Chapter 9).
- 8.58 Through the technical consultation, a site promoter¹⁴⁰ noted that the housing mix results in larger units than they would anticipate. This is considered below and needs to be considered with the Housing Mix and density requirements set out above. Whilst this is noted, it is important that the modelling is consistent with the Council's emerging policy requirements.

Specialist and Accessible Accommodation [including older people, people with disabilities, children and young people]

Specialist Housing

- 8.59 This policy is an enabling policy concerning specialist accommodation. Specialist older peoples housing is tested as a separate development type. The policy seeks.

On strategic sites of over 800 dwellings or more developers will be required to deliver specific on site provision to meet older people's needs.

- 8.60 The impact of this requirement is considered in Chapter 10 below.

Accessibility Standards

- 8.61 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes¹⁴¹ saying:

73. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes – option 2 in the consultation. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations.

- 8.62 Under policy HO5: *Meeting the needs of different groups* of the draft NPPF, the Government is proposing the following text:

In relation to accessible housing, setting out the proportion of new housing that should be delivered to requirement M4(2) and M4(3) of the Building Regulations. M4(2) requirements should reflect local levels of need, and should ensure that at least 40% of new housing delivered over the course of the plan is delivered to M4(2) or M4(3) standards.

- 8.63 The Government will consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard. No timescale has been announced, however this assumed to apply.

¹⁴⁰ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

¹⁴¹ [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes)

8.64 The Council's draft policy seeks:

Ahead of the Government mandating that all homes meet M4(2) of Part M of the Building Regulations all new market and affordable dwellings on sites of 10 homes or more should be built to M4(2) (Accessible and Adaptable¹⁴²); and

A minimum of 4% of all homes on sites over 30 dwellings should be built to M4(3) standard or alternatively be built as bungalows to M4(2) standard where conversion is possible to accommodate those using wheelchairs or for other mobility impairments; and

The internal floor area of all new build dwellings must meet the National Described Space Standards as a minimum.

8.65 The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4¹⁴³) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015)¹⁴⁴, reflect accessibility as follows:

- Category 1 – Dwellings which provide reasonable accessibility.
- Category 2 – Dwellings which provide enhanced accessibility and adaptability (Part M4(2)).
- Category 3 – Dwellings which are accessible and adaptable for occupants who use a wheelchair (Part M4(3)).

8.66 The cost of a wheelchair accessible dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £25,136 per dwelling¹⁴⁵. The cost of a wheelchair adaptable dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £10,111 per dwelling¹⁴⁶. The cost of Category 2 is taken to be £521¹⁴⁷ (this compares with the £1,097 cost for the Lifetime Homes Standard). These costs have been indexed¹⁴⁸ by 53% to £38,460 per dwelling, £15,470 per dwelling and £800 per dwelling respectively.

8.67 This requirement is included in the base appraisals.

Nationally Described Space Standard (NDSS)

8.68 The Council is seeking compliance with National Space Standards. In this regard, the *Nationally Described Space Standard – technical requirements* says:

¹⁴² [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/raising-accessibility-standards-for-new-homes-summary-of-consultation-responses-and-government-response)

¹⁴³ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

¹⁴⁴

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

¹⁴⁵ Paragraph 152 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

¹⁴⁶ Paragraph 153 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

¹⁴⁷ Paragraph 157 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

¹⁴⁸ BCIS Index March 2014 316.3, December October 2025 483.3.

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

8.69 The following unit sizes are set out¹⁴⁹:

Table 8.7 National Space Standards. Minimum gross internal floor areas and storage (m²)

number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

8.70 In this study the dwellings are assumed to be in line with the NDSS or larger.

8.71 Through the technical consultation, a site promoter¹⁵⁰ commented:

In terms of mix, it is noted that HDH have assumed the following average unit sizes:

- *Market Units – 101 m2 / 1,087 ft2*
- *Shared Ownership – 80 m2 / 865 ft2*
- *Social Rent – 74 m2 / 795 ft2*
- *Affordable Rent – 74 m2 / 795 ft2*

Current internal assumptions for the site are:

- *Market Units – 94 m2 / 1,010 ft2*
- *Shared Ownership – 78 m2 / 844 ft2*
- *Social Rent – 78 m2 / 845 ft2*

¹⁴⁹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

¹⁵⁰ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

- *Affordable Rent – 78 m2 / 845 ft2*

8.72 This needs to be considered with the Housing Mix and density requirements set out above. Whilst this is noted it is important that the modelling is consistent with the Council's emerging policy requirements.

Self and Custom Build

8.73 The Council is considering a policy in this regard, however it is at an early stage (some of the site specific policies for larger sites do incorporate elements of self and custom build).

8.74 Consideration is given to a policy that seeks that at least 5% of homes on sites of 40 and larger to be for self and custom build plots. It is assumed that this policy would be implemented on a 'whole plot' basis, so sites over 40 units would be required to provide 2 plots, sites over 60 units would be required to provide 3 plots and so on.

Health and Well-being

8.75 The policies in this section set out some principles for new development, including some specific requirements.

Healthy Communities

Health Impact Assessment

8.76 The policy has been clarified to seek:

Health Impact Assessment – A Health Impact Screening Assessment will be required for the following:

- a) *Residential development proposals of 30 dwellings or more, or residential sites with an area of 1 hectare or more.*
- b) *Non-residential development for new or net additional floorspace of 1,000 sqm or more or non-residential development on sites of 1 hectare or more.*
- c) *Restaurants and cafes (Use Class E)*
- d) *Drinking establishments (Sui Generis)*
- e) *Hot food takeaways (Sui Generis)*
- f) *Residential institutions (Use Class C2)*
- g) *Non-residential institutions (Use Class F1)*
- h) *Leisure Facilities (Use Class F2)*
- i) *Betting shops and pay-day loan shops (Sui Generis)*

8.77 Health Impact Assessments (HIA) are a process that considers the wider effects of projects and developments and how they, in turn, may affect people's health and wellbeing. Some of these may be positive, while others could be detrimental and require mitigation. The idea is to ensure that a proposed project or development can be adjusted to maximise benefits to local health and minimise any harm by addressing existing health inequalities as well as avoiding the creation of new ones. An HIA is a tool for integrating the promotion of health and wellbeing into a wide range of policies, projects and services.

- 8.78 In themselves HIAs do not add to the cost of development, however it is important that consideration is given the process from the start of the design process to ensure that subsequent changes (that can be costly) are not required. The cost of preparing an HIA is reflected in the allowance for fees set out in Chapter 7 above.

Open space, sport and recreation (including indoor facilities)

- 8.79 The requirement is as follows

Table 8.8 Open Space, Sport and Recreation Requirements

	Ha per 1,000 population	Accessibility
Parks and Recreation Grounds*	1.0 ha	720 metres
Natural greenspace	1.0 ha	720 metres
Amenity Greenspace (sites > 0.15ha)	1.0 ha	480 metres
Children's Play Space (minimum size 0.01ha)	0.07 ha	480 metres
Youth Play Space	0.07 ha	720 metres
Allotments	0.30 ha	720 metres

Source: BDC Draft Local Plan (January 2026)

- 8.80 The policy goes on to seek:

Playing pitch provision will be calculated using the Sports England Playing Pitch calculator supported by the findings and recommendations of the Playing Pitch Strategy (2024).

- 8.81 In addition to the above, as set out under BNG, the Local Plan includes the requirement that all '*major residential development should provide new accessible greenspace equivalent to 3.0 hectares per 1,000 of the expected population*'. This is not an additional requirement, it relates to Parks and Recreation Grounds, Natural Greenspace and Amenity Greenspace.
- 8.82 In assessing the population, BDC assumes an occupancy rate of 2.4 people per unit. The following site thresholds are assumed:

Table 8.9 Open Space, Sport and Recreation Requirement Thresholds

Typology of Provision	1-19 dwellings	20-49 dwellings	50-99 dwellings	100-199 dwellings	200+ dwellings
Parks and Recreation Grounds	Off-site	Off-site	Off-site	Off-site	On-site
Natural Greenspace	Off-site	Off-site	Off-site	On-site	On-site
Informal Open Space	Off-site	On-site	On-site	On-site	On-site
Provision for children and young people	Off-site	Off-site	On-site (LAP)	On-site (LEAP)	On-site (NEAP)
Allotments and community gardens	Off-site	Off-site	Off-site	Off-site	On-site

Source: Table 1 BDC Planning Obligations and Developer Contributions SPD (November 2024)

Ground Conditions, Pollution and Health, Hazardous Sites and Installations

8.83 These are general development management policies.

Employment

8.84 On the whole, the policies in this section seek to enable and direct development, rather than impose particular requirements, that impact on the viability of development.

Retail, Leisure and Tourism

8.85 As above, on the whole, the policies in this section seek to enable and direct development, rather than impose particular requirements, that impact on the viability of development.

8.86 An Impact Assessment will be required to accompany proposal for retail and leisure uses which are not located in a defined centre where:

- a. *The proposal provides a gross floorspace in excess of 500sqm gross; or*
- b. *The proposal is located within 800m of a district centre boundary and is in excess of 300sqm gross; or*
- c. *The proposal is located within 800m of a local centre boundary and is in excess of 200sqm gross.*

8.87 The cost of preparing an HIA is reflected in the allowance for fees set out in Chapter 7 above.

Infrastructure and Transport

8.88 As set out in Chapter 7 above, for many years BDC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. The Council has not adopted CIL, so use has been made of the s106 / s287 regime.

- 8.89 In the pre-consultation iteration of this WPVA a high-level assumption of £15,000 per unit was used. A developer¹⁵¹ commented that this is 'unrealistic'. This has been updated.
- 8.90 The modelling in this regard is based on the *Planning Obligations and Developer Contributions SPD* (November 2024) and Leicestershire County Council requirements.
- 8.91 LCC has consulted (June 2024 to August 2024) on the Draft Leicestershire Highway Design Guide¹⁵². These standards are updating and formalising best practice as is normal and necessary from time to time. This does not introduce additional standards (for example it does not seek extra EV charging points). The costs are included within the wider cost assumptions set out elsewhere in this report.
- 8.92 It is understood that development in the BDC area is not subject to payments under the Habitat Regulations.
- 8.93 Several of the requirements will be superseded by the new Local Plan and are covered under the relevant policies later in this chapter. The exception is in relation to those matters covered at a County level. In this regard it draws on the LCC *Planning Obligations Policy* (10 July 2019).
- 8.94 In relation to the Strategic Sites, the following costs have been provided by BDC and are applied to the appraisals. The Council's transport modelling and associated costing is yet to be completed. It may be necessary to revisit these assumptions when that work is complete.

Table 8.10 Strategic Sites – Costs of Strategic Infrastructure and Mitigation¹⁵³

	Site Name and Settlement	Units	Total	£ per unit
KMU025	Land North of A47 Hinckley Road, Kirby Muxloe	650	£17,836,000	£27,440
LUB002	Land West of Beggars Lane, Lubbethorpe	825	£23,828,857	£28,883
STO026	Land West of Stoney Stanton	5,165	£178,962,000	£34,649
WHE027	Whetstone Pastures	4,500	£137,804,000	£30,623
NAR022	Land at Carlton Park, Enderby / Narborough	560	£14,960,800	£26,716
WHE031, WHE026	Land South of Whetstone	760	£20,122,080	£26,476

Source: BDC (March 2026)

¹⁵¹ Clare Clarke for Pegasus for Davidsons Development Ltd.

¹⁵² [Draft Leicestershire Highway Design Guide | Leicestershire County Council](#)

¹⁵³ NOTE: After this report was substantially completed the costs were updated as follows. Most of these are a little less than those initially estimated. KMU025 Land North of A47 Hinckley Road, Kirby Muxloe £21,445,959 (£32,994 per unit); LUB002 Land West of Beggars Lane, Lubbethorpe £28,918,029 (£35,052 per unit); STO026 Land West of Stoney Stanton £184,519,500 (£35,725 per unit); WHE027 Whetstone Pastures £166,064,014 (£36,903.11 per unit); NAR022 Land at Carlton Park, Enderby / Narborough £18,915,214 (£33,777 per unit); WHE031, WHE026 Land South of Whetstone £25,413,770 (£33,439 per unit).

Leicestershire County Council Planning Obligations Policy (10 July 2019)

- 8.95 This document sets out the approach to taken by the County. Through the technical consultation LCC was asked for its input into the above costs however, as it is *‘still undertaking the Joint Transport Evidence base, it’s a little premature to understand the transport costs and how they feed into the viability assessments’*. On the education costs LCC commented as follows:

Figures in table 8.1 are for extensions and refurbishments. New schools are delivered on a case-by-case basis. E.G. 700 dwellings create a 210 place Primary School, which is circa £8.5million. £12,143 per dwelling.

- 8.96 LCC has provided the following updated costs in relation to education:

Table 8.11 LCC Education Costs

Education Sector	DfE Amount per Pupil	Pupil Yield Rate (Per House)	Pupil Yield Rate (Per Flat)
Early Years	£18,356	0.085	0.0185
Primary	£18,356	0.30	0.043
Secondary (11-16)	£17,876	0.167	0.0267
Secondary (11-18)	£18,118	0.20	0.032
Post 16	£19,327	0.033	0.0053
Primary (SEND)	£65,664	0.00363	0.00052
Secondary (11-19) (SEND)	£81,531	0.004	0.000064

Source: LCC 15th October 2024

- 8.97 This derives a cost of about £14,900 per house and £2,330 per flat which are incorporated into the base appraisals. In addition, an assumption of £500 per unit has been made to cover travel packs and bus passes. Allowance is also made of £50 per unit to provide bins. These costs are applied to major development.
- 8.98 Bearing in mind the range of comments made, some of which made reference to assumptions used elsewhere, the assumptions used by other Leicestershire and neighbouring authorities have been reviewed.

Table 8.12 Neighbouring Authority, Approach to s106 Allowances

	Consultant	Date	
Leicester	HDH	May-22	£2,500
Oadby & Wigston	HDH	Nov-24	As per calculators plus £5,000 per unit for transport. Strategic Sites as per calculators plus £10,000 per unit Plus open space maintenance as per calculator.
Harborough	Aspinall Verdi	Jan-25	Education - £4,507 - £13,000 per unit (Adjusted to reflect size and nature of the site) Travel Packs - £53 per unit Bus Services - £750 per unit Waste - £62 per unit Libraries - £30 per unit Open Space - £1,000 - £3,000 per unit (Adjusted dependent on scale of site) Healthcare - £761 per unit
Charnwood	Aspinall Verdi	Feb-21	Leicester Fringe: £12,865 per dwelling Loughborough / Shepshed: £14,685 per dwelling Wider Charnwood: £17,710 per dwelling
Melton	HDH	Dec-24	0 to 9 £1,000 10 to 99 £2,500 100 plus £10,000 Strategic Sites £40,000
Rugby	BNP Paribas	Dec-25	CIL + varying allowances for residential development of £10,000, £15,000 and £22,500 per unit + s278 works of £1,000 per residential unit

Source: LPA Websites (March 2026) Note, neither Hinckley & Bosworth nor Northwest Leicestershire have up-to-date studies.

Highways

- 8.99 In the pre-consultation iteration of this report, no allowance was made for highways on the typologies. In this iteration an allowance of £5,000 per unit applied to the typologies. These costs are applied to major development.
- 8.100 Across the housing typologies the combined s106 costs come to about £20,000, although this varies depending on the housing mix.

Other Costs

Local Design Code

- 8.101 As mentioned in Chapter 2 above, the Government published the *National Model Design Code* as part of the PPG in 2021, when the NPPF was updated. Local authorities can use the code to form their own local design codes.
- 8.102 In itself this does not add to the costs of development, rather it brings some of the policies in the draft Plan together and sets out best practice.

Building Safety Levy

- 8.103 The Building Safety Levy was announced in February 2021 as a mechanism to ensure the taxpayer and leaseholders do not pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In early 2024 a consultation was launched in the design and implementation of such a levy.
- 8.104 In March 2025, the Government announced that the Levy will be introduced in Autumn 2026. In BDC the Levy, if introduced as per the consultation, would be £14.23 per sqm for brownfield land and £28.47 per sqm for greenfield land¹⁵⁴ and would apply to major development.
- 8.105 The BSL is included in the base appraisals at the above rates in the assessment.

¹⁵⁴ [Building Safety Levy: Technical consultation response - GOV.UK](#)

9. Modelling

- 9.1 In the previous chapters, the general assumptions to be inputted into the development appraisals are set out. In this chapter, the modelling is set out. It is stressed that this is a high-level study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of emerging policies on development viability in Blaby District. The results of this WPVA will, in due course, be one of the factors that informs the Council's site selection process – the ability of a policy compliant scheme being an important factor.
- 9.2 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.

Residential Development

- 9.3 To inform the modelling, the characteristics of the planned development are considered in terms of location, size and suggested use, representative of sites in the Blaby District area. In arriving at appropriate assumptions for residential development on each site, the built forms used in the appraisals are appropriate to current development practices. In addition, the policy requirements, as set out in Chapter 8 above, in terms of mix and open space, are reflected in the modelling.
- 9.4 A set of typologies are modelled which have been developed to respond to the variety of development situations and densities typical in the area, and this is used to inform development assumptions for sites. This approach enables HDH to follow the assumptions used in the Council's wider evidence base and form a view about floorspace density to be accommodated on the site, based on the amount of development, measured in net floorspace per hectare. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).
- 9.5 The Council, working with other Leicestershire Councils, has undertaken *The Leicester & Leicestershire Housing Market Area Housing and Economic Land Availability Assessment*. This sets out the following, high-level starting point for assessing site capacity:

Site Size	Gross to Net Development Ratio
<i>Up to 0.4ha</i>	<i>100%</i>
<i>0.4 - 2ha</i>	<i>82.5%</i>
<i>2 - 35ha</i>	<i>62.5%</i>
<i>Over 35ha</i>	<i>50%</i>

A standardised set of densities is also used across the Leicester and Leicestershire HMA to calculate the housing potential of a site. Agreed densities are used to ensure a policy off approach to the assessment. For Leicester, densities within the city centre will normally be at least 50 dwellings per hectare (dph), with generally lower densities (30-50 dph) elsewhere in the city. Sites within and adjacent to the Principal Urban Area and in selected Centres will be

40dph, and all other sites will be 30dph. This may be altered by each Local Planning Authority in some instances having regard to local circumstances, and will be clearly explained where necessary. Where a developer or landowner provides a density figure individual Authorities may choose to use this instead of the above agreed densities.

9.6 As set out in Chapter 8 above, the draft Local Plan sets out the following densities to be achieved, per net developable ha, on sites over 0.5ha:

- A. *Within and adjoining the 'built-up' areas of Glenfield, Kirby Muxloe, Leicester Forest East, Braunstone Town, Glen Parva and New Lubbethorpe and new strategic sites at Whetstone Pastures and Stoney Stanton – 35 - 45 dwellings per hectare.*
- B. *Within and adjoining the settlements of Blaby, Countesthorpe, Enderby, Narborough and Whetstone – 30 - 38 dwellings per hectare.*
- C. *All other settlements – 30-35 dwellings per hectare*

9.7 Through the technical consultation, the promoter of Whetstone Pastures¹⁵⁵ confirmed 'a density of 35 – 45 dwellings per hectare ... is considered appropriate for the proposed scheme'. Further, they said:

WP is a unique, strategic site, which will create a new settlement. Given its scale, we consider that assumption in relation to WP should reflect the specifics of the site, in terms of gross to net developable area. As set out above, HDH are requested to provide the evidence which supports the gross to net ratio adopted for WP.

9.8 A developer¹⁵⁶ commented that the above assumptions are reasonable.

9.9 A site promoter¹⁵⁷ noted the site at Stoney Stanton being promoted by Barwood, Parker Strategic and LCC that their internal assumptions 'are based on 'internal assumptions for the 5,000 dwelling scheme suggest a red line gross area of 290.9 hectares / 718.8 acres and a net residential area of 119.5 hectares / 295.5 acres – which produces a net to gross of 50%'. It was also questioned whether or not live/work space would be included. It is not included at this stage.

9.10 The modelling in this WPVA is based on the site details as provided by the Council.

9.11 The modelling is consistent with these densities and the net gross assumptions set out above. In addition to the typologies the potential strategic sites are modelled individually.

9.12 The greenfield sites are modelled at the density assumptions set out above plus the open space requirement as set out in Chapter 8. The brownfield sites are modelled based on the density assumptions, with an assumption that the open space may be, at least in part, provided off-site. It is important to note that the majority of the sites under consideration for allocation are greenfield sites.

¹⁵⁵ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

¹⁵⁶ Clare Clarke for Pegasus for Davidsons Development Ltd.

¹⁵⁷ Kat Seager of Turner Morum LLP, for Barwood Development Securities Limited, Parker Strategic Land Ltd & Leicestershire City Council ("the Consortium") re Site 37 – WBC.

- 9.13 A typical current estate housing built form would provide development at between 3,000 sqm per ha to 3,550 sqm per ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be 30 per net ha to 35 per net ha. It provides for a majority of houses but with a small element of flats, in a mixture of two storey and two and a half to three storey form, with some rectangular emphasis to the layout.
- 9.14 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher. The cost of construction is, in part, a factor of the height of the buildings, with construction of six storeys or more costing notably more than buildings of five storeys or less. It is assumed that to achieve densities of 150 units/ha and greater, it is necessary use a form that includes six or more storeys.
- 9.15 The main characteristics of the modelled sites are set out in the tables below. A proportion of the housing to come forward over the plan-period will be on smaller sites, therefore several smaller sites have been included.
- 9.16 Drawing on the above information, a set of typologies and the potential strategic sites are modelled as follows. It is important to note that the Strategic Sites included below may be subject to refinement as the plan-making process continues.

Table 9.1 Summary of Modelled Typologies and Potential Strategic Sites

Index	Field Name	Status	Current Use	Units	Area Ha		Density Units/ha		%	Net	Gross	Density
					Total	Gross	Gross	Net				
1	Large Greenfield 1,000	Green	Agricultural	1,000	62.500	62.500	31.250	16.00	50.0%	31.250	16.00	3,117
2	Large Greenfield 500	Green	Agricultural	500	25.000	25.000	15.625	20.00	62.5%	15.625	20.00	3,116
3	Large Greenfield 250	Green	Agricultural	250	12.500	12.500	7.813	20.00	62.5%	7.813	20.00	3,119
4	Greenfield 150	Green	Agricultural	150	7.500	7.500	4.688	20.00	62.5%	4.688	20.00	3,120
5	Greenfield 80	Green	Agricultural	80	4.000	4.000	2.500	20.00	62.5%	2.500	20.00	3,118
6	Greenfield 60	Green	Agricultural	60	3.000	3.000	1.875	20.00	62.5%	1.875	20.00	3,084
7	Greenfield 20	Green	Agricultural	20	0.758	0.758	0.625	26.40	82.5%	0.625	26.40	3,037
8	Greenfield 12	Green	Paddock	12	0.375	0.375	0.375	100.0%	100.0%	0.375	32.00	3,080
9	Greenfield 8	Green	Paddock	8	0.250	0.250	0.250	100.0%	100.0%	0.250	32.00	4,040
10	Greenfield 6	Green	Paddock	6	0.188	0.188	0.188	100.0%	100.0%	0.188	32.00	3,893
11	Greenfield 3	Green	Paddock	3	0.094	0.094	0.094	100.0%	100.0%	0.094	32.00	3,787
12	Brownfield 100	Brown	PDL	100	3.556	3.556	2.222	28.13	62.5%	2.222	28.13	4,300
13	Brownfield 60	Brown	PDL	60	1.616	1.616	1.333	37.13	82.5%	1.333	37.13	4,264
14	Brownfield 40	Brown	PDL	40	1.077	1.077	0.889	37.13	82.5%	0.889	37.13	4,269
15	Brownfield 20	Brown	PDL	20	0.539	0.539	0.444	37.13	82.5%	0.444	37.13	4,259
16	Brownfield 12	Brown	PDL	12	0.267	0.267	0.267	45.00	100.0%	0.267	45.00	4,819
17	Brownfield 8	Brown	PDL	8	0.178	0.178	0.178	45.00	100.0%	0.178	45.00	5,063
18	Brownfield 6	Brown	PDL	6	0.133	0.133	0.133	45.00	100.0%	0.133	45.00	5,063
19	Brownfield 3	Brown	PDL	3	0.067	0.067	0.067	45.00	100.0%	0.067	45.00	4,275
20	Flats 60	Brown	PDL	60	0.970	0.970	0.800	61.88	82.5%	0.800	61.88	5,880
21	Flats 20	Brown	PDL	20	0.308	0.308	0.308	65.00	100.0%	0.308	65.00	4,965
22	Flats 12	Brown	PDL	12	0.185	0.185	0.185	65.00	100.0%	0.185	65.00	5,046
23	Flats 9	Brown	PDL	9	0.138	0.138	0.138	65.00	100.0%	0.138	65.00	5,241
35	North of A47 Hinckley Road	Green	Agricultural	510	37.400	23.314	14.571	21.88	62.5%	14.571	21.88	3,407
36	West of Beggars Lane	Green	Agricultural	825	45.300	45.300	23.571	18.21	52.0%	23.571	18.21	3,405
37	West of Stoney Stanton	Green	Agricultural	5,165	348.400	295.143	147.571	17.50	50.0%	147.571	17.50	3,426
38	Whetstone Pastures	Green	Agricultural	4,500	379.800	236.842	118.421	19.00	50.0%	118.421	19.00	3,702
39	Carlton Park	Green	Agricultural	560	57.000	23.579	14.737	23.75	62.5%	14.737	23.75	3,756
40	South of Whetstone	Green	Agricultural	760	58.200	32.000	20.000	23.75	62.5%	20.000	23.75	3,705

Source: HDH (March 2026)

Table 9.2 Strategic Sites

35	North of A47 Hinckley Road	Units	510	KMU025. Greenfield strategic site. Total site area 37.4ha.
		Gross	23.314	
		Net	14.571	
		Density	35.0	
36	West of Beggars Lane	Units	825	LUB002. Greenfield strategic site. Total site area 45.3ha.
		Gross	45.300	
		Net	23.571	
		Density	35.0	
37	West of Stoney Stanton	Units	5,165	STO026. Greenfield strategic site. Total site area 348.4ha.
		Gross	295.143	
		Net	147.571	
		Density	35.0	
38	Whetstone Pastures	Units	4,500	STO026. Greenfield strategic site. Total site area 379.8ha.
		Gross	236.842	
		Net	118.421	
		Density	38.0	
39	Carlton Park	Units	560	NAR022. A largely greenfield strategic site, part owned by BDC. As this project was being completed the site area was confirmed to be 52.1ha rather than the 57ha originally assumed. This does not impact on the modelling of the residential element. Whilst the site includes various existing buildings, the area for the 560 new homes will almost entirely be on the greenfield elements of the site, so the site is modelled as a greenfield site.
		Gross	23.579	
		Net	14.737	
		Density	38.0	
40	South of Whetstone	Units	760	WHE31 & WHE026. Greenfield strategic site. Total site area 58.2ha.
		Gross	32.000	
		Net	20.000	
		Density	38.0	

Source: HDH (March 2026)

- 9.17 It is important to note that some of the above typologies could have significant amounts of existing floor space. This has a very significant impact on the amount of CIL to be paid (CIL only applies to net new development, unless the existing floorspace has not recently been in lawful use) or the level of affordable housing (through Vacant Building Credit). The rules in this regard are complex and depend on the extent of the existing use of the building. Very few developments will be eligible to pay no CIL and make no affordable housing contribution.

- 9.18 Through the technical consultation, a housebuilder¹⁵⁸ and a developer¹⁵⁹ concurred with the approach taken.

Older People's Housing

- 9.19 A private Sheltered/retirement and an Extracare scheme have been modelled, each on a 0.5ha site as follows.
- a. A private Sheltered/retirement scheme of 30 x 1 bed units of 50sqm and 30 x 2 bed units of 75sqm to give a net saleable area (GIA) of 3,750sqm. A further 20% non-saleable service and common areas are assumed to give a scheme GIA of 4,500sqm.
 - b. An Extracare scheme of 36 x 1 bed units of 65sqm and 24 x 2 bed units of 80sqm to give a net saleable area (GIA) of 4,260sqm. A further 35% non-saleable service and common areas are assumed to give a scheme GIA of 5,538sqm.
- 9.20 This modelling was broadly based on *Briefing Note on Viability Prepared for Retirement Housing Group* (Three Dragons, May 2013, Updated February 2016)¹⁶⁰. This suggests a typical site size of 0.5ha and typical schemes of Sheltered housing having between 50 to 60 units (100-120/ha) and typical schemes of Extracare housing having between 40 and 50 units (80-100/ha). A typical mix of 60:40 1 bed:2 bed, to 40:60 1 bed:2 bed apartments is suggested, as are the following development assumptions:

Table 9.3 RHG Suggested Development Assumptions

	Sheltered	Extra Care	Net Saleable
1 Bed	50sqm	65sqm	20%-30%
2 Bed	75sqm	80sqm	35%-40%

Source: Briefing Note on Viability Prepared for Retirement Housing Group (Three Dragons, May 2013, Updated February 2016)

Employment Uses

- 9.21 The Council is considering allocating a number of sites for employment uses. BDC will have relatively little influence of the specifics of what comes forward on each site so, for this study, a number of development types have been modelled.
- 9.22 The *Leicester & Leicestershire Housing Market Area Housing and Economic Land Availability Assessment* sets out the following, high-level starting point for assessing site capacity:

The potential amount of development an employment site can deliver is dependent on the likely density of development. Calculations of employment potential are based upon plot ratios of gross floorspace to site area for different classes of employment use as outlined in the Housing and Economic Development Needs Assessment (HEDNA) (2017) and Strategic Distribution Study (SDS) (2014) as follows:

¹⁵⁸ Bidwells LLP for Vistry Group, re land at Kingstand Golf Course, Leicester Forest East.

¹⁵⁹ Bidwells LLP for ESCO Development (Blaby) Ltd, re Land at Lodge farm, Hospital Lane, Balby.

¹⁶⁰ <https://retirementhousinggroup.com/rhg-publications/>

- 2.0 for B1a/b offices in Leicester City and 0.35 for B1a/b offices elsewhere in the HMA;
- 0.42 for B1c and B2 industrial uses; and
- 0.40 for B8 storage and distribution uses

An estimate of employment potential will be calculated for each site using the following formula:

Site area x plot ratio (for likely use class) = employment potential (m2)

9.23 These are representative of the development most likely to come forward on the proposed, non-residential allocations.

- a. **Offices.** These are more than 250 sqm, will be of steel frame construction, be over several floors and will be located on larger business parks. Typical larger units in the area around 2,000 sqm – and this will be used as the basis of the modelling. A smaller 400 sqm format is also modelled.

Assumptions are made about the site coverage and density of development on the sites, with 75% coverage on the office sites in the urban situation and 25% elsewhere and two storey construction in the business park situation (although the Council is considering higher options at the time of this report), and six storey construction in the urban situation.

- b. **Industrial.** Modern industrial units of over 4,000 sqm. There is little new space being constructed. This is used as the basis of the modelling. 40% coverage is assumed which is based on the single storey construction.

A smaller format, 400 sqm unit with 40% coverage is also assumed which is based on the single storey construction.

- c. **Distribution.** A large modern shed is modelled, assuming 4,000 sqm and 40% site coverage.

9.24 Through the technical consultation, the promoter of Whetstone Pastures¹⁶¹ said:

HDH do not specifically model large scale industrial and distribution development at WP as has been done for residential development. The typology assumptions in relation to “large industrial” assume modern units of 4,000 sqm with 40% coverage based on a single storey construction. “Distribution” has the same assumptions with a slightly less efficient site coverage of 35%. The market for industrial and distribution units in this location is typically for units of a minimum of 10,000 sq m.

9.25 An additional typology has been added in this regard, being a large modern shed, assuming 10,000 sqm and 40% site coverage.

Retail

9.26 For this study, the following types of space are assessed. It is only therefore necessary to look at the main types of development likely to come forward in the future.

¹⁶¹ Mark Breen / Miles Lloyd of Savills for Tritax Big Box Developments Ltd, re Whetstone Pastures.

- a. **Supermarket** is based on a smaller supermarket, typical of the units that may be developed by operators such as Aldi and Lidl. A 1,200 sqm unit on a 0.4ha site (40% coverage) to allow for car parking is assumed.
- b. **Retail Warehouse** is a single storey retail unit development with a gross (i.e. GIA) area of 4,000 sqm. It is assumed to occupy a total site area of 0.8ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites.
- c. **Shop** is a brick-built development, on two storeys, of 200 sqm. No car parking or loading space is allowed for, and almost all the site is developed. The total site area (effectively the building footprint) is 0.025ha.

9.27 In developing these typologies, assumptions are made about the site coverage and density of development on the sites. Single storey construction is assumed, without mezzanine floors.

10. Residential Appraisals

- 10.1 At the start of this chapter, it is important to stress that the results of the appraisals do not, in themselves, determine policy. The results of this study are one of a number of factors that Blaby District Council will consider when settling policy, including the need for infrastructure and the track record in delivering affordable housing and collecting payments under s106.
- 10.2 The appraisals use the residual valuation approach, they assess the value of a site after considering the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. For the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).
- 10.3 As set out above, for each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between sites. In the tables in this chapter, the results are colour coded using a traffic light system:
- a. **Green** **Viable** – where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).
 - b. **Amber** **Marginal** – where the Residual Value per hectare exceeds the EUV but not the BLV. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.
 - c. **Red** **Not-viable** – where the Residual Value does not exceed the EUV.
- 10.4 A report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a typology is shown as viable does not necessarily mean that, that type of development will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development.

Base Appraisals

- 10.5 The initial appraisals are based on the emerging Local Plan. The base modelling is based on the following requirements:
- a. Affordable Housing 25% provided as 40% Social Rent, 40% Affordable Rent, 20% AHO
 - b. Design 10% BNG, 96% M(4)2 and 4% M4(3), Future Homes Standard, 110 LPPPD
 - c. Developer Contributions Typologies:

Education	£14,900 per house, £2,330 per flat

Travel	£500 per unit	
Bins	£50 per unit	
Highways	£5,000 per unit	
Strategic Sites:	as estimated ¹⁶²	
		£ per unit
North of A47 Hinckley Road		£27,440
West of Beggars Lane		£28,883
West of Stoney Stanton		£34,649
Whetstone Pastures		£30,623
Land at Carlton Park		£26,716
South of Whetstone		£26,476

- 10.6 As set out above, the analysis is based on the sub-areas identified in Chapter 4. The base appraisals are included in **Appendix 9**.

¹⁶² NOTE: After this report was substantially completed, the costs for the strategic sites were updated as follows. Most of these are a little less than those initially estimated. Land North of A47 Hinckley Road, £26,808 per unit; Land West of Beggars Lane, £29,089 per unit; Land West of Stoney Stanton £29,421 per unit; Whetstone Pastures £30,829 per unit; Land at Carlton Park £26,921 per unit; Land South of Whetstone £25,684 per unit.

Table 10.1a Residual Values – West and Strategic Sites

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Greenfield 1,000	West BDC	Green	Agricultural	62.50	31.25	1,000	288,568	577,135	18,035,482
Site 2	Large Greenfield 500	West BDC	Green	Agricultural	25.00	15.63	500	389,739	623,582	9,743,474
Site 3	Large Greenfield 250	West BDC	Green	Agricultural	12.50	7.81	250	412,079	659,326	5,150,983
Site 4	Greenfield 150	West BDC	Green	Agricultural	7.50	4.69	150	-127,170	-203,472	-953,777
Site 5	Greenfield 80	West BDC	Green	Agricultural	4.00	2.50	80	-163,692	-261,906	-654,766
Site 6	Greenfield 60	West BDC	Green	Agricultural	3.00	1.88	60	-151,369	-242,191	-454,108
Site 7	Greenfield 20	West BDC	Green	Agricultural	0.76	0.63	20	-154,492	-187,263	-117,040
Site 8	Greenfield 12	West BDC	Green	Paddock	0.38	0.38	12	993	993	372
Site 9	Greenfield 8	West BDC	Green	Paddock	0.25	0.25	8	989,742	989,742	247,436
Site 10	Greenfield 6	West BDC	Green	Paddock	0.19	0.19	6	1,216,787	1,216,787	228,148
Site 11	Greenfield 3	West BDC	Green	Paddock	0.09	0.09	3	1,155,261	1,155,261	108,306
Site 12	Brownfield 100	West BDC	Brown	PDL	3.56	2.22	100	-418,945	-670,313	-1,489,584
Site 13	Brownfield 60	West BDC	Brown	PDL	1.62	1.33	60	-574,763	-696,683	-928,910
Site 14	Brownfield 40	West BDC	Brown	PDL	1.08	0.89	40	-576,184	-698,405	-620,804
Site 15	Brownfield 20	West BDC	Brown	PDL	0.54	0.44	20	-219,603	-266,185	-118,305
Site 16	Brownfield 12	West BDC	Brown	PDL	0.27	0.27	12	-1,071,468	-1,071,468	-285,725
Site 17	Brownfield 8	West BDC	Brown	PDL	0.18	0.18	8	1,784,139	1,784,139	317,180
Site 18	Brownfield 6	West BDC	Brown	PDL	0.13	0.13	6	1,734,380	1,734,380	231,251
Site 19	Brownfield 3	West BDC	Brown	PDL	0.07	0.07	3	1,331,862	1,331,862	88,791
Site 20	Flats 60	West BDC	Brown	PDL	0.97	0.80	60	-3,054,894	-3,702,902	-2,962,321
Site 21	Flats 20	West BDC	Brown	PDL	0.31	0.31	20	-2,573,388	-2,573,388	-791,812
Site 22	Flats 12	West BDC	Brown	PDL	0.18	0.18	12	-2,677,536	-2,677,536	-494,314
Site 23	Flats 9	West BDC	Brown	PDL	0.14	0.14	9	-948,355	-948,355	-131,311
Site 35	North of A47 Hinckley	Kirby Muxloe	Green	Agricultural	23.31	14.57	510	599,076	958,521	13,967,028
Site 36	West of Beggars Lane	Lubbesthorpe	Green	Agricultural	45.30	23.57	825	442,051	849,542	20,024,909
Site 37	West of Stoney S	Stoney Stanton	Green	Agricultural	295.14	147.57	5,165	185,065	370,130	54,620,627
Site 38	Whetstone Pastures	Whetstone	Green	Agricultural	236.84	118.42	4,500	258,426	516,853	61,206,233
Site 39	Carlton Park	Enderby / Narborough	Green	Agricultural	23.58	14.74	560	656,825	1,050,920	15,487,247
Site 40	South of Whetstone	Whetstone	Green	Agricultural	32.00	20.00	760	235,627	377,004	7,540,072

Source: HDH (March 2026)

Table 10.1b Residual Values – East

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Greenfield 1,000	East BDC	Green	Agricultural	62.50	31.25	1,000	554,021	1,108,042	34,626,298
Site 2	Large Greenfield 500	East BDC	Green	Agricultural	25.00	15.63	500	738,100	1,180,960	18,452,492
Site 3	Large Greenfield 250	East BDC	Green	Agricultural	12.50	7.81	250	769,765	1,231,624	9,622,059
Site 4	Greenfield 150	East BDC	Green	Agricultural	7.50	4.69	150	225,707	361,132	1,692,806
Site 5	Greenfield 80	East BDC	Green	Agricultural	4.00	2.50	80	205,404	328,646	821,614
Site 6	Greenfield 60	East BDC	Green	Agricultural	3.00	1.88	60	217,153	347,444	651,458
Site 7	Greenfield 20	East BDC	Green	Agricultural	0.76	0.63	20	335,469	406,629	254,143
Site 8	Greenfield 12	East BDC	Green	Paddock	0.38	0.38	12	619,474	619,474	232,303
Site 9	Greenfield 8	East BDC	Green	Paddock	0.25	0.25	8	1,908,298	1,908,298	477,075
Site 10	Greenfield 6	East BDC	Green	Paddock	0.19	0.19	6	2,111,365	2,111,365	395,881
Site 11	Greenfield 3	East BDC	Green	Paddock	0.09	0.09	3	2,055,858	2,055,858	192,737
Site 12	Brownfield 100	East BDC	Brown	PDL	3.56	2.22	100	104,159	166,654	370,343
Site 13	Brownfield 60	East BDC	Brown	PDL	1.62	1.33	60	127,149	154,120	205,494
Site 14	Brownfield 40	East BDC	Brown	PDL	1.08	0.89	40	137,267	166,385	147,897
Site 15	Brownfield 20	East BDC	Brown	PDL	0.54	0.44	20	467,405	566,552	251,801
Site 16	Brownfield 12	East BDC	Brown	PDL	0.27	0.27	12	-55,732	-55,732	-14,862
Site 17	Brownfield 8	East BDC	Brown	PDL	0.18	0.18	8	2,934,814	2,934,814	521,745
Site 18	Brownfield 6	East BDC	Brown	PDL	0.13	0.13	6	2,897,292	2,897,292	386,306
Site 19	Brownfield 3	East BDC	Brown	PDL	0.07	0.07	3	2,356,641	2,356,641	157,109
Site 20	Flats 60	East BDC	Brown	PDL	0.97	0.80	60	-3,054,894	-3,702,902	-2,962,321
Site 21	Flats 20	East BDC	Brown	PDL	0.31	0.31	20	-2,573,388	-2,573,388	-791,812
Site 22	Flats 12	East BDC	Brown	PDL	0.18	0.18	12	-2,677,536	-2,677,536	-494,314
Site 23	Flats 9	East BDC	Brown	PDL	0.14	0.14	9	-948,355	-948,355	-131,311

Source: HDH (March 2026)

- 10.7 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology, as well as by the two price areas. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above:

Table 10.2a Residual Value v BLV – West and Strategic Sites (£ per ha)

		EUV	BLV	Residual Value	
				£ per Net ha	£ per Gross ha
Site 1	Large Greenfield 1,000	25,000	375,000	577,135	288,568
Site 2	Large Greenfield 500	25,000	375,000	623,582	389,739
Site 3	Large Greenfield 250	25,000	375,000	659,326	412,079
Site 4	Greenfield 150	25,000	375,000	-203,472	-127,170
Site 5	Greenfield 80	25,000	375,000	-261,906	-163,692
Site 6	Greenfield 60	25,000	375,000	-242,191	-151,369
Site 7	Greenfield 20	25,000	375,000	-187,263	-154,492
Site 8	Greenfield 12	50,000	400,000	993	993
Site 9	Greenfield 8	50,000	400,000	989,742	989,742
Site 10	Greenfield 6	50,000	400,000	1,216,787	1,216,787
Site 11	Greenfield 3	50,000	400,000	1,155,261	1,155,261
Site 12	Brownfield 100	525,000	630,000	-670,313	-418,945
Site 13	Brownfield 60	525,000	630,000	-696,683	-574,763
Site 14	Brownfield 40	525,000	630,000	-698,405	-576,184
Site 15	Brownfield 20	525,000	630,000	-266,185	-219,603
Site 16	Brownfield 12	525,000	630,000	-1,071,468	-1,071,468
Site 17	Brownfield 8	525,000	630,000	1,784,139	1,784,139
Site 18	Brownfield 6	525,000	630,000	1,734,380	1,734,380
Site 19	Brownfield 3	525,000	630,000	1,331,862	1,331,862
Site 20	Flats 60	525,000	980,000	-3,702,902	-3,054,894
Site 21	Flats 20	525,000	980,000	-2,573,388	-2,573,388
Site 22	Flats 12	525,000	980,000	-2,677,536	-2,677,536
Site 23	Flats 9	525,000	980,000	-948,355	-948,355
Site 35	North of A47 Hinckley Road	25,000	250,000	958,521	599,076
Site 36	West of Beggars Lane	25,000	250,000	849,542	442,051
Site 37	West of Stoney Stanton	25,000	250,000	370,130	185,065
Site 38	Whetstone Pastures	25,000	250,000	516,853	258,426
Site 39	Carlton Park	25,000	250,000	1,050,920	656,825
Site 40	South of Whetstone	25,000	250,000	377,004	235,627

Source: HDH (March 2026)

Table 10.2b Residual Value v BLV – East (£ per ha)

		EUV	BLV	Residual Value	
				£ per Net ha	£ per Gross ha
Site 1	Large Greenfield 1,000	25,000	375,000	1,108,042	554,021
Site 2	Large Greenfield 500	25,000	375,000	1,180,960	738,100
Site 3	Large Greenfield 250	25,000	375,000	1,231,624	769,765
Site 4	Greenfield 150	25,000	375,000	361,132	225,707
Site 5	Greenfield 80	25,000	375,000	328,646	205,404
Site 6	Greenfield 60	25,000	375,000	347,444	217,153
Site 7	Greenfield 20	25,000	375,000	406,629	335,469
Site 8	Greenfield 12	50,000	400,000	619,474	619,474
Site 9	Greenfield 8	50,000	400,000	1,908,298	1,908,298
Site 10	Greenfield 6	50,000	400,000	2,111,365	2,111,365
Site 11	Greenfield 3	50,000	400,000	2,055,858	2,055,858
Site 12	Brownfield 100	525,000	630,000	166,654	104,159
Site 13	Brownfield 60	525,000	630,000	154,120	127,149
Site 14	Brownfield 40	525,000	630,000	166,385	137,267
Site 15	Brownfield 20	525,000	630,000	566,552	467,405
Site 16	Brownfield 12	525,000	630,000	-55,732	-55,732
Site 17	Brownfield 8	525,000	630,000	2,934,814	2,934,814
Site 18	Brownfield 6	525,000	630,000	2,897,292	2,897,292
Site 19	Brownfield 3	525,000	630,000	2,356,641	2,356,641
Site 20	Flats 60	525,000	630,000	-3,702,902	-3,054,894
Site 21	Flats 20	525,000	630,000	-2,573,388	-2,573,388
Site 22	Flats 12	525,000	630,000	-2,677,536	-2,677,536
Site 23	Flats 9	525,000	630,000	-948,355	-948,355

Source: HDH (March 2026)

10.8 In considering the results, it is important to note that almost all recently approved development has been policy compliant and has borne the full cost of the required strategic infrastructure and mitigation, and the current 25% affordable housing requirements. The above results are less good, suggesting that viability is more challenging. This analysis includes several policy requirements that significantly impact on viability that are beyond BDC's direct control.:

- a. Half the affordable housing for rent is assumed to be Social Rent rather than Affordable Rent. This reflects the increased emphasis in the NPPF (and draft NPPF) for Social Rent.
- b. The cost of development is based on the Future Homes Standard, in anticipation of its introduction at a national level.
- c. The appraisals include the Building Safety Levy.

- d. Allowance is made for strategic infrastructure and mitigation at a much higher cost than has been sought historically. This reflects LCC's requirements in relation to education and in relation to transport / highways costs.

- 10.9 Further, it is important to note that a significant element of the planned development, over the new Local Plan period, will be from the potential strategic sites, and very little development from flatted development, or on previously developed land.
- 10.10 The Residual Values on the brownfield sites are lower than on the greenfield sites. This is due to the additional costs (and contingencies) assumed to reflect the additional costs of bringing forward previously developed land. On the whole, the Residual Value is less than the BLV on the brownfield sites.
- 10.11 The greenfield typologies in the higher value east of the Council area, generate a positive Residual Value that is greater than the EUV. The larger greenfield sites generate a Residual Value that is notably greater than the smaller sites. This is due to the lower (BCIS Lower Quartile) cost being used on the sites of 200 units and over. The results are less good in the lower value west, where the Residual Values are significantly less.
- 10.12 The potential strategic sites are tested with the Council's estimate of the strategic infrastructure and mitigation costs. All generate a positive Residual Value that is well above the BLV, with the exception of the Stoney Stanton site and the site to the South of Whetstone.
- 10.13 The Stoney Stanton site is subject to strategic infrastructure and mitigation costs that are about £10,000 per unit greater than on the other sites. This site derives a Residual Value that is more than 7.4 times the EUV. The South of Whetstone site is modelled with values that are significantly less than the Whetstone Pastures site. The South of Whetstone site derives a Residual Value that is more than 9.4 times the EUV and close to the BLV.
- 10.14 To assist the Council, a range of further appraisals have been run, considering the individual and cumulative costs of the policy options.

Policy Variables

- 10.15 In terms of policy variables, BDC is only seeking two matters over and above national standards that impact negatively on viability. The first of these is the 110 LPPPD water standard. The cost of this is negligible at about £10 per house. The second is seeking 4% of new homes to be to the M4(3)a Wheelchair Adaptable Standard. Both of these requirements are considered necessary, based on the wider planning evidence.

Affordable Housing

- 10.16 A core purpose of this WPVA is to confirm, or otherwise, an appropriate affordable housing target, in the context of the wider policy requirements. In the following sections the total amount of affordable housing has been considered, as has the tenure mix. The relevant appraisal results are presented in **Appendix 10**.

- 10.17 The current affordable housing target in the draft (and adopted) Local Plan is 25%. A set of appraisals has been run from 0% to 40% affordable housing on major development, and with a varied tenure mix. In the base analysis the tenure mix is 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership. This and the other base assumptions are as above, with only the overall level of affordable housing being altered.
- 10.18 The following table shows the change in the Residual Value, relative to the 25% base assumption. Where there is an increase in the Residual Value, this is the additional amount a developer can pay the landowner, where there is a decrease in the residual value, this is the reduction in the maximum amount that the developer can pay a landowner. The results are grouped by types of site.

Table 10.3 Impact of Providing Affordable Housing. £ per ha

West BDC							
	Large Greenfield	Greenfield	Small Greenfield	Brownfield	Small Brownfield	Flats	All Strategic
0.0%	416,402	515,559		793,929		1,090,513	458,618
5.0%	333,545	414,795		639,857		873,333	367,773
10.0%	250,687	313,214		482,813		655,894	276,333
15.0%	167,145	209,966		323,605		437,262	184,605
20.0%	83,572	105,071		162,594		218,631	92,583
25.0%	0	0		0		0	0
30.0%	-83,572	-107,253		-163,296		-218,631	-93,266
35.0%	-168,027	-215,582		-327,184		-439,249	-188,526
40.0%	-253,135	-324,908		-491,737		-660,927	-285,354
East BDC							
	Large Greenfield	Greenfield	Small Greenfield	Brownfield	Small Brownfield	Flats	
0.0%	506,047	625,638		962,642		1,090,513	
5.0%	405,011	500,563		771,803		873,333	
10.0%	303,974	375,489		579,624		655,894	
15.0%	202,938	250,415		386,977		437,262	
20.0%	101,576	125,340		193,837		218,631	
25.0%	0	0		0		0	
30.0%	-101,576	-126,877		-198,861		-218,631	
35.0%	-203,988	-256,128		-400,020		-439,249	
40.0%	-306,458	-387,364		-605,506		-660,927	
Strategic Sites							
	North of A47 Hinckley Road	West of Beggars Lane	West of Stoney Stanton	Whetstone Pastures	Carlton Park	South of Whetstone	
0.0%	587,728	454,689	268,708	311,576	630,929	498,077	
5.0%	470,691	364,775	215,982	250,071	504,743	400,377	
10.0%	353,654	273,581	162,857	188,164	378,557	301,182	
15.0%	236,616	182,387	109,208	126,257	252,371	200,788	
20.0%	119,579	91,194	54,935	63,210	126,186	100,394	
25.0%	0	0	0	0	0	0	
30.0%	-120,037	-91,194	-56,188	-64,655	-126,227	-101,298	
35.0%	-240,073	-184,419	-114,064	-130,526	-256,195	-205,882	
40.0%	-360,110	-278,489	-174,566	-198,319	-386,163	-314,475	

Source: HDH (March 2026)

- 10.19 This analysis suggests that a reduction of 10% affordable housing leads to an increase in the Residual Value of about £250,000 per ha on greenfield sites and about £380,000 per ha on brownfield sites. The impact per ha is greater on the brownfield sites which have higher density.

Affordable Tenure Mix

- 10.20 The analysis in the base appraisals assumes that the affordable housing is provided as 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership, rather than a mix that includes 10% of all housing as AHO and 25% of affordable housing as First Homes, as was sought by national policy prior to the NPPF and PPG being updated in December 2024. The updated NPPF puts an increased emphasis on Social Rent and suggests that the affordable housing mix should include some Social Rent.
- 10.21 When considering the affordable housing tenure sought it is necessary to consider the types of affordable housing that are attractive to the housing associations that will acquire and manage them in the future. It is understood that the majority of affordable housing for rent delivered in the area over the last few years has been as Affordable Rent.
- 10.22 This analysis is carried out with 25% affordable housing.

Table 10.4 Impact of Varied Affordable Housing Tenure. Social Rent v Affordable Rent. £ per ha

West BDC							
Social rent (SR) v Affordable Rent (AR)	Large Greenfield	Greenfield	Small Greenfield	Brownfield	Small Brownfield	Flats	All Strategic
SR 80 -AR 0%	-38,702	-54,706		-83,970		-125,754	-36,838
SR 70%-AR 10%	-29,026	-40,902		-62,913		-94,315	-27,628
SR 60%-AR 20%	-19,351	-27,236		-41,942		-62,877	-18,419
SR 50%-AR 30%	-9,675	-13,574		-20,971		-31,438	-9,209
SR 40%-AR 40%	0	0		0		0	0
SR 30%-AR 50%	9,675	13,495		20,971		31,438	9,198
SR 20%-AR 60%	19,351	26,991		41,942		62,877	18,359
SR 10%-AR 70%	29,026	40,486		62,913		94,315	27,520
SR 0%-AR 80%	38,702	53,982		83,884		125,754	36,681
East BDC							
Social rent (SR) v Affordable Rent (AR)	Large Greenfield	Greenfield	Small Greenfield	Brownfield	Small Brownfield	Flats	
SR 80 -AR 0%	-38,337	-52,158		-80,546		-125,754	
SR 70%-AR 10%	-28,753	-39,111		-60,322		-94,315	
SR 60%-AR 20%	-19,168	-26,063		-40,126		-62,877	
SR 50%-AR 30%	-9,584	-13,016		-20,046		-31,438	
SR 40%-AR 40%	0	0		0		0	
SR 30%-AR 50%	9,584	12,959		19,872		31,438	
SR 20%-AR 60%	19,168	25,919		39,676		62,877	
SR 10%-AR 70%	28,753	38,851		59,433		94,315	
SR 0%-AR 80%	38,337	51,713		79,190		125,754	
Strategic Sites							
Social rent (SR) v Affordable Rent (AR)	North of A47 Hinckley Road	West of Beggars Lane	West of Stoney Stanton	Whetstone Pastures	Carlton Park	South of Whetstone	
SR 80 -AR 0%	-45,406	-34,419	-21,509	-24,703	-48,001	-46,989	
SR 70%-AR 10%	-34,054	-25,814	-16,131	-18,527	-36,001	-35,241	
SR 60%-AR 20%	-22,703	-17,210	-10,754	-12,351	-24,000	-23,494	
SR 50%-AR 30%	-11,351	-8,605	-5,377	-6,176	-12,000	-11,747	
SR 40%-AR 40%	0	0	0	0	0	0	
SR 30%-AR 50%	11,351	8,605	5,377	6,107	12,000	11,747	
SR 20%-AR 60%	22,703	17,210	10,619	12,129	24,000	23,494	
SR 10%-AR 70%	34,054	25,814	15,857	18,152	36,001	35,241	
SR 0%-AR 80%	45,406	34,419	21,096	24,174	48,001	46,989	

Source: HDH (March 2026)

Table 10.5 Impact of Varied Affordable Housing Tenure. AHO v Affordable For Rent. £ per ha

West BDC							
% AHO	Large Greenfield	Greenfield	Small Greenfield	Brownfield	Small Brownfield	Flats	All Strategic
20.0%	0	0		0	0	0	0
30.0%	10,521	14,753		22,872	0	32,555	13,785
40.0%	21,042	29,505		45,744	0	65,110	27,532
50.0%	31,563	44,258		68,616	0	97,665	41,279
East BDC							
% AHO	Large Greenfield	Greenfield	Small Greenfield	Brownfield	Small Brownfield	Flats	
20.0%	0	0		0		0	
30.0%	15,545	20,605		31,717		32,555	
40.0%	31,090	41,172		63,271		65,110	
50.0%	46,636	61,624		94,825		97,665	
Strategic Sites							
% AHO	North of A47 Hinckley Road	West of Beggars Lane	West of Stoney Stanton	Whetstone Pastures	Carlton Park	South of Whetstone	
20.0%	0	0	0	0	0	0	
30.0%	18,344	13,944	8,559	9,774	19,298	12,789	
40.0%	36,688	27,888	16,977	19,463	38,596	25,579	
50.0%	55,032	41,832	25,395	29,152	57,894	38,368	

Source: HDH (March 2026)

- 10.23 This analysis suggests that, at 25% affordable housing, relative to the base mix, providing the affordable housing for rent as 80% Social Rent, with 0% Affordable Rent, and the balance as AHO, has the impact of reducing the Residual Value by about £55,000 per ha on greenfield sites and by about £85,000 per ha on brownfield sites. Very approximately, the impact of seeking all the affordable housing for rent as Social Rent rather than Affordable Rent reduces the Residual Value by about £110,000 per ha which is a little more than the impact of reducing the overall requirements for affordable housing by 5%. The impact of increasing the amount of Affordable Home Ownership, while maintaining an equal split between Social Rent and Affordable Rent is less.
- 10.24 This analysis clearly shows the link between the tenure mix and the provision of affordable housing. In cases where viability is challenging, it is recommended that consideration is given to adjusting the affordable housing mix before adjusting the overall requirements for affordable housing.

Affordable Housing v Developer Contributions

10.25 It is necessary to bring the analysis together. The central balance in the plan-making process is between affordable housing and developer contributions. Further sets of appraisals have been run based on the policy requirements set out in the draft Local Plan, however the amount of affordable housing and the amount of developer contributions are varied. This analysis is repeated under three scenarios.

1. Social Rent 40%, Affordable Rent 40%, Affordable Home Ownership 20% (as above)
2. Social Rent 10%, Affordable Rent 70%, Affordable Home Ownership 20%
3. Social Rent 80%, Affordable Rent 0%, Affordable Home Ownership 20%

10.26 The results for each of the scenarios are summarised below. The results are shaded as follows.

Table 10.6 Viability Tests Applied in Following Analysis¹⁶³

Typologies	Unviable	Marginal	Viable
	Red	Amber	Green
Typologies	<£10,000	£10,000 to £20,000	>£20,000
North of A47 Hinckley Road	<£27,440		>£27,440
West of Beggars Lane	<£28,883		>£28,883
West of Stoney Stanton	<£34,649		>£34,649
Whetstone Pastures	<£30,623		>£30,623
Land at Carlton Park	<£26,716		>£26,716
South of Whetstone	<£26,476		>£26,476

Source: HDH (March 2026)

10.27 Whilst costs for strategic infrastructure and mitigation costs has been taken to come to about £20,000 per house (education of £14,900 per house and £2,330 per flat, travel of £500 per unit, bins of £50 per unit and highways of £5,000 per unit) based on LCC's costs and the Council's emerging highways assessment), it is important to note that these amounts can only be sought in line with the CIL Regulation 122¹⁶⁴. It is unlikely that these will be sought in all cases.

¹⁶³ NOTE: After this report was substantially completed, the costs for the strategic sites were updated as follows. Most of these are a little less than those initially estimated. Land North of A47 Hinckley Road, £26,808 per unit; Land West of Beggars Lane, £29,089 per unit; Land West of Stoney Stanton £29,421 per unit; Whetstone Pastures £30,829 per unit; Land at Carlton Park £26,921 per unit; Land South of Whetstone £25,684 per unit.

¹⁶⁴ Payments requested under the s106 regime must be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Table 10.7a Maximum Developer Contributions at Varied Affordable Housing (%) - Social Rent 40%, Affordable Rent 40%, Affordable Home Ownership 20%

West BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£40,000	£40,000	£35,000	£30,000	£25,000	£20,000	£10,000
Greenfield	£15,000	£5,000	£0	£0	Unviable	Unviable	Unviable
Small Greenfield	£25,000						
Brownfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
East BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£25,000
Greenfield	£40,000	£35,000	£25,000	£20,000	£15,000	£10,000	£0
Small Greenfield	£50,000						
Brownfield	£30,000	£25,000	£20,000	£15,000	£10,000	£0	Unviable
Small Brownfield	£45,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Strategic Sites	0%	5%	10%	15%	20%	25%	30%
North of A47 Hinckley Road	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000
West of Beggars Lane	£50,000	£50,000	£50,000	£50,000	£50,000	£40,000	£35,000
West of Stoney Stanton	£50,000	£50,000	£45,000	£40,000	£30,000	£25,000	£15,000
Whetstone Pastures	£50,000	£50,000	£50,000	£45,000	£35,000	£30,000	£20,000
Carlton Park	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000
South of Whetstone	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£15,000

Source: HDH (March 2026)

Table 10.7b Maximum Developer Contributions at Varied Affordable Housing (%) - Social Rent 10%, Affordable Rent 70%, Affordable Home Ownership 20%

West BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£40,000	£40,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£15,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£25,000						
Brownfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
East BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£25,000
Greenfield	£40,000	£35,000	£25,000	£20,000	£15,000	£5,000	£0
Small Greenfield	£25,000						
Brownfield	£30,000	£25,000	£20,000	£10,000	£5,000	£0	Unviable
Small Brownfield	£45,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Strategic Sites	0%	5%	10%	15%	20%	25%	30%
North of A47 Hinckley Road	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
West of Beggars Lane	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000	£30,000
West of Stoney Stanton	£50,000	£50,000	£45,000	£35,000	£30,000	£20,000	£15,000
Whetstone Pastures	£50,000	£50,000	£50,000	£40,000	£35,000	£25,000	£20,000
Carlton Park	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
South of Whetstone	£50,000	£50,000	£40,000	£40,000	£25,000	£20,000	£20,000

Source: HDH (March 2026)

Table 10.7c Maximum Developer Contributions at Varied Affordable Housing (%) - Social Rent 80%, Affordable Rent 0%, Affordable Home Ownership 20%

West BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£40,000	£40,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£15,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£25,000						
Brownfield	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
East BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£25,000
Greenfield	£40,000	£35,000	£25,000	£20,000	£15,000	£5,000	£0
Small Greenfield	£25,000						
Brownfield	£20,000	£15,000	£10,000	£0	Unviable	Unviable	Unviable
Small Brownfield	£45,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Strategic Sites	0%	5%	10%	15%	20%	25%	30%
North of A47 Hinckley Road	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
West of Beggars Lane	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000	£30,000
West of Stoney Stanton	£50,000	£50,000	£45,000	£35,000	£30,000	£20,000	£15,000
Whetstone Pastures	£50,000	£50,000	£50,000	£40,000	£35,000	£25,000	£20,000
Carlton Park	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
South of Whetstone	£50,000	£50,000	£40,000	£40,000	£25,000	£20,000	£20,000

Source: HDH (March 2026)

Draft Local Plan Policy Requirements

10.28 The consideration of viability in the plan-making process is an iterative process. In the sections above, the ability of development to bear a range of costs has been considered. How this information is brought together will be a matter for the Council (rather than HDH as viability consultants) – bearing in mind the wider evidence base, its own priorities and its requirements.

10.29 In making these policy suggestions, the following have been taken into account:

- a. Almost all recently approved development has been policy compliant and has borne the full cost of the required strategic infrastructure and mitigation, and the current 25% affordable housing requirements. The results of the viability appraisals are less good, suggesting that viability in the future will be more challenging. This analysis includes several matters policy requirements that significantly impact on viability:

- The inclusion of some Social Rent rather than Affordable Rent has a negative impact on viability as Social Rent has a lower value than Affordable Rent. The December 2024 NPPF¹⁶⁵ puts an emphasis on Social Rent, and there is an expectation that some is provided. This increased emphasis is carried into the draft NPPF.
- The cost of development is based on the Future Homes Standard. The Government has announced that this will be introduced in 2027.
- The appraisals include the Building Safety Levy.

Allowance is made for strategic infrastructure and mitigation at a much higher level than has been sought historically. This change has been made to reflect LCC's requirements in relation to education and in relation to transport / highways costs. These matters are beyond BDC's direct control.

- b. The delivery of the right type of affordable housing is a priority for the Council. There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent would have an adverse impact on viability.

The national requirements for 10% of all housing to be Affordable Home Ownership and 25% of Affordable Homes to be First Homes under the 2023 NPPF and now superseded PPG have been dropped. The Council recognises the need for some Affordable Home Ownership (AHO).

- c. It is likely that the new national policy requirements for further increases to Part M of Building Regulations, with at least 40% of new homes to be built to Accessible and Adaptable – (M4(2)) standards will be introduced. Whilst the impact of these standards is small, it would be prudent to assume that these are a minimum requirement.

There is a cost of providing Wheelchair Adaptable housing (M4(3)a), however there is a need for some such housing, so some is required.

- d. There is a need for developer contributions to fund strategic infrastructure, and to provide appropriate mitigation.

The base analysis above is based on LCC developer contributions and to come to about £20,000 per house (education of £14,900 per house and £2,330 per flat; travel of £500 per unit; bins of £50 per unit; and highways of £5,000 per unit). The actual requirements are likely to be less than this due the restriction is seeking developer contributions set out in CIL Regulation 122.

- e. Seeking payments through the s106 regime is restricted by CIL Regulation 122 so these amounts are unlikely to apply in all cases and should be considered a worst case scenario. The Council has reviewed the site-specific contributions across the Strategic Sites. These now range from £26,476 per unit to £34,649 per unit¹⁶⁶.

¹⁶⁵ Paragraphs 63, 64, 66 and 77.

¹⁶⁶ NOTE: After this report was substantially completed, the costs for the strategic sites were updated as follows. Most of these are a little less than those initially estimated. North of A47 Hinckley Road £27,440 per unit; West of

- f. The Council has ambitions to move towards Zero Carbon development. This is an important objective, but not at the expense of the provision of affordable housing.
- g. The viability testing includes a range of greenfield sites, and these have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.
- h. Brownfield sites do not comprise a significant part of the land supply for future development. The brownfield housing sites are the least viable, so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.
- i. The larger greenfield sites (200 units and larger) perform better, in terms of viability, than the smaller sites. The larger sites have a significantly greater capacity to bear developer contributions and affordable housing.
- j. It is clear that development is coming forward across the Blaby District Council area and that development is generally policy compliant (i.e. achieving the full affordable housing requirement). Having said this, the current levels of developer contributions, are generally modest.

10.30 A further set of appraisals has been run, and subject to sensitivity testing (see below), based on the following refined requirements. The Council does not intend to seek standards that are in excess of national standards, except in very limited circumstances.

a.	Affordable Housing	Strategic Sites	25%
		Other development	20%
		Tenure mix as 40% Affordable Rent / 40% Social Rent / 20% Affordable Home Ownership /	
b.	Design	96% Part M4(2), 4% Part M4(3), Water efficiency – 110 LPPPD, Future Homes Standard.	
c.	Developer Contributions	As required to make development acceptable, and subject to CIL regulation 122. Estimated to be:	
		Housing	£10,000 per unit.
		Flatted	£5,000 per unit
		Strategic Sites	as estimated by BDC ¹⁶⁷ :
			£ per unit
		North of A47 Hinckley Road	£27,440

Beggars Lane £28,883 per unit; West of Stoney Stanton £34,649 per unit; Whetstone Pastures £30,623 per unit; Land at Carlton Park £26,716 per unit; South of Whetstone £26,476 per unit.

¹⁶⁷ NOTE: After this report was substantially completed, the costs for the strategic sites were updated as follows. Most of these are a little less than those initially estimated. Land North of A47 Hinckley Road, £26,808 per unit; Land West of Beggars Lane, £29,089 per unit; Land West of Stoney Stanton £29,421 per unit; Whetstone Pastures £30,829 per unit; Land at Carlton Park £26,921 per unit; Land South of Whetstone £25,684 per unit.

West of Beggars Lane	£28,883
West of Stoney Stanton	£34,649
Whetstone Pastures	£30,623
Land at Carlton Park	£26,716
South of Whetstone	£26,476

- 10.31 The Council would like to introduce CIL, however, bearing in mind the results above and the need to reduce the levels of affordable housing, it would be necessary to further reduce the affordable housing requirements to create headroom for CIL. This is not explored further.
- 10.32 The appraisals have also been updated to reflect the updated trajectory information on the strategic sites (see Chapter 7) and are included in **Appendix 11**.
- 10.33 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.
- 10.34 The Council will need to recognise that it may be necessary to consider viability, on some sites, at the development stage.
- 10.35 About 12,000 units are anticipated to be delivered across the new Strategic Sites, which is a large element of the Council's planned development. These sites have capacity to bear both affordable housing and developer contributions, at or close to the suggested policy requirements. However, the delivery of any large site is challenging, so it is recommended that the Council engages with the owners and promoters, in line with the advice set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

- 10.36 In this context paragraph 10-006-20190509 of the PPG is particularly highlighted:

... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....

PPG 10-006-20190509

Self-build and Custom Housebuilding

- 10.37 This policy requires that 'proposals for sites of 40 or more dwellings should set aside 5% of the number of dwellings proposed as serviced plots for sale to self and custom builders'. In due course consideration will be given to the impact of this requirement. It is assumed that

this policy would be implemented on a 'whole plot' basis, so sites over 40 units would be required to provide 2 plots, sites over 60 units would be required to provide 3 plots and so on.

- 10.38 If a developer is to sell a plot as a serviced self-build plot, they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom-build plot (i.e. where the developer designs and builds to the buyer's design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer's return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot. The developer's return per market house is generally in the £65,000 to £80,000 per plot range.
- 10.39 There are several serviced development sites being publicly marketed in the area at the time of this update. As set out in Chapter 6 above, the single plots are being marketed well in excess of £200,000 per unit. Having made enquiries with local agents, the general consensus is that modest single plots are likely to fetch in excess £150,000 in the current market, although the price for larger plots, with land for gardens and appropriate for larger family homes are likely to achieve a price that is very much more.
- 10.40 The modelling in this viability assessment is based on at least 30 units per net ha with allowance for open space. On this basis, a self-build plot is likely to be about 0.033ha or so. A conservative plot price of £100,000 would lead to a land value of over £3,000,000 per ha. This is substantially above the BLV and allows scope for the services to be laid on to the plot or plots. It is also well above the developer's return that would be forgone from developing the unit.

Impact of Change in Values and Costs

- 10.41 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 8.7% over the next 3 years¹⁶⁸. A range of scenarios with varied increases in build costs have been tested.
- 10.42 As set out in Chapter 4, the economy is in a period of uncertainty. It is not the purpose of this report to predict the future. A range of value change scenarios have been tested. In this analysis, it is assumed all other matters in the base appraisals remain unchanged.
- 10.43 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan. Conversely a modest increase in value could have a significant impact in improving viability.

¹⁶⁸ BCIS General Building Cost Index March 2026 – 490.4 (Forecast), March 2029 – 533.3 (Forecast).

Review

- 10.44 The direction of the market, as set out in Chapter 4 above, is improving, and there is an improved sentiment that the economy and property markets are improving. There is however some level of uncertainty. Bearing in mind BDC's wish to develop housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability under review; should the economics of development change significantly it should consider undertaking a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.
- 10.45 In this regard it is timely to highlight paragraph 10-009-20180724 of the PPG.

How should viability be reviewed during the lifetime of a project?

Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.

Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time.

As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local planning authorities' ability to seek compliance with relevant policies over the lifetime of the project. They should not be used to avoid policy compliance or reduce agreed contributions.

Paragraph: 009 Reference ID: 10-010-20251216

- 10.46 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms.

Developer's Return

- 10.47 Through the consultation process a range of views were expressed as to the appropriate developer's return. In this iteration of this assessment a 17.5% of Gross Development Value assumption is used across the tenures. A range of assumptions have been tested, the results of which are set out in **Appendix 11**.
- 10.48 In the initial (2025 pre-consultation) iteration of this assessment, the developer's return was taken as 17.5% of the value of market housing and 6% of the value of affordable housing. Following the consultation, this has been changed to 17.5% of the Gross Development Value. This change has the effect of reducing the Residual Value, and thus the amount a developer can pay for the land. The use of a higher developer's return assumption results in a further fall in the Residual Value, however a similar proportion of the greenfield typologies are shown as viable in both scenarios.

Varied Benchmark Land Value

10.49 Through the consultation process the appropriate Benchmark Land Value was questioned. In the pre-consultation iteration of this assessment, the following Benchmark Land Value assumptions were used:

- a. Brownfield Sites: EUV Plus 20%.
- b. Greenfield Sites: Generally EUV Plus £350,000/ha.
Strategic Sites EUV x 10

10.50 A range of comments were made, some supportive and some suggesting a higher assumption. Bearing in mind the lack of consensus, sensitivity testing has been carried out as set out in **Appendix 11**.

10.51 When the BLV is increased, more typologies do show as being unviable. Whilst the BLV assumption was questioned, the analysis shows that if a significantly higher BLV assumption were to be used, the results would be materially different, having said that, the assumptions used are broadly in line with those used elsewhere.

Specialist Housing

10.52 Several types on non-mainstream housing have been tested. In this context it is important to note that the PPG anticipates that it is appropriate to consider the viability of such development at the development management stage.

Should viability be assessed in decision taking?

Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.

Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.

Paragraph: 007 Reference ID: 10-008-20190509

Build to Rent

10.53 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above.

Table 10.8 Residential Build to Rent, – Residual Value v BLV. £ per ha

		EUV	BLV	Residual Value (£ per gross ha)						
		Affordable Housing		0%	5%	10%	15%	20%	25%	30%
Site 5	BTR Green Flats 20	50,000	400,000	-2,062,746	-2,139,186	-2,215,626	-2,292,066	-2,368,506	-2,444,946	-2,522,541
Site 6	BTR Green Houses 20	50,000	400,000	204,269	150,904	97,539	44,174	-9,191	-62,556	-115,921
Site 7	BTR Brown Flats 20	1,500,000	630,000	-389,154	-485,932	-584,921	-685,095	-785,269	-885,443	-985,616
Site 8	BTR Brown Houses 20	1,500,000	630,000	1,963,437	1,874,434	1,785,432	1,696,429	1,607,427	1,518,424	1,429,422

Source: HDH (March 2026)

- 10.54 The results show that whilst Build to Rent housing on larger greenfield sites is likely to be viable with 25% affordable housing (as Affordable Private Rent), Build to Rent development is unlikely to be viable in other situations.
- 10.55 The Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, unless there is evidence that such development would be forthcoming. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

Older People's Housing

- 10.56 The Sheltered and Extracare sectors have been tested separately. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per unit.

Table 10.9 Specialist Older Peoples Housing, – Residual Value v BLV. £ per ha

		EUV	BLV	Residual Value (£ per gross ha)						
	Affordable Housing			0%	5%	10%	15%	20%	25%	30%
Site 1	Sheltered Green 60	50,000	400,000	-604,766	-1,271,859	-1,957,838	-2,643,816	-3,329,795	-4,026,383	-4,724,376
Site 2	Sheltered Brown 60	525,000	630,000	-1,785,715	-2,360,184	-2,934,654	-3,517,247	-4,101,778	-4,686,310	-5,272,345
Site 3	Extracare Green 60	50,000	400,000	-1,925,013	-2,450,491	-2,979,664	-3,514,360	-4,049,056	-4,583,753	-5,125,683
Site 4	Extracare Brown 60	1,500,000	630,000	-3,205,941	-3,742,827	-4,279,713	-4,816,600	-5,358,798	-5,905,121	-6,451,444

Source: HDH (March 2026)

- 10.57 The results show that specialist older people's housing is unlikely to be viable on greenfield sites or on brownfield sites. The Council should be cautious in requiring the inclusion of specialist older peoples housing on the Strategic Sites.
- 10.58 When considering the above, it is important to note that paragraph 10-008-20190509 of the updated PPG specifically anticipates that the viability of specialist older people's housing will be considered at the development management stage. It is therefore not necessary to differentiate within policy for this sector, and it may be necessary to consider the viability of specialist housing schemes, including within the Strategic Sites, at the development management stage.

11. Non-Residential Appraisals

- 11.1 Based on the assumptions set out previously, a set of development financial appraisals have been run for the non-residential development types.
- 11.2 As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the typologies after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used regarding the Benchmark Land Value (EUV Plus).
- 11.3 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development, and what planning applications are being determined – and on what basis.
- 11.4 In the appraisal the costs are based on the BCIS costs, adjusted for the Future Building Standard. The detailed appraisal results are set out in **Appendix 12** and summarised in the following sections.

Employment uses

- 11.5 Firstly, the main employment uses are considered. The table below summarises the results, comparing the Residual Value with the Benchmark Land Value.

Table 11.1 Employment Appraisal Results

GREENFIELD								
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution	V Large Distribution
CIL	£/m2	0	0	0	0	0	0	0
RESIDUAL VALUE	Site	-4,751,144	-674,371	-2,936,777	-899,691	-280,229	1,918,673	4,827,732
				0				
Existing Use Value	£/ha	50,000	50,000	50,000	25,000	50,000	50,000	50,000
Viability Threshold	£/ha	400,000	400,000	400,000	375,000	400,000	410,000	410,000
Residual Value	£/ha	-71,267,154	-8,429,633	-7,341,942	-899,691	-2,802,286	1,918,673	1,931,093
BROWNFIELD								
	0.00%	Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution	V Large Distribution
CIL	£/m2	0	0	0	0	0	0	0
RESIDUAL VALUE	Site	-5,471,430	-783,587	-3,492,422	-1,304,326	-356,854	1,826,008	4,596,071
Existing Use Value	£/ha	525,000	525,000	525,000	525,000	525,000	525,000	525,000
Viability Threshold	£/ha	630,000	630,000	630,000	630,000	630,000	630,000	630,000
Residual Value	£/ha	-82,071,446	-29,384,514	-8,731,056	-1,304,326	-3,568,543	1,826,008	1,838,428

Source: HDH (March 2026)

- 11.6 The above results are reflective of the current market in the secondary markets across England and more widely. The main employment uses, with the exception of logistics uses, are not shown as viable.
- 11.7 The analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. The assumption is that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. The Guidance, as set out in Chapters 2 and 3 above, does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long-term view as to the direction of the market based on the prospects of an area and wider economic factors. It is understood that the limited development that is coming forward in the county area is ‘user-led’ being brought forward by businesses, or for specific end users, that will use the eventual space for operational uses, rather than for investment purposes.

Retail

- 11.8 The retail uses are modelled in a similar way. The table below summarises the results, comparing the Residual Value with the Benchmark Land Value.

Table 11.2 Retail Appraisal Results

GREENFIELD								
		Prime Retail	Secondary Retail	Supermarket	Retail Warehouse			
CIL	£/m2	0	0	0	0			
RESIDUAL VALUE	Site	321,124	-130,553	2,127,455	9,119,000			
Existing Use Value	£/ha	50,000	50,000	50,000	50,000			
Viability Threshold	£/ha	400,000	400,000	400,000	400,000			
Residual Value	£/ha	12,844,961	-5,222,104	5,318,638	11,398,750			
BROWNFIELD								
	0.00%	Prime Retail	Secondary Retail	Supermarket	Retail Warehouse			
CIL	£/m2	0	0	0	0			
RESIDUAL VALUE	Site	279,941	-171,735	2,125,892	8,566,413			
Existing Use Value	£/ha	525,000	525,000	525,000	525,000			
Viability Threshold	£/ha	630,000	630,000	630,000	630,000			
Residual Value	£/ha	11,197,646	-6,869,419	5,314,731	10,708,017			

Source: HDH (March 2026)

- 11.9 The above results are reflective of the current situation in the local retail market, however it is important to note that the Council is not anticipating significant new retail development coming forward in the town centres, and it is likely that there will be some consolidation of the shopping areas.
- 11.10 As would be expected, the larger format retail uses are shown as being viable, as are the prime town centre uses.

12. Findings and Recommendations

- 12.2 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment. Having said this, a viability assessment of this type is, by its very nature, a technical document that is prepared to address the very specific requirements of the National Planning Policy Framework so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.
- 12.3 Blaby District Council (the Council, BDC) is preparing a new Local Plan. Once adopted, this will replace the Blaby District Local Plan Core Strategy adopted in 2013 and the Local Plan Delivery Development Plan Document (DPD) adopted in 2019. HDH Planning & Development Ltd (HDH) has been appointed to prepare this Whole Plan Viability Assessment (WPVA).
- 12.4 This WPVA is a CIL and Whole Local Plan Viability Assessment to support the production of the emerging new Blaby District Local Plan. This Assessment provides evidence to inform the production of appropriate policies and to ensure that growth proposed through the emerging Local Plan is financially viable and deliverable. In discussion with the Council, the project has been divided, the initial stage will assess whether there is scope to introduce CIL, and if it is found that there is, then a further stage of analysis will be undertaken to establish appropriate rates of CIL.

Compliance

- 12.5 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS) so it is necessary to have regard to RICS Professional Standards and Guidance. There are two main pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021). HDH confirms that the RICS Guidance has been followed.

Viability Testing under the NPPF and Updated PPG

- 12.6 The effectiveness of Local Plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the extant NPPF. The overall requirement is that '*... policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...*'
- 12.7 This study is based on typologies that are representative of the type of development expected to come forward under the adopted Local Plan. The Strategic Sites are modelled individually.
- 12.8 The PPG sets out that viability should be tested using the Existing Use Value Plus (EUV Plus) approach:

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

- 12.9 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.
- 12.10 The methodology used in this report is consistent with the extant December 2024 NPPF. In December 2025, the Government published a draft NPPF for consultation. The draft NPPF is a fundamental re-write of the national planning policy, making a number of significant changes to the planning system, however it stresses the importance of the system being '*genuinely plan-led*'. It should be noted that the transitional arrangements in this draft NPPF allow Local Plans, submitted for examination by 31st December 2026, to be examined against the 2024 NPPF.

Viability Guidance

- 12.11 Neither the NPPF nor the PPG, include step by step specific technical guidance on how to test viability, although the PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions that support the methodology adopted. This study follows the Harman Guidance. In line with the updated PPG, this study follows the EUV Plus methodology, that is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the market value of the land both with and without the benefit of planning permission for development.
- 12.12 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

$$\begin{array}{r} \textbf{Gross Development Value} \\ \text{(The combined value of the complete development)} \\ \text{LESS} \\ \textbf{Cost of creating the asset, including a profit margin} \\ \text{(Construction + fees + finance charges)} \\ = \\ \textbf{RESIDUAL VALUE} \end{array}$$

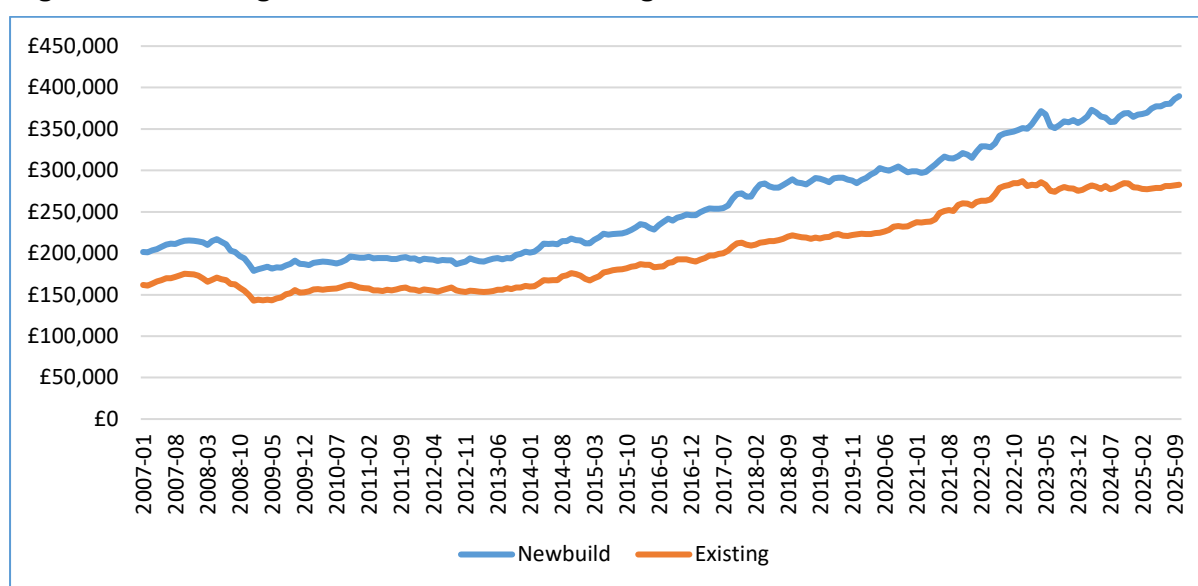
- 12.13 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 12.14 A technical consultation was undertaken in June 2025. Representatives of the main developers (including housing associations), development site landowners, agents, planning

agents and consultants working in the area were invited to comment on an early iteration of this report.

Residential Market

- 12.15 An assessment of the housing market was undertaken. The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'. Prices in BDC are now about 66% above their October 2007 peak which is a larger increase than that seen across England and Wales (59%), and the wider East Midlands (61%) or Leicestershire (61%). This Land Registry data shows that the prices of newbuild homes have increased more quickly than existing homes and have not shown a reduction in values.

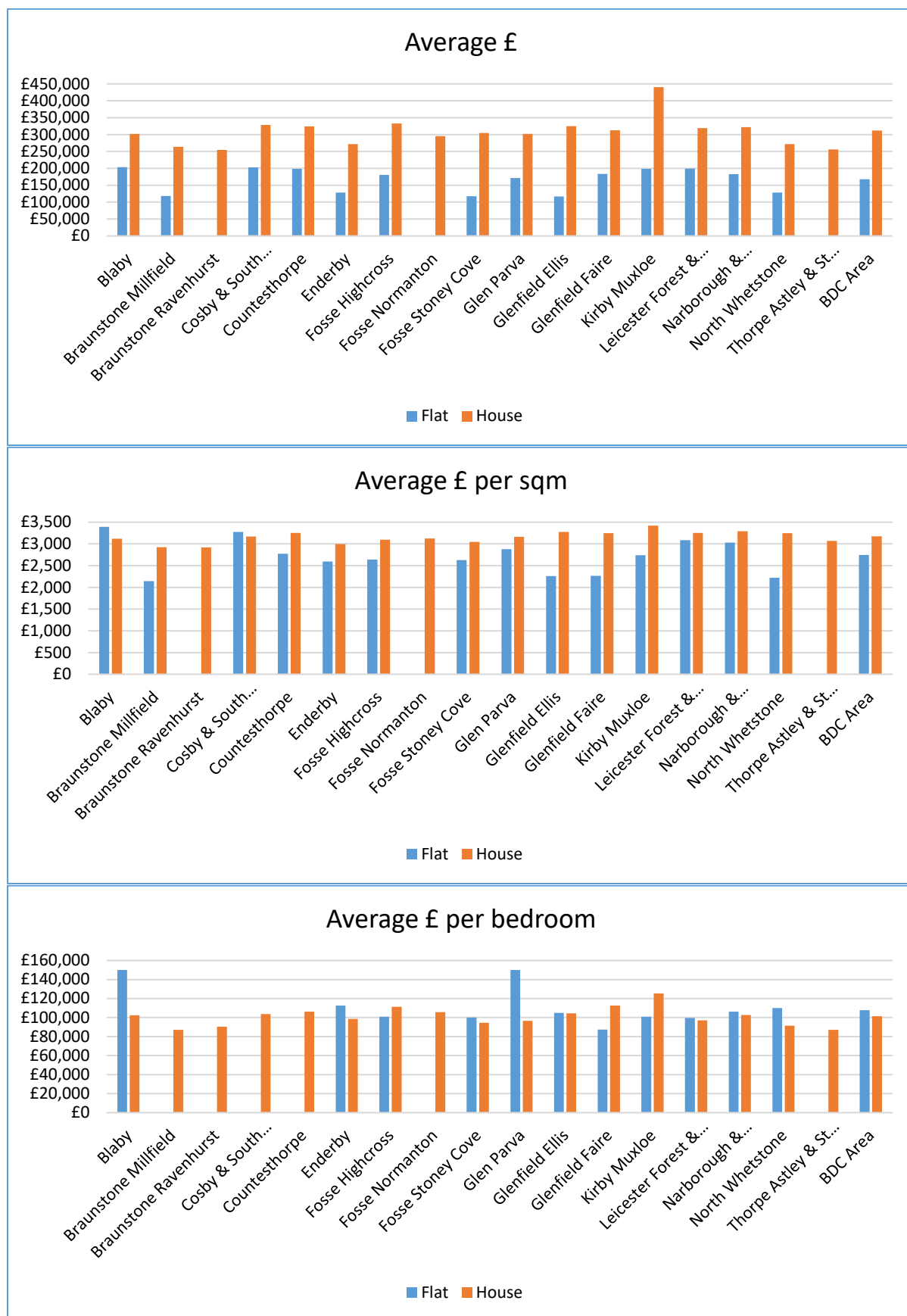
Figure 12.1 Change in House Prices. Existing and Newbuild - BDC



Source: Land Registry (February 2026). Contains public sector information licensed under the Open Government Licence v3.0.

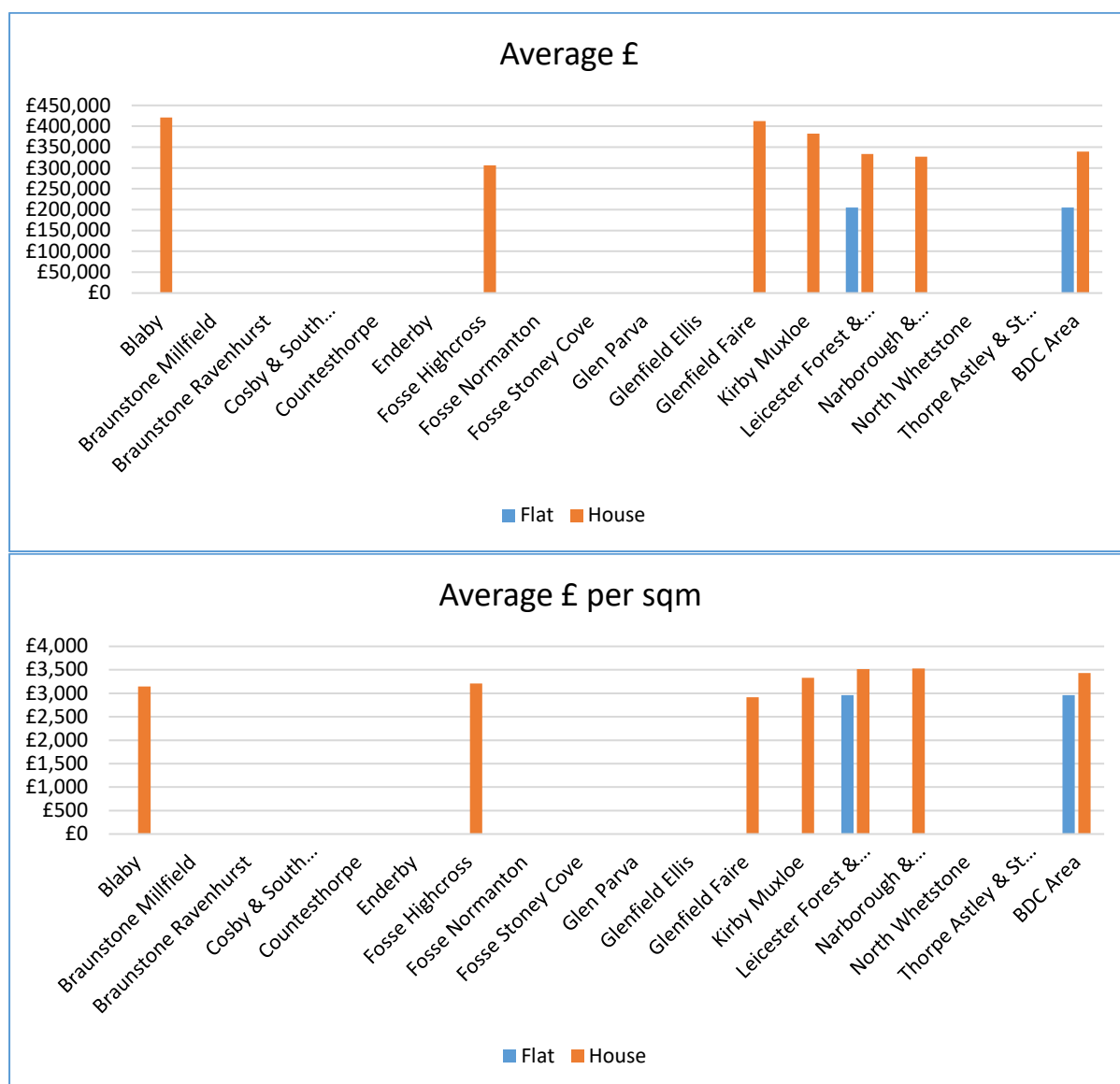
- 12.16 The Land Registry shows that the average price paid for newbuild homes in Blaby District (£389,646) is £106,831 (38%) more than the average price paid for existing homes (£282,815).
- 12.17 A survey of asking prices across the District was carried out in May 2025 and refreshed in February 2026. Through using online tools such as rightmove.co.uk, median asking prices were estimated.
- 12.18 As part of the research, data from Landmark and Landstack was analysed. These sources bring together data from the following sources and allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms.

Figure 12.2 Average Prices – Non Newbuild – May 2025



Source: Landmark (May 2025)

Figure 12.3 Average Prices – Newbuild Properties – May 2025



Source: Landmark (May 2025).

- 12.19 On average, newbuild houses are about 23% more expensive than existing houses, and that newbuild flats are about 9% more expensive than existing flats. When considered on a per sqm basis, on average, newbuild houses and flats are about 8% more expensive than existing houses and flats.
- 12.20 The price paid data was refreshed in February 2026, using data from Landstack. Like the Landmark data presented above, it is based on Land Registry data. There is a significant delay in the Land Registry updating the dataset, with only 44 newbuild sales recorded in since the start of 2025. As well as including the price paid, the Landstack data includes an indexed value, where the price paid is indexed to the current values.

Table 12.1 Landstack Indexed Price Paid Data from 1st January 2023, Newbuild by Ward

	Flat	House	All
Blaby			
Count	0	2	2
£		£199,309	£199,309
£ per sqm		£2,191	£2,191
Glenfield Faire			
Count	0	1	1
£		£501,926	£501,926
£ per sqm		£3,892	£3,892
Kirby Muxloe			
Count	0	32	32
£		£350,621	£350,621
£ per sqm		£3,787	£3,787
Leicester Forest & Lubbethorpe			
Count	17	264	281
£	£184,375	£344,704	£335,004
£ per sqm	£2,621	£3,567	£3,509
Narborough & Littlethorpe			
Count	0	22	22
£		£313,805	£313,805
£ per sqm		£3,594	£3,594
Newbold Verdon with Desford and Peckleton			
Count	0	1	1
£		£736,438	£736,438
£ per sqm		£3,739	£3,739
Blaby District			
Count	17	322	339
£	£184,375	£343,983	£335,979
£ per sqm	£2,621	£3,584	£3,535

Source: Landstack (March 2026)

- 12.21 This data suggests that newbuild house prices have increased since the technical consultation was carried out.
- 12.22 Based on prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the assessment area, and the wider data presented, the following price assumptions are adopted.

Table 12.2 February 2026 Updated Residential Price Assumptions (£ per sqm)

		West BDC	East BDC
Rural		£3,400	£3,750
Urban			
Urban flatted		£3,500	
North of A47 Hinckley Road	Kirby Muxloe	£3,750	
West of Beggars Lane	Lubbesthorpe	£3,750	
West of Stoney Stanton	Stoney Stanton	£3,750	
Whetstone Pastures	Whetstone		£3,750
Carlton Park	Enderby / Narborough	£3,750	
South of Whetstone	Whetstone		£3,400

Source: HDH (February 2026)

12.23 Values were also derived for Build to Rent and specialist older people's housing

Affordable Housing

12.24 In this study, it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP). The following values are used across the area:

- Social Rent £1,490 per sqm
- Affordable Rent £1,950 per sqm
- Affordable Home Ownership 70% of Market Value.

Non-Residential Market

12.25 The following assumptions are used in relation to employment and retail uses.

Table 12.3 Commercial Values £ per sqm – 2026

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£175	8.00%	0.5	£2,105	£2,105
Offices - Park	£175	8.00%	0.5	£2,105	£2,105
Office Small	£175	9.00%	0.5	£1,862	£1,860
Industrial - Large	£110	7.00%	1.0	£1,469	£1,470
Industrial - Small	£150	8.00%	1.0	£1,736	£1,736
Logistics	£110	5.25%	1.0	£1,991	£2,000
Retail (Centre)	£350	6.50%	1.5	£4,899	£4,900
Retail (Elsewhere)	£250	10.00%	1.5	£2,167	£2,170
Supermarket	£375	6.25%	1.0	£5,647	£5,650
Retail Warehouse	£300	6.00%	1.0	£4,717	£4,700

Source: HDH (May 2025)

Land Values

12.26 In this assessment the following Existing Use Value (EUV) assumptions are used.

Table 12.4 Existing Use Value Land Prices £ per ha

Previously Developed Land	£525,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (June 2025)

12.27 In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions were used:

- Brownfield Sites: EUV Plus 20%.
 - Greenfield Sites: Generally EUV Plus £350,000/ha.
- Strategic Sites EUV x 10

Development Costs

12.28 These are the costs and other assumptions required to produce the financial appraisals.

12.29 The cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Leicestershire and Rutland. The cost figure for ‘Estate Housing – Generally’ is £1,562 per sqm. The use of the BCIS data is suggested in the PPG (paragraph 10-013-20240214) however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.

12.30 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of Flats being applied to flats and so

on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of 200 units and more, where economies of scale can be achieved, and the median cost is used for smaller schemes.

- 12.31 In addition to the BCIS £ per sqm build cost figures, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). A scale of allowances for site costs has been developed for the residential sites, ranging from 10% of build costs for the smaller sites and flatted schemes within the urban area, to 15% for the larger greenfield schemes.
- 12.32 An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs. Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

Fees

- 12.33 For both residential and non-residential development it is assumed professional fees amount to 8% of build costs.
- 12.34 A further allowance of 1.5% is assumed for acquisition agents' and legal fees. Stamp Duty is calculated at the prevailing rates. For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts.

Contingencies

- 12.35 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% (calculated on the total build costs, including abnormal costs) has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land and the Strategic Sites.

S106 Contributions and the costs of strategic infrastructure

- 12.36 The Council seeks Developer Contributions, for strategic infrastructure and mitigation, under the s106 regime. These are estimated as set out below.

Financial and Other Appraisal Assumptions

- 12.37 The appraisals assume interest of 7.5% p.a. for total debit balances. No allowance is made for equity provided by the developer.

Developer's return

- 12.38 The updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies*'. The purpose of including a developer's return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property.

- 12.39 An assumption of 17.5% is used across market housing and for affordable housing. A 15% return is assumed for non-residential development.

Local Plan Policy Requirements

- 12.40 The specific purpose of this WPVA is to consider the cumulative impact of the policies in the emerging Local Plan. The new Local Plan will replace the adopted Local Plan.
- 12.41 The policy areas have been reviewed – although it is important to note that some of the options have not been progressed into the new Local Plan, in part informed by this WPVA. Many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability.
- 12.42 The costs associated with the various policy requirements has been estimated as were the impact recent changes that may be introduced at a national level.

Modelling

- 12.43 The approach is to model a set of development sites (typologies) that are broadly representative of the type of residential and non-residential development that is likely to come forward under the new Local Plan.
- 12.44 The following potential strategic sites are modelled, based on the limited and high-level information that is available.

Table 12.5 BDC Potential Residential Strategic Sites

Reference	Site Name and Settlement	Gross Area (Hectares)	Dwellings 2024-2042	Dwellings Beyond 2042
KMU025	Land North of A47 Hinckley Road, Kirby Muxloe	37.4	510	140
LUB002	Land West of Beggars Lane, Lubbesthorpe	45.3	825	0
STO026	Land West of Stoney Stanton	348.4	965	4,200
WHE027	Whetstone Pastures	379.8	800	3,700
NAR022	Land at Carlton Park, Enderby / Narborough	57.0	560	0
WHE031, WHE026	Land South of Whetstone	58.2	760	0

Source: BDC (January 2026)

- 12.45 As this project was being completed the site area of the Carlton Park site was clarified as being 52.1ha. This is not material to the modelling of the residential element. This site is part owned by the Council.

Residential Appraisals

- 12.46 The appraisals use the residual valuation approach – they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a

developer's return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

12.47 Several sets of appraisals have been run based on the assumptions provided in the previous chapters of this report, including the affordable housing requirement and developer contributions. Development appraisals are sensitive to changes in price, so appraisals have been run with various changes in the cost of construction and in prices.

12.48 The initial appraisals are based on the emerging Local Plan. The base modelling is based on the following requirements:

a.	Affordable Housing	25% provided as 40% Social Rent, 40% Affordable Rent, 20% AHO
b.	Design	10% BNG, 96% M(4)2 and 4% M4(3), Future Homes Standard, 110 LPPPD
c.	Developer Contributions	Typologies: • Education £14,900 per house, £2,330 per flat • Travel £500 per unit • Bins £50 per unit • Highways £5,000 per unit
d.	Strategic Sites:	as estimated:

	£ per unit
North of A47 Hinckley Road	£27,440
West of Beggars Lane	£28,883
West of Stoney Stanton	£34,649
Whetstone Pastures	£30,623
Land at Carlton Park	£26,716
South of Whetstone	£26,476

12.49 After this report was substantially completed, the costs for the strategic sites were updated as follows. Most of these are a little less than those initially estimated (Land North of A47 Hinckley Road, £26,808 per unit; Land West of Beggars Lane, £29,089 per unit; Land West of Stoney Stanton £29,421 per unit; Whetstone Pastures £30,829 per unit; Land at Carlton Park £26,921 per unit; Land South of Whetstone £25,684 per unit).

12.50 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology, as well as by the two price areas. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value

is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development.

Table 12.6a Residual Value v BLV – West and Strategic Sites (£ per ha)

		EUV	BLV	Residual Value	
				£ per Net ha	£ per Gross ha
Site 1	Large Greenfield 1,000	25,000	375,000	577,135	288,568
Site 2	Large Greenfield 500	25,000	375,000	623,582	389,739
Site 3	Large Greenfield 250	25,000	375,000	659,326	412,079
Site 4	Greenfield 150	25,000	375,000	-203,472	-127,170
Site 5	Greenfield 80	25,000	375,000	-261,906	-163,692
Site 6	Greenfield 60	25,000	375,000	-242,191	-151,369
Site 7	Greenfield 20	25,000	375,000	-187,263	-154,492
Site 8	Greenfield 12	50,000	400,000	993	993
Site 9	Greenfield 8	50,000	400,000	989,742	989,742
Site 10	Greenfield 6	50,000	400,000	1,216,787	1,216,787
Site 11	Greenfield 3	50,000	400,000	1,155,261	1,155,261
Site 12	Brownfield 100	525,000	630,000	-670,313	-418,945
Site 13	Brownfield 60	525,000	630,000	-696,683	-574,763
Site 14	Brownfield 40	525,000	630,000	-698,405	-576,184
Site 15	Brownfield 20	525,000	630,000	-266,185	-219,603
Site 16	Brownfield 12	525,000	630,000	-1,071,468	-1,071,468
Site 17	Brownfield 8	525,000	630,000	1,784,139	1,784,139
Site 18	Brownfield 6	525,000	630,000	1,734,380	1,734,380
Site 19	Brownfield 3	525,000	630,000	1,331,862	1,331,862
Site 20	Flats 60	525,000	980,000	-3,702,902	-3,054,894
Site 21	Flats 20	525,000	980,000	-2,573,388	-2,573,388
Site 22	Flats 12	525,000	980,000	-2,677,536	-2,677,536
Site 23	Flats 9	525,000	980,000	-948,355	-948,355
Site 35	North of A47 Hinckley Road	25,000	250,000	958,521	599,076
Site 36	West of Beggars Lane	25,000	250,000	849,542	442,051
Site 37	West of Stoney Stanton	25,000	250,000	370,130	185,065
Site 38	Whetstone Pastures	25,000	250,000	516,853	258,426
Site 39	Carlton Park	25,000	250,000	1,050,920	656,825
Site 40	South of Whetstone	25,000	250,000	377,004	235,627

Source: HDH (March 2026)

Table 12.6b Residual Value v BLV – East (£ per ha)

		EUV	BLV	Residual Value	
				£ per Net ha	£ per Gross ha
Site 1	Large Greenfield 1,000	25,000	375,000	1,108,042	554,021
Site 2	Large Greenfield 500	25,000	375,000	1,180,960	738,100
Site 3	Large Greenfield 250	25,000	375,000	1,231,624	769,765
Site 4	Greenfield 150	25,000	375,000	361,132	225,707
Site 5	Greenfield 80	25,000	375,000	328,646	205,404
Site 6	Greenfield 60	25,000	375,000	347,444	217,153
Site 7	Greenfield 20	25,000	375,000	406,629	335,469
Site 8	Greenfield 12	50,000	400,000	619,474	619,474
Site 9	Greenfield 8	50,000	400,000	1,908,298	1,908,298
Site 10	Greenfield 6	50,000	400,000	2,111,365	2,111,365
Site 11	Greenfield 3	50,000	400,000	2,055,858	2,055,858
Site 12	Brownfield 100	525,000	630,000	166,654	104,159
Site 13	Brownfield 60	525,000	630,000	154,120	127,149
Site 14	Brownfield 40	525,000	630,000	166,385	137,267
Site 15	Brownfield 20	525,000	630,000	566,552	467,405
Site 16	Brownfield 12	525,000	630,000	-55,732	-55,732
Site 17	Brownfield 8	525,000	630,000	2,934,814	2,934,814
Site 18	Brownfield 6	525,000	630,000	2,897,292	2,897,292
Site 19	Brownfield 3	525,000	630,000	2,356,641	2,356,641
Site 20	Flats 60	525,000	630,000	-3,702,902	-3,054,894
Site 21	Flats 20	525,000	630,000	-2,573,388	-2,573,388
Site 22	Flats 12	525,000	630,000	-2,677,536	-2,677,536
Site 23	Flats 9	525,000	630,000	-948,355	-948,355

Source: HDH (March 2026)

12.51 In considering the results, it is important to note that almost all recently approved development has been policy compliant and has borne the full cost of the required strategic infrastructure and mitigation, and the current 25% affordable housing requirements. The above results are less good, suggesting that viability is more challenging. This analysis includes several policy requirements that significantly impact on viability that are beyond BDC's direct control.:

- a. Half the affordable housing for rent is assumed to be Social Rent rather than Affordable Rent. This reflects the increased emphasis in the NPPF (and draft NPPF) for Social Rent.
- b. The cost of development is based on the Future Homes Standard, in anticipation of its introduction at a national level.
- c. The appraisals include the Building Safety Levy.

- d. Allowance is made for strategic infrastructure and mitigation at a much higher cost than has been sought historically. This reflects LCC's requirements in relation to education and in relation to transport / highways costs.

- 12.52 Further, it is important to note that a significant element of the planned development, over the new Local Plan period, will be from the potential strategic sites, and very little development from flatted development, or on previously developed land.
- 12.53 The Residual Values on the brownfield sites are lower than on the greenfield sites. This is due to the additional costs (and contingencies) assumed to reflect the additional costs of bringing forward previously developed land. On the whole, the Residual Value is less than the BLV on the brownfield sites. The greenfield typologies in the higher value east of the Council area generate a positive Residual Value that is greater than the EUV. The larger greenfield sites generate a Residual Value that is notably greater than the smaller sites. This is due to the lower (BCIS Lower Quartile) cost being used on the sites of 200 units and over. The results are less good in the lower value west, where the Residual Values are significantly less.
- 12.54 The potential strategic sites are tested with the Council's estimate of the strategic infrastructure and mitigation costs. All generate a positive Residual Value that is well above the BLV, with the exception of the Stoney Stanton site and the site to the South of Whetstone.
- 12.55 The Stoney Stanton site is subject to strategic infrastructure and mitigation costs that are about £10,000 per unit greater than on the other sites. This site derives a Residual Value that is more than 7.4 times the EUV. The South of Whetstone site is modelled with values that are significantly less than the Whetstone Pastures site. The South of Whetstone site derives a Residual Value that is more than 9.4 times the EUV and close to the BLV.
- 12.56 To assist the Council, a range of further appraisals have been run, considering the individual and cumulative costs of the policy options.

Policy Variables

- 12.57 In terms of policy variables BDC is only seeking two matters, over and above national standards, that impact negatively on viability. The first of these is the 110 LPPPD water standard. The cost of this is negligible at about £10 per house. The second is seeking 4% of new homes to be to the M4(3)a Wheelchair Adaptable Standard. Both of these requirements are considered necessary, based on the wider planning evidence.
- 12.58 A core purpose of this WPVA is to confirm, or otherwise, an appropriate affordable housing target, in the context of the wider policy requirements. The total amount of affordable housing has been considered, as has the tenure mix.
- 12.59 The current affordable housing target in the draft (and adopted) Local Plan is 25%. A set of appraisals has been run from 0% to 40% affordable housing, on major development, and with a varied tenure mix. In the base analysis the tenure mix is 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership.

- 12.60 This analysis suggests that a reduction of 10% affordable housing leads to an increase in the Residual Value of about £250,000 per ha on greenfield sites and about £380,000 per ha on brownfield sites. The impact per ha is greater on the brownfield sites which have higher density.
- 12.61 The analysis in the base appraisals assumes that the affordable housing is provided as 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership, rather than a mix that includes 10% of all housing as AHO and 25% of affordable housing as First Homes, as was sought by national policy prior to the NPPF and PPG being updated in December 2024. The updated NPPF puts an increased emphasis on Social Rent and suggests that the affordable housing mix should include some Social Rent.
- 12.62 This analysis suggests that, at 25% affordable housing, relative to the base mix, providing the affordable housing for rent as 80% Social Rent, with 0% Affordable Rent, and the balance as AHO, has the impact of reducing the Residual Value by about £55,000 per ha on greenfield sites and by about £85,000 per ha on brownfield sites. Very approximately, the impact of seeking all the affordable housing for rent as Social Rent rather than Affordable Rent reduces the Residual Value by about £110,000 per ha which a little more than the impact of reducing the overall requirements for affordable housing by 5%. The impact of increasing the amount of Affordable Home Ownership, while maintaining an equal split between Social Rent and Affordable Rent is less.
- 12.63 This analysis clearly shows the link between the tenure mix and the provision of affordable housing. In cases where viability is challenging, it is recommended that consideration is given to adjusting the affordable housing mix before adjusting the overall requirements for affordable housing.

Affordable Housing v Developer Contributions

- 12.64 It is necessary to bring the analysis together. The central balance in the plan-making process is between affordable housing and developer contributions. Further sets of appraisals have been run based on the policy requirements set out in the draft Local Plan; however the amount of affordable housing and the amount of developer contributions are varied. This analysis is repeated under three scenarios.
- a. Social Rent 40%, Affordable Rent 40%, Affordable Home Ownership 20% (as above)
 - b. Social Rent 10%, Affordable Rent 70%, Affordable Home Ownership 20%
 - c. Social Rent 80%, Affordable Rent 0%, Affordable Home Ownership 20%
- 12.65 The results for each of the scenarios are summarised below. The results are shaded as follows.

Table 12.7 Viability Tests Applied in Following Analysis¹⁶⁹

Typologies	Unviable	Marginal	Viable
	Red	Amber	Green
Typologies	<£10,000	£10,000 to £20,000	>£20,000
North of A47 Hinckley Road	<£27,440		>£27,440
West of Beggars Lane	<£28,883		>£28,883
West of Stoney Stanton	<£34,649		>£34,649
Whetstone Pastures	<£30,623		>£30,623
Land at Carlton Park	<£26,716		>£26,716
South of Whetstone	<£26,476		>£26,476

Source: HDH (March 2026)

- 12.66 Whilst costs for strategic infrastructure and mitigation costs has been taken to come to about £20,000 per house (education of £14,900 per house and £2,330 per flat, travel of £500 per unit, bins of £50 per unit and highways of £5,000 per unit) based on LCC's costs and the Council's emerging highways assessment), it is important to note that these amounts can only be sought in line with the CIL Regulation 122. It is unlikely that these will be sought in all cases.

¹⁶⁹ NOTE: After this report was substantially completed, the costs for the strategic sites were updated as follows. Most of these are a little less than those initially estimated (Land North of A47 Hinckley Road, £26,808 per unit; Land West of Beggars Lane, £29,089 per unit; Land West of Stoney Stanton £29,421 per unit; Whetstone Pastures £30,829 per unit; Land at Carlton Park £26,921 per unit; Land South of Whetstone £25,684 per unit).

Table 12.8a Maximum Developer Contributions at Varied Affordable Housing (%) - Social Rent 40%, Affordable Rent 40%, Affordable Home Ownership 20%

West BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£40,000	£40,000	£35,000	£30,000	£25,000	£20,000	£10,000
Greenfield	£15,000	£5,000	£0	£0	Unviable	Unviable	Unviable
Small Greenfield	£25,000						
Brownfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
East BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£25,000
Greenfield	£40,000	£35,000	£25,000	£20,000	£15,000	£10,000	£0
Small Greenfield	£50,000						
Brownfield	£30,000	£25,000	£20,000	£15,000	£10,000	£0	Unviable
Small Brownfield	£45,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Strategic Sites	0%	5%	10%	15%	20%	25%	30%
North of A47 Hinckley Road	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000
West of Beggars Lane	£50,000	£50,000	£50,000	£50,000	£50,000	£40,000	£35,000
West of Stoney Stanton	£50,000	£50,000	£45,000	£40,000	£30,000	£25,000	£15,000
Whetstone Pastures	£50,000	£50,000	£50,000	£45,000	£35,000	£30,000	£20,000
Carlton Park	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000
South of Whetstone	£50,000	£45,000	£40,000	£35,000	£30,000	£25,000	£15,000

Source: HDH (March 2026)

Table 12.8b Maximum Developer Contributions at Varied Affordable Housing (%) - Social Rent 10%, Affordable Rent 70%, Affordable Home Ownership 20%

West BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£40,000	£40,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£15,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£25,000						
Brownfield	£5,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
East BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£25,000
Greenfield	£40,000	£35,000	£25,000	£20,000	£15,000	£5,000	£0
Small Greenfield	£25,000						
Brownfield	£30,000	£25,000	£20,000	£10,000	£5,000	£0	Unviable
Small Brownfield	£45,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Strategic Sites	0%	5%	10%	15%	20%	25%	30%
North of A47 Hinckley Road	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
West of Beggars Lane	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000	£30,000
West of Stoney Stanton	£50,000	£50,000	£45,000	£35,000	£30,000	£20,000	£15,000
Whetstone Pastures	£50,000	£50,000	£50,000	£40,000	£35,000	£25,000	£20,000
Carlton Park	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
South of Whetstone	£50,000	£50,000	£40,000	£40,000	£25,000	£20,000	£20,000

Source: HDH (March 2026)

Table 12.8c Maximum Developer Contributions at Varied Affordable Housing (%) - Social Rent 80%, Affordable Rent 0%, Affordable Home Ownership 20%

West BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£40,000	£40,000	£30,000	£25,000	£20,000	£15,000	£10,000
Greenfield	£15,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Small Greenfield	£25,000						
Brownfield	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Small Brownfield	£15,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
East BDC	0%	5%	10%	15%	20%	25%	30%
Large Greenfield	£50,000	£50,000	£50,000	£45,000	£40,000	£35,000	£25,000
Greenfield	£40,000	£35,000	£25,000	£20,000	£15,000	£5,000	£0
Small Greenfield	£25,000						
Brownfield	£20,000	£15,000	£10,000	£0	Unviable	Unviable	Unviable
Small Brownfield	£45,000						
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Strategic Sites	0%	5%	10%	15%	20%	25%	30%
North of A47 Hinckley Road	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
West of Beggars Lane	£50,000	£50,000	£50,000	£50,000	£45,000	£40,000	£30,000
West of Stoney Stanton	£50,000	£50,000	£45,000	£35,000	£30,000	£20,000	£15,000
Whetstone Pastures	£50,000	£50,000	£50,000	£40,000	£35,000	£25,000	£20,000
Carlton Park	£50,000	£50,000	£50,000	£50,000	£50,000	£45,000	£35,000
South of Whetstone	£50,000	£50,000	£40,000	£40,000	£25,000	£20,000	£20,000

Source: HDH (March 2026)

Draft Local Plan Policy Requirements

12.67 The consideration of viability in the plan-making process is an iterative process. In the sections above, the ability of development to bear a range of costs has been considered. How this information is brought together will be a matter for the Council (rather than HDH as viability consultants) – bearing in mind the wider evidence base, its own priorities and requirements.

12.68 In making the following policy suggestions the following have been taken into account:

- a. Almost all recently approved development has been policy compliant and has borne the full cost of the required strategic infrastructure and mitigation, and the current 25% affordable housing requirements. The results of the viability appraisals are less good, suggesting that viability in the future is more challenging. This analysis includes several matters policy requirements that significantly impact on viability:

- The inclusion of some Social Rent rather than Affordable Rent has a negative impact on viability as Social Rent has a lower value than Affordable Rent. The December 2024 NPPF puts an emphasis on Social Rent, and there is an expectation that some is provided. This increased emphasis is carried into the draft NPPF.
- The cost of development is based on the Future Homes Standard. The Government has announced that this will be introduced in 2027.
- The appraisals include the Building Safety Levy.

Allowance is made for strategic infrastructure and mitigation at a much higher level than has been sought historically. This change has been made to reflect LCC's requirements in relation to education and in relation to transport / highways costs. These matters are beyond BDC's direct control.

- b. The delivery of the right type of affordable housing is a priority for the Council. There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent would have an adverse impact on viability.

The national requirements for 10% of all housing to be Affordable Home Ownership and 25% of Affordable Homes to be First Homes under the 2023 NPPF and now superseded PPG have been dropped. The Council recognises the need for some Affordable Home Ownership (AHO).

- c. It is likely that the new national policy requirements for further increases to Part M of Building Regulations, with at least 40% of new homes to be built to Accessible and Adaptable – (M4(2)) standards will be introduced. Whilst the impact of these standards is small, it would be prudent to assume that these are a minimum requirement.

There is a cost of providing Wheelchair Adaptable housing (M4(3)a), however there is a need for some such housing, so some is required.

- d. There is a need for developer contributions to fund strategic infrastructure, and to provide appropriate mitigation.

The base analysis above is based on LCC developer contributions and to come to about £20,000 per house (education of £14,900 per house and £2,330 per flat; travel of £500 per unit; bins of £50 per unit; and highways of £5,000 per unit). The actual requirements are likely to be less than this due the restriction is seeking developer contributions set out in CIL Regulation 122.

Seeking payments through the s106 regime is restricted by CIL Regulation 122 so these amounts are unlikely to apply in all cases and should be considered a worst case scenario.

The Council has reviewed the site-specific contributions across the Strategic Sites. These now range from £26,476 per unit to £34,649 per unit.

- e. The Council has ambitions to move towards Zero Carbon development. This is an important objective, but not at the expense of the provision of affordable housing.

- f. The viability testing includes a range of greenfield sites, and these have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.
- g. Brownfield sites do not comprise a significant part of the land supply for future development. The brownfield housing sites are the least viable, so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.
- h. The larger greenfield sites (200 units and larger) perform better, in terms of viability, than the smaller sites. The larger sites have a significantly greater capacity to bear developer contributions and affordable housing.
- i. It is clear that development is coming forward across the Blaby District Council area and that development is generally policy compliant (i.e. achieving the full affordable housing requirement). Having said this, the levels of developer contributions, are generally modest.

12.69 The Council does not intend to seek standards that are in excess of national standards, except in very limited circumstances. The following policy requirements are suggested:

a.	Affordable Housing	Strategic Sites	25%
		Other development	20%
		Tenure mix as 40% Affordable Rent / 40% Social Rent / 20% Affordable Home Ownership /	
b.	Design	96% Part M4(2), 4% Part M4(3), Water efficiency – 110 LPPPD, Future Homes Standard.	
c.	Developer Contributions	As required to make development acceptable, and subject to CIL regulation 122. Estimated to be:	
		Housing	£10,000 per unit.
		Flatted	£5,000 per unit
		Strategic Sites	as estimated by BDC ¹⁷⁰ :
			£ per unit
		North of A47 Hinckley Road	£27,440
		West of Beggars Lane	£28,883
		West of Stoney Stanton	£34,649
		Whetstone Pastures	£30,623
		Land at Carlton Park	£26,716
		South of Whetstone	£26,476

¹⁷⁰ NOTE: After this report was substantially completed, the costs for the strategic sites were updated as follows. Most of these are a little less than those initially estimated. Land North of A47 Hinckley Road, £26,808 per unit; Land West of Beggars Lane, £29,089 per unit; Land West of Stoney Stanton £29,421 per unit; Whetstone Pastures £30,829 per unit; Land at Carlton Park £26,921 per unit; Land South of Whetstone £25,684 per unit.

- 12.70 The Council would like to introduce CIL, however, bearing in mind the results above and the need to reduce the levels of affordable housing, it would be necessary to further reduce the affordable housing requirements to create headroom for CIL. This is not explored further.
- 12.71 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.
- 12.72 The Council will need to recognise that it may be necessary to consider viability, on some sites at the development stage.
- 12.73 About 12,000 units are anticipated to be delivered across the new Strategic Sites, which is a large element of the Council's planned development. These sites have capacity to bear both affordable housing and developer contributions, at or close to the suggested policy requirements. However, the delivery of any large site is challenging, so it is recommended that the Council engages with the owners and promoters, in line with the advice set out in the Harman Guidance.

Impact of Change in Values and Costs

- 12.74 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 8.7% over the next 3 years. A range of scenarios with varied increases in build costs have been tested. The economy is in a period of uncertainty. It is not the purpose of this report to predict the future. A range of value change scenarios have been tested. In this analysis, it is assumed all other matters in the base appraisals remain unchanged.
- 12.75 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan. Conversely a modest increase in value could have a significant impact in improving viability.

Specialist Housing

- 12.76 Built to Rent and specialist older people's housing has been tested. In this context it is important to note that paragraph 10-008-20190509 of the PPG anticipates that it is appropriate to consider the viability of such development at the development management stage.
- 12.77 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above.

- 12.78 The results show that whilst Build to Rent housing on larger greenfield sites is likely to be viable with 25% affordable housing (as Affordable Private Rent), Build to Rent development is unlikely to be viable in other situations.
- 12.79 The Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, unless there is evidence that such development would be forthcoming. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.
- 12.80 The Sheltered and Extracare sectors have been tested separately. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per unit.
- 12.81 The results show that, specialist older people's housing is unlikely to be viable on greenfield sites or on brownfield sites. The Council should be cautious in requiring the inclusion of specialist older peoples housing on the Strategic Sites.

Non-Residential Appraisals

- 12.82 A set of development financial appraisals have been run for the non-residential development types.
- 12.83 As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the typology after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used regarding the Benchmark Land Value (EUV 'plus').
- 12.84 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development, and what planning applications are being determined – and on what basis.
- 12.85 In the appraisal the costs are based on the BCIS costs, adjusted for the Future Building Standard.

Employment uses

- 12.86 The table below summarises the results, comparing the Residual Value with the Benchmark Land Value.

Table 12.9 Employment Appraisal Results

GREENFIELD								
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution	V Large Distribution
CIL	£/m2	0	0	0	0	0	0	0
RESIDUAL VALUE	Site	-4,751,144	-674,371	-2,936,777	-899,691	-280,229	1,918,673	4,827,732
				0				
Existing Use Value	£/ha	50,000	50,000	50,000	25,000	50,000	50,000	50,000
Viability Threshold	£/ha	400,000	400,000	400,000	375,000	400,000	410,000	410,000
Residual Value	£/ha	-71,267,154	-8,429,633	-7,341,942	-899,691	-2,802,286	1,918,673	1,931,093
BROWNFIELD								
	0.00%	Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution	V Large Distribution
CIL	£/m2	0	0	0	0	0	0	0
RESIDUAL VALUE	Site	-5,471,430	-783,587	-3,492,422	-1,304,326	-356,854	1,826,008	4,596,071
Existing Use Value	£/ha	525,000	525,000	525,000	525,000	525,000	525,000	525,000
Viability Threshold	£/ha	630,000	630,000	630,000	630,000	630,000	630,000	630,000
Residual Value	£/ha	-82,071,446	-29,384,514	-8,731,056	-1,304,326	-3,568,543	1,826,008	1,838,428

Source: HDH (March 2026)

- 12.87 The results are reflective of the current market in the secondary markets across England and more widely. The main employment uses, with the exception of logistics uses, are not shown as viable.
- 12.88 The analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. The assumption is that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. The Guidance, as set out in Chapters 2 and 3 above, does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long-term view as to the direction of the market based on the prospects of an area and wider economic factors. It is understood that the limited development that is coming forward in the county area is 'user-led' being brought forward by businesses, or for specific end users, that will use the eventual space for operational uses, rather than for investment purposes.

Retail

- 12.89 The retail uses are modelled in a similar way. The table below summarises the results, comparing the Residual Value with the Benchmark Land Value.

Table 12.10 Retail Appraisal Results

GREENFIELD								
		Prime Retail	Secondary Retail	Supermarket	Retail Warehouse			
CIL	£/m2	0	0	0	0			
RESIDUAL VALUE	Site	321,124	-130,553	2,127,455	9,119,000			
Existing Use Value	£/ha	50,000	50,000	50,000	50,000			
Viability Threshold	£/ha	400,000	400,000	400,000	400,000			
Residual Value	£/ha	12,844,961	-5,222,104	5,318,638	11,398,750			
BROWNFIELD								
	0.00%	Prime Retail	Secondary Retail	Supermarket	Retail Warehouse			
CIL	£/m2	0	0	0	0			
RESIDUAL VALUE	Site	279,941	-171,735	2,125,892	8,566,413			
Existing Use Value	£/ha	525,000	525,000	525,000	525,000			
Viability Threshold	£/ha	630,000	630,000	630,000	630,000			
Residual Value	£/ha	11,197,646	-6,869,419	5,314,731	10,708,017			

Source: HDH (March 2026)

12.90 The above results are reflective of the current market in the local retail market, however it is important to note that the Council is not anticipating significant new retail development coming forward in the town centres, and it is likely that there will be some consolidation of the shopping areas.

12.91 As would be expected, the larger format retail uses are shown as being viable, as are the prime town centre uses.

Conclusions

12.92 This Whole Plan Viability Assessment has been carried out in line with the requirements of the National Planning Policy Framework and the Planning Practice Guidance, including incorporating a period of consultation. In terms of property development, the Blaby District Council area is active, with a strong market for the right scheme in the right place. All types of residential and non-residential development are coming forward. Having said this, the increases in national standards and requirements, and increased costs of strategic infrastructure and mitigation, do have an adverse impact on viability.

12.93 The results show that, with the exception of the Strategic Sites, the Council's preferred 25% affordable housing target is unlikely to be deliverable. The results from the built-up area show that the viability of brownfield sites is lower. The larger sites perform better than the smaller sites.

12.94 Having considered the results of the various appraisals reporting the impact of the range of policy aspirations and requirements set out above, the following policy requirements are suggested. It is important to note that the purpose of this iteration of this WPVA is to inform the development of policy, and the following set of requirements are neither a recommendation nor the Council's preferred option, they are however taken as a pragmatic compromise:

a.	Affordable Housing	Strategic Sites	25%
		Other development	20%

		Tenure mix as 40% Affordable Rent / 40% Social Rent / 20% Affordable Home Ownership /						
b.	Design	96% Part M4(2), 4% Part M4(3), Water efficiency – 110 LPPPD, Future Homes Standard.						
c.	Developer Contributions	As required to make development acceptable, and subject to CIL regulation 122. Estimated to be: <table><tr><td>Housing</td><td>£10,000 per unit.</td></tr><tr><td>Flatted</td><td>£5,000 per unit</td></tr><tr><td>Strategic Sites</td><td>as estimated by BDC:</td></tr></table>	Housing	£10,000 per unit.	Flatted	£5,000 per unit	Strategic Sites	as estimated by BDC:
Housing	£10,000 per unit.							
Flatted	£5,000 per unit							
Strategic Sites	as estimated by BDC:							

12.95 The Council would like to introduce CIL, however, bearing in mind the results above and the need to reduce the levels of affordable housing, it would be necessary to further reduce the affordable housing requirements to create headroom for CIL

12.96 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

12.97 The Council will need to recognise that it may be necessary to consider viability on some sites at the development stage.

12.98 If BDC were to follow this policy mix, it would be necessary that the Council continues to engage with developers, landowners and site promoters. It will be necessary to have regard to the progress of sites through the development management process and / or commitments from site promoters.

Appendix 1 – Project Brief

Introduction

Background

Blaby District Council (BDC) is currently producing a new Local Plan. Once adopted, this will replace the Blaby District Local Plan Core Strategy adopted in 2013 and the Local Plan Delivery Development Plan Document (DPD) adopted in 2019, which alongside [made neighbourhood plans](#) collectively form the Development Plan for the area.

Regulation 18 New Local Plan Issues and Options consultation was undertaken in 2019, and a further Regulation 18 New Local Plan Options consultation was undertaken in 2021. The Council is intending to publish the Regulation 19 version of the new Local Plan in July 2025.

National planning policy requires local planning authorities to consider the viability of new development and the implications of proposed policy requirements on new development through the production of a local plan. To meet the requirements of national planning policy and ensure that emerging planning policy and infrastructure requirements within the District do not render new development in the area undeliverable, a Viability Assessment will be commissioned to form an essential part of the evidence base for the new Local Plan.

The Council are also considering the introduction of a Community Infrastructure Levy for the area. The Planning Practice Guidance (PPG) states that assessing the viability of development should form part of the evidence base which supports the production of a CIL Charging Schedule, ensuring that any CIL rates identified are realistic and viable. Therefore, to inform the production of the Charging Schedule, and in accordance with the PPG, the Council requires the Viability Assessment to determine appropriate CIL rates for the area. The Assessment should identify rates which will maximise the potential for CIL revenue, while also ensuring that the imposition of a CIL in the District does not render any type of new development financially unviable.

Alongside the production of the Local Plan and CIL Viability Assessment, the Council will also be producing an Infrastructure Delivery Plan (IDP). Information contained within the IDP relating to infrastructure costs for strategic sites proposed for allocation in the Local Plan will be provided for consideration as part of the Viability Assessment, ensuring that the assessment takes into account the best available information on infrastructure costs affecting strategic development sites in the area.

[Previous viability assessments](#)

In 2021 the Council commissioned a Viability Paper to undertake a high-level assessment of the deliverability, in terms of viability, of strategic sites being considered as potential allocations within the emerging Local Plan. The Paper assessed 5 strategic sites, concluding that all sites were deliverable when subject to national policy requirements and draft policy requirements within the emerging Local Plan. This Paper is not currently published as part of the new Local Plan evidence base on the Council's website, however it can be provided to the successful consultant upon the commencement of this project as background information.

No further viability related evidence has since been commissioned by the Council.

The project

The Council requires the completion of the following tasks:

- i. The production of a CIL and Whole Local Plan Viability Assessment to inform the preparation of the new Blaby District Local Plan and a CIL Charging Schedule.
- ii. Ongoing technical support as required to review and assist the Council in responding to consultation representations relating to viability matters.

- iii. Updates to the Assessment as required following the review of consultation representations, and to support the submission of the Local Plan and CIL Charging Schedule for examination.
- iv. Supporting the Council on viability matters prior to and during the examination(s) of the new Local Plan and the CIL Charging Schedule.

Production of a Local Plan and CIL Viability Assessment

a) Local Plan evidence: Supporting the production of the Local Plan

The Council requires a CIL and Whole Local Plan Viability Assessment to be produced to support the production of the emerging new Blaby District Local Plan. The CIL and Whole Local Plan Viability Assessment should provide sufficient information to evidence the production of appropriate policies and growth options and ensure that growth proposed through the emerging Local Plan is financially viable and deliverable.

The production of the Viability Assessment should be in accordance with the requirements of the NPPF, PPG and most up to date RICS guidance. The consultant will be expected to work with officers and consultants producing the Infrastructure Delivery Plan to ensure that the most up to date and accurate information relating to infrastructure requirements and costs for strategic sites proposed for allocation in the emerging Local Plan are considered within the Whole Plan Viability Assessment.

Establishing locally specific development costs and assumptions

The Viability Assessment should include comprehensive research and consultation with the local development industry to establish an understanding of locally specific development costs and assumptions which should be included within the assessment in accordance with the PPG. Development costs to be assessed should be agreed with the Council at the inception of the project, and the outcomes of the assessment of development costs should be clearly presented within the final Viability Assessment report.

Whole Plan Viability Assessment of draft Local Plan policies

The consultant should undertake a comprehensive assessment of the policies contained within the draft Local Plan and consider the impact of policy requirements on the viability of development within the area. The Viability Assessment should clearly identify where policy requirements could have a detrimental impact on the viability of development and set out recommendations for any changes which may be required to the draft Local Plan policies to support the viability of new development in the area.

Assessment of development viability in the area

The report will be expected to include an assessment of the viability of a range of types of development, uses, and locations within the area. The types of development, uses, and locations to be tested within the assessment should be agreed in advance with the Council.

The report should clearly present the results of the assessment, using tables where possible, to demonstrate the viability of development types tested. The assessment should include commentary on the findings, explaining why some types of development may be unviable in the area, and what could be done to improve development viability. The assessment should also identify where some types of development are significantly viable, and could be capable of accommodating additional policy requirements, such as more affordable housing.

Assessment of strategic sites proposed for allocation within the draft Local Plan

The appropriate level of S106 contributions required from strategic sites allocated in the Local Plan can vary significantly depending on the location, the nature of the development site, the need for affordable housing, and the aims and objectives of the local area. The Viability Assessment will therefore support the consideration of varying levels of S106 requirements for each of the strategic sites. This will provide the Council with a better understanding of the viability of the sites, and their ability to provide affordable housing and contributions towards additional or improved infrastructure.

The report will assess the viability of strategic site typologies, to consider the implications of policy requirements in the Plan and the specific infrastructure costs associated with sites being considered for allocation through the draft IDP.

The report should clearly present the results of the assessment, using tables where possible, to demonstrate the viability of development. The report should allow the Council to understand the extent that a site is viable or unviable, and consider what changes could be made to required developer contributions or the affordable housing level to amend the viability of the site at either the plan-making or development management stage. An example of how this could be presented within the report is provided in Figure 1.

Figure 1: Example of a table to present the results of the viability assessment of Local Plan strategic sites

Site name		Affordable housing level								
		10%	15%	20%	25%	30%	35%	40%	45%	50%
Contributions	£5,000									
	£10,000									
	£15,000									
	£20,000									
	£25,000									
	£30,000									

Viable
Marginal
Unviable

Key

Viable

Marginal

Unviable

Key requirements of the Whole Plan Viability Assessment

As a minimum, it is expected that the Whole Plan Viability Assessment will include the following tasks:

- a. Carry out a review of the market to establish sales values and market conditions
- b. Set out an approach to sensitivity testing
- c. Outline and test assumptions within the assessment relating to development typologies, densities, values, costs, profit, and land values
- d. Consultation with the development industry which directly informs the production of the assessment
- e. Assess the viability related impacts of emerging draft Local Plan policies, providing advice on appropriate levels of affordable housing for areas across the District
- f. Undertake the testing of development typologies and the detailed assessment of identified strategic sites
- g. Provide informal early outputs from the assessment as soon as possible, in order to support the production of the Local Plan
- h. Present findings and recommendations within a full draft report

b) CIL Viability Evidence: Supporting the production of a CIL Charging Schedule

In supporting the production of a CIL Charging Schedule, Viability Assessment should identify appropriate CIL rates for the area. In accordance with the recommendations of the PPG, the Council is seeking a CIL Viability Assessment which is proportionate, simple, transparent, and allows all calculations to be made publicly available. The Assessment should clearly show the potential effects of proposed levy rates on the viability of all types of development across the area.

As a minimum, the CIL viability assessment will be expected to consider and identify:

- i. Appropriate CIL rates for the District. This should include recommendations for CIL rates for all types of development.
- ii. The need for an instalments policy. Where an instalments policy is required, recommendations should be provided as to how this should be set out in order to best support the viability of development in the area.

- iii. How locally specific development costs could impact upon the extent of a levy which could be charged in the area. The Assessment should be informed by appropriate and proportionate consultation and engagement with relevant organisations and the local development industry in accordance with national planning practice guidance and best practice.
- iv. The extent of variations in local land values and housing sales across the District. This information should be used to support the consideration of creating charging zones and differential rates based on the viability of development.
- v. The ability of strategic sites being considered for allocation in the emerging Local Plan to remain financially viable with the imposition of a levy.
- vi. How the proposed CIL rates can maximise the potential CIL revenue to be obtained within the District, while also ensuring that the viability of new development in the area is maintained. This should include the consideration of:
 - o The minimal use of viability buffers included within the proposed CIL rates.
 - o The use of multiple charging zones which relate to geographical variations in the viability of development.
 - o The use of differential rates associated with development types and sizes.

While it is acknowledged that the rates proposed within a CIL charging schedule should not be so complicated that the understanding, implementation, administration and monitoring of the levy is burdensome for all users, the Council's main priority is seeking to maximise the potential for CIL revenue in the area. In order to achieve this, the Council would encourage the use of differential rates between types and sizes of development, and geographical variations in CIL rates through the use of zoning.

The CIL related findings and recommendations should be presented within an addendum separate to the whole plan viability assessment. The addendum should present the results of the assessments undertaken, using tables where possible to clearly demonstrate the viability of development types tested against varying CIL rates. The assessment should include commentary on the findings, explaining the impact of CIL rates on the viability of development, and explaining the variations in development viability throughout the District. The assessment should consider a range of approaches to charging the levy which will maximise the potential for CIL revenue to be obtained, presenting the potential advantages and disadvantages of all identified options in a clear and concise manner for the consideration of the Council.

c) Assessment outputs

The Council will be provided with a draft Whole Plan Viability Assessment report setting out all the assessment work undertaken and the findings, and a separate addendum presenting the conclusions and findings of the CIL Viability Assessment. Prior to completion, the Council will be provided with the draft documents for review and comment. The final report and accompanying CIL addendum will be published as part of the Local Plan and CIL Charging Schedule evidence bases, and will be used to inform the production and finalisation of the Regulation 19 Local Plan and the draft CIL Charging Schedule for public consultation.

Additional support

a) Supporting the production of the Local Plan

Ongoing technical support and updates to the Viability Assessment following Regulation 19 publication of the Local Plan

The consultant will be requested, where required, to assist the Council in reviewing and responding to viability related representations submitted through the Regulation 19 publication of the Plan.

Any updates required to the Assessment will consider new or updated information on infrastructure costs, any changes to the policies and the growth strategy, and any other changes to development costs or legislation since the production of the initial Viability Assessment. The report should clearly present the results of any further assessments undertaken, using an approach which is consistent

with the initial Viability Assessment. Any updates should include commentary and recommendations on the findings.

Any updates will be presented within a draft report for review and comment, setting out all the updated assessment work undertaken and the findings. The final report will be published as part of the submission of the Local Plan, and will be used to inform the examination of the Plan.

Advice and guidance on local plan policy production and examination

The Council is likely to require ad hoc viability related support from consultants in relation to providing advice and guidance on emerging Local Plan policies, growth options, and approaches to infrastructure funding which could impact upon the viability of strategic sites proposed for allocation. Support will be required at the examination of the Local Plan, with participation at the hearings to consider viability and infrastructure related matters and any subsequent Main Modifications consultants.

b) Supporting the production of a CIL Charging Schedule

Review technical draft CIL Charging Schedule consultation responses

Where the Council decides to progress with CIL, a draft Charging Schedule will be produced for consultation. The Council will review all consultation responses received, however there may be technical responses regarding the Viability Assessment which may require expert viability related advice. The selected consultant will therefore be required to provide support to the Council to review and prepare separate reports to specific consultation responses identified by the Council. The selected consultant will also be required to provide advice to the Council on the need for any changes to the draft CIL Charging Schedule as a result of the representations received.

Appendix 2 – Consultees

Invitees

Mr Andrew Collis Developments	Gladman	Mr David Prowse	
Orbit Homes	Orbit Homes	Mr Hamish Byers	Mather Jamie
Alex Willis		Mr Hamish Byers	Mather Jamie
Ms Helen Bareford	David Wilson	Mr David Wood	Marrons
Homes East Midlands		Planning	
Mr Alex Prowse	Astill Planning	Mr David Wood	Marrons
Consultants Ltd		Planning	
Catesby Estates Limited	Catesby Estates	Hobill Family	
Canmoor	Canmoor	David Ives	AMLI Desgin
Mr Andrew Gore		LTD	
Mrs J Eales		Mr Dominic Page	Gerald Eve LLP
Andrew Gardiner	Merlin Land	Mr Ed Barrett	Catesby Estates
Mr Andy Hiorns	c/o Parker	plc	
Strategic		Eilidh McCallum	CarneySweene
The Drummond Estate		y	
Mr Ben Stacey	Bellway Homes	Emily Brunt	Framptons
Angela Brooks	Fisher German	Faizal Chaudhri	Barton Willmore
Philippa Kreuser	CT Planning	Mr Fergus Thomas	Bellway Homes
Andrew Thomas	Thomas Taylor	Limited	
Planning Ltd for Chapman Estates		Gary Kirk	Mather Jamie
Ms Charlotte Henson	Barratt & David	Mr Gavin Nelson	Bonnel Homes
Wilson Homes North Midlands		Mr Gary Lees	Pegasus
Bal Tiwana	Stantec for	Planning Group	
Leicestershire County Council	Countryside	Gary Stephens	Marrons
Mr Barry Herrod		Planning	
Properties		Mr Gavin Nelson	Bonnel Homes
Ben Cook	Barton Willmore	Peveril Homes Ltd	Peveril Homes
Mr Ben Pridgeon	The Retirement	Ltd	
Housing Consortium		Georgina Illsley	Heaton
Mr Ben Stacey	Bellway Homes	Planning	
Ms Briony Stenhouse	Richborough	Mr Greg Hutton	Davidsons
Estates		Group	
Ben Thorington	Morris Homes	Mr Graham Bloomfield	
Mr Tom Collins	Nineteen47	Mr Guy Longley	Pegasus for
Carl Stott	nineteen47	Wheatcroft Properties Limited	
Ms Caroline Chave	Chave Planning	L & Q Estates	
Ms Charlotte Henson	Barratt & David	Mr Oliver Bell	Nexus Planning
Wilson Homes North Midlands		obo Miller Homes Ltd	
Countryside		Mr Guy Longley	Pegasus Group
Mr Colin Wilkinson	Planit-X &	Mr Hamish Byers	Mather Jamie
Country Planning Services Ltd		Harry White	David Wilson
Heaton Planning Limited		Homes	
Tetlow King Planning		Ms Helen Bareford	David Wilson
Francesca Wray		Homes East Midlands	
Wexford Partnership	Crown Estate	Chapman Estates	
JV		Ms Helen Broadhurst	Vale Planning
Mr Daniel Robinson-Wells	Bloor Homes	Consultants	
Limited		India Chard	Bidwells
Daniel Robinson-Wells	The 200 Trust	Mr Peter Wilkinson	Landmark
Mr Daniel Robinson-Wells	Marrons	Planning obo Davidsons Developments Ltd	
Planning		Dean Lewis Estates Ltd	
		ELG Planning	

Miss Nicola Parker Management Ltd	Hallam Land	Louisa Ward	Avison Young
S Catney	JHWalter LLP	Louisa Ward	Avison Young
Sandy Punia Limited	Marble Homes	Margaret Greenfield	CastlewoodResi
Nottingham Community Housing Association		dents Association	
Nottingham		Sophie Hardy	Hybrid Planning
Community Housing Association		and Development Ltd	
Mr James Chatterton	William Davis	Sophie Hardy	Hybrid Planning
Limited		and Development Ltd	
James Chatterton	William Davis	Marie Stacey	Pegasus
Homes		Mary Beck	Hampton Oak
James Collier	Howkins and	Mrs Rachel Danemann	Home Builders
Harrison LLP		Federation	
Mrs Lucy White		Marie Stacey	Pegasus Group
Julian & Tracey Harris		Mr Mark McGovern	
Kirsty Samson	Marble Property	Kam Saini	CarneySweene
Services		y	
Kirsty Samson	Marble Property	Eilidh McCallum	
Services			CarneySweene
Ms Jessica Whitehead	Countryside	y	
Properties		Mary Beck	Hampton Oak
Mr Richard Hodson		Mr Matthew Moore	Venture
John Smith	Gleeson Land	Properties Group Ltd	
Suzie Taylor	Framptons	Matthew Roe	Marrons
Jonathan Collins	Miller Homes	Planning for Everards Brewery	
Jordan Rice	David Wilson	Miller Homes	Miller Homes
Homes East Midlands		Tom Ryan	Savills
Mr Joseph Cramphorn		Mr Michael Burrow	Savills
Harry White	David Wilson	Michael Bell	The Crown
Homes		Estate	
Julia Mountford	Savills	Julia Mountford	Savills
Broadgrove Planning Consultancy		Bilfinger GVA	
Kam Saini	CarneySweene	Miller Homes	Miller Homes
y		Ms Naomi Puliston	Sworders
Victoria Heath	Fisher German	Natalie Dunkley	Framptons
Victoria Heath	Fisher German	Nathan Rillie	nineteen47
Kirsty Samson	Marble Property	Chris Dwan	DLP Planning
Services		Ltd (East Midlands)	
Tom Ryan	TOR	Mr Oliver Bell	Nexus Planning
Tom Ryan	TOR	Mr Oliver Bell	Nexus Planning
Suzie Taylor	Framptons	obo Miller Homes Ltd	
Faizal Chaudhri	Barton Willmore	Mr T Masic	ADM Surveyors
Broadgrove Planning Consultancy		Ltd	
Holmcroft Ltd		Oliver Luard	McCarthy And
Louie Sneddon	nineteen47	Stone Retirement Lifestyles Ltd	
Philippa Kreuser	CT Planning	Orla Thompson	Andrew
John Smith	Gleeson Land	Granger	
Louisa Ward	Avison Young	Mr Paul Mensley	Country House
John Smith	Gleeson Land	Ltd	
Mrs Lucy White		Mr Paul Smith	Apex Planning
Orla Thompson	Andrew	Mr Peter Frampton	Framptons
Granger		Ms Phillipa McKenna	Midlands Rural
Luke Barrow	William Ros	Housing Association	
Developments		Mr Alistair Patterson	Planinfo
Gary Kirk	Mather Jamie	Tracy Thompson	Planware LTD
Peastone Properties		Davidsons Developments Ltd	Davidsons
Angela Brooks	Fisher German	Developments Ltd	
David Lock Associates		Mr Pritpal Singh Swarn	

Purnima Wilkinson Housing Group	East Midlands	Ms Susannah Leedham Harrison	Howkins and
Mr Peter Wilkinson	Landmark	Tom Hazelton	Hazelton
Planning obo Davidsons Developments Ltd		Homes	
Davidsons Developments Ltd (Blaby)		Mr Tim Coleby	Stantec
Davidsons		Mr Tim Evans	Avison Young
Developments Ltd		Mr Tom Armfield	
Mr Peter Wilkinson	Landmark	Mr Tom Collins	Mather Jamie
Planning		Mr Tom Collins	Nineteen47
Mrs Rachel Danemann	Home Builders	Tom Ryan	Savills
Federation		Tom Ryan	TOR
Miss Rebecca Beardsley	Nineteen47	Mr Trevor Wells	Wells
Mr Richard Henderson	Davidsons	McFarlane	
Developments Ltd		Ms Vanessa Gordon	Woods
Richard Edwards	Gallagher	Hardwick Planning Ltd	
Estates		Victoria Heath	Fisher German
Richard West	Cerda Planning	Andrew Woollorton	
Mr Richard Hodson		Anish Jadav	Marrons
Mr Rob Wilding	Gladman	Geraldine Hardcastle	Sworders
The Powers Estate		Jeremy Good	
Linden Homes Strategic Land	Linden	John Crane	Blaby District
Homes Strategic Land		Council	
Mr Rob Thorley	Jelson Ltd	Kat Seager	
Sarah Allsop	Redrow Homes	Keith Fenwick	Pegasus
Limited		Mark Breen	Savills
Sarah Butterfield	Pegasus for	Mark Dauncey	
Barwood Securities, Parker	Strategic Land	Matt Pearce	
Leic		Ros Howe	
Sophie Hardy	Hybrid Planning	Simon Mills	
and Development Ltd		Sinead Turnbull	Tritax
Mr Simon Flisher	Goodman	Tom Riozzi	ADM Surveyors
Mr Andrew Dodson	Revelan		
Developments Limited			

Appendix 3 – Consultation Presentation

The pages in this appendix are not numbered.



Whole Plan Viability Assessment Consultation Event

26th June 2025



Please use the chat icon to ask questions or leave comments



Please raise a hand to ask a question or to make a comment



To avoid sound interference please mute your microphone



Planning &
Development

1

1

Agenda

Updated NPPF, PPG and Guidance

– December 2024 NPPF

Methodology

Harman Guidance / RICS Guidance / PPG

Main Assumptions

– Prices

– Costs

– Commercial prices

Modelling

The Viability Test

Moving Forward



2

Pre-consultation draft

- A draft report has been prepared for circulation through the June 2025 Viability Technical Consultation. It is an early working draft setting out the proposed methodology, modelling and assumptions – and does not include results. **It is inevitable that some of these will change as a result of the consultation.**
- It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. **Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in the next iteration of this viability assessment.**



3

Local Plan Update

- Development
 - New allocations
 - New Strategic Sites
- New policies to
 - respond to updated evidence
- Respond to national changes
 - Future Homes Standard / Future Building Standard
 - % Biodiversity Net Gain
 - Accessible and Adaptable (M4(2))
 - Building Safety Levy
- Scope for CIL?



4

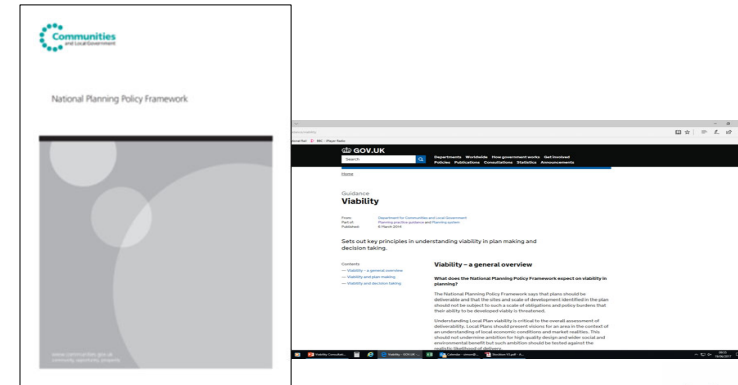
Key issue

- Delivery of Planned Development
- Reduced scope for viability testing at the Development Management stage.
 - Based on 'changes since the plan was brought into force' and 'should be based upon and refer back to the viability assessment that informed the plan'



5

The Old



6

... much updated

- March 2012
- December 2016
- December 2018
- February 2019
- July 2021
- September 2023
- December 2023 (x2)
- December 2024
- (February 2025)

Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

7

A new Government!

Angela Rayner

Matthew Pennycook



8

all change? – or not...

- December 2024 NPPF
 - Standard Method fundamentally changed
- Impacting viability
 - Emphasis of Social Rent
 - 10% Affordable Home Ownership cancelled
 - 25% of affordable as First Homes cancelled
 - Greenbelt reform – don't apply here
- Infrastructure Levy dropped
- Viability Guidance still under review
- Building Safety Levy confirmed



9

The big change in 2018...

2012 NPPF

173

... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

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the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

PPG 2018 / 2019

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

10

2012 NPPF – Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

2024 NPPF – glossary

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

11

PPG Viability in plan-making

- 10-003 – based on 'Typologies'
- 10-004 – use average costs and values
- 10-005 – test strategic sites
- 10-006 – consultation



12

PPG Standardised inputs

- 10-010
 - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011
 - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*



13

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

14



14

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'



15

PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
 - *In plan making, the landowner premium should be tested and balanced against emerging policies.*



16

PPG Landowners' Premium

10-016

- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.



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PPG Developers' Return

• 10-018

- *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...*



18

Abnormal and IDP Costs

- Normal abnormals v abnormal abnormals
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price! But when is it too low?



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'New' / Current issues – for this project

- Cumulative impact of policy
- Greater emphasis on plan making stage
- Reduced scope for viability at application stage
- Greater transparency
- Strategic Sites - deliverable?



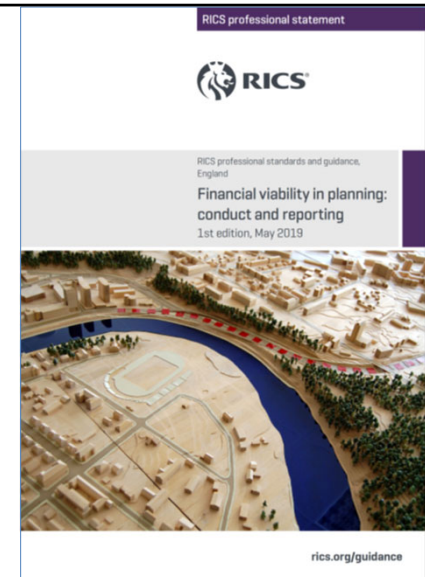
20

Harman / RICS



21

Mandatory RICS Guidance



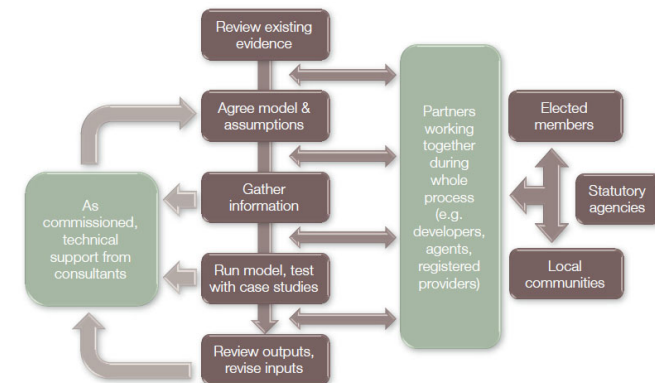
22

RICS Guidance – so what?

- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- includes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)

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Engagement Phases



24

Methodology

- Data Gathering
 - Values
 - Costs
 - Land
- Modelling
 - Typologies
 - Residential, employment, retail
- Appraisals
 - Residual Value v EUV Plus

25



25

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

26



26

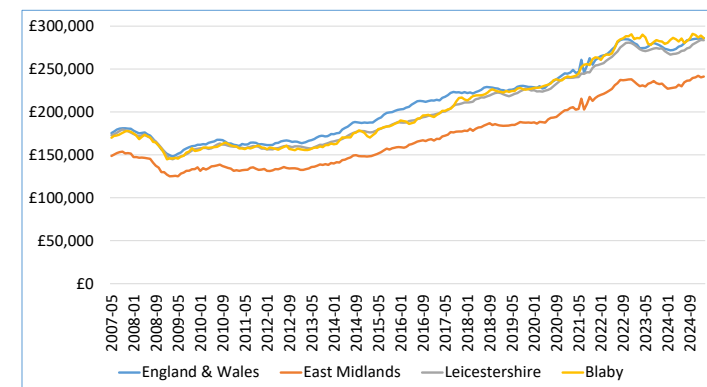
Key Assumptions

27



27

Average House Prices

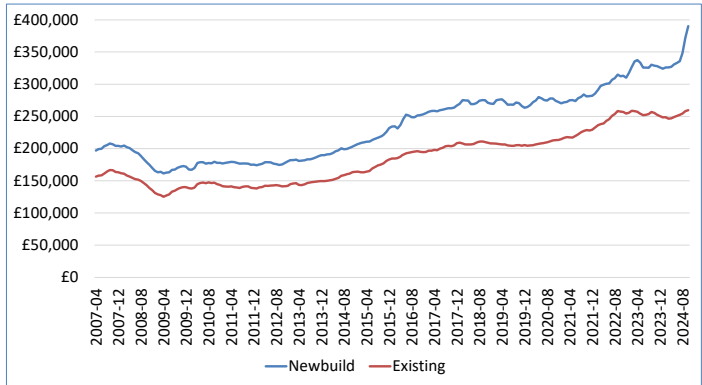


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28

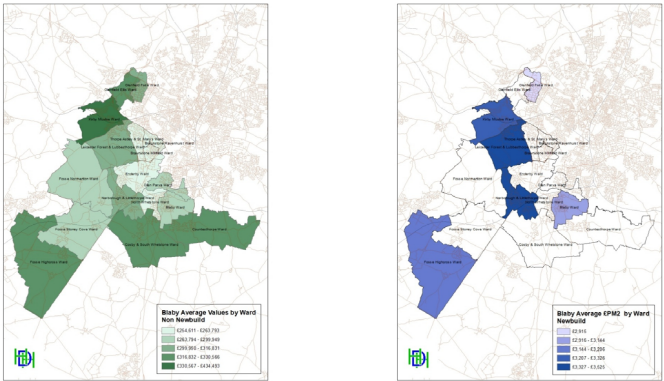
Newbuild v Existing



29

Average House Prices

Non Newbuild By Ward £ Newbuild by Ward £ / sqm



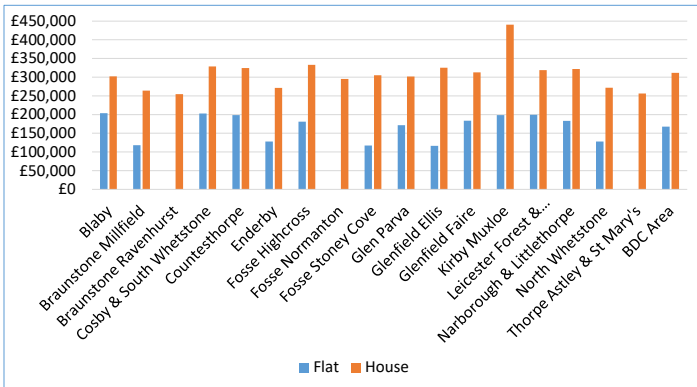
30

Median Asking Prices



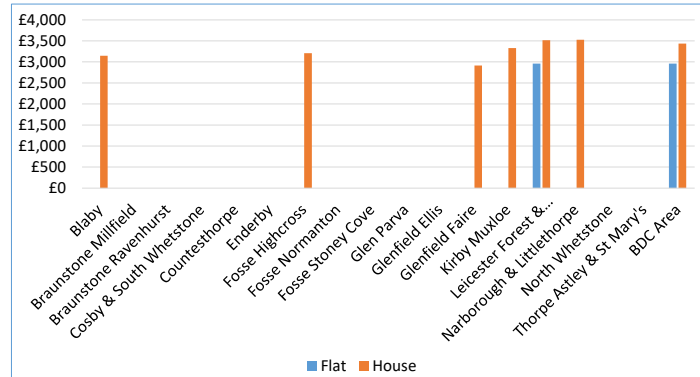
31

Price Paid Data by Ward – £



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Price Paid Data by Ward Newbuild £ per sqm



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Newbuild Asking Prices

		Detached	Semi-detached	Terraced	All
Bowling Green Gardens					
Elba Homes	£	£501,250			£501,250
	£ / sqm				
	£	£501,250			£501,250
	£ / sqm				
Chapel Lane					
Nest Estates	£	£480,000			£480,000
	£ / sqm				
	£	£480,000			£480,000
	£ / sqm				
Little Glen					
Linden	£	£442,852	£298,328	£268,995	£361,862
	£ / sqm	£3,988	£4,206	£4,076	£4,128
	£	£442,852	£298,328	£268,995	£361,862
	£ / sqm	£3,988	£4,206	£4,076	£4,128
New Lubberthorpe					
David Wilson	£	£506,245		£419,995	£469,281
	£ / sqm	£3,646		£3,415	£3,530
Davidsons	£	£586,291	£301,198		£521,497
	£ / sqm	£3,889	£4,158		£3,953
Redrow	£	£429,000			£429,000
	£ / sqm				
Taylor	£		£293,995		£293,995
	£ / sqm		£4,594		£4,594
	£	£588,692	£299,140	£419,995	£491,027
	£ / sqm	£3,850	£4,282	£3,415	£3,910
Sports Road					
Connells	£	£516,667			£516,667
	£ / sqm				
	£	£516,667			£516,667
	£ / sqm				
All	£	£525,918	£298,765	£359,595	£458,336
	£ / sqm	£3,863	£4,250	£3,679	£3,961



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Price Assumptions (£ per sqm)

		East BDC	West7 BDC
Rural		£3,750	£3,400
Urban			
Urban flatted		£3,500	
A	Lubbeshorpe	£3,950	
B	Kirby Muxloe	£3,950	
C	Narborough	£3,750	
D	West BDC		£3,400
E	West BDC		£3,400
F	Whetstone	£3,750	
G	Whetstone	£3,750	



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Build to Rent

Houses	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£1,000	£1,100	£1,300	£1,500
Gross Rent (£/annum)	£12,000	£13,200	£15,600	£18,000
Net Rent (£/annum)	£9,600	£10,560	£12,480	£14,400
Value	£213,333	£234,667	£277,333	£320,000
sqm	50	70	84	97
£ per sqm	£4,267	£3,352	£3,302	£3,299
Flats	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£775	£875	£950	£775
Gross Rent (£/annum)	£9,300	£10,500	£11,400	£9,300
Net Rent (£/annum)	£7,440	£8,400	£9,120	£7,440
Value	£165,333	£186,667	£202,667	£165,333
sqm	50	70	84	50
£ per sqm	£3,307	£2,667	£2,413	£3,307



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Affordable Housing

- Social Rent
– £1,540/m²
- Affordable Rent
– £2,240/m²
- Shared Ownership
– 70% OMV, 50% Share; Rent 2.75%



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Older Peoples Housing

	Area (m ²)	£	£/m ²
3 bed semi-detached		£285,000	
1 bed Sheltered	50	£213,750	£4,275
2 bed Sheltered	75	£285,000	£3,800
1 bed Extracare	65	£267,188	£4,111
2 bed Extracare	80	£356,250	£4,453



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Non-Residential Values

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£175	8.00%	0.5	£2,105	£2,105
Offices - Park	£175	8.00%	0.5	£2,105	£2,105
Office Small	£175	9.00%	0.5	£1,862	£1,860
Industrial - Large	£110	7.00%	1.0	£1,469	£1,470
Industrial - Small	£150	8.00%	1.0	£1,736	£1,736
Logistics	£150	5.00%	0.0	£3,000	£3,000
Retail (Centre)	£350	6.50%	1.5	£4,899	£4,900
Retail (Elsewhere)	£250	10.00%	1.5	£2,167	£2,170
Supermarket	£375	6.25%	1.0	£5,647	£5,650
Retail Warehouse	£300	6.00%	1.0	£4,717	£4,700



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Land Registry PPD

	Locality	Scheme	Area (ha)	Units	Aff %	s106 per unit	Price per ha	Price per unit
West Street	Enderby	21 dwellings	0.46	21	100%	£4,259	£652,174	£14,286
Land south of Little Glen Road	Glen Parva	Up to 31 dwellings and new access	1.9	31	100%	£1,916	£207,368	£12,710
Land North Of Leicester Road	Sapcote	Outline for 80 dwellings	4.01	80	25%	£4,925	£249,377	£12,500
Land adjacent to Leicester Rd and Foston Rd	Countesthorpe	Outline for up to 170 dwellings	7.81	170	25%	£5,757	£2,149,639	£98,757
Land off Wardens Walk	LFE	Outline for up to 58 dwellings	2	58	26%	£3,653	£2,000,000	£68,966
Land Off Cambridge Road (Opposite Whittle Estate - Plots 4 & 5)	Whetstone	49 dwellings	1.45	49	27%	£2,746	£4,665,018	£138,046
Former Council Depot Warwick Road Littlethorpe	Littlethorpe	32 dwellings comprising, 4 two bedroom bungalows, 15 two bedroom semi-detached houses and 13 three bedroom semi-detached houses.	0.821	32	100%	£0	£1,369,946	£35,156



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Existing Use Value £/ha

- Agricultural Land £25,000/ha
- Paddock Land £50,000/ha
- Previously Developed £525,000/ha

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Development Costs 1

- Construction BCIS
 - Generally Median
 - > 200 units Lower Q
- Site Costs 10% to 15%
- Brownfield +5%
- Fees 8%
- Contingencies 2.5% / 5%

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Development Costs 2

- Interest 7%
- Developer's Return 17.5% Market Housing
6% Affordable
- Sales 2.5% + 1%



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Starting Policies

- Affordable Housing 25% on sites (40% Affordable Rent, 40% Social Rent, 40% Affordable Home Ownership).
- Design 96% Accessible and Adaptable M4(2), 4% Wheelchair Adaptable M4(3)a.
- Water Efficiency 110 LPPPD, Future Homes Standard Option 1
- 10% Biodiversity Net Gain
- Developer Contributions Houses £15,000 per unit
- Flats £3,400 per unit

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44

44

Modelling

				Current Use	Units/ha		Area Ha		Density	Units/ha		Density
					Total	Gross	Net	%		Gross	Net	
1	Large Greenfield 1,000	Green	East	Agricultural	1,000	62.500	62.500	31.250	50.0%	16.00	32.00	3,029
2	Large Greenfield 500	Green	East	Agricultural	500	25.000	25.000	15.625	62.5%	20.00	32.00	3,030
3	Large Greenfield 250	Green	East	Agricultural	250	12.500	12.500	7.813	62.5%	20.00	32.00	3,032
4	Greenfield 150	Green	East	Agricultural	150	7.500	7.500	4.688	62.5%	20.00	32.00	3,048
5	Greenfield 80	Green	East	Agricultural	80	4.000	4.000	2.500	62.5%	20.00	32.00	3,024
6	Greenfield 60	Green	East	Agricultural	60	3.000	3.000	1.875	62.5%	20.00	32.00	3,011
7	Greenfield 20	Green	East	Agricultural	20	0.758	0.758	0.625	82.5%	26.40	32.00	2,934
8	Greenfield 12	Green	East	Paddock	12	0.375	0.375	0.375	100.0%	32.00	32.00	2,920
9	Greenfield 8	Green	East	Paddock	8	0.250	0.250	0.250	100.0%	32.00	32.00	3,360
10	Greenfield 6	Green	East	Paddock	6	0.188	0.188	0.188	100.0%	32.00	32.00	3,520
11	Greenfield 3	Green	East	Paddock	3	0.094	0.094	0.094	100.0%	32.00	32.00	3,680
12	Brownfield 100	Brown	East	PDL	100	4.000	4.000	2.500	62.5%	25.00	40.00	3,809
13	Brownfield 60	Brown	East	PDL	60	1.818	1.818	1.500	82.5%	33.00	40.00	3,763
14	Brownfield 40	Brown	East	PDL	40	1.212	1.212	1.000	82.5%	33.00	40.00	3,993
15	Brownfield 20	Brown	East	PDL	20	0.606	0.606	0.500	82.5%	33.00	40.00	3,695
16	Brownfield 12	Brown	East	PDL	12	0.300	0.300	0.300	100.0%	40.00	40.00	3,650
17	Brownfield 8	Brown	East	PDL	8	0.200	0.200	0.200	100.0%	40.00	40.00	3,900
18	Brownfield 6	Brown	East	PDL	6	0.150	0.150	0.150	100.0%	40.00	40.00	4,200
19	Brownfield 3	Brown	East	PDL	3	0.075	0.075	0.075	100.0%	40.00	40.00	3,800
20	Flats 60	Brown	East	PDL	60	0.970	0.970	0.800	82.5%	61.88	75.00	5,669
21	Flats 20	Brown	East	PDL	20	0.308	0.308	0.308	100.0%	65.00	65.00	4,837
22	Flats 12	Brown	East	PDL	12	0.185	0.185	0.185	100.0%	65.00	65.00	4,985
23	Flats 9	Brown	East	PDL	9	0.150	0.150	0.150	100.0%	60.00	60.00	7,563
34	A	Green	Lubbesthorpe	Agricultural	825	45.300	31.429	23.571	75.0%	26.25	35.00	3,308
35	B	Green	Kirby Muxloe	Agricultural	650	47.040	37.143	18.571	50.0%	17.50	35.00	3,312
36	C	Green	Narborough	Golf Course	600	45.090	34.286	17.143	50.0%	17.50	35.00	3,316
37	D	Green	West BDC	Agricultural	4,800	399.800	240.000	120.000	50.0%	20.00	40.00	3,782
38	E	Green	West BDC	Agricultural	4,800	444.000	240.000	120.000	50.0%	20.00	40.00	3,782
39	F	Green	Whetstone	Agricultural	4,400	208.600	208.600	115.789	55.5%	21.09	38.00	3,593
40	G	Green	Whetstone	Agricultural	640	51.460	34.000	17.000	50.0%	18.82	37.64	3,558



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Potential Residential Strategic Sites – SUBJECT TO CONFIRMATION

		Current Use	Units	Area Ha		
				Total	Gross	Net
A	Lubbesthorpe	Agricultural	825	45.30	31.43	23.57
B	Kirby Muxloe	Agricultural	650	47.04	37.14	18.57
C	Narborough	Golf Course	600	45.09	34.29	17.14
D	West BDC	Agricultural	4,800	399.80	240.00	120.00
E	West BDC	Agricultural	4,800	444.00	240.00	120.00
F	Whetstone	Agricultural	4,400	208.60	208.60	115.79
G	Whetstone	Agricultural	640	51.46	34.01	17.00



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A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

‘Existing use value plus’

– reality checked against market value

- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?



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Benchmark Land Value?

• Brownfield Site

EUV + 20%

• Greenfield Sites

Generally EUV + £350,000/ha

Strategic Sites? EUV x10



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Very Early Results

- Subject change to reflect the consultation
- For illustrative purposes only
- Based on 25% affordable



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			Residual Value			
			BLV	Per gross ha	Per net ha	
Site 1	Large Greenfield 1,000	East	25,000	375,000	742,326	1,484,652
Site 2	Large Greenfield 500	East	25,000	375,000	980,447	1,568,714
Site 3	Large Greenfield 250	East	25,000	375,000	1,025,952	1,641,523
Site 4	Greenfield 150	East	25,000	375,000	460,033	736,053
Site 5	Greenfield 80	East	25,000	375,000	458,339	733,342
Site 6	Greenfield 60	East	25,000	375,000	460,400	736,640
Site 7	Greenfield 20	East	25,000	375,000	604,810	733,103
Site 8	Greenfield 12	East	50,000	400,000	1,091,033	1,091,033
Site 9	Greenfield 8	East	50,000	400,000	1,626,842	1,626,842
Site 10	Greenfield 6	East	50,000	400,000	1,872,402	1,872,402
Site 11	Greenfield 3	East	50,000	400,000	1,785,864	1,785,864
Site 12	Brownfield 100	East	525,000	630,000	283,570	453,712
Site 13	Brownfield 60	East	525,000	630,000	377,322	457,360
Site 14	Brownfield 40	East	525,000	630,000	370,926	449,608
Site 15	Brownfield 20	East	525,000	630,000	410,000	496,970
Site 16	Brownfield 12	East	525,000	630,000	621,674	621,674
Site 17	Brownfield 8	East	525,000	630,000	1,646,629	1,646,629
Site 18	Brownfield 6	East	525,000	630,000	1,990,495	1,990,495
Site 19	Brownfield 3	East	525,000	630,000	2,018,928	2,018,928
Site 20	Flats 60	East	525,000	630,000	-1,452,398	-1,760,483
Site 21	Flats 20	East	525,000	630,000	-1,462,823	-1,462,823
Site 22	Flats 12	East	525,000	630,000	-1,689,088	-1,689,088
Site 23	Flats 9	East	525,000	630,000	-334,506	-334,506
Site 34A		Lubbesthorpe	25,000	250,000	1,422,197	1,896,263
Site 35B		Kirby Muxloe	25,000	250,000	990,754	1,981,508
Site 36C		Narborough	25,000	250,000	840,199	1,680,398
Site 37D		West BDC	25,000	250,000	403,673	807,346
Site 38E		West BDC	25,000	250,000	403,673	807,346
Site 39F		Whetstone	25,000	250,000	691,788	1,246,288
Site 40G		Whetstone	25,000	250,000	891,947	1,783,895



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Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report

- Comments by:

Midday Friday 25th July 2025

to

admin@dacplanning.com



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Appendix 4 – Summary of Price paid data

Landmark Data

2021, 2022, 2023, 2024, 2025

Non New Build	(All)							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£389,899	£203,635	£272,332	£228,700	£3,266	£3,395	£3,102	£2,853
Braunstone Millfield	£295,271	£118,250	£256,883	£240,600	£2,934	£2,143	£2,938	£2,774
Braunstone Ravenhurst	£297,578		£250,446	£233,796	£2,813		£2,963	£2,840
Cosby & South Whetstone	£417,370	£203,000	£269,120	£233,248	£3,262	£3,274	£3,130	£2,984
Countesthorpe	£410,359	£198,500	£269,542	£228,731	£3,319	£2,776	£3,212	£3,165
Enderby	£347,753	£128,033	£258,321	£228,846	£3,201	£2,597	£3,012	£2,793
Fosse Highcross	£394,894	£181,000	£273,289	£224,659	£3,177	£2,643	£3,022	£2,949
Fosse Normanton	£383,596		£266,669	£233,596	£3,331		£2,993	£3,186
Fosse Stoney Cove	£360,877	£117,279	£255,724	£244,202	£3,116	£2,629	£3,038	£2,859
Glen Parva	£384,080	£171,682	£271,119	£218,958	£3,223	£2,878	£3,182	£2,822
Glenfield Ellis	£369,616	£116,571	£264,124	£228,364	£3,376	£2,260	£3,217	£2,752
Glenfield Faire	£372,889	£183,604	£265,121	£240,000	£3,356	£2,267	£3,203	£2,786
Kirby Muxloe	£529,726	£198,714	£329,890	£253,550	£3,604	£2,738	£3,231	£2,917
Leicester Forest & Lubbesthorpe	£409,639	£199,273	£265,451	£254,999	£3,300	£3,084	£3,254	£3,097
Narborough & Littlethorpe	£380,286	£183,161	£264,791	£235,846	£3,368	£3,032	£3,279	£3,020
North Whetstone	£339,583	£128,042	£248,897	£222,640	£3,446	£2,223	£3,212	£3,000
Thorpe Astley & St Mary's	£291,928		£249,379	£225,372	£3,188		£2,974	£3,163
BDC Area	£390,891	£167,516	£265,334	£233,632	£3,301	£2,746	£3,124	£2,957

New Build	(All)							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£439,350		£263,425		£3,173		£2,895	
Fosse Highcross	£335,812		£232,909		£3,172		£3,292	
Glenfield Faire	£412,475				£2,915			
Kirby Muxloe	£482,404		£291,373	£248,112	£3,275		£3,512	£3,309
Leicester Forest & Lubbesthorpe	£411,629	£205,406	£275,173	£292,540	£3,551	£2,960	£3,637	£3,295
Narborough & Littlethorpe	£436,617		£261,765		£3,635		£3,459	
BDC Area	£409,307	£205,406	£270,329	£285,016	£3,406	£2,960	£3,568	£3,297

2021

Non New Build	2021							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£359,106	£197,500	£252,165	£228,189	£2,891	£3,592	£2,807	£2,724
Braunstone Millfield	£266,268	£115,000	£230,176	£225,000	£2,666	£2,202	£2,748	£2,495
Braunstone Ravenhurst	£281,439		£227,248	£205,417	£2,476		£2,617	£2,822
Cosby & South Whetstone	£394,152		£252,047	£211,790	£3,210		£2,969	£2,515
Countesthorpe	£374,947	£124,000	£253,135	£210,954	£3,051	£2,952	£2,909	£2,961
Enderby	£318,675	£135,000	£249,121	£216,292	£2,809	£2,580	£2,808	£2,575
Fosse Highcross	£376,879	£175,000	£243,426	£228,125	£3,041	£2,087	£2,721	£2,679
Fosse Normanton	£389,083		£258,571	£227,600	£2,960		£2,861	£2,993
Fosse Stoney Cove	£344,372	£158,500	£239,161	£256,632	£2,935	£3,438	£2,887	£2,781
Glen Parva	£368,823	£269,950	£256,985	£182,825	£2,820	£3,802	£2,779	£2,822
Glenfield Ellis	£338,103	£102,000	£254,083	£225,168	£3,062	£1,989	£2,822	£2,520
Glenfield Faire	£354,000	£181,390	£242,877	£222,333	£3,061	£2,181	£2,974	£2,556
Kirby Muxloe	£473,039	£178,000	£312,735	£238,014	£3,287	£2,808	£2,877	£2,642
Leicester Forest & Lubbesthorpe	£395,687		£250,433	£212,850	£3,073		£2,998	£2,942
Narborough & Littlethorpe	£363,017	£163,250	£254,056	£262,927	£3,043	£2,910	£2,885	£2,692
North Whetstone	£314,950	£132,000	£244,635	£214,889	£3,183	£1,859	£2,777	£2,828
Thorpe Astley & St Mary's	£271,966		£238,199	£203,333	£3,026		£2,735	£2,809
BDC Area	£364,571	£160,459	£248,418	£224,442	£3,031	£2,639	£2,839	£2,732

New Build	2021							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£439,350		£263,425		£3,173		£2,895	
Fosse Highcross	£328,902		£237,227		£3,124		£3,143	
Glenfield Faire	£412,475				£2,915			
Kirby Muxloe	£517,330		£295,963	£218,781	£3,028		£3,030	£3,366
Leicester Forest & Lubbesthorpe	£402,513	£181,948	£272,851	£271,283	£3,235	£3,499	£3,228	£3,373
BDC Area	£406,946	£181,948	£267,799	£262,712	£3,147	£3,499	£3,190	£3,372

2022

Non New Build	2022							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£416,025	£179,375	£276,578	£224,167	£3,496	£3,059	£3,265	£3,001
Braunstone Millfield	£290,615	£104,000	£271,742	£250,333	£3,004	£1,926	£2,970	£2,918
Braunstone Ravenhurst	£319,000		£260,700	£246,286	£3,008		£3,248	£2,976
Cosby & South Whetstone	£395,406		£288,188	£250,200	£3,480		£3,291	£3,189
Countesthorpe	£380,947		£282,891	£226,636	£3,443		£3,237	£3,196
Enderby	£360,958	£129,357	£271,690	£217,381	£3,056	£2,434	£3,177	£2,873
Fosse Highcross	£406,945		£295,308	£222,056	£3,341		£3,035	£3,075
Fosse Normanton	£429,500		£269,722	£265,000	£3,262		£2,947	£2,849
Fosse Stoney Cove	£343,802	£99,650	£255,657	£258,717	£3,118	£2,515	£2,938	£2,751
Glen Parva	£376,367	£163,817	£274,048	£200,110	£3,313	£2,776	£3,323	£2,720
Glenfield Ellis	£365,495	£132,500	£272,487	£217,600	£3,635	£2,406	£3,442	£2,863
Glenfield Faire	£372,969	£177,600	£281,490	£222,000	£3,554	£2,164	£3,292	£2,946
Kirby Muxloe	£556,176	£201,500	£340,057	£258,167	£3,552	£2,991	£3,342	£3,100
Leicester Forest & Lubbesthorpe	£433,221	£196,996	£275,342	£286,427	£3,401	£3,301	£3,428	£2,856
Narborough & Littlethorpe	£408,452	£187,250	£269,307	£225,833	£3,639	£2,577	£3,211	£3,067
North Whetstone	£349,996	£128,786	£246,567	£237,090	£3,606	£2,040	£3,517	£3,284
Thorpe Astley & St Mary's	£301,850		£247,063	£228,429	£3,282		£3,099	£3,147
BDC Area	£393,997	£160,050	£275,903	£237,378	£3,419	£2,615	£3,233	£2,998

New Build	2022							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Fosse Highcross	£345,864		£228,591		£3,241		£3,440	
Kirby Muxloe	£567,980			£266,675	£2,892			£3,173
Leicester Forest & Lubbesthorpe	£444,150	£197,394	£271,296	£314,723	£3,620	£2,768	£3,900	£3,237
BDC Area	£420,494	£197,394	£262,908	£302,957	£3,408	£2,768	£3,809	£3,221

2023

Non New Build	2023							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£341,421	£160,333	£284,770	£238,214	£3,567	£2,684	£3,270	£2,708
Braunstone Millfield	£303,940	£139,000	£272,148		£3,106	£2,242	£2,943	
Braunstone Ravenhurst	£250,000		£260,500	£228,167	£2,755		£2,989	£2,737
Cosby & South Whetstone	£511,050	£203,000	£262,750	£237,500	£2,620	£3,274	£3,111	£3,291
Countesthorpe	£490,000	£130,000	£275,029	£263,643	£3,312	£3,095	£3,384	£3,101
Enderby	£352,723	£126,000	£253,250	£234,289	£3,595	£2,632	£3,007	£2,792
Fosse Highcross	£418,554	£187,750	£276,275	£217,250	£3,277	£2,820	£3,156	£2,975
Fosse Normanton	£359,500		£262,045	£208,838	£3,624		£3,029	£2,861
Fosse Stoney Cove	£364,391	£103,000	£280,833	£215,789	£3,301	£2,239	£2,954	£2,897
Glen Parva	£426,063	£168,184	£285,239	£225,700	£3,827	£2,872	£3,174	£2,981
Glenfield Ellis	£386,857	£130,000	£265,893	£240,000	£3,582	£2,167	£3,313	£2,314
Glenfield Faire	£435,738	£167,500	£261,355	£233,333	£3,434	£2,018	£3,268	£2,642
Kirby Muxloe	£534,809	£207,000	£331,964	£250,900	£3,825	£3,000	£3,250	£2,704
Leicester Forest & Lubbethorpe	£395,080	£210,113	£266,467	£251,249	£3,480	£3,017	£3,331	£3,513
Narborough & Littlethorpe	£390,371		£267,246	£217,845	£3,519		£3,491	£3,437
North Whetstone	£368,813	£127,667	£254,368	£229,917	£3,481	£3,047	£3,297	£2,807
Thorpe Astley & St Mary's	£307,115		£260,683	£233,444	£3,194		£3,095	£3,135
BDC Area	£415,222	£161,578	£270,491	£233,371	£3,487	£2,780	£3,210	£2,993

New Build	2023							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Kirby Muxloe	£396,800		£289,333		£3,697		£3,726	
Leicester Forest & Lubbethorpe	£410,962	£216,227	£285,154	£300,683	£3,738	£3,018	£3,822	£3,238
Narborough & Littlethorpe	£436,617		£258,628		£3,635		£3,521	
BDC Area	£411,157	£216,227	£280,477	£300,683	£3,722	£3,018	£3,739	£3,238

2024

Non New Build	2024							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£493,327	£243,000	£283,413	£231,208	£3,414	£3,838	£3,169	£2,843
Braunstone Millfield	£312,857		£253,833	£266,000	£3,071		£3,085	£3,176
Braunstone Ravenhurst	£299,167		£253,267	£251,714	£3,014		£2,891	£2,801
Cosby & South Whetstone	£444,823		£274,742	£240,625	£3,204		£3,154	£2,706
Countesthorpe	£432,820	£270,000	£263,642	£224,028	£3,728	£2,527	£3,322	£3,377
Enderby	£370,371	£116,000	£263,576	£253,346	£3,447		£3,071	£3,001
Fosse Highcross	£408,545	£173,500	£287,900	£228,600	£3,158	£2,844	£3,226	£3,253
Fosse Normanton	£343,800		£275,216	£272,333	£3,834		£3,110	£4,093
Fosse Stoney Cove	£367,208	£102,000	£254,200	£244,661	£3,191	£2,550	£3,417	£3,058
Glen Parva	£354,250		£274,801	£245,917	£3,449		£3,346	£2,865
Glenfield Ellis	£419,136	£115,000	£267,275	£238,250	£3,476	£2,875	£3,441	£3,155
Glenfield Faire	£345,409	£202,667	£271,460	£271,500	£3,450	£2,665	£3,308	£2,875
Kirby Muxloe	£579,954	£212,500	£327,658	£262,750	£3,827	£2,284	£3,318	£2,980
Leicester Forest & Lubbesthorpe	£427,673	£183,833	£272,470	£257,944	£3,339	£2,552	£3,268	£3,010
Narborough & Littlethorpe	£378,375	£193,750	£258,670	£226,630	£3,453	£3,804	£3,297	£2,908
North Whetstone	£348,167	£120,000	£248,705	£216,526	£3,509		£3,482	£3,011
Thorpe Astley & St Mary's	£306,727		£255,032	£229,300	£3,354		£3,022	£3,372
BDC Area	£413,461	£197,542	£268,675	£239,249	£3,431	£3,089	£3,226	£3,064

	Average price £			Average price per sqm		
	Detached	Semi-detached	Terraced	Detached	Semi-detached	Terraced
Kirby Muxloe	£418,200		£260,000	£3,831		£4,483
Leicester Forest & Lubbesthorpe	£393,470	£276,939	£275,206	£3,589	£3,768	£3,299
Narborough & Littlethorpe		£290,000			£2,900	
BDC Area	£396,486	£277,627	£273,034	£3,619	£3,722	£3,468

2025

Non New Build	2025							
	Average price £				Average price per sqm			
	Detached	Flat	Semi-detached	Terraced	Detached	Flat	Semi-detached	Terraced
Blaby	£665,000		£315,430	£191,000	£3,556		£3,403	£3,081
Braunstone Millfield	£363,417		£280,400		£3,003		£3,233	
Braunstone Ravenhurst			£262,200	£225,000			£3,194	£2,885
Cosby & South Whetstone	£377,700		£245,000	£221,250	£3,738			£3,730
Countesthorpe	£407,571		£274,938	£240,167	£3,676		£3,535	£3,402
Enderby	£375,683	£125,000	£254,375		£3,442	£3,472	£3,391	
Fosse Highcross	£339,200		£243,750	£236,417	£3,369		£3,148	£3,038
Fosse Normanton			£0	£215,000			£0	£3,071
Fosse Stoney Cove	£685,667		£294,000	£220,000	£3,299		£3,393	£2,843
Glen Parva	£480,000	£125,000	£267,000	£190,000	£3,967	£2,315	£3,541	£2,184
Glenfield Ellis	£349,400		£251,083		£3,117		£3,150	
Glenfield Faire	£406,667		£302,000	£272,500	£3,516		£3,203	£3,323
Kirby Muxloe	£566,875			£242,000	£3,862			£2,521
Leicester Forest & Lubbesthorpe	£364,000	£225,000	£263,000	£255,000	£3,126	£2,778	£3,472	£3,806
Narborough & Littlethorpe	£360,571	£200,000	£282,356	£264,000	£3,574	£2,703	£3,518	£3,722
North Whetstone	£301,667		£280,317		£3,985		£3,360	
Thorpe Astley & St Mary's	£311,900		£251,988	£243,390	£3,382		£3,107	£3,405
BDC Area	£394,688	£168,750	£273,216	£234,708	£3,479	£2,817	£3,366	£3,212

NO NEWBUILD DATA FOR 2025

Landstack Data - Newbuild

2023, 2024, 2025, 2026

	Average of Price					Average of £ per sqm				
Row Labels	Bungalow	Detached	Flat	Semi-detached	Terraced	Bungalow	Detached	Flat	Semi-detached	Terraced
Blaby				£195,000					£2,144	
Glenfield Faire		£495,000					£3,839			
Kirby Muxloe	£259,983	£399,625		£297,615		£4,485	£3,730		£3,534	
Leicester Forest & Lubbesthorpe	£236,544	£419,946	£189,746	£299,389	£263,890	£3,937	£3,593	£2,697	£3,744	£2,879
Narborough & Littlethorpe		£436,617		£241,660	£314,877		£3,636		£3,190	£4,313
Newbold Verdon with Desford and Peckleton		£720,000					£3,656			
Grand Total	£239,056	£421,002	£189,746	£289,448	£267,347	£3,996	£3,613	£2,697	£3,609	£2,977

2023

	Average of Price					Average of £ per sqm				
Row Labels	Bungalow	Detached	Flat	Semi-detached	Terraced	Bungalow	Detached	Flat	Semi-detached	Terraced
Kirby Muxloe		£396,800		£289,333			£3,699		£3,728	
Leicester Forest & Lubbethorpe	£262,067	£436,937	£185,763	£291,761	£296,517	£4,442	£3,638	£2,628	£3,751	£3,121
Narborough & Littlethorpe		£436,617		£237,266	£314,877		£3,636		£3,217	£4,313
Grand Total	£262,067	£430,216	£185,763	£279,335	£298,812	£4,442	£3,649	£2,628	£3,629	£3,270

2024

	Average of Price					Average of £ per sqm				
Row Labels	Bungalow	Detached	Flat	Semi-detached	Terraced	Bungalow	Detached	Flat	Semi-detached	Terraced
Kirby Muxloe	£260,000	£404,333		£316,250		£4,485	£3,782		£3,096	
Leicester Forest & Lubbethorpe	£225,656	£395,478	£208,333	£301,510	£231,419	£3,718	£3,574	£3,019	£3,631	£2,505
Narborough & Littlethorpe				£290,000					£2,901	
Grand Total	£229,271	£396,335	£208,333	£303,335	£231,419	£3,799	£3,594	£3,019	£3,521	£2,505

2025

	Average of Price					Average of £ per sqm				
Row Labels	Bungalow	Detached	Semi-detached	Terraced	Bungalow	Detached	Semi-detached	Terraced		
Blaby			£195,000					£2,144		
Glenfield Faire		£495,000					£3,839			
Kirby Muxloe	£259,950					£4,484				
Leicester Forest & Lubbethorpe	£242,995	£454,534	£311,677	£224,049	£4,119	£3,545	£3,889	£3,175		
Newbold Verdon with Desford and Peckl		£720,000					£3,656			
Grand Total	£251,473	£469,831	£297,951	£224,049	£4,302	£3,565	£3,684	£3,175		

2025

NO NEWBUILD DATA FOR 2026

Appendix 5 – Residential Newbuild Asking Prices

May 2025

Developer / Agent	Development	Address	Address	Postcode	Beds	Type	M2	£	£/M2
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	5	D	212	£754,995	£3,561
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	5	D	212	£824,995	£3,891
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	5	D	212	£762,995	£3,599
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	5	D	204	£749,995	£3,676
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	5	D	177	£679,995	£3,842
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	5	D	177	£669,995	£3,785
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	4	D	177	£650,000	£3,672
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	4	D	161	£640,000	£3,975
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	4	D	161	£629,995	£3,913
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	4	D		£640,000	
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	4	D	137	£540,000	£3,942
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	4	D	124	£500,000	£4,032
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	3	D	95	£400,000	£4,211
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	3	D	95	£391,995	£4,126
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	3	D	96	£395,995	£4,125
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	3	D	96	£385,995	£4,021
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	3	S	96	£380,000	£3,958
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	3	d	91	£349,995	£3,846
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	2	S	72	£290,000	£4,028
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	2	S	68	£289,995	£4,265
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	2	S	68	£285,995	£4,206
Davidsons	New Lubberthorpe	The Burrows	New Lubberthorpe	LE19 0LF	2	S	60	£260,000	£4,333
David Wilson	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	5	D	220	£729,995	£3,318
Taylor's	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	2	S	64	£293,995	£4,594
Taylor's	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	2	S	64	£293,995	£4,594
David Wilson	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	3	D		£349,995	
David Wilson	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	4	D	100	£409,995	£4,100
David Wilson	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	3	T	123	£419,995	£3,415
David Wilson	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	3	T	123	£419,995	£3,415
David Wilson	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	3	T	123	£419,995	£3,415
David Wilson	New Lubberthorpe	Tweed Street	New Lubberthorpe	LE19 4BH	4	D	152	£534,995	£3,520
Linden	Little Glen		Glen Parva	LE2 9JR	3	S	88	£339,995	£3,864

Linden	Little Glen		Glen Parva	LE2 9JR	4	D	131	£479,995	£3,664
Linden	Little Glen		Glen Parva	LE2 9JR	2	T	66	£264,995	£4,015
Linden	Little Glen		Glen Parva	LE2 9JR	3	S	80	£309,995	£3,875
Linden	Little Glen		Glen Parva	LE2 9JR	3	D	80	£344,995	£4,312
Linden	Little Glen		Glen Parva	LE2 9JR	2	S	57	£259,995	£4,561
Linden	Little Glen		Glen Parva	LE2 9JR	2	S	57	£259,995	£4,561
Linden	Little Glen		Glen Parva	LE2 9JR	2	T	66	£272,995	£4,136
Linden	Little Glen		Glen Parva	LE2 9JR	2	S	66	£274,995	£4,167
Linden	Little Glen		Glen Parva	LE2 9JR	3	S	88	£344,995	
Linden	Little Glen		Glen Parva	LE2 9JR	3	D	88	£359,995	
Linden	Little Glen		Glen Parva	LE2 9JR	3	D	88	£369,995	
Linden	Little Glen		Glen Parva	LE2 9JR	4	D	131	£489,995	
Linden	Little Glen		Glen Parva	LE2 9JR	4	D	131	£499,995	
Linden	Little Glen		Glen Parva	LE2 9JR	4	D	131	£554,995	
Redrow	New Lubberthorpe	Chantry Mews	New Lubbesthorpe	LE19 4BF	4	D	109	£429,000	
Redrow	New Lubberthorpe	Chantry Mews	New Lubbesthorpe	LE19 4BF	4	D	109	£429,000	
Elba Homes	Bowling Green Gardens		Blaby		2	D		£430,000	
Elba Homes	Bowling Green Gardens		Blaby		2	D		£510,000	
Elba Homes	Bowling Green Gardens		Blaby		2	D		£525,000	
Elba Homes	Bowling Green Gardens		Blaby		2	D		£540,000	
Nest Estates	Chapel Lane		Cosby		3	D		£480,000	
Connells	Sports Road		Glenfield	LE3 8AN	3	D	150	£500,000	
Connells	Sports Road		Glenfield	LE3 8AN	3	D	150	£500,000	
Connells	Sports Road		Glenfield	LE3 8AN	3	D	150	£550,000	

February 2026

Agent	Development	Address	Address	Postcode	Beds	Type	M2	£	£/m2
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	3	D		£359,995	
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	2	S	67	£299,995	£4,478
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	3	S	108	£379,995	£3,518
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	3	S	108	£379,995	£3,518
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	3	T	123	£439,995	£3,577
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	4	D	152	£574,995	£3,783
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	2	S	67	£299,995	£4,478

David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	1	S	56	£249,995	£4,464
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	1	S	56	£229,995	£4,107
Linden	Little Glen		Glen Parva	LE2 9JR	4	D	131	£449,995	£3,435
Linden	Little Glen		Glen Parva	LE2 9JR	2	T	66	£269,995	£4,091
Linden	Little Glen		Glen Parva	LE2 9JR	2	T	66	£279,995	£4,242
Linden	Little Glen		Glen Parva	LE2 9JR	2	T	66	£289,995	£4,394
Linden	Little Glen		Glen Parva	LE2 9JR	3	D	80	£344,995	£4,312
Linden	Little Glen		Glen Parva	LE2 9JR	3	D	80	£349,995	£4,375
Linden	Little Glen		Glen Parva	LE2 9JR	3	D	80	£369,995	£4,625
Linden	Little Glen		Glen Parva	LE2 9JR	3	S	88	£389,995	£4,432
Linden	Little Glen		Glen Parva	LE2 9JR	4	D	131	£489,995	£3,740
Linden	Little Glen		Glen Parva	LE2 9JR	4	D	147	£529,995	£3,605
Linden	Little Glen		Glen Parva	LE2 9JR	4	D	147	£549,995	£3,741
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	5	D	212	£740,000	£3,491
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	5	D	212	£710,000	£3,349
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	5	D	204	£730,000	£3,578
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	5	D	177	£660,000	£3,729
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	5	D	177	£650,000	£3,672
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	4	D	161	£630,000	£3,913
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	4	D		£630,000	
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	4	D	137	£540,000	£3,942
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	4	D	124	£490,000	£3,952
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	4	D	124	£485,000	£3,911
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	3	S		£345,000	
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	3	S		£340,000	
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	3	S		£325,000	
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	3	S		£320,000	
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	3	S		£318,000	
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	72	£275,000	£3,819
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	68	£289,995	£4,265

Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	68	£285,995	£4,206
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	60	£290,000	£4,833
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	1	F	39	£200,000	£5,128
David Wilson	New Lubberthorpe	Tweed Street	Leicester Forest East	LE19 4BH	1	F	39	£200,000	£5,128
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	60	£290,000	£4,833
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	60	£290,000	£4,833
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	60	£288,000	£4,800
Davidsons	The Burrows	Dee Way	New Lubbesthorpe	LE19 0LF	2	S	60	£288,000	£4,800
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	5	D	194	£710,000	£3,660
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	152	£585,000	£3,849
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	3	S	88	£320,000	£3,636
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	2	S	70	£285,000	£4,071
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	3	S	91	£325,000	£3,571
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	3	S	91	£325,000	£3,571
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	3	D	103	£400,000	£3,883
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	3	D	103	£400,000	£3,883
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	3	D	103	£400,000	£3,883
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	3	D	103	£400,000	£3,883
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	118	£455,000	£3,856
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	118	£455,000	£3,856
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	132	£530,000	£4,015
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	132	£530,000	£4,015
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	132	£530,000	£4,015
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	152	£585,000	£3,849
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	5	D	152	£600,000	£3,947
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	5	D	152	£600,000	£3,947
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	158	£605,000	£3,829
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	4	D	158	£610,000	£3,861
Miller Homes	Willowbrook Rise	Leicester Rd	Countesthorpe	LE8 5QP	5	D	194	£710,000	£3,660
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	4	D	136	£479,995	£3,529

Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	3	95	£344,995	£3,632
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	3	95	£359,995	£3,789
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	3 D		£379,995	
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	3	95	£384,995	£4,053
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	5 D	141	£499,995	£3,546
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	4 D	136	£499,995	£3,676
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	5 D	141	£509,995	£3,617
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	4 D	136	£509,995	£3,750
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	4 D	134	£529,995	£3,955
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	5 D	141	£574,995	£4,078
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	5 D	186	£599,995	£3,226
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	5 D	186	£609,995	£3,280
Barratt	New Lubberthorpe	Laxford Lane	New Lubbesthorpe	LE19 4DE	5 D	186	£609,995	£3,280
George Edwards	Other	Forest Close	Leicester Forest	LE3 3FE	4 D	190	£480,000	£2,526
George Edwards	Other	Forest Close	Leicester Forest	LE3 3FE	4 D	190	£480,000	£2,526
George Edwards	Other	Forest Close	Leicester Forest	LE3 3FE	4 D	190	£480,000	£2,526
George Edwards	Other	Forest Close	Leicester Forest	LE3 3FE	4 D	190	£480,000	£2,526
					2 D	145	£380,000	£2,621

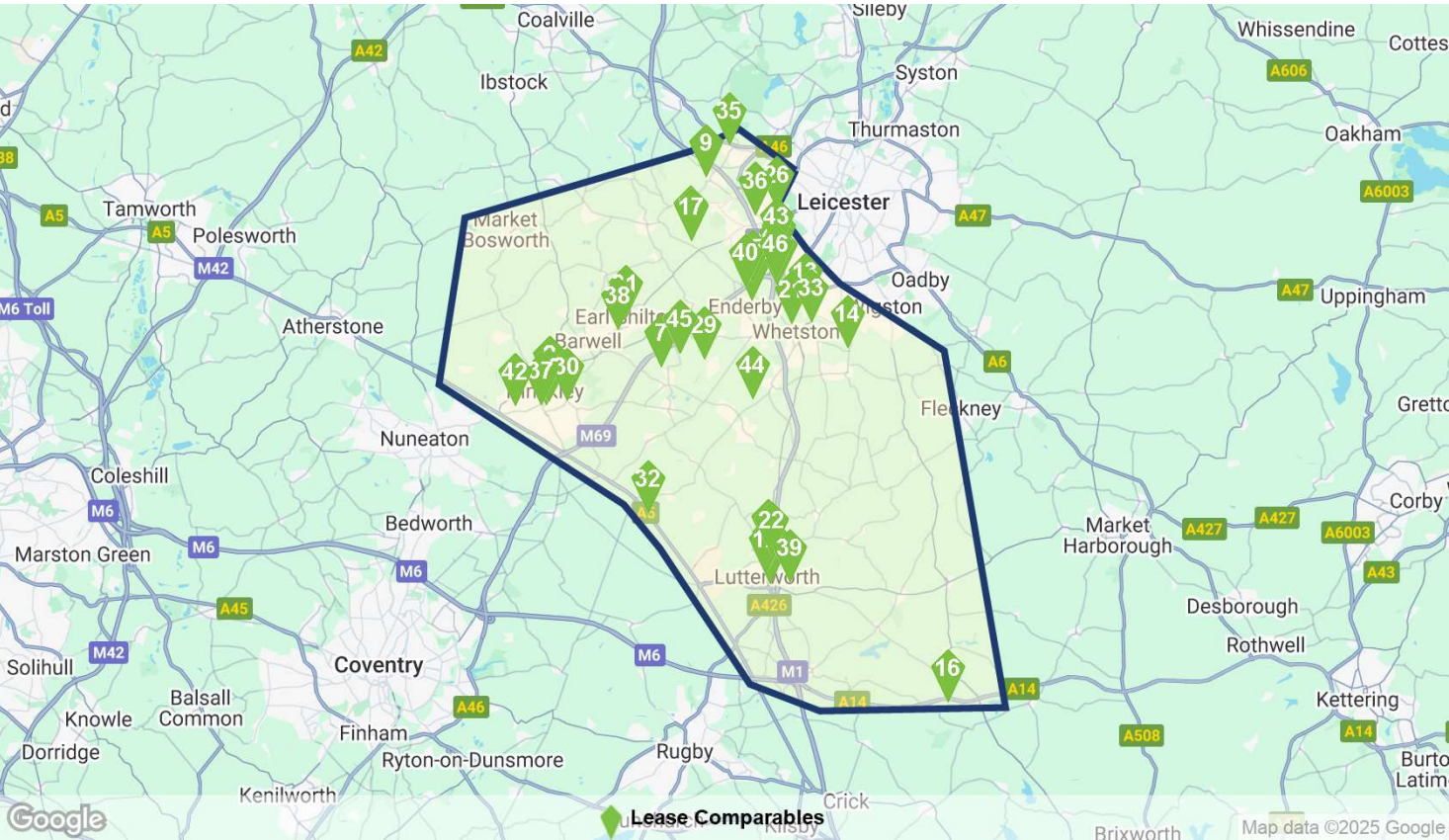


Appendix 6 - CoStar Non-Residential Data

The pages in this appendix are not numbered.

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
71	£13.19	£14.98	11

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	60	£5.78	£13.19	£13.52	£25.98
Achieved Rent Per Sq ft	35	£7.09	£14.98	£13.15	£25.98
Effective Rent Per Sq ft	1	£22.17	£22.17	£22.17	£22.17
Asking Rent Discount	29	-13.9%	1.8%	0.0%	33.4%
TI Allowance	-	-	-	-	-
Rent Free Months	5	2	4	4	7

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	63	1	11	10	41
Deal Size	71	124	3,947	1,304	89,230
Deal in Months	37	6.0	57.0	60.0	180.0
Floor Number	71	BSMT	RDJ	RDJ	2

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1 4-7 Rugby Rd	★★★★★	1,917	GRND,1	08/05/2025	New Lease	£12.52	Achieved
2 Newton House Clarendon Rd	★★★★★	1,351	GRND,1	30/04/2025	New Lease	£10.02	Asking
3 18 Hill Top	★★★★★	1,334	GRND,1	17/04/2025	New Lease	£11.36	Asking
4 70-76 Castle St	★★★★★	1,657	1st	03/04/2025	New Lease	£8.15/fri	Achieved
5 Eagle House Bilton Way	★★★★★	213	1st	03/03/2025	New Lease	£14.08	Achieved
6 King Street Buildings King St	★★★★★	427	GRND	06/02/2025	New Lease	£14.05	Achieved
6 King Street Buildings King St	★★★★★	427	GRND	06/02/2025	New Lease	£14.75	Achieved
7 Highfields Farm Huncote Rd	★★★★★	847	GRND,1	03/02/2025	New Lease	£13.44	Asking
8 The Silk Warehouse Druid St	★★★★★	860	1st	01/01/2025	New Lease	£11.27	Achieved
9 Pear Tree Office Park Desford Ln	★★★★★	3,740	GRND,1	30/12/2024	New Lease	£14.44	Asking
10 Wycliffe House Gilmorton Rd	★★★★★	1,338	GRND	30/12/2024	New Lease	£8.97	Asking
11 The Coach House Leicester Ln	★★★★★	550	2nd	30/12/2024	New Lease	£16.36	Asking
12 Manor House 14 Market St	★★★★★	697	GRND	30/12/2024	New Lease	£9.97	Asking
13 The Parade Needham Ave	★★★★★	1,197	1st	30/12/2024	New Lease	£14.57	Asking
14 Leicester Rd	★★★★★	562	GRND,1	11/11/2024	New Lease	£16.00	Achieved
15 Precision House Meridian E	★★★★★	1,917	GRND	28/10/2024	New Lease	£14.34	Asking
16 Elkington Rd	★★★★★	1,500	GRND	04/09/2024	New Lease	£9.36	Achieved
17 Desford Hall Leicester Ln	★★★★★	226	GRND	01/09/2024	New Lease	£17.70	Asking
18 Spinneyside Penman Way	★★★★★	89,230	GRND,1-2	31/08/2024	Renewal	£17.07/fri	Achieved
19 Ratby Ln	★★★★★	1,533	GRND,1	14/08/2024	New Lease	£13.70	Achieved
20 17 Station Rd	★★★★★	1,569	GRND	31/07/2024	New Lease	£8.44	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
21 Best House Enderby	★★★★★	1,698	GRND,1	30/07/2024	New Lease	£10.11/fri	Achieved
22 Midland Court Midland Ct	★★★★★	3,926	GRND,1	18/07/2024	New Lease	£12.23/fri	Achieved
23 Lewis Ct	★★★★★	2,191	GRND,1	17/07/2024	New Lease	£15.52/fri	Achieved
24 The Bakery, Dovecote C... Stanton Ln	★★★★★	643	GRND	01/07/2024	New Lease	£15.07	Achieved
25 Ratby Ln	★★★★★	1,500	GRND	29/06/2024	New Lease	-	-
17 Desford Hall Leicester Ln	★★★★★	488	GRND	03/06/2024	New Lease	£18.44	Asking
26 Radar Rd	★★★★★	19,288	GRND,1	30/05/2024	New Lease	-	-
27 Bellway House Feldspar Close	★★★★★	2,750	1st	27/05/2024	New Lease	-	-
28 Elizabeth House St Marys Rd	★★★★★	1,807	1st	24/05/2024	New Lease	£7.75	Asking
29 Huncote Rd	★★★★★	2,674	GRND,1	16/05/2024	New Lease	£10.22	Asking
30 Hinckley Business Centre Burbage Rd	★★★★★	173	1st	01/05/2024	New Lease	£13.87	Achieved
31 Byron House Keats Ln	★★★★★	3,911	GRND,1	01/05/2024	New Lease	£22.17/fri	Effective
32 Watling St	★★★★★	489	GRND	29/04/2024	New Lease	£15.00	Asking
33 33 Leicester Rd	★★★★★	194	GRND	22/04/2024	New Lease	£25.98	Achieved
34 Potters Marston Dovecote Ct	★★★★★	930	GRND	19/04/2024	New Lease	-	-
35 12A -18B Fir Tree Ln	★★★★★	840	1st	18/04/2024	New Lease	£11.90	Asking
36 8 Ratby Ln	★★★★★	1,060	GRND	18/04/2024	New Lease	£16.51	Asking
37 74 Rugby Rd	★★★★★	703	GRND,1	11/04/2024	New Lease	£11.95	Achieved
38 62 Station Rd	★★★★★	685	GRND,1	09/04/2024	New Lease	£14.89/iri	Achieved
39 Grooms Cottage Misterton	★★★★★	1,260	GRND,1	26/03/2024	New Lease	£10.00	Asking
40 Warren Park Way	★★★★★	1,520	GRND	22/03/2024	New Lease	£9.87	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
34 Potters Marston Dovecote Ct	★★★★★	930	1st	11/03/2024	New Lease	£15.71	Asking
30 Hinckley Business Centre Burbage Rd	★★★★★	124	1st	10/03/2024	New Lease	£16.12	Achieved
41 Interchange 21 Centre Ct	★★★★★	5,710	GRND	04/03/2024	New Lease	£14.50	Asking
42 Trinity House Coventry Rd	★★★★★	264	1st	01/03/2024	New Lease	£15.00	Achieved
43 Jupiter Court 6 Dominus Way	★★★★★	4,970	GRND	29/02/2024	New Lease	£14.49	Asking
44 Armston Farm	★★★★★	880	GRND	21/02/2024	New Lease	£8.52	Asking
45 Stanton Ln	★★★★★	1,242	GRND,1	21/02/2024	New Lease	£15.71	Asking
46 Barnsdale Ct	★★★★★	2,026	GRND,1	31/01/2024	New Lease	£16.78/fri	Achieved

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£75,000	£1,505,895	£450,000	£12,550,000
Sale Price Per Sq ft	£141	£164	£182	£234
Yield	6.0%	7.8%	7.0%	11.4%
Sale Price Per ac	£649,423	£1,520,991	£1,835,945	£2,695,625
Property Attributes	Low	Average	Median	High
Building Sq ft	398 Sq ft	9,983 Sq ft	2,192 Sq ft	89,230 Sq ft
Year Built	1800	1977	2000	2022
% Leased At Sale	0.0%	70.0%	100%	100%
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.8	★ ★ ★ ☆ ☆ 3	★ ★ ★ ★ ☆ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Midland Court Midland Ct Lutterworth LE17 4PN	Office ★ ★ ☆ ☆ ☆	2000	3,926 Sq ft	16/05/2025	Not Disclosed	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	St Johns Business Park: Suite 1 Rugby Rd Lutterworth LE17 4HB	Office Unit ★★★★☆☆	2008	2,411 Sq ft	30/04/2025	£435,000 (£180.42/Sq ft)	-
3	GLP Office 1 Westland Way Lutterworth LE17 4JH	Office ★★★★☆☆ Part of a Portfolio	2022	1,982 Sq ft	03/03/2025	Not Disclosed	-
4	Bittesby House 1 Lodge Cottages Lutterworth LE17 4JH	Office ★★★★☆☆ Part of a Portfolio	1895	3,211 Sq ft	03/03/2025	Not Disclosed	-
5	George House Coventry Rd Lutterworth LE17 4XH	Office ★★★★☆☆ Part of a Portfolio	2003	71,490 Sq ft	03/03/2025	Not Disclosed	-
6	The Cottage Mere Ln Lutterworth LE17 4JH	Office ★★★★☆☆ Part of a Portfolio	1926	1,126 Sq ft	03/03/2025	Not Disclosed	-
7	Spinneyside Penman Way Enderby LE19 1SZ	Office ★★★★☆☆	2004/2023	89,230 Sq ft (100%)	09/12/2024	£12,550,000 (£140.65/Sq ft)	11.36% Actual 9.75% Pro-Forma
8	Edward House: Suite C Enderby Rd Leicester LE8 6EP	Office Unit ★★★★☆☆	1992	1,610 Sq ft	29/11/2024	£295,000 (£183.23/Sq ft)	-
9	Retail Unit: Suite 54C 54A-54C Main St Broughton Astley LE9 6RD	Office/Retail Unit ★★★★☆☆	1950	398 Sq ft	18/11/2024	£75,000 (£188.44/Sq ft)	-
10	Edward House: Suite B Enderby Rd Leicester LE8 6EP	Office Unit ★★★★☆☆	1992	1,544 Sq ft	30/08/2024	£276,000 (£178.76/Sq ft)	-
11	47 High St Lutterworth LE17 4AY	Office ★★★★☆☆	1930	1,804 Sq ft	29/08/2024	Not Disclosed	-
12	Royal Court Station Rd Hinckley LE10 1BH	Office ★★★★☆☆	1930	2,195 Sq ft (0%)	09/08/2024	£330,000 (£150.34/Sq ft)	-
13	Edward House: Suite Unit A Enderby Rd Leicester LE8 6EP	Office Unit ★★★★☆☆	1992	1,570 Sq ft	29/07/2024	£276,000 (£175.80/Sq ft)	-
14	Solutions House Meridian East Leicester LE19 1WZ	Office ★★★★☆☆	2006	6,418 Sq ft (0%)	20/05/2024	£1,165,000 (£181.52/Sq ft)	-
15	Genesis Park Magna Rd Wigston LE18 4ZH	Office ★★★★☆☆	2022	18,568 Sq ft (100%)	21/04/2024	£3,480,000 (£187.42/Sq ft)	6.00% Actual
16	Barnsdale Court Barnsdale Way Enderby LE19 1SN	Office ★★★★☆☆	2005	1,968 Sq ft (0%)	26/02/2024	£460,000 (£233.74/Sq ft)	-
17	Interchange 21: Suite 9 Centre Ct Leicester LE19 1WR	Office Unit ★★★★☆☆	1989	5,495 Sq ft	01/02/2024	£1,010,000 (£183.80/Sq ft)	-
18	12 Pipistrelle Dr Nuneaton CV13 0NW	Office ★★★★☆☆	2003	1,036 Sq ft	15/01/2024	Not Disclosed	-
19	Office Unit: Suite 5 Grove Ct Enderby LE19 1SA	Office Unit ★★★★☆☆	2005	2,189 Sq ft	23/11/2023	£450,000 (£205.57/Sq ft)	-
20	Rivermead House 7 Lewis Ct Enderby LE19 1SD	Office ★★★★☆☆	2006	11,409 Sq ft (100%)	15/11/2023	£2,060,000 (£180.56/Sq ft)	9.01% Actual

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
21	Dale House Stoney Hollow Lutterworth LE17 4BL	Office ★★★★☆☆	1800	2,677 Sq ft (100%)	26/10/2023	£500,000 (£186.78/Sq ft)	-
22	Warren Court Feldspar Close Enderby LE19 4SD	Office ★★★★☆☆	1984	5,500 Sq ft	02/10/2023	£1,000,000 (£181.82/Sq ft)	-
23	Best House: Suite F Enderby Rd Leicester LE8 6EP	Office Unit ★★★★☆☆	1992	1,698 Sq ft	21/08/2023	£250,000 (£147.23/Sq ft)	7.00% Actual
24	Grove Park 3 Penman Way Enderby LE19 1SY	Office ★★★★☆☆	2003	16,714 Sq ft (100%)	20/07/2023	£3,500,000 (£209.41/Sq ft)	7.51% Actual
25	Office Unit: Suite D Enderby Rd Leicester LE8 6EP	Office Unit ★★★★☆☆	1997	1,701 Sq ft	05/06/2023	£250,000 (£146.97/Sq ft)	6.82% Actual
26	Best House: Suite C Enderby Rd Leicester LE8 6EP	Office Unit ★★★★☆☆	1992	1,699 Sq ft	02/06/2023	£250,000 (£147.15/Sq ft)	7.00% Actual
27	C B S House 153 Enderby Rd Leicester LE8 6JJ	Office ★★★★☆☆	1970	5,514 Sq ft (0%)	Pending	£600,000 (£108.81/Sq ft)	-
28	Office Unit: Suite Unit 14 Rugby Rd Lutterworth LE17 4HB	Office Unit ★★★★☆☆	2000	3,000 Sq ft	Pending	£565,000 (£188.33/Sq ft)	-
29	Pear Tree Office Park: Suite 6 Desford Ln Ratby LE6 0LE	Office Unit ★★★★☆☆	2013	1,676 Sq ft	Pending	£400,000 (£238.66/Sq ft)	-
30	13 Leicester Rd Groby LE6 0DQ	Office ★★★★☆☆	1980	3,919 Sq ft	In Exchange	£385,000 (£98.24/Sq ft)	-
31	Bushloe House 132A Station Rd Wigston LE18 2DR	Office ★★★★☆☆	1850	14,930 Sq ft (100%)	Pending	Not Disclosed	-

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
99	£8.10	£8.45	8

TOP 50 LEASE COMPARABLES

SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	69	£4.04	£8.10	£6.96	£16.04
Achieved Rent Per Sq ft	49	£3.44	£8.45	£8.25	£17.95
Effective Rent Per Sq ft	2	£7.51	£7.52	£7.52	£7.52
Asking Rent Discount	33	-7.2%	1.7%	0.0%	37.2%
TI Allowance	-	-	-	-	-
Rent Free Months	5	0	7	9	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	80	1	8	7	34
Deal Size	99	404	30,689	5,598	491,926
Deal in Months	59	36.0	74.0	60.0	240.0
Floor Number	99	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Unit 1 Mountpark Hinckley Watling St	★★★★★	491,926	GRND	15/05/2025	New Lease	-	-
2 Jacknell Rd	★★★★★	8,504	GRND	30/04/2025	New Lease	£7.95	Asking
3 Station Rd	★★★★★	5,598	GRND,1	30/04/2025	New Lease	£6.43	Asking
4 Venture Ct	★★★★★	9,860	GRND,1...	30/04/2025	New Lease	£6.09	Asking
5 Units 5-7 Ashville Way	★★★★★	11,105	GRND,1	27/04/2025	New Lease	£6.97	Asking
6 Brindley Rd	★★★★★	730	GRND	10/04/2025	Renewal	-	-
7 3 Jacknell Rd	★★★★★	6,032	GRND,...	01/04/2025	New Lease	£6.96	Asking
8 Enterprise Park Coventry Rd	★★★★★	18,432	GRND,...	12/03/2025	New Lease	£9.22	Achieved
9 Crown Packaging Plant Golf Course Ln	★★★★★	455,985	GRND,1-2	04/03/2025	Renewal	-	-
10 Tomra House Centurion Way	★★★★★	17,838	GRND,...	24/02/2025	New Lease	£5.05/fri	Asking
11 Swannington Rd	★★★★★	11,654	GRND,...	17/02/2025	New Lease	£6.00/fri	Achieved
12 Enderby Rd	★★★★★	2,379	GRND	06/02/2025	New Lease	£9.66/fri	Achieved
13 Hinckley Business Centre Burbage Rd	★★★★★	1,557	GRND	03/02/2025	New Lease	£6.94	Asking
14 Fleming Rd	★★★★★	12,345	GRND	16/01/2025	New Lease	£7.50	Achieved
15 5A-5E Pincet Ln	★★★★★	967	GRND	14/01/2025	New Lease	£8.27/fri	Achieved
16 Units 6-8 The Mill Ln	★★★★★	72,510	GRND,1	01/01/2025	New Lease	£6.90	Asking
17 Narborough Wood Busin... Desford Rd	★★★★★	3,025	GRND,...	30/12/2024	New Lease	£6.45	Asking
18 Frolesworth Ln	★★★★★	2,660	GRND	30/12/2024	New Lease	£7.03	Asking
19 Leicester Rd	★★★★★	864	GRND	30/12/2024	New Lease	£6.94	Asking
20 Lutterworth Rd	★★★★★	9,709	GRND,...	30/12/2024	New Lease	£11.33	Asking
21 Sketchley Ln	★★★★★	6,436	GRND	20/12/2024	New Lease	£7.74/fri	Achieved

Lease Comps Summary

Lease Comps Report

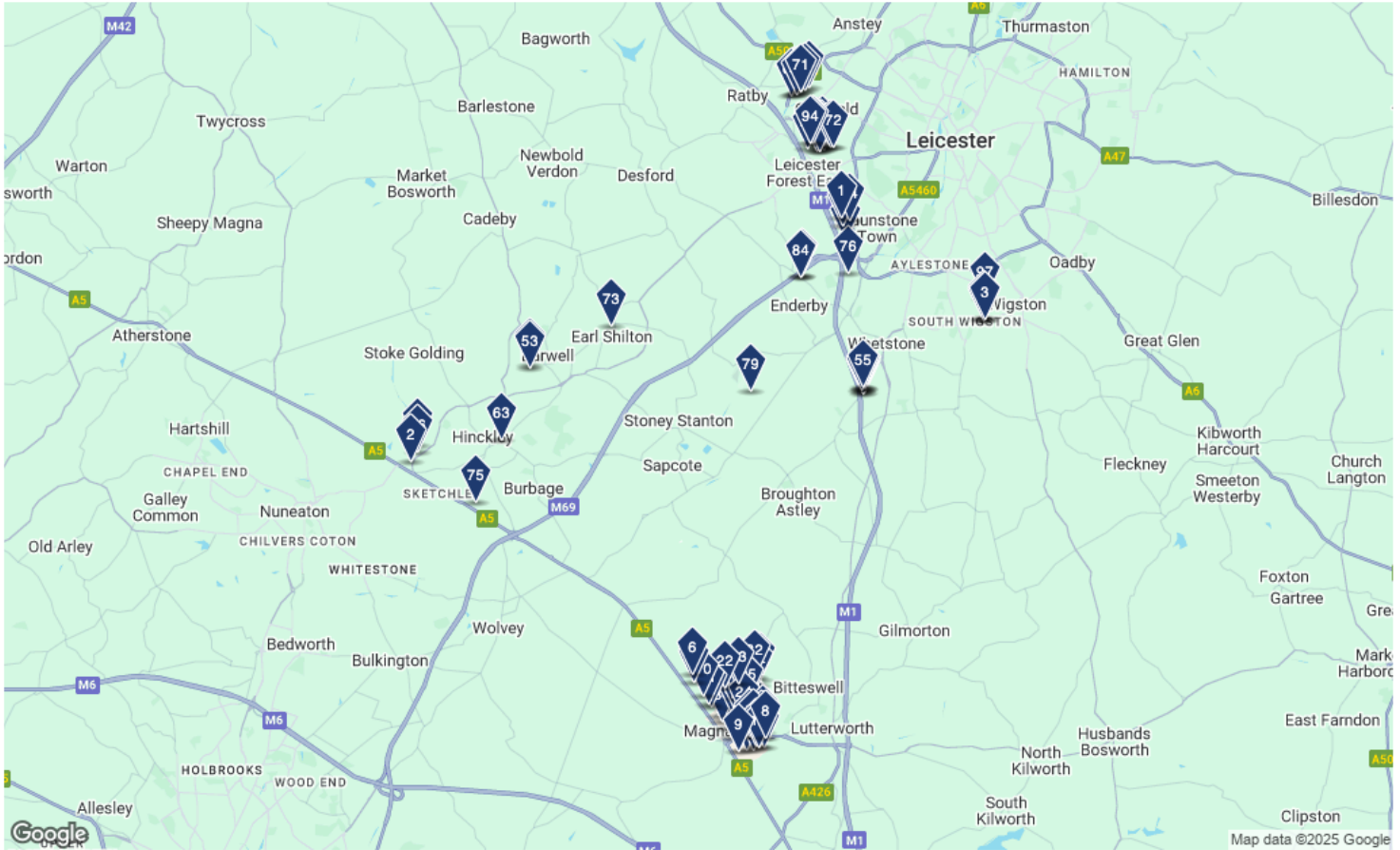
Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
22 Waterfield Way	★★★★★	13,361	GRND	20/12/2024	Renewal	£6.96	Achieved
23 1 Foxholes Rd	★★★★★	9,282	GRND,1	02/12/2024	New Lease	£7.27	Asking
24 59 Narborough Rd	★★★★★	3,362	GRND	07/11/2024	New Lease	£5.65/iro	Asking
24 59 Narborough Rd	★★★★★	1,382	1st	07/11/2024	New Lease	£5.65/iro	Asking
25 Logix Rd	★★★★★	59,761	GRND,1	04/11/2024	New Lease	£9.00	Achieved
26 3 Watling Close	★★★★★	18,723	GRND,1	31/10/2024	New Lease	£6.70/fri	Achieved
27 Enderby Rd	★★★★★	1,515	GRND	30/10/2024	New Lease	£8.25/fri	Achieved
28 Optimus Way	★★★★★	95,000	GRND,1	21/10/2024	New Lease	-	-
29 Genesis Park Magna Rd	★★★★★	6,095	GRND,1	10/10/2024	New Lease	-	-
30 Meridian	★★★★★	29,585	GRND,1	10/10/2024	Renewal	£8.00/fri	Achieved
31 Watling St	★★★★★	5,853	GRND,1	10/10/2024	New Lease	£9.25/fri	Achieved
32 Brindley Rd	★★★★★	730	GRND	16/09/2024	Renewal	£12.67/fri	Achieved
33 XDock 163 Hunter Blvd	★★★★★	163,423	GRND,1-2	02/09/2024	New Lease	-	-
34 Brindley Rd	★★★★★	730	GRND	27/08/2024	Renewal	£12.67/fri	Achieved
35 2 Nutts Ln	★★★★★	2,820	GRND	21/08/2024	New Lease	£6.21	Asking
36 Bilton Way	★★★★★	3,000	GRND	14/08/2024	New Lease	£9.00	Achieved
37 2C Chartwell Dr	★★★★★	10,258	GRND,1	17/07/2024	New Lease	£7.51/fri	Effective
38 Sketchley Mdws	★★★★★	6,908	GRND	01/07/2024	New Lease	-	-
39 Brindley Rd	★★★★★	1,460	GRND	28/06/2024	New Lease	£12.33/fri	Achieved
40 Hinckley Fields Industria... Clover Park	★★★★★	7,195	GRND,1...	27/06/2024	New Lease	£6.25/fri	Achieved
41 Unit 35 Ashville Way	★★★★★	10,366	GRND,1...	25/06/2024	New Lease	£5.66	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
42 13 Chartwell Dr	★★★★★	43,933	GRND	19/06/2024	New Lease	-	-
43 Carr House Hawley Rd	★★★★★	2,503	1st	19/06/2024	New Lease	£5.99/fri	Achieved
44 Centurion Way	★★★★★	6,269	GRND	17/06/2024	New Lease	£7.50/fri	Achieved
45 Fleming Rd	★★★★★	48,375	GRND,1...	01/06/2024	New Lease	£3.44/fri	Achieved
46 66 Blunts Ln	★★★★★	2,483	GRND	29/05/2024	New Lease	£7.05	Achieved
47 Chartwell Dr	★★★★★	4,102	GRND,...	29/05/2024	New Lease	£6.46	Asking
48 Station Rd	★★★★★	1,238	GRND,1	23/05/2024	New Lease	£10.90	Asking
49 Enterprise Centre Optimus Way	★★★★★	1,000	GRND	16/05/2024	New Lease	£12.00	Achieved

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£360,000	£7,992,557	£4,512,500	£33,218,578
Sale Price Per Sq ft	£38	£103	£91	£184
Yield	5.7%	7.0%	6.8%	10.0%
Sale Price Per ac	£660,816	£1,894,868	£2,013,833	£3,604,430
Property Attributes	Low	Average	Median	High
Building Sq ft	1,000 Sq ft	178,988 Sq ft	126,242 Sq ft	1,230,733 Sq ft
Year Built	1920	1999	2000	2025
% Leased At Sale	0.0%	78.8%	100%	100%
Star Rating	★★☆☆☆ 2	★★★★☆ 3.2	★★★★☆ 3	★★★★★ 5

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Howmet Aerospace Centurion Way Leicester LE19 1LE	Manufacturing ★★★★☆	1990	78,000 Sq ft	07/05/2025	£8,000,000 (£102.56/Sq ft)	6.44% Actual

Sale Comps List (Continued)

	 Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Dodwells Rd Hinckley LE10 3BZ	Industrial ★★★★☆	2000	48,585 Sq ft (100%)	07/05/2025	Not Disclosed	6.00% Actual
3	Genesis Park: Suite Unit 8 Magna Rd Wigston LE18 4ZA	Industrial Unit ★★★★☆	2023	7,294 Sq ft	29/03/2025	Not Disclosed	-
4	Solar Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2008	267,924 Sq ft	05/03/2025	£31,189,214 (£116.41/Sq ft)	-
5	Culina Great Bear 7000 Coventry Rd Lutterworth LE17 4XH	Industrial ★★★★☆ Part of a Portfolio	2006	232,076 Sq ft	05/03/2025	£27,206,102 (£117.23/Sq ft)	-
6	MPN761 Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★★ Part of a Portfolio	2025	761,361 Sq ft	03/03/2025	Not Disclosed	-
7	MPN 4 Mere Ln Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2022	311,183 Sq ft	03/03/2025	Not Disclosed	-
8	MPS 11 Mere Ln Lutterworth LE17 4FA	Industrial ★★★★☆ Part of a Portfolio	2024	119,275 Sq ft	03/03/2025	Not Disclosed	-
9	MPS 5 Gladiator Way Lutterworth LE17 4JB	Industrial ★★★★☆ Part of a Portfolio	2022	186,500 Sq ft	03/03/2025	Not Disclosed	-
10	MPN 3 Mere Ln Lutterworth LE17 4XR	Industrial ★★★★☆ Part of a Portfolio	2022	297,201 Sq ft	03/03/2025	Not Disclosed	-
11	MPN 2 Mere Ln Lutterworth LE17 4XR	Industrial ★★★★☆ Part of a Portfolio	2022	503,229 Sq ft	03/03/2025	Not Disclosed	-
12	MPN 1 Mere Ln Lutterworth LE17 4XR	Industrial ★★★★☆ Part of a Portfolio	2022	224,170 Sq ft	03/03/2025	Not Disclosed	-
13	MPS 3 Coventry Rd Lutterworth LE17 4XH	Industrial ★★★★☆ Part of a Portfolio	2021	300,678 Sq ft	03/03/2025	Not Disclosed	-
14	MPS 4 Coventry Rd Lutterworth LE17 4XH	Industrial ★★★★☆ Part of a Portfolio	2021	98,844 Sq ft	03/03/2025	Not Disclosed	-
15	MPS 8 Beaufort Blvd Lutterworth LE17 4JB	Industrial ★★★★☆ Part of a Portfolio	2023	355,455 Sq ft	03/03/2025	Not Disclosed	-
16	MPS 7 Beaufort Blvd Lutterworth LE17 4JB	Industrial ★★★★☆ Part of a Portfolio	2023	256,384 Sq ft	03/03/2025	Not Disclosed	-
17	MPS 2 Coventry Rd Lutterworth LE17 4FA	Industrial ★★★★☆ Part of a Portfolio	2021	126,242 Sq ft	03/03/2025	Not Disclosed	-
18	MPS 1 Coventry Rd Lutterworth LE17 4FA	Industrial ★★★★★ Part of a Portfolio	2021	746,478 Sq ft	03/03/2025	Not Disclosed	-
19	MPS 6 MPS 6 Lutterworth LE17 4JB	Industrial ★★★★☆ Part of a Portfolio	2022	211,235 Sq ft	03/03/2025	Not Disclosed	-
20	MPS 10 Mere Ln Lutterworth LE17 4FA	Industrial ★★★★☆ Part of a Portfolio	2024	136,777 Sq ft	03/03/2025	Not Disclosed	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
21	MPS 9 Mere Ln Lutterworth LE17 4FA	Industrial ★★★★☆ Part of a Portfolio	2024	388,087 Sq ft	03/03/2025	Not Disclosed	-
22	Wayfair Argosy Way Lutterworth LE17 4GG	Industrial ★★★★★ Part of a Portfolio	2019	1,230,733 Sq ft	03/03/2025	Not Disclosed	-
23	Magna 236 5420 Hawke Way Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2006/2017	236,244 Sq ft	03/03/2025	Not Disclosed	-
24	104 104 Wellington Pky Lutterworth LE17 4XW	Industrial ★★★★☆ Part of a Portfolio	1990/2016	104,379 Sq ft	03/03/2025	Not Disclosed	-
25	BT Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	1998	432,628 Sq ft	03/03/2025	Not Disclosed	-
26	5310 ASDA Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2006	169,506 Sq ft	03/03/2025	Not Disclosed	-
27	XDock 163 Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	1999	163,423 Sq ft	03/03/2025	Not Disclosed	-
28	Unit 3220 Wellington Pky Lutterworth LE17 4XW	Industrial ★★★★☆ Part of a Portfolio	1995	159,850 Sq ft	03/03/2025	Not Disclosed	-
29	Unit 3310 Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	1998	167,635 Sq ft	03/03/2025	Not Disclosed	-
30	ASDA Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2001	344,087 Sq ft	03/03/2025	Not Disclosed	-
31	Unit 3320 Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	1980	183,000 Sq ft	03/03/2025	Not Disclosed	-
32	6130 6130 Harrier Pky Lutterworth LE17 4XT	Industrial ★★★★☆ Part of a Portfolio	2006	110,215 Sq ft	03/03/2025	Not Disclosed	-
33	MP411 Hawke Way Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2006/2017	411,613 Sq ft	03/03/2025	Not Disclosed	-
34	Magna Park 1300 Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	1993	464,824 Sq ft	03/03/2025	Not Disclosed	-
35	2300 2300 Wellington Pky Lutterworth LE17 4XH	Industrial ★★★★☆ Part of a Portfolio	2006	322,088 Sq ft	03/03/2025	Not Disclosed	-
36	Magna Park Wellington Pky Lutterworth LE17 4XW	Industrial ★★★★☆ Part of a Portfolio	-/2008	133,239 Sq ft	03/03/2025	Not Disclosed	-
37	Magna Park 214 Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2000/2025	213,282 Sq ft	03/03/2025	Not Disclosed	-
38	ASDA Lutterworth IDC Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	1995	670,658 Sq ft	03/03/2025	Not Disclosed	-
39	3420 Buccaneer Way Lutterworth LE17 4YZ	Industrial ★★★★☆ Part of a Portfolio	1997	213,729 Sq ft	03/03/2025	Not Disclosed	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
40	ASDA 1100 Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	1990	431,578 Sq ft	03/03/2025	Not Disclosed	-
41	5120 Vulcan Way Lutterworth LE17 4XR	Industrial ★★★★☆ Part of a Portfolio	1995/2016	219,836 Sq ft	03/03/2025	Not Disclosed	-
42	4400 4400 Harrier Pky Lutterworth LE17 4XT	Industrial ★★★★☆ Part of a Portfolio	2006	258,873 Sq ft	03/03/2025	Not Disclosed	-
43	3520 Wellington Pky Lutterworth LE17 4XW	Industrial ★★★★☆ Part of a Portfolio	2005	186,232 Sq ft	03/03/2025	Not Disclosed	-
44	3410 Wellington Pky Lutterworth LE17 4XH	Industrial ★★★★☆ Part of a Portfolio	2006	307,586 Sq ft	03/03/2025	Not Disclosed	-
45	5220 Vulcan Way Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2006	207,128 Sq ft	03/03/2025	Not Disclosed	-
46	4300 4300 Harrier Pky Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2000/2025	218,725 Sq ft	03/03/2025	Not Disclosed	-
47	4200 4200 Harrier Pky Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2010	527,020 Sq ft	03/03/2025	Not Disclosed	-
48	XDock 377 Wellington Pky Lutterworth LE17 4XH	Industrial ★★★★☆ Part of a Portfolio	1990/2019	377,070 Sq ft	03/03/2025	Not Disclosed	-
49	4500 4500 Harrier Pky Lutterworth LE17 4XT	Industrial ★★★★☆ Part of a Portfolio	2001	273,744 Sq ft	03/03/2025	Not Disclosed	-
50	2200 Shackleton Way Lutterworth LE17 4HP	Industrial ★★★★☆ Part of a Portfolio	1989	194,678 Sq ft	03/03/2025	Not Disclosed	-
51	Tornado 186 Wellington Pky Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2016	186,695 Sq ft	03/03/2025	Not Disclosed	-
52	Primark Hunter Blvd Lutterworth LE17 4XN	Industrial ★★★★☆ Part of a Portfolio	2006	425,952 Sq ft	03/03/2025	Not Disclosed	-
53	Reflex Labels 29 Moat Way Barwell LE9 8EY	Warehouse ★★★★☆	1984	62,245 Sq ft (100%)	26/02/2025	£4,525,000 (£72.70/Sq ft)	7.00% Actual
54	Meridian Business Park Meridian Leicester LE19 1WZ	Warehouse ★★★★☆	1998	29,585 Sq ft (100%)	15/01/2025	Not Disclosed	7.00% Actual
55	Units 21-23: Suite Unit 20 Ashville Way Leicester LE8 6NU	Industrial Unit ★★☆☆☆ Part of a Portfolio	1960	3,554 Sq ft	03/01/2025	Not Disclosed	-
56	Units 27-29 Ashville Way Leicester LE8 6NU	Industrial ★★☆☆☆ Part of a Portfolio	-	21,039 Sq ft	03/01/2025	Not Disclosed	-
57	Units 12-15: Suite 14 Ashville Way Leicester LE8 6NU	Industrial Unit ★★☆☆☆ Part of a Portfolio	1990	5,928 Sq ft	03/01/2025	Not Disclosed	-
58	Units 12-15: Suite 13 Ashville Way Leicester LE8 6NU	Industrial Unit ★★☆☆☆ Part of a Portfolio	1990	5,892 Sq ft	03/01/2025	Not Disclosed	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
59	Units 33-34 Ashville Way Leicester LE8 6NU	Industrial ★★★★☆ Part of a Portfolio	1999	22,112 Sq ft	03/01/2025	Not Disclosed	-
60	Units 30-32 Ashville Way Leicester LE8 6NU	Industrial ★★★★☆ Part of a Portfolio	1980	7,934 Sq ft	03/01/2025	Not Disclosed	-
61	Units 24-26 Ashville Way Leicester LE8 6NU	Industrial ★★★★☆ Part of a Portfolio	1977	24,628 Sq ft	03/01/2025	Not Disclosed	-
62	Unit 35 Ashville Way Leicester LE8 6NU	Industrial ★★★★☆ Part of a Portfolio	2000	10,366 Sq ft	03/01/2025	Not Disclosed	-
63	23 Wood St Hinckley LE10 1JQ	Industrial ★★★★☆	1920	14,918 Sq ft (100%)	23/10/2024	£620,000 (£41.56/Sq ft)	-
64	The Mill Ln Leicester LE3 8DX	Industrial ★★★★☆ Part of a Portfolio	1998	180,916 Sq ft	19/09/2024	£16,378,429 (£90.53/Sq ft)	-
65	Mill Lane Industrial Estate The Mill Ln Leicester LE3 8DX	Industrial ★★★★☆ Part of a Portfolio	1994	153,031 Sq ft	19/09/2024	£12,777,584 (£83.50/Sq ft)	-
66	Mill Lane Industrial Estate The Mill Ln Leicester LE3 8DX	Industrial ★★★★☆ Part of a Portfolio	1980	103,945 Sq ft	19/09/2024	£8,098,525 (£77.91/Sq ft)	-
67	160 Scudamore Rd Leicester LE3 1UQ	Industrial ★★★★☆ Part of a Portfolio	2004	69,062 Sq ft	19/09/2024	£5,975,811 (£86.53/Sq ft)	-
68	Units 6-8 The Mill Ln Leicester LE3 8DX	Industrial ★★★★☆ Part of a Portfolio	1965	100,000 Sq ft	19/09/2024	£5,626,617 (£56.27/Sq ft)	-
69	The Mill Ln Leicester LE3 8DX	Industrial ★★★★☆ Part of a Portfolio	1965	65,536 Sq ft	19/09/2024	£4,795,139 (£73.17/Sq ft)	-
70	Mill Lane Industrial Estate Kirby Rd Leicester LE3 8DX	Industrial ★★★★☆ Part of a Portfolio	1960	55,000 Sq ft	19/09/2024	£3,681,448 (£66.94/Sq ft)	-
71	Unit 5 Mill Lane Industrial Estate Leicester LE3 8DX	Industrial ★★★★☆ Part of a Portfolio	1965	62,444 Sq ft	19/09/2024	£3,538,616 (£56.67/Sq ft)	-
72	80 Scudamore Rd Leicester LE3 1UJ	Warehouse ★★★★☆	1960/2025	117,283 Sq ft (0%)	10/09/2024	£4,500,000 (£38.37/Sq ft)	-
73	Gildor House West St Earl Shilton LE9 7EJ	Service ★★★★☆	1960	5,445 Sq ft (0%)	23/08/2024	£360,000 (£66.12/Sq ft)	-
74	Booker Limited Murrayfield Rd Leicester LE3 1UW	Warehouse ★★★★☆	1980	55,634 Sq ft (100%)	31/05/2024	£3,372,384 (£60.62/Sq ft)	-
75	7 Watling Close Hinckley LE10 3EZ	Industrial ★★★★☆	1980	7,109 Sq ft (0%)	24/05/2024	£800,000 (£112.53/Sq ft)	-
76	Grove Park Thorpe Way Enderby LE19 1SU	Distribution ★★★★☆	1998	91,488 Sq ft	19/05/2024	£10,325,000 (£112.86/Sq ft)	6.65% Actual
77	Genesis Park: Suite Unit 15 Magna Rd Wigston LE18 4AJ	Industrial Unit ★★★★☆	2023	9,922 Sq ft	14/04/2024	Not Disclosed	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
78	Industrial Unit: Suite 2 Wanstead Rd Leicester LE3 1TR	Industrial Unit ★★★★☆	1976	1,000 Sq ft	04/04/2024	Not Disclosed	10.00% Actual
79	12 Winston Av Croft LE9 3ZG	Manufacturing ★★★★☆	1970	9,069 Sq ft (0%)	20/03/2024	Not Disclosed	-
80	Genesis Park: Suite Unit 1 Magna Rd Wigston LE18 4ZA	Industrial Unit ★★★★☆	2022	8,893 Sq ft	01/03/2024	£1,561,810 (£175.62/Sq ft)	-
81	Meridian Business Park Meridian W Leicester LE19 1WX	Warehouse ★★★★☆	1983	16,565 Sq ft (0%)	31/01/2024	£1,765,000 (£106.55/Sq ft)	-
82	Mill Hill Industrial Estate Quarry Ln Enderby LE19 4AU	Industrial ★★★★☆ Part of a Portfolio	1984	24,215 Sq ft	21/12/2023	£1,241,080 (£51.25/Sq ft)	7.09% Reversionary
83	Mill Hill Industrial Estate Quarry Ln Enderby LE19 4AU	Industrial ★★★★☆ Part of a Portfolio	1957	20,990 Sq ft	21/12/2023	£1,124,081 (£53.55/Sq ft)	7.09% Reversionary
84	Multi-Property Sale Quarry Ln Enderby LE19 4AU	Industrial ★★★★☆ Part of a Portfolio	1980	8,018 Sq ft	21/12/2023	£484,839 (£60.47/Sq ft)	7.09% Reversionary
85	Leicester Distribution Park 150 Scudamore Rd Leicester LE3 1UQ	Industrial ★★★★☆ Part of a Portfolio	2018	185,050 Sq ft	13/12/2023	£33,218,578 (£179.51/Sq ft)	4.97% Actual 6.50% Pro-Forma
86	Leicester Distribution Park Sunningdale Rd Leicester LE3 1UR	Industrial ★★★★☆ Part of a Portfolio	2022	150,000 Sq ft	13/12/2023	£21,706,062 (£144.71/Sq ft)	4.97% Actual 6.50% Pro-Forma
87	Leicester Distribution Park Scudamore Rd Leicester LE3 1UR	Industrial ★★★★☆ Part of a Portfolio	2019	103,500 Sq ft	13/12/2023	£16,092,299 (£155.48/Sq ft)	4.97% Actual 6.50% Pro-Forma
88	Leicester Distribution Park Sunningdale Rd Leicester LE3 1UR	Industrial ★★★★☆ Part of a Portfolio	2022	75,000 Sq ft	13/12/2023	£10,229,010 (£136.39/Sq ft)	4.97% Actual 6.50% Pro-Forma
89	Leicester Distribution Park Scudamore Rd Leicester LE3 1UR	Industrial ★★★★☆ Part of a Portfolio	2019	51,000 Sq ft	13/12/2023	£7,479,049 (£146.65/Sq ft)	4.97% Actual 6.50% Pro-Forma
90	Sunningdale Rd Leicester LE3 1UX	Industrial ★★★★☆ Part of a Portfolio	2020	60,000 Sq ft	13/12/2023	£6,619,536 (£110.33/Sq ft)	4.97% Actual 6.50% Pro-Forma
91	Leicester Distribution Park Scudamore Rd Leicester LE3 1UR	Industrial ★★★★☆ Part of a Portfolio	2020	46,540 Sq ft	13/12/2023	£4,104,254 (£88.19/Sq ft)	4.97% Actual 6.50% Pro-Forma
92	Leicester Distribution Park Sunningdale Rd Leicester LE3 1UR	Industrial ★★★★☆ Part of a Portfolio	2022	30,621 Sq ft	13/12/2023	£2,919,139 (£95.33/Sq ft)	4.97% Actual 6.50% Pro-Forma
93	Genesis Park: Suite Unit 10 Magna Rd Wigston LE18 4ZA	Multiple ★★★★☆	2023	12,041 Sq ft	28/11/2023	£2,212,020 (£183.71/Sq ft)	-
94	Freeschool Building 170 Scudamore Rd Leicester LE3 1HP	Warehouse ★★★★☆	1996	40,435 Sq ft (0%)	25/10/2023	£2,725,530 (£67.41/Sq ft)	-

Sale Comps List (Continued)

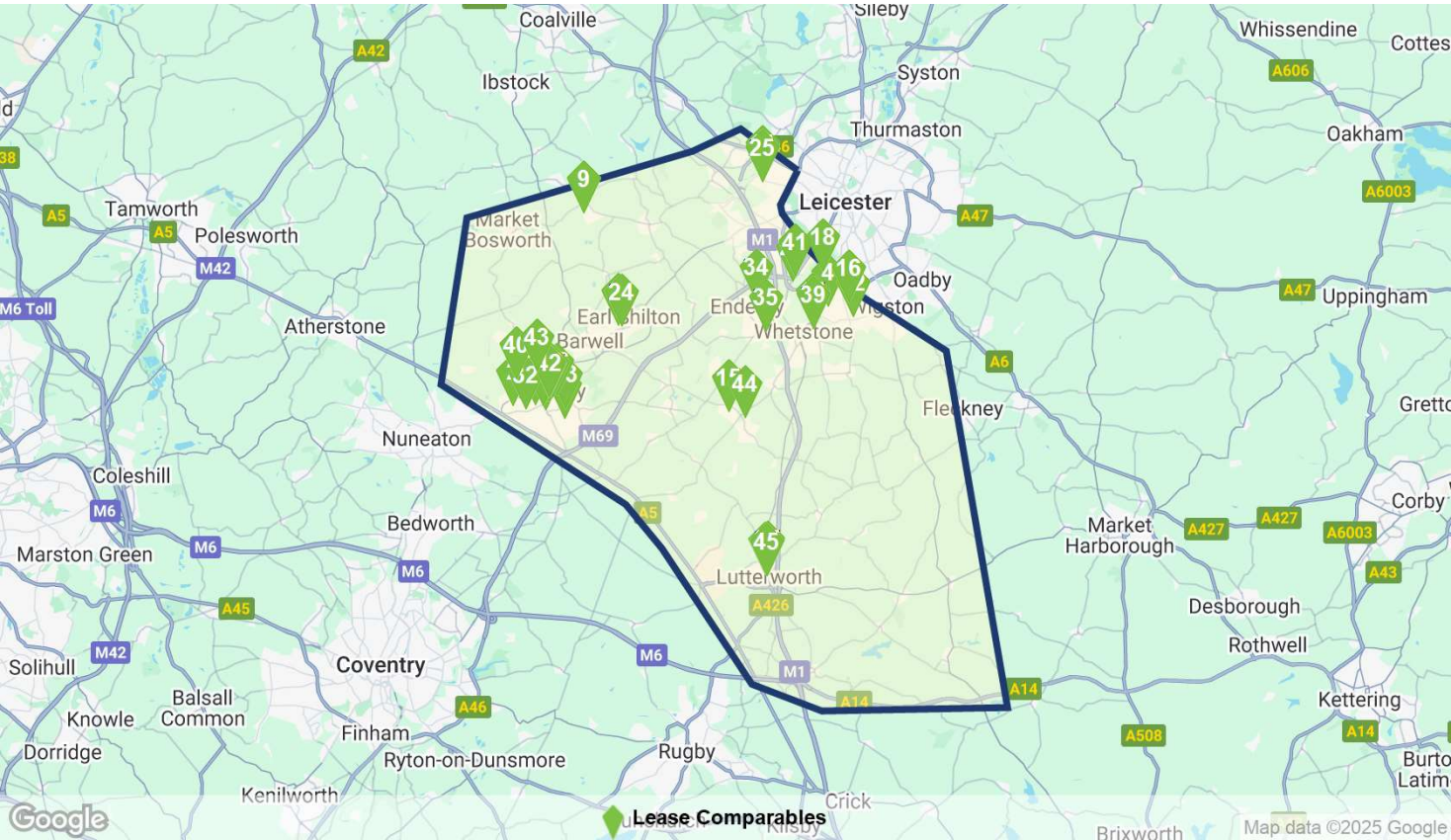
	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
95	Tesco Chilled Distribution Centre Dodwells Rd Hinckley LE10 3BZ	Refrigeration/Cold Storage ★★★★☆☆	1989	298,429 Sq ft (100%)	25/09/2023	£29,750,000 (£99.69/Sq ft)	7.60% Actual
96	Alliance Healthcare 5 Venture Ct Hinckley LE10 3BT	Industrial ★★★★☆☆ Part of a Portfolio	1990	59,255 Sq ft	15/09/2023	£5,400,000 (£91.13/Sq ft)	5.68% Actual
97	2C Chartwell Dr Wigston LE18 2FT	Manufacturing ★★★★☆☆	2005	10,258 Sq ft (0%)	31/08/2023	£1,330,000 (£129.65/Sq ft)	-
98	24b Centurion Way Leicester LE19 1WH	Warehouse ★★★★☆☆	-	11,450 Sq ft (100%)	31/07/2023	£1,360,000 (£118.78/Sq ft)	-
99	20 Moat Way Barwell LE9 8EY	Industrial ★★★★☆☆	1970	9,221 Sq ft (0%)	14/07/2023	£625,000 (£67.78/Sq ft)	-

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
56	£14.95	£17.27	14

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	43	£6.78	£14.95	£18.02	£45.97
Achieved Rent Per Sq ft	27	£4.27	£17.27	£16.39	£40.27
Effective Rent Per Sq ft	5	£20.89	£21.20	£22.82	£56.51
Asking Rent Discount	23	-25.0%	18.9%	10.0%	65.7%
TI Allowance	-	-	-	-	-
Rent Free Months	12	0	2	2	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	48	1	14	11	72
Deal Size	56	168	6,058	974	123,245
Deal in Months	30	12.0	83.0	66.0	300.0
Floor Number	56	BSMT	GRND	GRND	1

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1 28 Castle St	★★★★★	1,105	GRND	30/04/2025	New Lease	£18.55	Asking
2 Maple Dr	★★★★★	4,042	GRND	30/04/2025	New Lease	£9.90	Asking
3 12 High St	★★★★★	788	GRND	25/04/2025	New Lease	£15.86	Achieved
4 Swinford Av	★★★★★	978	GRND	18/02/2025	New Lease	£9.71	Asking
5 26 Church	★★★★★	1,158	1st	03/02/2025	New Lease	£10.36	Asking
6 Coventry Rd	★★★★★	376	GRND	03/02/2025	New Lease	£31.91	Asking
7 52 Wood St	★★★★★	491	GRND	03/02/2025	New Lease	£19.35	Asking
8 12-12C Market Pl	★★★★★	687	GRND	31/12/2024	New Lease	£17.47	Asking
9 Church View	★★★★★	1,749	GRND	17/12/2024	New Lease	£8.58/fri	Achieved
10 25 Hawley Rd	★★★★★	999	GRND	16/10/2024	New Lease	£21.52	Asking
11 75 Boyslade Rd	★★★★★	541	GRND	01/10/2024	New Lease	£21.26/fri	Achieved
12 50E Blaby Rd	★★★★★	625	GRND	26/08/2024	New Lease	£19.20	Asking
13 Regent Court 9 Regent St	★★★★★	293	GRND	20/08/2024	New Lease	£20.48/fri	Achieved
14 Stamford St	★★★★★	970	GRND	23/07/2024	New Lease	£20.62	Asking
15 81 Main St	★★★★★	482	GRND	01/07/2024	New Lease	£18.15/fri	Achieved
16 1-7 Shire Ct	★★★★★	506	GRND	19/06/2024	New Lease	£18.77	Asking
17 Forge Corner 8 Forge Corner	★★★★★	888	GRND	06/06/2024	New Lease	£56.51	Effective
18 8 Lutterworth Rd	★★★★★	412	GRND	01/06/2024	New Lease	£24.27	Achieved
19 The Crescent Waterloo Rd	★★★★★	690	GRND	31/05/2024	New Lease	£25.36	Asking
20 26 Castle St	★★★★★	1,252	1st	15/05/2024	New Lease	£17.97	Achieved
21 Fosse Park North Fosse Park Ave	★★★★★	11,500	GRND	10/05/2024	New Lease	-	-

Lease Comps Summary

Lease Comps Report

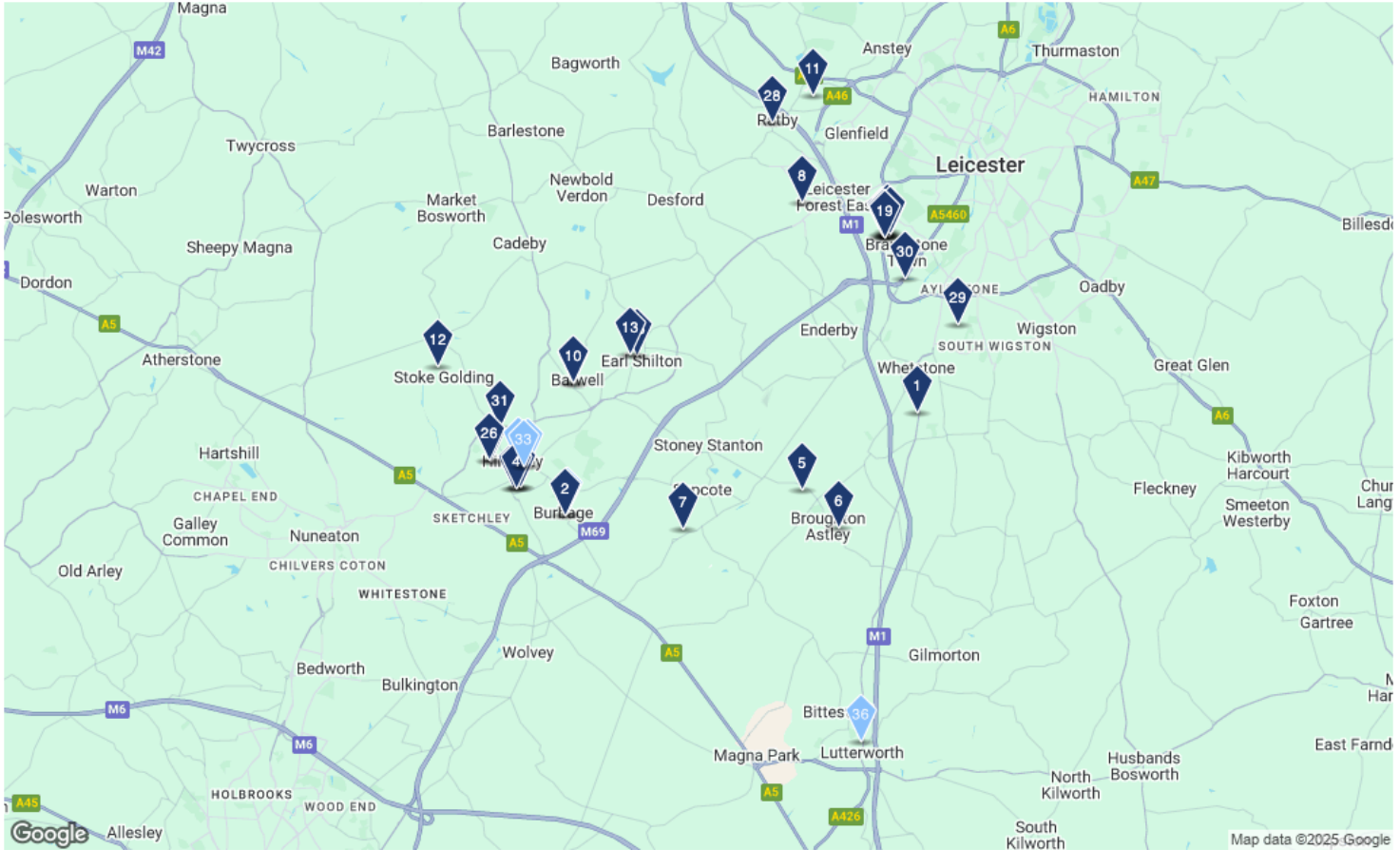
Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
17 Forge Corner 1-10 Forge Corner	★★★★★	934	GRND	07/05/2024	New Lease	£22.82	Effective
22 Regent House Waterloo Rd	★★★★★	1,533	GRND	02/05/2024	New Lease	£6.52	Achieved
23 Atkins Way	★★★★★	369	GRND	28/04/2024	New Lease	£19.51	Asking
24 7 Station Rd	★★★★★	430	GRND	18/04/2024	New Lease	£15.12/iri	Achieved
25 Elm Tree Av	★★★★★	495	GRND	10/04/2024	New Lease	£26.16	Asking
26 116 Castle St	★★★★★	297	GRND	01/04/2024	New Lease	£24.24/fri	Achieved
21 Fosse Park North Fosse Park Ave	★★★★★	21,393	GRND	29/03/2024	New Lease	-	-
21 Fosse Park North 4 Fosse Park Av	★★★★★	21,042	GRND	29/03/2024	New Lease	-	-
27 9 Church Walk	★★★★★	456	GRND	26/03/2024	New Lease	£17.11	Asking
28 43A-43B Regent St	★★★★★	398	GRND	21/03/2024	New Lease	£15.83/fri	Achieved
29 The Britannia Shopping... Castle St	★★★★★	27,577	GRND	10/03/2024	New Lease	£7.25/fri	Achieved
30 80 Rugby Rd	★★★★★	1,313	GRND	01/03/2024	New Lease	£23.57	Effective
31 Clarence House 3-5 Market	★★★★★	712	GRND	01/02/2024	New Lease	£16.85/fri	Achieved
32 268 Coventry Rd	★★★★★	1,485	GRND	26/01/2024	New Lease	£16.84	Asking
33 9 High St	★★★★★	1,961	BSMT,G...	01/01/2024	New Lease	-	-
34 2A King St	★★★★★	512	GRND	11/12/2023	New Lease	£21.48	Asking
35 49-49a Leicester Rd	★★★★★	2,139	GRND,1	08/12/2023	New Lease	-	-
36 19 High St	★★★★★	1,162	GRND	13/10/2023	New Lease	£17.21	Asking
37 12A Market St	★★★★★	1,697	GRND	01/10/2023	New Lease	£8.84/fri	Achieved
38 20 Lutterworth Rd	★★★★★	758	GRND	29/09/2023	New Lease	£19.79	Achieved
22 Regent House 10 Waterloo Rd	★★★★★	1,721	GRND	28/09/2023	New Lease	£22.51/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
39 20C Lutterworth Rd	★★★★★	168	GRND	27/09/2023	New Lease	£37.50	Achieved
40 U2 Fieldfare Rd	★★★★★	1,200	GRND	09/08/2023	New Lease	-	-
41 Narborough Rd S	★★★★★	123,245	GRND	02/08/2023	Renewal	£20.89/fri	Effective
42 10 The Borough	★★★★★	1,455	GRND	01/08/2023	New Lease	£16.49	Asking
43 Morrisons Normandy Way	★★★★★	72,450	GRND	06/07/2023	Renewal	-	-
44 Unit 8-20 Box Rd	★★★★★	4,040	GRND	23/06/2023	New Lease	-	-
45 16A High St	★★★★★	298	GRND	09/06/2023	New Lease	£40.27/fri	Achieved
16 1-7 Shire Ct	★★★★★	546	GRND	09/06/2023	New Lease	£17.40	Asking

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£75,000	£3,711,322	£824,545	£37,042,396
Sale Price Per Sq ft	£61	£187	£153	£352
Yield	5.2%	6.5%	6.5%	7.8%
Sale Price Per ac	£138,693	£1,811,458	£1,371,021	£9,809,524
Property Attributes	Low	Average	Median	High
Building Sq ft	293 Sq ft	18,179 Sq ft	4,951 Sq ft	123,245 Sq ft
Year Built	1870	1974	1991	2020
% Leased At Sale	0.0%	71.5%	100%	100%
Star Rating	★☆☆☆☆ 2	★★★★☆ 2.7	★★★★☆ 3	★★★★★ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Dog and Gun Dog and Gun Ln Leicester LE8 6WG	Retail ★★★★☆ Part of a Portfolio	-	6.823 Sq ft	15/04/2025	Not Disclosed	-

Sale Comps List (Continued)

	 Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	2B Strutt Rd Hinckley LE10 2EB	Retail ★★★★☆	1870	293 Sq ft (0%)	08/04/2025	£103,000 (£351.54/Sq ft)	-
3	Tesco's 3 Station Yard Hinckley LE10 1UE	Retail ★★★★☆ Part of a Portfolio	1986	57,568 Sq ft	30/12/2024	£5,822,846 (£101.15/Sq ft)	5.75% Actual
4	5 Hawley Rd Hinckley LE10 0PR	Retail ★★★★☆ Part of a Portfolio	2020	24,568 Sq ft	30/12/2024	£3,078,230 (£125.29/Sq ft)	5.75% Actual
5	Retail Unit: Suite 54C 54A-54C Main St Broughton Astley LE9 6RD	Office/Retail Unit ★★★★☆	1950	398 Sq ft	18/11/2024	£75,000 (£188.44/Sq ft)	-
6	17 Dunton Rd Broughton Astley LE9 6NA	Retail ★★★★☆	1905	1,586 Sq ft (100%)	07/11/2024	£210,000 (£132.41/Sq ft)	-
7	31 Leicester Rd Sharnford LE10 3PP	Retail ★★★★☆	1910	4,951 Sq ft (0%)	11/10/2024	£300,000 (£60.59/Sq ft)	-
8	Cherry Tree Av Kirby Muxloe LE9 2LQ	Retail ★★★★☆	1975	699 Sq ft (0%)	23/09/2024	Not Disclosed	-
9	Tesco's 3 Station Yard Hinckley LE10 1UE	Retail ★★★★☆ Part of a Portfolio	1986	57,568 Sq ft	19/09/2024	£5,244,056 (£91.09/Sq ft)	-
10	Retail Unit: Suite 2 Chapel St Barwell LE9 8DD	Retail Unit ★★★★☆	1900	748 Sq ft	05/09/2024	£105,000 (£140.37/Sq ft)	-
11	Laundon Way Groby LE6 0YG	Retail ★★★★☆	2000	9,775 Sq ft (46.0%)	30/07/2024	£1,150,000 (£117.65/Sq ft)	5.20% Actual
12	The White Swan High St Nuneaton CV13 6HG	Retail ★★★★☆	1950	2,921 Sq ft (0%)	15/07/2024	£350,000 (£119.82/Sq ft)	-
13	Kings Walk Earl Shilton LE9 7NL	Retail ★★★★☆	1980	1,579 Sq ft (100%)	22/03/2024	£325,000 (£205.83/Sq ft)	-
14	25 Hawley Rd Hinckley LE10 0PR	Retail ★★★★☆	2000	17,684 Sq ft (100%)	01/03/2024	£2,650,000 (£149.85/Sq ft)	7.81% Actual
15	150 High St Earl Shilton LE9 7LQ	Retail ★★★★☆	1960	1,543 Sq ft	22/12/2023	£167,000 (£108.23/Sq ft)	-
16	VUE Cinema Lubbesthorpe Way Leicester LE19 1JZ	Retail ★★★★☆ Part of a Portfolio	1995	50,567 Sq ft	21/12/2023	£8,712,878 (£172.30/Sq ft)	8.53% Actual
17	Meridian Leisure Park Lubbesthorpe Way Leicester LE19 1JZ	Retail ★★★★☆ Part of a Portfolio	1995	46,938 Sq ft	21/12/2023	£6,812,144 (£145.13/Sq ft)	8.53% Actual
18	David Lloyd Lubbesthorpe Way Leicester LE3 3AH	Retail ★★★★☆ Part of a Portfolio	1995	22,400 Sq ft	21/12/2023	£4,336,394 (£193.59/Sq ft)	8.53% Actual
19	Busy Bees Lubbesthorpe Way Leicester LE19 1JZ	Retail ★★★★☆ Part of a Portfolio	1995	6,300 Sq ft	21/12/2023	£1,102,849 (£175.06/Sq ft)	8.53% Actual
20	Chiquitos Lubbesthorpe Way Leicester LE3 3AH	Retail ★★★★☆ Part of a Portfolio	1995	6,300 Sq ft	21/12/2023	£980,595 (£155.65/Sq ft)	8.53% Actual
21	Burger King Lubbesthorpe Way Leicester LE19 1JZ	Retail ★★★★☆ Part of a Portfolio	1995	2,800 Sq ft	21/12/2023	£920,363 (£328.70/Sq ft)	8.53% Actual

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
22	Meridian Leisure Park Lubbesthorpe Way Leicester LE19 1JZ	Retail ★★★★☆ Part of a Portfolio	2008	5,757 Sq ft	21/12/2023	£901,666 (£156.62/Sq ft)	8.53% Actual
23	Pizza Hut (Uk) Ltd Lubbesthorpe Way Leicester LE3 3AH	Retail ★★★★☆ Part of a Portfolio	1995	5,004 Sq ft	21/12/2023	£645,844 (£129.07/Sq ft)	8.53% Actual
24	Frankie and Bennys Lubbesthorpe Way Leicester LE3 3AH	Retail ★★★★☆ Part of a Portfolio	1995	3,700 Sq ft	21/12/2023	£587,267 (£158.72/Sq ft)	8.53% Actual
25	Multi-Property Sale Clifton Way Hinckley LE10 0XN	Retail ★★★★☆ Part of a Portfolio	1991	4,368 Sq ft	13/12/2023	£747,424 (£171.11/Sq ft)	-
26	Multi-Property Sale 10 Clifton Way Hinckley LE10 0XN	Retail ★★★★☆ Part of a Portfolio	1991	3,790 Sq ft	13/12/2023	£732,576 (£193.29/Sq ft)	-
27	8 Chapel St Barwell LE9 8DD	Retail ★★★★☆	1970	1,459 Sq ft	08/12/2023	£157,500 (£107.95/Sq ft)	-
28	28 Main St Ratby LE6 0JG	Retail ★★★★☆	1970	337 Sq ft (0%)	06/12/2023	Not Disclosed	-
29	The Glen Hillsborough Rd Leicester LE2 9PT	Retail ★★★★☆	1960	4,183 Sq ft	06/10/2023	£425,000 (£101.60/Sq ft)	-
30	Narborough Rd S Leicester LE3 2LL	Retail ★★★★☆ Part of a Portfolio	1988	123,245 Sq ft	10/08/2023	£37,042,396 (£300.56/Sq ft)	-
31	Morrisons Normandy Way Hinckley LE10 1YA	Retail ★★★★☆ Part of a Portfolio	1995	87,712 Sq ft	06/07/2023	£20,232,000 (£230.66/Sq ft)	-
32	Lutterworth Rd Hinckley LE10 2DN	Retail ★★★★☆	1950	2,562 Sq ft (100%)	In Exchange	£500,000 (£195.16/Sq ft)	-
33	33 Castle St Hinckley LE10 1DA	Retail ★★★★☆	1900	3,199 Sq ft (13.4%)	Pending	£300,000 (£93.78/Sq ft)	-
34	11 Lower Bond St Hinckley LE10 1QU	Retail ★★★★☆	1990	3,021 Sq ft (0%)	Pending	£295,000 (£97.65/Sq ft)	-
35	84 Castle St Hinckley LE10 1DD	Retail ★★★★☆	1970	930 Sq ft (100%)	Pending	£200,000 (£215.05/Sq ft)	8.95% Actual
36	31 Market St Lutterworth LE17 4EJ	Retail ★★★★☆	1797	3,969 Sq ft	Pending	Not Disclosed	-

Appendix 7 – Land Registry Development Land Data

	Locality	Scheme	Area (ha)	Units	Aff %	s106 per unit	Price per ha	Price per unit	Date Sold	LR Title	Price Paid	Notes
West Street	Enderby	21 dwellings	0.46	21	100%	£4,259	£652,174	£14,286	05/11/2019	LT517170	£300,000	indiv owner but S106 signed with Morro Partnerships
Land south of Little Glen Road	Glen Parva	Up to 31 dwellings and new access	1.9	31	100%	£1,916	£207,368	£12,710	24/05/2024	LT91673	£394,000	Turn Key Care Ltd
Land North Of Leicester Road	Sapcote	Outline for 80 dwellings	4.01	80	25%	£4,925	£249,377	£12,500	04/03/2010	LT241094	£1,000,000	valued over £1m. Private owner but S106 with Rosconn group Ltd
Land adjacent to Leicester Rd and Foston Rd	Countesthorpe	Outline for up to 170 dwellings	7.81	170	25%	£5,757	£2,149,639	£98,757	30/10/2024	LT559064	£16,788,684	Inc VAT. Miller Homes
Land off Wardens Walk	LFE	Outline for up to 58 dwellings	2	58	26%	£3,653	£2,000,000	£68,966	12/06/2024	LT555341	£4,000,000	EMH Housing
Land Off Cambridge Road (Opposite Whittle Estate - Plots 4 & 5)	Whetstone	49 dwellings	1.45	49	27%	£2,746	£4,665,018	£138,046	12/05/2023	LT540555	£6,764,276	Midland Heart Ltd

Former Council Depot Warwick Road Littlethorpe	Littlethorpe	32 dwellings comprising, 4 two bedroom bungalows, 15 two bedroom semi-detached houses and 13 three bedroom semi-detached houses.	0.821	32	100%	£0	£1,369,946	£35,156	10/05/2021	LT384312	£1,125,000	EMH Housing. Homes England grant redacted in documents

Appendix 8 – BCIS Data

Rebased to Leicestershire and Rutland (102; sample 110) Edit						
£/m2 study						
Description:	Rate per m2 gross internal floor area for the building Cost including prelims.					
Last updated:	07/02/2026					
Building function	£/m² gross internal floor area					
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
282. Factories						
Generally (20)	1,380	306	758	1,083	1,557	5,117
Up to 500m2 GFA (20)	1,877	1,099	1,236	1,456	2,154	4,105
500 to 2000m2 GFA (20)	1,400	306	756	1,262	1,528	5,117
Over 2000m2 GFA (20)	1,203	460	684	937	1,244	4,751
282.1 Advance factories						
Generally (15)	1,129	460	897	1,114	1,428	1,720
Up to 500m2 GFA (15)	1,346	1,099	1,114	1,339	1,456	1,720
500 to 2000m2 GFA (15)	1,271	843	1,121	1,359	1,466	1,518
Over 2000m2 GFA (15)	807	460	685	823	930	1,128
284. Warehouses/stores						
Generally (15)	1,076	466	718	912	1,150	3,432
Up to 500m2 GFA (15)	1,712	782	1,151	1,336	2,055	3,432
500 to 2000m2 GFA (15)	1,015	555	787	958	1,124	1,930
Over 2000m2 GFA (15)	966	466	688	794	1,102	2,599
284.1 Advance warehouses/stores (15)	874	482	727	851	1,067	1,244
320. Offices						
Generally (15)	2,552	1,220	1,920	2,519	2,940	4,694
Air-conditioned						
Generally (15)	2,380	1,480	2,048	2,444	2,838	2,945
1-2 storey (15)	2,194	1,480	2,006	2,169	2,385	2,938
3-5 storey (15)	2,567	1,654	-	2,834	-	2,945
6 storey or above (20)	2,831	2,130	2,556	2,727	2,920	4,007
Not air-conditioned						
Generally (15)	2,509	1,220	1,789	2,452	3,023	3,878
1-2 storey (15)	2,691	1,673	2,200	2,572	3,222	3,878
3-5 storey (20)	2,406	1,220	1,721	2,376	2,947	4,135
6 storey or above (25)	2,910	2,278	-	3,001	-	3,359
341.1 Retail warehouses						
Generally (25)	1,184	610	902	1,048	1,258	3,415
Up to 1000m2 (25)	1,253	853	924	1,068	1,203	3,415
1000 to 7000m2 GFA (25)	1,207	610	950	1,057	1,364	2,426
7000 to 15000m2 (25)	881	861	-	-	-	901
Over 15000m2 GFA (30)	981	854	-	-	-	1,109
344. Hypermarkets, supermarkets						
Generally (35)	1,960	817	1,382	1,772	2,633	3,458
Up to 1000m2 (35)	2,552	1,781	-	-	-	3,323
1000 to 7000m2 GFA (35)	1,938	817	1,263	1,765	2,647	3,458
7000 to 15000m2 (35)	1,675	-	-	-	-	-
Over 15000m2 GFA (35)	2,188	-	-	-	-	-
345. Shops						
Generally (30)	2,014	943	1,105	1,610	2,412	5,175
1-2 storey (30)	2,041	943	1,087	1,563	2,510	5,175
3-5 storey (30)	1,657	-	-	-	-	-
447. Care homes for the elderly						
Generally (20)	2,291	1,398	1,818	2,201	2,548	4,480
Up to 500m2 GFA (30)	2,236	2,120	-	-	-	2,352
500 to 2000m2 GFA (20)	2,574	1,451	1,520	2,327	3,195	4,319
Over 2000m2 GFA (20)	2,243	1,398	1,849	2,195	2,507	4,480
810.1 Estate housing						
Generally (15)	1,632	814	1,388	1,562	1,792	5,602

Single storey (15)	1,866	1,086	1,561	1,793	2,041	5,602
2-storey (15)	1,576	814	1,360	1,524	1,737	3,370
3-storey (15)	1,652	1,001	1,387	1,602	1,845	3,335
4-storey or above (15)	3,396	1,662	2,719	3,035	4,518	5,046
810.11 Estate housing detached (15)	2,184	1,203	1,571	1,832	2,495	5,602
810.12 Estate housing semi detached						
Generally (15)	1,655	952	1,404	1,601	1,814	3,618
Single storey (15)	1,833	1,193	1,599	1,819	1,990	3,618
2-storey (15)	1,604	952	1,392	1,549	1,769	2,777
3-storey (15)	1,574	1,191	1,269	1,495	1,815	2,318
810.13 Estate housing terraced						
Generally (15)	1,638	963	1,358	1,539	1,773	5,046
Single storey (15)	1,823	1,159	1,549	1,775	2,170	2,584
2-storey (15)	1,578	963	1,354	1,507	1,710	3,370
3-storey (15)	1,658	1,001	1,417	1,588	1,840	3,335
4-storey or above (15)	4,782	4,518	-	-	-	5,046
816. Flats (apartments)						
Generally (15)	1,950	1,012	1,607	1,830	2,226	6,495
1-2 storey (15)	1,876	1,107	1,559	1,748	2,156	3,652
3-5 storey (15)	1,919	1,012	1,596	1,811	2,183	3,973
6 storey or above (15)	2,252	1,380	1,827	2,149	2,490	6,495
818. Housing with shops, offices, workshops or the like (15)	2,428	952	1,962	2,282	2,768	5,774
843. Supported housing						
Generally (15)	2,116	1,047	1,708	1,949	2,372	5,045
Single storey (15)	2,645	1,479	1,945	2,380	2,713	5,045
2-storey (15)	2,141	1,280	1,707	1,996	2,497	3,625
3-storey (15)	1,951	1,047	1,702	1,817	2,108	4,416
4-storey or above (15)	2,106	1,286	1,691	1,968	2,172	3,993
852. Hotels (15)	2,863	1,489	2,254	2,881	3,404	3,903
853. Motels (25)	1,949	1,649	-	2,081	-	2,119
856.2 Students' residences, halls of residence, etc (15)	2,447	1,386	2,139	2,489	2,693	3,931

Appendix 9 – Appraisals – Residential Development

The pages in this appendix are not numbered.

Appendix Cover



Blaby DC - WPVA - March 2026

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	62.500	Sub Area West BDC
Net:Gross	50.0%	Gross	62.500 ha	Green BrovGreen
		Net	31.250 ha	Use Agricultura

Social Rent				Affordable Rent				Shared Ownership				First Homes			
100		Rounded	m2	100		Rounded	m2	50		Rounded	m2	0		Rounded	m2
30%	30.00	30	2,100	30%	30.00	30	2,100	25%	12.50	13	910	25%	0.00	0	0
20%	20.00	20	1,680	20%	20.00	20	1,680	20%	10.00	10	840	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	10.00	10	790	10%	10.00	10	790	20%	10.00	10	790	20%	0.00	0	0
10%	10.00	10	930	10%	10.00	10	930	20%	10.00	10	930	20%	0.00	0	0
5%	5.00	5	530	5%	5.00	5	530	5%	2.50	3	318	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	25.00	25	1,406	25%	25.00	25	1,406	10%	5.00	4	225	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	100.00	100	7,436	100%	100.00	100	7,436	100%	50.00	50	4,013	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	54	2.40	130
2 bed	291	2.40	698
3 bed	455	2.40	1,092
4 bed	126	2.40	302
5 bed	74	2.40	178

Open Space Required			
		82,560	m2
		8.256	ha
Gross - Net		31.250	ha
Shortfall / Surplus		22.994	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	750	78,520	104.69	78,520	104.69
Social Rent	100	7,436	74.36	7,280	72.80
Affordable Rent	100	7,436	74.36	7,280	72.80
Shared Ownership	50	4,013	80.26	3,988	79.76
First Homes	0	0	80.26	0	79.76
Total	1,000	97,406		97,068	
per ha		3,117		3,106	

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	25.000	Sub Area West BDC
Net:Gross	62.5%	Gross	25.000 ha	Green BrovGreen
		Net	15.625 ha	Use Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
50		Rounded	m2	50		Rounded	m2	25		Rounded	m2	0		Rounded	m2
30%	15.00	15	1,050	30%	15.00	15	1,050	25%	6.25	6	420	25%	0.00	0	0
20%	10.00	10	840	20%	10.00	10	840	20%	5.00	5	420	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	5.00	5	395	10%	5.00	5	395	20%	5.00	5	395	20%	0.00	0	0
10%	5.00	5	465	10%	5.00	5	465	20%	5.00	5	465	20%	0.00	0	0
5%	2.50	3	318	5%	2.50	3	318	5%	1.25	1	106	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	12.50	12	675	25%	12.50	12	675	10%	2.50	3	169	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	50.00	50	3,743	100%	50.00	50	3,743	100%	25.00	25	1,975	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	27	2.40	65
2 bed	145	2.40	348
3 bed	228	2.40	547
4 bed	64	2.40	154
5 bed	36	2.40	86

		Residents	1,200
ha/1000 residents			
1.00	Parks and Recreation Grounds*		
1.00	Natural greenspace		
1.00	Amenity Greenspace (sites > 0.15ha)		
0.07	Children's Play Space (minimum size 0.01ha)		
0.07	Youth Play Space		
0.30	Allotments		
0.00		0	
		0	
3.4400	ha		

#

	Rounded
25	25
25	25
12.5	13
0	0
62.5	63

Sub Area	West BDC
Green Brov Green	
Use	Agricultura

Social Rent				Affordable Rent				Shared Ownership				First Homes			
25		Rounded	m2	25		Rounded	m2	13		Rounded	m2	0		Rounded	m2
30%	7.50	8	560	30%	7.50	8	560	25%	3.25	3	210	25%	0.00	0	0
20%	5.00	5	420	20%	5.00	5	420	20%	2.60	3	252	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	2.50	3	237	10%	2.50	3	237	20%	2.60	3	237	20%	0.00	0	0
10%	2.50	3	279	10%	2.50	3	279	20%	2.60	2	186	20%	0.00	0	0
5%	1.25	1	106	5%	1.25	1	106	5%	0.65	1	106	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	6.25	5	281	25%	6.25	5	281	10%	1.30	1	56	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	25.00	25	1,883	100%	25.00	25	1,883	100%	13.00	13	1,047	100%	0.00	0	0

Occupants	Population		
	Count	per unit	
1 bed	11	2.40	26
2 bed	75	2.40	180
3 bed	115	2.40	276
4 bed	31	2.40	74
5 bed	18	2.40	43

ha/1000 residents

Open Space Required			
		20,640	m2
		2.064	ha
Gross - Net		4.688	ha
Shortfall / Surplus		2.624	ha

#

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	7.500	Sub Area West BDC
Net:Gross	62.5%	Gross	7.500 ha	Green BrovGreen
		Net	4.688 ha	Use Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
15		Rounded	m2	15		Rounded	m2	8		Rounded	m2	0		Rounded	m2
30%	4.50	5	350	30%	4.50	5	350	25%	2.00	2	140	25%	0.00	0	0
20%	3.00	3	252	20%	3.00	3	252	20%	1.60	2	168	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	1.50	2	158	10%	1.50	2	158	20%	1.60	2	158	20%	0.00	0	0
10%	1.50	2	186	10%	1.50	2	186	20%	1.60	1	93	20%	0.00	0	0
5%	0.75	1	106	5%	0.75	1	106	5%	0.40	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	3.75	2	113	25%	3.75	2	113	10%	0.80	1	56	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	15.00	15	1,165	100%	15.00	15	1,165	100%	8.00	8	615	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	46	2.40	110
3 bed	70	2.40	168
4 bed	19	2.40	46
5 bed	10	2.40	24

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		2.813	ha
Shortfall / Surplus		2.042	ha

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		2.813	ha
Shortfall / Surplus		2.042	ha

#

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	4.000	Sub Area West BDC
Net:Gross	62.5%	Gross	4.000 ha	Green BrovGreen
		Net	2.500 ha	Use Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
8		Rounded	m2	8		Rounded	m2	4		Rounded	m2	0		Rounded	m2
30%	2.40	2	140	30%	2.40	2	140	25%	1.00	1	70	25%	0.00	0	0
20%	1.60	2	168	20%	1.60	2	168	20%	0.80	1	84	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.80	1	79	10%	0.80	1	79	20%	0.80	1	79	20%	0.00	0	0
10%	0.80	1	93	10%	0.80	1	93	20%	0.80	1	93	20%	0.00	0	0
5%	0.40	0	0	5%	0.40	0	0	5%	0.20	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	2.00	2	113	25%	2.00	2	113	10%	0.40	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	8.00	8	593	100%	8.00	8	593	100%	4.00	4	326	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	4	2.40	10
2 bed	23	2.40	55
3 bed	38	2.40	91
4 bed	9	2.40	22
5 bed	6	2.40	14

Residents		192
ha/1000 residents		
	Parks and Recreation Grounds*	
	Natural greenspace	
1.00	Amenity Greenspace (sites > 0.15ha)	
0.07	Children's Play Space (minimum size 0.01ha)	
0.07	Youth Play Space	
	Allotments	
0.00	0	
	0	
1.1400	ha	

#

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	3.000	Sub Area West BDC
Net:Gross	62.5%	Gross	3.000 ha	Green BrovGreen
		Net	1.875 ha	Use Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
6		Rounded	m2	6		Rounded	m2	3		Rounded	m2	0		Rounded	m2
30%	1.80	2	140	30%	1.80	2	140	25%	0.75	1	70	25%	0.00	0	0
20%	1.20	1	84	20%	1.20	1	84	20%	0.60	1	84	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.60	1	79	10%	0.60	1	79	20%	0.60	1	79	20%	0.00	0	0
10%	0.60	1	93	10%	0.60	1	93	20%	0.60	0	0	20%	0.00	0	0
5%	0.30	0	0	5%	0.30	0	0	5%	0.15	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	1.50	1	56	25%	1.50	1	56	10%	0.30	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	6.00	6	452	100%	6.00	6	452	100%	3.00	3	233	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	20	2.40	48
3 bed	28	2.40	67
4 bed	7	2.40	17
5 bed	3	2.40	7

Open Space Required		
		1,642 m2
		0.164 ha
Gross - Net		1.125 ha
Shortfall / Surplus		0.961 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	45	4,645	103.22	4,645	103.22
Social Rent	6	452	75.38	446	74.33
Affordable Rent	6	452	75.38	446	74.33
Shared Ownership	3	233	77.67	233	77.67
First Homes	0	0	77.67	0	77.67
Total	60	5,783		5,770	
per ha		3,084		3,077	

Modelling

Characteristics

[illegible]

Open Space Required			
		480	m2
		0.048	ha
Gross - Net		0.133	ha
Shortfall / Surplus		0.085	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		15	1,520	101.33	1,520	101.33
Social Rent		2	154	77.00	154	77.00
Affordable Rent		2	154	77.00	154	77.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		20	1,898		1,898	
per ha			3,037		3,037	

1,571 £/m²

Greenfield 12

8	UNITS	12	Social Rent	40.00%	% of Aff
	Affordable	25%	3 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
1.2	1
1.2	1
0.6	1
0	0
3	3

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	0.375	Sub Area West BDC
Net:Gross	100.0%	Gross	0.375 ha	Green Brov Green
		Net	0.375 ha	Use Paddock

				Market							
				9		Rounded	m2				
Terrace	2	75	0.0%	10%	0.90	1	75	70	0.0%		
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%		
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		
Semi	2	85	0.0%	15%	1.35	1	85	79	0.0%		
Semi	3	105	0.0%	30%	2.70	3	315	93	0.0%		
Semi	4	120	0.0%	5%	0.45	0	0	106	0.0%		
Det	3	110	0.0%		0.00	0	0	102	0.0%		
Det	4	135	0.0%	10%	0.90	1	135	115	0.0%		
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		
IRC Bungaloi	2	80	20.0%		0.00	0	0	74	20.0%		
				100%	9.00	9	945				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,507	1,507	285
Terrace	3				1,507	1,507	190
Terrace	4				1,507	1,507	0
Semi	2				1,549	1,549	85
Semi	3				1,549	1,549	315
Semi	4				1,549	1,549	0
Det	3				1,832	1,832	0
Det	4				1,832	1,832	135
Det	5				1,832	1,832	145
Bungalow	2				1,792	1,792	0
Bungalow	3				1,792	1,792	0
Flat to5	1				1,811	1,811	0
Flat to5	2				1,811	1,811	0
Flat to5	3				1,811	1,811	0
Flat 6+	1				2,149	2,149	0
Flat 6+	2				2,149	2,149	0
Flat 6+	3				2,149	2,149	0
Sheltered	1				1,811	1,811	0
Sheltered	2				1,811	1,811	0
Extracare	1				1,949	1,949	0
Extracare	2				1,949	1,949	0
IRC Bungaloi	2				1,792	1,792	0
						1,155	1,848,385

1,600 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	5	2.40	12
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	1	2.40	2

Residents 29

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
0.00	0
	0
0.0000	ha

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary			Construction	Saleable	
	Units	m2	Average	m2	Average
Market	9	945	105.00	945	105.00
Social Rent	1	70	70.00	70	70.00
Affordable Rent	1	70	70.00	70	70.00
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	12	1,155		1,155	
per ha		3,080		3,080	

#

Greenfield 8

9	UNITS	8	Social Rent	40.00%	% of Aff
	Affordable	0%	0 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha		Characteristics
Density	32	units/ha	Total	0.250
Net:Gross	100.0%		Gross	0.250 ha
			Net	0.250 ha

Sub Area	West BDC
Green Brov Green	
Use	Paddock

Market							
Beds	m2	Circulation	8	Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	0.00	0	0	0.0%
Terrace	3	95	0.0%	0.00	0	0	0.0%
Terrace	4	110	0.0%	0.00	0	0	0.0%
Semi	2	85	0.0%	0.00	0	0	0.0%
Semi	3	105	0.0%	25%	2.00	2	210
Semi	4	120	0.0%	25%	2.00	2	240
Det	3	110	0.0%	0.00	0	0	0.0%
Det	4	135	0.0%	25%	2.00	2	270
Det	5	145	0.0%	25%	2.00	2	290
Bungalow	2	70	0.0%	0.00	0	0	0.0%
Bungalow	3	80	0.0%	0.00	0	0	0.0%
Flat to5	1	50	12.5%	0.00	0	0	12.5%
Flat to5	2	65	12.5%	0.00	0	0	12.5%
Flat to5	3	75	12.5%	0.00	0	0	12.5%
Flat 6+	1	50	20.0%	0.00	0	0	20.0%
Flat 6+	2	65	20.0%	0.00	0	0	20.0%
Flat 6+	3	75	20.0%	0.00	0	0	20.0%
Sheltered	1	74	20.0%	0.00	0	0	20.0%
Sheltered	2	50	20.0%	0.00	0	0	20.0%
Extracare	1	75	30.0%	0.00	0	0	30.0%
Extracare	2	65	30.0%	0.00	0	0	30.0%
IRC Bungalov	2	80	20.0%	0.00	0	0	20.0%
			100%	8.00	8	1,010	

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	0	0
Terrace	3			1,507	1,507	0	0
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	0	0
Semi	3			1,549	1,549	210	325,290
Semi	4			1,549	1,549	240	371,760
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	270	494,640
Det	5			1,832	1,832	290	531,280
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	0	0
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungalov	2			1,792	1,792	0	0
						1,010	1,722,970

1,706 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
30%	0.00	0	0	30%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	0.00	0	0	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	4	2.40	10
5 bed	2	2.40	5

Residents 19

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
0.00	0
	0
0.0000	ha

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	8	1,010	126.25	1,010	126.25
Social Rent	0	0	126.25	0	126.25
Affordable Rent	0	0	126.25	0	126.25
Shared Ownership	0	0	126.25	0	126.25
First Homes	0	0	126.25	0	126.25
Total	8	1,010		1,010	
per ha		4,040		4,040	

#

Greenfield 3

11	UNITS	3	Social Rent	40.00%	% of Aff
	Affordable	0%	0 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	0.094	Sub Area West BDC
Net:Gross	100.0%	Gross	0.094 ha	Green Brov Green
		Net	0.094 ha	Use Paddock

Market							
	Beds	m2	Circulation	3	Rounded	m2	
Terrace	2	75	0.0%	0.00	0	0	70 0.0%
Terrace	3	95	0.0%	0.00	0	0	84 0.0%
Terrace	4	110	0.0%	0.00	0	0	97 0.0%
Semi	2	85	0.0%	0.00	0	0	79 0.0%
Semi	3	105	0.0%	66%	1.98	2	93 0.0%
Semi	4	120	0.0%	0.00	0	0	106 0.0%
Det	3	110	0.0%	0.00	0	0	102 0.0%
Det	4	135	0.0%	0.00	0	0	115 0.0%
Det	5	145	0.0%	34%	1.02	1	119 0.0%
Bungalow	2	70	0.0%	0.00	0	0	61 0.0%
Bungalow	3	80	0.0%	0.00	0	0	74 0.0%
Flat to5	1	50	12.5%	0.00	0	0	50 12.5%
Flat to5	2	65	12.5%	0.00	0	0	61 12.5%
Flat to5	3	75	12.5%	0.00	0	0	74 12.5%
Flat 6+	1	50	20.0%	0.00	0	0	50 20.0%
Flat 6+	2	65	20.0%	0.00	0	0	61 20.0%
Flat 6+	3	75	20.0%	0.00	0	0	74 20.0%
Sheltered	1	74	20.0%	0.00	0	0	50 20.0%
Sheltered	2	50	20.0%	0.00	0	0	75 20.0%
Extracare	1	75	30.0%	0.00	0	0	65 30.0%
Extracare	2	65	30.0%	0.00	0	0	80 30.0%
IRC Bungaloi	2	80	20.0%	0.00	0	0	74 20.0%
				100%	3.00	3	355

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	0	0
Terrace	3			1,507	1,507	0	0
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	0	0
Semi	3			1,549	1,549	210	325,290
Semi	4			1,549	1,549	0	0
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	0	0
Det	5			1,832	1,832	145	265,640
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	0	0
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungaloi	2			1,792	1,792	0	0
						355	590,930

1,665 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
30%	0.00	0	0	30%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	0.00	0	0	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	1	2.40	2

Residents 7

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
0.00	0
	0
0.0000	ha

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	355	118.33	355	118.33
Social Rent		0	0	118.33	0	118.33
Affordable Rent		0	0	118.33	0	118.33
Shared Ownership		0	0	118.33	0	118.33
First Homes		0	0	118.33	0	118.33
Total		3	355		355	
per ha			3,787		3,787	

#

Modelling		Area ha		Characteristics	
Density	45	units/ha	Total	3.556	Sub Area West BDC
Net:Gross	62.5%		Gross	3.556	Green Brov Brown
			Net	2.222	Use PDL

Social Rent				Affordable Rent				Shared Ownership				First Homes			
10		Rounded	m2	10		Rounded	m2	5		Rounded	m2	0		Rounded	m2
40%	4.00	3	210	40%	4.00	3	210	45%	2.25	2	140	45%	0.00	0	0
30%	3.00	3	252	30%	3.00	3	252	40%	2.00	2	168	40%	0.00	0	0
5%	0.50	1	97	5%	0.50	1	97	5%	0.25	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	2.50	3	169	25%	2.50	3	169	10%	0.50	1	56	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	10.00	10	728	100%	10.00	10	728	100%	5.00	5	364	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	7	2.40	17
2 bed	27	2.40	65
3 bed	46	2.40	110
4 bed	12	2.40	29
5 bed	8	2.40	19

Open Space Required		
		5,136 m2
		0.514 ha
Gross - Net		1.333 ha
Shortfall / Surplus		0.820 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	75	7,735	103.13	7,735	103.13
Social Rent	10	728	72.78	709	70.90
Affordable Rent	10	728	72.78	709	70.90
Shared Ownership	5	364	72.85	358	71.60
First Homes	0	0	72.85	0	71.60
Total	100	9,555		9,511	
per ha		4,300		4,280	

#

[illegible]

Modelling		Area ha		Characteristics
Density	45 units/ha	Total	1.616	Sub Area West BDC
Net:Gross	82.5%	Gross	1.616 ha	Green Brov Brown
		Net	1.333 ha	Use PDL

Characteristics	
Sub Area	West BDC
Green Brov Brown	
Use	PDL

Social Rent				Affordable Rent				Shared Ownership				First Homes			
6		Rounded	m2	6		Rounded	m2	3		Rounded	m2	0		Rounded	m2
40%	2.40	2	140	40%	2.40	2	140	45%	1.35	2	140	45%	0.00	0	0
30%	1.80	2	168	30%	1.80	2	168	40%	1.20	1	84	40%	0.00	0	0
5%	0.30	0	0	5%	0.30	0	0	5%	0.15	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	1.50	2	113	25%	1.50	2	113	10%	0.30	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	6.00	6	421	100%	6.00	6	421	100%	3.00	3	224	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	4	2.40	10
2 bed	18	2.40	43
3 bed	28	2.40	67
4 bed	5	2.40	12
5 bed	5	2.40	12

Open Space Required			
		1,642	m2
		0.164	ha
Gross - Net		0.283	ha
Shortfall / Surplus		0.119	ha

		Residents	144
ha/1000 residents			
	Parks and Recreation Grounds*		
	Natural greenspace		
1.00	Amenity Greenspace (sites > 0.15ha)		
0.07	Children's Play Space (minimum size 0.01ha)		
0.07	Youth Play Space		
	Allotments		
0.00	0		
	0		
1.1400	ha		

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		45	4,620	102.67	4,620	102.67
Social Rent		6	421	70.08	408	68.00
Affordable Rent		6	421	70.08	408	68.00
Shared Ownership		3	224	74.67	224	74.67
First Homes		0	0	74.67	0	74.67
Total		60	5,685		5,660	
per ha			4,264		4,245	

#

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	795	1,198,065
Terrace	3			1,507	1,507	1,275	1,921,425
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	595	921,655
Semi	3			1,549	1,549	1,470	2,277,030
Semi	4			1,549	1,549	600	929,400
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	0	0
Det	5			1,832	1,832	725	1,328,200
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	225	407,475
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungalo	2			1,792	1,792	0	0
						5,685	8,983,250

1,580 £/m2

Brownfield 12

16	UNITS	12	Social Rent	40.00%	% of Aff
	Affordable	25%	3 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
1.2	1
1.2	1
0.6	1
0	0
3	3

Modelling

Density	45	units/ha
Net:Gross	100.0%	

Area ha

Total	0.267
Gross	0.267 ha
Net	0.267 ha

Characteristics

Sub Area	West BDC
Green Brov Brown	
Use	PDL

				Market							
				9	Rounded	m2		m2	Circulation		
Terrace	2	75	0.0%		0.00	0		70	0.0%		
Terrace	3	95	0.0%		0.00	0		84	0.0%		
Terrace	4	110	0.0%		0.00	0		97	0.0%		
Semi	2	85	0.0%	25%	2.25	2	170	79	0.0%		
Semi	3	105	0.0%	25%	2.25	2	210	93	0.0%		
Semi	4	120	0.0%		0.00	0	0	106	0.0%		
Det	3	110	0.0%		0.00	0	0	102	0.0%		
Det	4	135	0.0%	25%	2.25	3	405	115	0.0%		
Det	5	145	0.0%	25%	2.25	2	290	119	0.0%		
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		
IRC Bungaloi	2	80	20.0%		0.00	0	0	74	20.0%		
				100%	9.00	9	1,075				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,507	1,507	210
Terrace	3				1,507	1,507	0
Terrace	4				1,507	1,507	0
Semi	2				1,549	1,549	170
Semi	3				1,549	1,549	210
Semi	4				1,549	1,549	0
Det	3				1,832	1,832	0
Det	4				1,832	1,832	405
Det	5				1,832	1,832	290
Bungalow	2				1,792	1,792	0
Bungalow	3				1,792	1,792	0
Flat to5	1				1,811	1,811	0
Flat to5	2				1,811	1,811	0
Flat to5	3				1,811	1,811	0
Flat 6+	1				2,149	2,149	0
Flat 6+	2				2,149	2,149	0
Flat 6+	3				2,149	2,149	0
Sheltered	1				1,811	1,811	0
Sheltered	2				1,811	1,811	0
Extracare	1				1,949	1,949	0
Extracare	2				1,949	1,949	0
IRC Bungaloi	2				1,792	1,792	0
							1,285
							2,178,330

1,695 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	5	2.40	12
3 bed	2	2.40	5
4 bed	3	2.40	7
5 bed	2	2.40	5

Residents 29

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
	0
	0
0.0000 ha	

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary			Construction	Saleable	
	Units	m2	Average	m2	Average
Market	9	1,075	119.44	1,075	119.44
Social Rent	1	70	70.00	70	70.00
Affordable Rent	1	70	70.00	70	70.00
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total		12	1,285	1,285	
per ha			4,819	4,819	

#

Brownfield 8

17	UNITS	8	Social Rent	40.00%	% of Aff
	Affordable	0%	0 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha		Characteristics
Density	45 units/ha	Total	0.178	Sub Area West BDC
Net:Gross	100.0%	Gross	0.178 ha	Green Brov Brown
		Net	0.178 ha	Use PDL

Market							
Beds	m2	Circulation	8	Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	0.00	0	0	0.0%
Terrace	3	95	0.0%	0.00	0	0	0.0%
Terrace	4	110	0.0%	0.00	0	0	0.0%
Semi	2	85	0.0%	0.00	0	0	0.0%
Semi	3	105	0.0%	50%	4.00	4	420
Semi	4	120	0.0%	50%	4.00	4	480
Det	3	110	0.0%	0.00	0	0	0.0%
Det	4	135	0.0%	0.00	0	0	0.0%
Det	5	145	0.0%	0.00	0	0	0.0%
Bungalow	2	70	0.0%	0.00	0	0	0.0%
Bungalow	3	80	0.0%	0.00	0	0	0.0%
Flat to5	1	50	12.5%	0.00	0	0	12.5%
Flat to5	2	65	12.5%	0.00	0	0	12.5%
Flat to5	3	75	12.5%	0.00	0	0	12.5%
Flat 6+	1	50	20.0%	0.00	0	0	20.0%
Flat 6+	2	65	20.0%	0.00	0	0	20.0%
Flat 6+	3	75	20.0%	0.00	0	0	20.0%
Sheltered	1	74	20.0%	0.00	0	0	20.0%
Sheltered	2	50	20.0%	0.00	0	0	20.0%
Extracare	1	75	30.0%	0.00	0	0	30.0%
Extracare	2	65	30.0%	0.00	0	0	30.0%
IRC Bungaloi	2	80	20.0%	0.00	0	0	20.0%
100%				8.00	8	900	

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	0	0
Terrace	3			1,507	1,507	0	0
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	0	0
Semi	3			1,549	1,549	420	650,580
Semi	4			1,549	1,549	480	743,520
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	0	0
Det	5			1,832	1,832	0	0
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	0	0
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungaloi	2			1,792	1,792	0	0
						900	1,394,100

1,549 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
40%	0.00	0	0	40%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
30%	0.00	0	0	30%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	4	2.40	10
4 bed	4	2.40	10
5 bed	0	2.40	0

Residents		19
ha/1000 residents		
	Parks and Recreation Grounds*	
	Natural greenspace	
	Amenity Greenspace (sites > 0.15ha)	
	Children's Play Space (minimum size 0.01ha)	
	Youth Play Space	
	Allotments	
0.00	0	
	0	
0.0000	ha	

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	8	900	112.50	900	112.50
Social Rent	0	0	112.50	0	112.50
Affordable Rent	0	0	112.50	0	112.50
Shared Ownership	0	0	112.50	0	112.50
First Homes	0	0	112.50	0	112.50
Total	8	900		900	
per ha		5,063		5,063	

#

Flats 20							Rounded
21	UNITS	20	Social Rent	40.00%	% of Aff	2	2
	Affordable	25%	5 Affordable Re	40.00%		2	2
			Shared Owne	20.00%		1	1
			First Homes	0.00%		0	0
						5	5

Modelling		Area ha		Characteristics
Density	65 units/ha	Total	0.308	Sub Area West BDC
Net:Gross	100.0%	Gross	0.308 ha	Green Brov Brown
		Net	0.308 ha	Use PDL

Characteristics	
Sub Area	West BDC
Green Brov Brown	
Use	PDL

				Market					
Beds	m2	Circulation	15		Rounded	m2	m2	Circulation	
Terrace	2	75	0.0%		0.00	0	70	0.0%	
Terrace	3	95	0.0%		0.00	0	84	0.0%	
Terrace	4	110	0.0%		0.00	0	97	0.0%	
Semi	2	85	0.0%		0.00	0	79	0.0%	
Semi	3	105	0.0%		0.00	0	93	0.0%	
Semi	4	120	0.0%		0.00	0	106	0.0%	
Det	3	110	0.0%		0.00	0	102	0.0%	
Det	4	135	0.0%		0.00	0	115	0.0%	
Det	5	145	0.0%		0.00	0	119	0.0%	
Bungalow	2	70	0.0%		0.00	0	61	0.0%	
Bungalow	3	80	0.0%		0.00	0	74	0.0%	
Flat to5	1	50	12.5%		0.00	0	50	12.5%	
Flat to5	2	65	12.5%	30%	4.50	5	61	12.5%	
Flat to5	3	75	12.5%	70%	10.50	10	74	12.5%	
Flat 6+	1	50	20.0%		0.00	0	50	20.0%	
Flat 6+	2	65	20.0%		0.00	0	61	20.0%	
Flat 6+	3	75	20.0%		0.00	0	74	20.0%	
Sheltered	1	74	20.0%		0.00	0	50	20.0%	
Sheltered	2	50	20.0%		0.00	0	75	20.0%	
Extracare	1	75	30.0%		0.00	0	65	30.0%	
Extracare	2	65	30.0%		0.00	0	80	30.0%	
IRC Bungalow	2	80	20.0%		0.00	0	74	20.0%	
				100%	15.00	15	1,209		

n	Social Rent				Affordable Rent				Shared Ownership				First Homes			
	2		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	50%	1.00	1	56	50%	1.00	1	56		0.00	0	0	0%	0.00	0	0
	50%	1.00	1	69	50%	1.00	1	69	50%	0.50	1	69	50%	0.00	0	0
		0.00	0	0	0%	0.00	0	0	50%	0.50	0	0	50%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	100%	2.00	2	125	100%	2.00	2	125	100%	1.00	1	69	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	0	0
Terrace	3			1,507	1,507	0	0
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	0	0
Semi	3			1,549	1,549	0	0
Semi	4			1,549	1,549	0	0
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	0	0
Det	5			1,832	1,832	0	0
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	113	203,738
Flat to5	2			1,811	1,811	572	1,034,987
Flat to5	3			1,811	1,811	844	1,528,031
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungalo	2			1,792	1,792	0	0
						1,528	2,766,755

1,811 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	8	2.40	19
3 bed	10	2.40	24
4 bed	0	2.40	0
5 bed	0	2.40	0

Residents	48

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
1.00	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
0.00	0
	0
1.0000	ha

Open Space Required			
		480	m2
		0.048	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.048	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	15	1,209	80.63	1,075	71.67
Social Rent	2	125	62.44	111	55.50
Affordable Rent	2	125	62.44	111	55.50
Shared Ownership	1	69	68.63	61	61.00
First Homes	0	0	68.63	0	61.00
Total	20	1,528		1,358	
per ha		4,965		4,414	

#

Flats 9					Rounded	
23	UNITS	9	Social Rent	40.00% % of Aff	0	0
	Affordable	0%	0 Affordable Re	40.00%	0	0
			Shared Owne	20.00%	0	0
			First Homes	0.00%	0	0
					0	0

Modelling		Area ha		Characteristics
Density	65 units/ha	Total	0.138	Sub Area West BDC
Net:Gross	100.0%	Gross	0.138 ha	Green Brov Brown
		Net	0.138 ha	Use PDL

Market									
		9	Rounded		m2		m2		Circulation
Terrace	2	75	0.0%	0.00	0	0	70	0.0%	0.0%
Terrace	3	95	0.0%	0.00	0	0	84	0.0%	0.0%
Terrace	4	110	0.0%	0.00	0	0	97	0.0%	0.0%
Semi	2	85	0.0%	0.00	0	0	79	0.0%	0.0%
Semi	3	105	0.0%	0.00	0	0	93	0.0%	0.0%
Semi	4	120	0.0%	0.00	0	0	106	0.0%	0.0%
Det	3	110	0.0%	0.00	0	0	102	0.0%	0.0%
Det	4	135	0.0%	0.00	0	0	115	0.0%	0.0%
Det	5	145	0.0%	0.00	0	0	119	0.0%	0.0%
Bungalow	2	70	0.0%	0.00	0	0	61	0.0%	0.0%
Bungalow	3	80	0.0%	0.00	0	0	74	0.0%	0.0%
Flat to5	1	50	12.5%	0.00	0	0	50	12.5%	0.0%
Flat to5	2	65	12.5%	30%	2.70	3	61	12.5%	0.0%
Flat to5	3	75	12.5%	70%	6.30	6	74	12.5%	0.0%
Flat 6+	1	50	20.0%	0.00	0	0	50	20.0%	0.0%
Flat 6+	2	65	20.0%	0.00	0	0	61	20.0%	0.0%
Flat 6+	3	75	20.0%	0.00	0	0	74	20.0%	0.0%
Sheltered	1	74	20.0%	0.00	0	0	50	20.0%	0.0%
Sheltered	2	50	20.0%	0.00	0	0	75	20.0%	0.0%
Extracare	1	75	30.0%	0.00	0	0	65	30.0%	0.0%
Extracare	2	65	30.0%	0.00	0	0	80	30.0%	0.0%
IRC Bungaloi	2	80	20.0%	0.00	0	0	74	20.0%	0.0%
		100%	9.00	9	726				

BCIS						
		Lower Q	Median	Used	m2	
Terrace	2		1,507	1,507	0	0
Terrace	3		1,507	1,507	0	0
Terrace	4		1,507	1,507	0	0
Semi	2		1,549	1,549	0	0
Semi	3		1,549	1,549	0	0
Semi	4		1,549	1,549	0	0
Det	3		1,832	1,832	0	0
Det	4		1,832	1,832	0	0
Det	5		1,832	1,832	0	0
Bungalow	2		1,792	1,792	0	0
Bungalow	3		1,792	1,792	0	0
Flat to5	1		1,811	1,811	0	0
Flat to5	2		1,811	1,811	219	397,288
Flat to5	3		1,811	1,811	506	916,819
Flat 6+	1		2,149	2,149	0	0
Flat 6+	2		2,149	2,149	0	0
Flat 6+	3		2,149	2,149	0	0
Sheltered	1		1,811	1,811	0	0
Sheltered	2		1,811	1,811	0	0
Extracare	1		1,949	1,949	0	0
Extracare	2		1,949	1,949	0	0
IRC Bungaloi	2		1,792	1,792	0	0
					726	1,314,107

1,811 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
30%	0.00	0	0	30%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	3	2.40	7
3 bed	6	2.40	14
4 bed	0	2.40	0
5 bed	0	2.40	0

Residents		22
ha/1000 residents		
	Parks and Recreation Grounds*	
	Natural greenspace	
	Amenity Greenspace (sites > 0.15ha)	
	Children's Play Space (minimum size 0.01ha)	
	Youth Play Space	
	Allotments	
0.00	0	
	0	
0.0000	ha	

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	9	726	80.63	645	71.67
Social Rent	0	0	80.63	0	71.67
Affordable Rent	0	0	80.63	0	71.67
Shared Ownership	0	0	80.63	0	71.67
First Homes	0	0	80.63	0	71.67
Total	9	726		645	
per ha		5,241		4,658	

#

North of A47 Hinckley Road						Rounded
35	UNITS	510	Social Rent	40.00%	% of Aff	51
Affordable		25%	127.5	Affordable R	40.00%	51
				Shared Owne	20.00%	25.5
				First Homes	0.00%	0
						127.5
						128

Modelling		Area ha		Characteristics
Density	35 units/ha	Total	37.400	Sub Area
Net:Gross	62.5%	Gross	23.314 ha	Green Brov
		Net	14.571 ha	Use

				Market					
Beds	m2	Circulation	382.5		Rounded	m2		m2	Circulation
Terrace	2	75	0.0%	10%	38.25	38	2,850	70	0.0%
Terrace	3	95	0.0%	20%	76.50	77	7,315	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%	15%	57.38	57	4,845	79	0.0%
Semi	3	105	0.0%	30%	114.75	115	12,075	93	0.0%
Semi	4	120	0.0%	5%	19.13	19	2,280	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	10%	38.25	38	5,130	115	0.0%
Det	5	145	0.0%	10%	38.25	38	5,510	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalow	2	80	20.0%		0.00	0	0	74	20.0%
				100%	382.50	382	40,005		

Social Rent				Affordable Rent				Shared Ownership				First Homes			
51		Rounded	m2	51		Rounded	m2	26		Rounded	m2	0		Rounded	m2
30%	15.30	15	1,050	30%	15.30	15	1,050	25%	6.50	7	490	25%	0.00	0	0
20%	10.20	10	840	20%	10.20	10	840	20%	5.20	5	420	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	5.10	5	395	10%	5.10	5	395	20%	5.20	5	395	20%	0.00	0	0
10%	5.10	5	465	10%	5.10	5	465	20%	5.20	5	465	20%	0.00	0	0
5%	2.55	3	318	5%	2.55	3	318	5%	1.30	1	106	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	12.75	13	731	25%	12.75	13	731	10%	2.60	3	169	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	51.00	51	3,799	100%	51.00	51	3,799	100%	26.00	26	2,045	100%	0.00	0	0

		BCIS				
		Lower Q	Median	Used	m2	
Terrace	2	1,354		1,354	5,440	7,365,760
Terrace	3	1,354		1,354	9,415	12,747,910
Terrace	4	1,354		1,354	0	0
Semi	2	1,392		1,392	6,030	8,393,760
Semi	3	1,392		1,392	13,470	18,750,240
Semi	4	1,392		1,392	3,022	4,206,624
Det	3	1,571		1,571	0	0
Det	4	1,571		1,571	5,130	8,059,230
Det	5	1,571		1,571	5,510	8,656,210
Bungalow	2	1,561		1,561	0	0
Bungalow	3	1,561		1,561	0	0
Flat to5	1	1,596		1,596	1,631	2,603,475
Flat to5	2	1,596		1,596	0	0
Flat to5	3	1,596		1,596	0	0
Flat 6+	1	1,827		1,827	0	0
Flat 6+	2	1,827		1,827	0	0
Flat 6+	3	1,827		1,827	0	0
Sheltered	1	1,596		1,596	0	0
Sheltered	2	1,596		1,596	0	0
Extracare	1	1,708		1,708	0	0
Extracare	2	1,708		1,708	0	0
IRC Bungalow	2	1,561		1,561	0	0
					49,648	70,783,209

1,426 £/m2

Occupants		Population	
	Count	per unit	
1 bed	29	2.40	70
2 bed	147	2.40	353
3 bed	232	2.40	557
4 bed	64	2.40	154
5 bed	38	2.40	91

Residents	1,224

ha/1000 residents	
1.00	Parks and Recreation Grounds*
1.00	Natural greenspace
1.00	Amenity Greenspace (sites > 0.15ha)
0.07	Children's Play Space (minimum size 0.01ha)
0.07	Youth Play Space
0.30	Allotments
0.00	0
	0
3.4400	ha

Open Space Required			
		42,106	m2
		4.211	ha
Gross - Net		8.743	ha
Shortfall / Surplus		4.532	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	382	40,005	104.73	40,005	104.73
Social Rent	51	3,799	74.50	3,718	72.90
Affordable Rent	51	3,799	74.50	3,718	72.90
Shared Ownership	26	2,045	78.64	2,026	77.92
First Homes	0	0	78.64	0	77.92
Total	510	49,648		49,647	
per ha		3,407		3,395	

KMU025. Greenfield strategic site. Total site area 37.4ha.

Social Rent				Affordable Rent				Shared Ownership				First Homes			
83		Rounded	m2	83		Rounded	m2	41		Rounded	m2	0		Rounded	m2
30%	24.90	25	1,750	30%	24.90	25	1,750	25%	10.25	10	700	25%	0.00	0	0
20%	16.60	17	1,428	20%	16.60	17	1,428	20%	8.20	8	672	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	8.30	8	632	10%	8.30	8	632	20%	8.20	8	632	20%	0.00	0	0
10%	8.30	8	744	10%	8.30	8	744	20%	8.20	8	744	20%	0.00	0	0
5%	4.15	4	424	5%	4.15	4	424	5%	2.05	3	318	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	20.75	21	1,181	25%	20.75	21	1,181	10%	4.10	4	225	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	83.00	83	6,159	100%	83.00	83	6,159	100%	41.00	41	3,291	100%	0.00	0	0

Open Space Required			
		68,112	m2
		6.811	ha
Gross - Net		21.729	ha
Shortfall / Surplus		14.917	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		618	64,655	104.62	64,655	104.62
Social Rent		83	6,159	74.21	6,028	72.63
Affordable Rent		83	6,159	74.21	6,028	72.63
Shared Ownership		41	3,291	80.27	3,266	79.66
First Homes		0	0	80.27	0	79.66
Total		825	80,265		79,977	
per ha			3,405		3,393	

	Rounded
516.5	517
516.5	517
258.25	287
0	0
1291.25	1321

Characteristics	
Sub Area	Stoney Stanton
Green Brow	Green
Use	Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
517		Rounded	m2	517		Rounded	m2	287		Rounded	m2	0		Rounded	m2
30%	155.10	155	10,850	30%	155.10	155	10,850	25%	71.75	72	5,040	25%	0.00	0	0
20%	103.40	103	8,652	20%	103.40	103	8,652	20%	57.40	57	4,788	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	51.70	52	4,108	10%	51.70	52	4,108	20%	57.40	57	4,503	20%	0.00	0	0
10%	51.70	52	4,836	10%	51.70	52	4,836	20%	57.40	57	5,301	20%	0.00	0	0
5%	25.85	26	2,756	5%	25.85	26	2,756	5%	14.35	15	1,590	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	129.25	129	7,256	25%	129.25	129	7,256	10%	28.70	29	1,631	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	517.00	517	38,458	100%	517.00	517	38,458	100%	287.00	287	22,853	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	287	2.40	689
2 bed	1,511	2.40	3,626
3 bed	2,361	2.40	5,666
4 bed	649	2.40	1,558
5 bed	387	2.40	929

		Residents	12,468
ha/1000 residents			
1.00	Parks and Recreation Grounds*		
1.00	Natural greenspace		
1.00	Amenity Greenspace (sites > 0.15ha)		
0.07	Children's Play Space (minimum size 0.01ha)		
0.07	Youth Play Space		
0.30	Allotments		
0.00	0		
	0		
3.4400	ha		

STO026. Greenfield strategic site. Total site area 348.4ha.

Modelling		Area ha		Characteristics
Density	38 units/ha	Total	379.800	Sub Area Whetstone
Net:Gross	50.0%	Gross	236.842 ha	Green BrovGreen
		Net	118.421 ha	Use Agricultura

Social Rent				Affordable Rent				Shared Ownership				First Homes			
450		Rounded	m2	450		Rounded	m2	225		Rounded	m2	0		Rounded	m2
30%	135.00	135	9,450	30%	135.00	135	9,450	25%	56.25	56	3,920	25%	0.00	0	0
20%	90.00	90	7,560	20%	90.00	90	7,560	20%	45.00	45	3,780	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	45.00	45	3,555	10%	45.00	45	3,555	20%	45.00	45	3,555	20%	0.00	0	0
10%	45.00	45	4,185	10%	45.00	45	4,185	20%	45.00	45	4,185	20%	0.00	0	0
5%	22.50	23	2,438	5%	22.50	23	2,438	5%	11.25	11	1,166	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	112.50	112	6,300	25%	112.50	112	6,300	10%	22.50	23	1,294	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	450.00	450	33,488	100%	450.00	450	33,488	100%	225.00	225	17,900	100%	0.00	0	0

Occupants	Population		
	Count	per unit	
1 bed	247	2.40	593
2 bed	1,305	2.40	3,132
3 bed	2,048	2.40	4,915
4 bed	564	2.40	1,354
5 bed	336	2.40	806

Open Space Required			
		371,520	m2
		37.152	ha
Gross - Net		118.421	ha
Shortfall / Surplus		81.269	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	3,375	353,480	104.73	353,480	104.73
Social Rent	450	33,488	74.42	32,788	72.86
Affordable Rent	450	33,488	74.42	32,788	72.86
Shared Ownership	225	17,900	79.55	17,756	78.92
First Homes	0	0	79.55	0	78.92
Total	4,500	438,356		436,812	
per ha		3,702		3,689	

1,426 £/m2

	Rounded
76	76
76	76
38	38
0	0
190	190

Sub Area	Whetstone
Green Brown	Green
Use	Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
76		Rounded	m2	76		Rounded	m2	38		Rounded	m2	0		Rounded	m2
30%	22.80	23	1,610	30%	22.80	23	1,610	25%	9.50	10	700	25%	0.00	0	0
20%	15.20	15	1,260	20%	15.20	15	1,260	20%	7.60	8	672	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	7.60	8	632	10%	7.60	8	632	20%	7.60	8	632	20%	0.00	0	0
10%	7.60	8	744	10%	7.60	8	744	20%	7.60	8	744	20%	0.00	0	0
5%	3.80	4	424	5%	3.80	4	424	5%	1.90	2	212	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	19.00	18	1,013	25%	19.00	18	1,013	10%	3.80	2	113	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	76.00	76	5,683	100%	76.00	76	5,683	100%	38.00	38	3,073	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	38	2.40	91
2 bed	223	2.40	535
3 bed	347	2.40	833
4 bed	96	2.40	230
5 bed	56	2.40	134

		62,746	m2
		6.275	ha
Gross - Net		12.000	ha
Shortfall / Surplus		5.725	ha

Summary		Construction			Saleable	
		Units	m2	Average	m2	Average
Market		570	59,665	104.68	59,665	104.68
Social Rent		76	5,683	74.77	5,570	73.29
Affordable Rent		76	5,683	74.77	5,570	73.29
Shared Ownership		38	3,073	80.86	3,060	80.53
First Homes		0	0	80.86	0	80.53
Total		760	74,103		73,865	
per ha			3,705		3,693	

WHE31 & WHE026. Greenfield strategic site. Total site area 58.2ha.

FOR APPRAISALS																																
SITE			Site 1 Large Greenfield 1,000	Site 2 Large Greenfield 500	Site 3 Large Greenfield 250	Site 4 Greenfield 150	Site 5 Greenfield 80	Site 6 Greenfield 60	Site 7 Greenfield 20	Site 8 Greenfield 12	Site 9 Greenfield 8	Site 10 Greenfield 6	Site 11 Greenfield 3	Site 12 Brownfield 100	Site 13 Brownfield 60	Site 14 Brownfield 40	Site 15 Brownfield 20	Site 16 Brownfield 12	Site 17 Brownfield 8	Site 18 Brownfield 6	Site 19 Brownfield 3	Site 20 Flats 60	Site 21 Flats 20	Site 22 Flats 12	Site 23 Flats 9	Site 35 North of A47 Hinckley Road 35	Site 36 West of Beggars Lane 36	Site 37 West of Stoney Stanton 37	Site 38 Whetstone Pastures 38	Site 39 Carlton Park Enderby / Narborough 39	Site 40 South of Whetstone 40	
	Sub Area		1 West BDC	2 West BDC	3 West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	12 West BDC	13 West BDC	14 West BDC	15 West BDC	16 West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	West BDC	Kirby Muxloe	Lubbesthorpe	Stoney Stanton	Whetstone	Enderby / Narborough	Whetstone
AREA	Green/ Brown Existing Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural
	Total	ha	62.500	25.000	12.500	7.500	4.000	3.000	0.758	0.375	0.250	0.188	0.094	3.556	1.616	1.077	0.539	0.267	0.178	0.133	0.067	0.970	0.308	0.185	0.138	37.400	45.300	348.400	379.800	57.000	58.200	
	Gross	ha	62.500	25.000	12.500	7.500	4.000	3.000	0.758	0.375	0.250	0.188	0.094	3.556	1.616	1.077	0.539	0.267	0.178	0.133	0.067	0.970	0.308	0.185	0.138	37.400	45.300	348.400	379.800	57.000	58.200	
	Net	ha	31.250	15.625	7.813	4.688	2.500	1.875	0.625	0.375	0.250	0.188	0.094	2.222	1.333	0.889	0.444	0.267	0.178	0.133	0.067	0.800	0.308	0.185	0.138	14.571	23.571	147.571	118.421	14.737	20.000	
UNITS	Units		1000	500	250	150	80	60	20	12	8	6	3	100	60	40	20	12	8	6	3	60	20	12	9	510	825	5165	4500	560	760	
UNIT SIZE	Total																															
	Market	sqm	104.69	104.61	104.55	104.29	104.75	103.22	101.33	105.00	126.25	121.67	118.33	103.13	102.67	102.67	101.00	119.44	112.50	112.50	95.00	81.13	80.63	80.63	80.63	104.73	104.62	104.75	104.73	104.75	104.68	
	Social Rent	sqm	74.36	74.86	75.33	77.63	74.06	75.38	77.00	70.00	126.25	121.67	118.33	72.78	70.08	70.06	77.00	70.00	112.50	112.50	95.00	69.38	62.44	68.63	80.63	74.50	74.21	74.39	74.42	74.92	74.77	
	Affordable Rent	sqm	74.36	74.86	75.33	77.63	74.06	75.38	77.00	70.00	126.25	121.67	118.33	72.78	70.08	70.06	77.00	70.00	112.50	112.50	95.00	69.38	62.44	68.63	80.63	74.50	74.21	74.39	74.42	74.92	74.77	
	Shared Ownership	sqm	80.26	78.99	80.56	76.91	81.50	77.67	70.00	70.00	126.25	121.67	118.33	72.85	74.67	77.00	70.00	70.00	112.50	112.50	95.00	73.50	68.63	68.63	80.63	78.64	80.27	79.63	79.55	80.14	80.86	
	First Homes	sqm	80.26	78.99	80.56	76.91	81.50	77.67	70.00	70.00	126.25	121.67	118.33	72.85	74.67	77.00	70.00	70.00	112.50	112.50	95.00	73.50	68.63	68.63	80.63	78.64	80.27	79.63	79.55	80.14	80.86	
Saleable	Market	sqm	104.69	104.61	104.55	104.29	104.75	103.22	101.33	105.00	126.25	121.67	118.33	103.13	102.67	102.67	101.00	119.44	112.50	112.50	95.00	72.11	71.67	71.67	71.67	104.73	104.62	104.75	104.73	104.75	104.68	
	Social Rent	sqm	72.80	73.36	74.08	76.80	72.50	74.33	77.00	70.00	126.25	121.67	118.33	70.90	68.00	68.50	77.00	70.00	112.50	112.50	95.00	61.67	55.50	61.00	71.67	72.90	72.63	72.83	72.86	73.46	73.29	
	Affordable Rent	sqm	72.80	73.36	74.08	76.80	72.50	74.33	77.00	70.00	126.25	121.67	118.33	70.90	68.00	68.50	77.00	70.00	112.50	112.50	95.00	61.67	55.50	61.00	71.67	72.90	72.63	72.83	72.86	73.46	73.29	
	Shared Ownership	sqm	79.76	78.24	80.08	76.13	81.50	77.67	70.00	70.00	126.25	121.67	118.33	71.60	74.67	77.00	70.00	70.00	112.50	112.50	95.00	65.33	61.00	61.00	71.67	77.92	79.66	79.00	78.92	79.46	80.53	
	First Homes	sqm	79.76	78.24	80.08	76.13	81.50	77.67	70.00	70.00	126.25	121.67	118.33	71.60	74.67	77.00	70.00	70.00	112.50	112.50	95.00	65.33	61.00	61.00	71.67	77.92	79.66	79.00	78.92	79.46	80.53	
BASE CONSTRUCTION	BCIS +	£/sqm	1,425	1,425	1,424	1,598	1,605	1,595	1,571	1,600	1,706	1,658	1,665	1,579	1,580	1,574	1,553	1,695	1,549	1,549	1,507	1,811	1,811	1,811	1,811	1,426	1,425	1,425	1,426	1,425	1,425	
	Site Costs	%	15%	15%	15%	15%	15%	15%	15%	10%	10%	10%	10%	15%	15%	15%	10%	10%	10%	10%	15%	15%	10%	10%	10%	15%	15%	15%	15%	15%	15%	
	Extras		1,490,000	740,000	370,000	210,000	120,000	80,000	20,000	20,000	40,000	20,000	10,000	80,000	50,000	30,000	10,000	50,000	0	0	0	0	0	0	0	760,000	1,220,000	7,740,000	6,740,000	840,000	1,130,000	
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	
	Small Sites	%																														
FEES	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635																					

			Site 1 Large Greenfield 1,000	Site 2 Large Greenfield 500	Site 3 Large Greenfield 250	Site 4 Greenfield 150	Site 5 Greenfield 80	Site 6 Greenfield 60	Site 7 Greenfield 20	Site 8 Greenfield 12	Site 9 Greenfield 8	Site 10 Greenfield 6	Site 11 Greenfield 3	Site 12 Brownfield 100	Site 13 Brownfield 60	Site 14 Brownfield 40	Site 15 Brownfield 20	Site 16 Brownfield 12	Site 17 Brownfield 8	Site 18 Brownfield 6	Site 19 Brownfield 3	Site 20 Flats 60	Site 21 Flats 20	Site 22 Flats 12	Site 23 Flats 9	Site 35 North of A47 Hinckley Road	Site 36 West of Beggars Lane	Site 37 West of Stoney Stanton	Site 38 Whetstone Pastures	Site 39 Carlton Park	Site 40 South of Whetstone	
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	35	36	37	38	39	40	
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	
	Use		Agricultural West BDC	Agricultural West BDC	Agricultural West BDC	Agricultural West BDC	Agricultural West BDC	Agricultural West BDC	Agricultural West BDC	Paddock West BDC	Paddock West BDC	Paddock West BDC	Paddock West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	PDL West BDC	Agricultural Kirby Muxloe	Agricultural Lubbesthorpe	Agricultural Stoney Stanton	Agricultural Whetstone	Agricultural by / Naborough	Agricultural Whetstone	
Site Area	Gross	ha	62,500	25,000	12,500	7,500	4,000	3,000	0,758	0,375	0,250	0,188	0,094	3,556	1,616	1,077	0,539	0,267	0,178	0,133	0,067	0,970	0,308	0,185	0,138	23,314	45,300	295,143	236,842	23,579	32,000	
	Net	ha	31,250	15,625	7,813	4,688	2,500	1,875	0,625	0,375	0,250	0,188	0,094	2,222	1,333	0,889	0,444	0,267	0,178	0,133	0,067	0,800	0,308	0,185	0,138	14,571	23,571	147,571	118,421	14,737	20,000	
Units			1,000	500	250	150	80	60	20	12	8	6	3	100	60	40	20	12	8	6	3	60	20	12	9	510	825	5,165	4,500	560	760	
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mix	Market Housing		75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	100.0%	100.0%	100.0%	100.0%	75.0%	75.0%	75.0%	75.0%	75.0%	100.0%	100.0%	100.0%	100.0%	75.0%	75.0%	75.0%	100.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	25.0%	25.0%	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	0.0%	25.0%	25.0%	25.0%	0.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
	Affordable Rent		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Social Rent		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Shared Ownership		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	25,000	25,000	25,000	25,000	25,000	25,000	
	£ site		1,562,500	625,000	312,500	187,500	100,000	75,000	18,939	18,750	12,500	9,375	4,688	1,866,667	848,485	565,657	282,828	140,000	93,333	70,000	35,000	509,091	161,538	96,923	72,692	582,857	1,132,500	7,378,571	5,921,053	589,474	800,000	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift	£/ha		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	225,000	225,000	225,000	225,000	225,000	225,000	
	£ site		21,875,000	8,750,000	4,375,000	2,625,000	1,400,000	1,050,000	265,152	131,250	87,500	65,625	32,813	373,333	169,697	113,131	56,566	28,000	18,667	14,000	7,000	101,818	32,308	19,385	14,538	5,245,714	10,192,500	66,407,143	53,289,474	5,305,263	7,200,000	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value	£/ha		375,000	375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	250,000	250,000	250,000	250,000	250,000	250,000	
	£ site		23,437,500	9,375,000	4,687,500	2,812,500	1,500,000	1,125,000	284,091	150,000	100,000	75,000	37,500	2,240,000	1,018,182	678,788	339,394	168,000	112,000	84,000	42,000	610,909	193,846	116,308	87,231	5,828,571	11,325,000	73,785,714	59,210,526	5,894,737	8,000,000	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	288,568	389,739	412,079	-127,170	-163,692	-151,369	-154,492	993	989,742	1,216,787	1,155,261	-418,945	-574,763	-576,184	-219,603	-1,071,468	1,784,139	1,734,380	1,331,862	-3,054,894	-2,573,388	-2,677,536	-948,355	599,076	442,051	185,065	258,426	656,825	235,627	
	Net	£/ha	577,135	623,582	659,326	-203,472	-261,906	-242,191	-187,263	993	989,742	1,216,787	1,155,261	-670,313	-696,683	-698,405	-266,185	-1,071,468	1,784,139	1,734,380	1,331,862	-3,702,902	-2,573,388	-2,677,536	-948,355	958,521	849,542	370,130	516,853	1,050,920	377,004	
	£ site		18,035,482	9,743,474	5,150,983	-953,777	-654,766	-454,108	-117,040	372	247,436	228,148	108,306	-1,489,584	-928,910	-620,804	-118,305	-285,725	317,180	231,251	88,791	-2,962,321	-791,812	-494,314	-131,311	13,967,028	20,024,909	54,620,627	61,206,233	15,487,247	7,540,072	
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Additional Profit	£ site		26,472,634	19,594,554	9,948,236	-7,348,144	-2,944,217	-1,973,953	-405,504	-123,912	166,633	185,881	85,624	-6,878,487	-3,077,791	-1,829,853	-718,924	-547,275	145,176	117,583	27,422	-3,963,069	-1,096,103	-674,331	-255,840	30,733,549	41,010,494	-66,777,916	7,104,609	35,303,903	26,633,978	
	£/m2		337	499	508	-626	-468	-425	-267	-131	165	255	241	-889	-666	-594	-475	-509	161	174	96	-1,086	-906	-929	-353	767	634	-165	20	802	446	

Appendix
Site 1



Site 1	1 Large Greenfiel Green

INCOME	Av Size m2		%	Number 1,000	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.69	104.69	75.00%	750	3,400	266,968,000	78,520
Affordable Overall			25%	250			
Social Rent	74.36	72.80	10.00%	100	1,490	10,847,200	7,436
Affordable Rent	74.36	72.80	10.00%	100	1,950	14,196,000	7,436
Shared Ownersl	80.26	79.76	5.00%	50	2,210	8,813,480	4,013
First Homes	80.26	79.76	0.00%	0	2,378	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	31.250 ha		32	/ha		300,824,680	97,406
SITE AREA - Gro	62.500 ha		16	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value	18,035,482	577,135	288,568		
Existing Use Value	1,562,500		25,000		
Uplift	0%	0	0		
Plus /ha	350,000	21,875,000	350,000		
Benchmark Land Value	23,437,500		375,000		

Additional Profit	26,472,634	337	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			891,274	18,035,482
	Stamp Duty			0	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	270,532	1,161,806
	Planning			211,300	
	Professional		8.00%	14,000,696	14,211,996
CONSTRUCTION	Build Cost	BCIS +	1,497	145,773,727	
		Extras		1,490,000	
		Unit extras	1,444.00	1,444,000	
		Site	15.00%	21,866,059	
	BNG			170,574	
	Contingency	2.50%		4,264,345	
FINANCE	Abnormals	0.00%		0	
				0	175,008,705
	Fees		0%	0	
	Interest		7.50%		
SALES	Legal and Valuation		0.00%	0	0
	Agents	%	3.0%	9,024,740	
	Legals	%	0.5%	1,504,123	
		£/unit		0	
Developers Profit	Misc.	%	0.0%	0	10,528,864
	Market Housing % Value		17.50%		46,719,400
	Affordable Hou: % Value		17.50%		5,924,919
First Homes	% Value		17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,000		
No dwgs under	50	635	31,750
No dwgs over 5	950	189	179,550
		Total	211,300

Stamp duty calc - Residual	
Land payment	18,035,482
Total	891,274

Stamp duty calc - AP	
Land payment	23,437,500
Total	1,161,375

Building Safety Levy		
Greenfield	28.47	2,235,464
Brownfield	0.00	0
Total		2,235,464

Pre CIL s106	19,771	£/ Unit (all)
Total		19,771,220

Post CIL s106	19,771	£/ Unit (all)
Total		19,771,220

CIL	0.00	£/sqm	0

BNG	0.10%	Total	170,574

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	200	200	200	200	50																	
Market Housing		13,348,400	26,696,800	53,393,600	53,393,600	53,393,600	53,393,600	13,348,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		542,360	1,084,720	2,169,440	2,169,440	2,169,440	2,169,440	542,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		709,800	1,419,600	2,839,200	2,839,200	2,839,200	2,839,200	709,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		440,674	881,348	1,762,696	1,762,696	1,762,696	1,762,696	440,674	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	15,041,234	30,082,468	60,164,936	60,164,936	60,164,936	60,164,936	15,041,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	891,274																							
Easements etc.	0																							
Legals Acquisition	270,532																							
Planning Fee	211,300																							
Professional	14,000,696																							
Build Cost - BCIS Base		8,528,689	17,057,379	34,114,757	34,114,757	34,114,757	34,114,757	8,528,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,100,334	2,200,668	4,401,337	4,401,337	4,401,337	4,401,337	1,100,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,529	17,057	34,115	34,115	34,115	34,115	8,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		213,217	426,434	852,869	852,869	852,869	852,869	213,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	451,237	902,474	1,804,948	1,804,948	1,804,948	1,804,948	451,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	75,206	150,412	300,825	300,825	300,825	300,825	75,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	15,373,803	10,377,213	20,754,425	41,508,851	41,508,851	41,508,851	41,508,851	10,377,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	18,035,482																						
Interest		2,505,696	2,343,822	1,820,005	557,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								46,719,400
rdable for Rent																								5,924,919
First Homes																								0
Cash Flow	-33,409,285	2,158,325	6,984,221	16,836,080	18,098,786	18,656,085	18,656,085	4,664,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-52,644,319
Opening Balance	0																							
Closing Balance	-33,409,285	-31,250,960	-24,266,739	-7,430,659	10,668,127	29,324,212	47,980,298	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	52,644,319	0	

Appendix
Site 2



Site 2	2 Large Greenfiel Green

INCOME	Av Size m2		%	Number 500	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.61	104.61	75.00%	375	3,400	133,382,000	39,230
Affordable Overall			25%	125			
Social Rent	74.86	73.36	10.00%	50	1,490	5,465,320	3,743
Affordable Rent	74.86	73.36	10.00%	50	1,950	7,152,600	3,743
Shared Ownersl	78.99	78.24	5.00%	25	2,210	4,322,760	1,975
First Homes	78.99	78.24	0.00%	0	2,379	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	15.625 ha		32	/ha		150,322,680	48,691
SITE AREA - Gro	25.000 ha		20	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value				9,743,474	389,739
Existing Use Value				625,000	25,000
Uplift				0	0
Plus /ha				350,000	350,000
Benchmark Land Value				9,375,000	375,000

Additional Profit	19,594,554	499	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				9,743,474	
Stamp Duty			476,674		
Easements etc.			0		
Legals /Acquisition		1.50%	146,152	622,826	
Fees	Planning		116,800		
	Professional	8.00%	6,996,898	7,113,698	
CONSTRUCTION					
Build Cost	BCIS +	1,496	72,854,658		
	Extras		740,000		
Unit extras	Site	1,444.00	722,000		
		15.00%	10,928,199		
BNG			85,245		
Contingency		2.50%	2,131,121		
Abnormals		0.00%	0		
			0	87,461,224	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
Legal and Valuation		0.00%	0	0	
SALES					
Agents	%	3.0%	4,509,680		
	Legals	0.5%	751,613		
			0		
Misc.		0.0%	0	5,261,294	110,202,515

Developers Profit			
Market Housing % Value	17.50%		23,341,850
Affordable Hou: % Value	17.50%		2,964,619
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual	
Land payment	9,743,474
Total	476,674

Stamp duty calc - AP	
Land payment	9,375,000
Total	458,250

Building Safety Levy			
Greenfield	28.47	1,116,878	
Brownfield	0.00	0	
		Total	1,116,878

Pre CIL s106	19,771	£/ Unit (all)	
		Total	9,885,610

Post CIL s106	19,771	£/ Unit (all)	
		Total	9,885,610

CIL	0.00	£/sqm	0

BNG	0.10%	Total	85,245

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	100	100	50																		
Market Housing		13,338,200	26,676,400	26,676,400	26,676,400	26,676,400	13,338,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		546,532	1,093,064	1,093,064	1,093,064	1,093,064	546,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		715,260	1,430,520	1,430,520	1,430,520	1,430,520	715,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		432,276	864,552	864,552	864,552	864,552	432,276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	15,032,268	30,064,536	30,064,536	30,064,536	30,064,536	15,032,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	476,674																							
Easements etc.	0																							
Legals Acquisition	146,152																							
Planning Fee	116,800																							
Professional	6,996,898																							
Build Cost - BCIS Base		8,524,486	17,048,971	17,048,971	17,048,971	17,048,971	8,524,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,100,249	2,200,498	2,200,498	2,200,498	2,200,498	1,100,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,524	17,049	17,049	17,049	17,049	8,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		213,112	426,224	426,224	426,224	426,224	213,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	450,968	901,936	901,936	901,936	901,936	450,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	75,161	150,323	150,323	150,323	150,323	75,161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	7,736,524	10,372,501	20,745,001	20,745,001	20,745,001	20,745,001	10,372,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land Interest	9,743,474																						
		1,311,000	1,059,842	440,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								23,341,850
rdable for Rent																								2,964,619
First Homes																								0
Cash Flow	-17,479,998	3,348,768	8,259,693	8,879,170	9,319,535	9,319,535	4,659,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-26,306,469
Opening Balance	0																							
Closing Balance	-17,479,998	-14,131,231	-5,871,538	3,007,632	12,327,167	21,646,702	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	26,306,469	0	

Appendix
Site 3



Site 3	3 Large Greenfield Green

INCOME	Av Size m2		%	Number 250	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.55	104.55	75.00%	188	3,400	66,647,727	19,602
Affordable Overall			25%	62.5			
Social Rent	75.33	74.08	10.00%	25	1,490	2,759,480	1,883
Affordable Rent	75.33	74.08	10.00%	25	1,950	3,611,400	1,883
Shared Ownersl	80.56	80.08	5.00%	13	2,210	2,212,125	1,007
First Homes	80.56	80.08	0.00%	0	2,378	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	7.813 ha		32	/ha		75,230,732	24,376
SITE AREA - Gro	12.500 ha		20	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value		5,150,983	659,326	412,079	
Existing Use Value		312,500		25,000	
Uplift		0%	0	0	
Plus /ha		350,000	4,375,000	350,000	
Benchmark Land Value		4,687,500		375,000	

Additional Profit	9,948,236	508	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				5,150,983
	Stamp Duty			247,049	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	77,265	324,314
	Planning			69,550	
	Professional		8.00%	3,499,232	3,568,782
	CONSTRUCTION				
	Build Cost	BCIS +	1,495	36,435,628	
		Extras		370,000	
		Unit extras	1,444.00	361,000	
		Site	15.00%	5,465,344	
	BNG			42,632	
	Contingency	2.50%		1,065,799	
	Abnormals	0.00%		0	
				0	43,740,404
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
	SALES				
	Agents	%	3.0%	2,256,922	
	Legals	%	0.5%	376,154	
		£/unit		0	
	Misc.	%	0.0%	0	2,633,076
				55,417,558	

Developers Profit			
Market Housing % Value	17.50%		11,663,352
Affordable Hou: % Value	17.50%		1,502,026
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual	
Land payment	5,150,983
Total	
247,049	

Stamp duty calc - AP	
Land payment	4,687,500
Total	
223,875	

Building Safety Levy		
Greenfield	28.47	558,077
Brownfield	0.00	0
		Total
		558,077

Pre CIL s106	19,897	£/ Unit (all)
		Total
		4,974,230

Post CIL s106	19,897	£/ Unit (all)
		Total
		4,974,230

CIL	0.00	£/sqm
		0

BNG	0.10%	Total
		42,632

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50																			
Market Housing		13,329,545	13,329,545	13,329,545	13,329,545	13,329,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		551,896	551,896	551,896	551,896	551,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		722,280	722,280	722,280	722,280	722,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		442,425	442,425	442,425	442,425	442,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	15,046,146	15,046,146	15,046,146	15,046,146	15,046,146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	247,049																							
Easements etc.	0																							
Legals Acquisition	77,265																							
Planning Fee	69,550																							
Professional	3,499,232																							
Build Cost - BCIS Base		8,526,394	8,526,394	8,526,394	8,526,394	8,526,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,106,461	1,106,461	1,106,461	1,106,461	1,106,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,526	8,526	8,526	8,526	8,526	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		213,160	213,160	213,160	213,160	213,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	451,384	451,384	451,384	451,384	451,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	75,231	75,231	75,231	75,231	75,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND I	3,893,097	10,381,157	10,381,157	10,381,157	10,381,157	10,381,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land Interest	5,150,983																						
		678,306	379,305	57,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,663,352
rdable for Rent																								1,502,026
First Homes																								0
Cash Flow	-9,044,079	3,986,683	4,285,685	4,607,111	4,664,989	4,664,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,165,378
Opening Balance	0																							
Closing Balance	-9,044,079	-5,057,396	-771,711	3,835,400	8,500,389	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	13,165,378	0	

Appendix
Site 4



Site 4	4 Greenfield 150 Green

INCOME	Av Size m2		%	Number 150	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.29	104.29	75.00%	113	3,400	39,889,286	11,732
Affordable Overall			25%	37.5			
Social Rent	77.63	76.80	10.00%	15	1,490	1,716,480	1,165
Affordable Rent	77.63	76.80	10.00%	15	1,950	2,246,400	1,165
Shared Ownersl	76.91	76.13	5.00%	8	2,210	1,261,772	577
First Homes	76.91	76.13	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	4.688 ha		32	/ha		45,113,938	14,638
SITE AREA - Gro	7.500 ha		20	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value				-953,777	-203,472
Existing Use Value				187,500	25,000
Uplift				0	0
Plus /ha				350,000	2,625,000
Benchmark Land Value				2,812,500	375,000

Additional Profit	-7,348,144	-626	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				-953,777	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition		1.50%	-14,307	-14,307	
Fees	Planning		50,650		
	Professional	8.00%	2,353,157	2,403,807	
CONSTRUCTION					
Build Cost	BCIS +	1,678	24,558,666		
	Extras		210,000		
	Unit extras	1,444.00	216,600		
BNG	Site	15.00%	3,683,800		
			28,669		
	Contingency	2.50%	716,727		
Abnormals		0.00%	0		
			0	29,414,462	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	1,353,418		
	Legals	%	0.5%	225,570	
	£/unit		0		
Misc.	%	0.0%	0	1,578,988	32,429,173

Developers Profit			
Market Housing % Value	17.50%		6,980,625
Affordable Hou % Value	17.50%		914,314
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual	
Land payment	-953,777
Total	
0	

Stamp duty calc - AP	
Land payment	2,812,500
Total	
130,125	

Building Safety Levy		
Greenfield	28.47	334,014
Brownfield	0.00	0
		Total
		334,014

Pre CIL s106	20,031	£/ Unit (all)
		Total
		3,004,650

Post CIL s106	20,031	£/ Unit (all)
		Total
		3,004,650

CIL	0.00	£/sqm
		0

BNG	0.10%	Total
		28,669

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13
Market Housing				0	0	0	3,191,143	3,457,071	3,191,143	3,457,071	3,191,143	3,457,071	3,191,143	3,457,071	3,191,143	3,457,071	3,191,143	3,457,071	0	0	0	0	0	0
Social Rent				0	0	0	137,318	148,762	137,318	148,762	137,318	148,762	137,318	148,762	137,318	148,762	137,318	148,762	0	0	0	0	0	0
Affordable Rent				0	0	0	179,712	194,688	179,712	194,688	179,712	194,688	179,712	194,688	179,712	194,688	179,712	194,688	0	0	0	0	0	0
Shared Ownership				0	0	0	100,942	109,354	100,942	109,354	100,942	109,354	100,942	109,354	100,942	109,354	100,942	109,354	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,609,115	3,909,875	3,609,115	3,909,875	3,609,115	3,909,875	3,609,115	3,909,875	3,609,115	3,909,875	3,609,115	3,909,875	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-14,307																							
Planning Fee	50,650																							
Professional	1,176,578			1,176,578																				
Build Cost - BCIS Base		0	764,508	1,592,726	2,357,234	2,420,943	2,357,234	2,420,943	2,357,234	2,420,943	2,357,234	2,420,943	2,357,234	2,420,943	1,592,726	828,217	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	80,124	166,925	247,049	253,726	273,770	282,674	273,770	282,674	273,770	282,674	273,770	282,674	193,646	115,749	26,721	28,948	0	0	0	0	0	0
BNG		0	765	1,593	2,357	2,421	2,357	2,421	2,357	2,421	2,357	2,421	2,357	2,421	1,593	828	0	0	0	0	0	0	0	0
Contingency		0	19,113	39,818	58,931	60,524	58,931	60,524	58,931	60,524	58,931	60,524	58,931	60,524	39,818	20,705	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	108,273	117,296	108,273	117,296	108,273	117,296	108,273	117,296	108,273	117,296	108,273	117,296	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,046	19,549	18,046	19,549	18,046	19,549	18,046	19,549	18,046	19,549	18,046	19,549	0	0	0	0	0	0
Misc.				0			0				0													
COSTS BEFORE LAND INT AND I	1,212,922	0	2,041,088	1,801,062	2,665,571	2,737,614	2,818,612	2,903,407	2,818,612	2,903,407	2,818,612	2,903,407	2,818,612	2,903,407	1,954,102	1,102,346	153,040	165,793	0	0	0	0	0	0
For Residual Va	-953,777																							
Land Interest		4,859	4,950	43,313	77,895	129,335	183,091	171,702	156,050	144,154	127,985	115,563	98,859	85,890	68,630	38,885	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								
rdable for Rent																								
First Homes																								
Cash Flow	-259,145	-4,859	-2,046,038	-1,844,375	-2,743,467	-2,866,949	607,413	834,766	634,454	862,313	662,518	890,904	691,645	920,577	1,586,384	2,768,644	3,456,075	3,744,081	0	0	0	0	-7,894,939	
Opening Balance	0																							
Closing Balance	-259,145	-264,004	-2,310,042	-4,154,418	-6,897,884	-9,764,833	-9,157,421	-8,322,655	-7,688,201	-6,825,888	-6,163,370	-5,272,466	-4,580,821	-3,660,244	-2,073,861	694,783	4,150,858	7,894,939	7,894,939	7,894,939	7,894,939	7,894,939	7,894,939	0

Appendix
Site 5



Site 5	5 Greenfield 80	Green

INCOME	Av Size		%	Number	Price	GDV	GIA
	Gross	Net Saleable					
	104.75	104.75		80	£/m2	£	m2
Market Housing			75.00%	60	3,400	21,369,000	6,285
Affordable Overall			25%	20			
Social Rent	74.06	72.50	10.00%	8	1,490	864,200	593
Affordable Rent	74.06	72.50	10.00%	8	1,950	1,131,000	593
Shared Ownersl	81.50	81.50	5.00%	4	2,210	720,460	326
First Homes	81.50	81.50	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	2.500	ha	32	/ha		24,084,660	7,796
SITE AREA - Gro	4.000	ha	20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-654,766	-261,906	-163,692
Existing Use Value	100,000		25,000
Uplift	0%	0	0
Plus /ha	350,000	1,400,000	350,000
Benchmark Land Value	1,500,000		375,000

Check on phasing dwgs nos
correct

Additional Profit	-2,944,217	-468	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 0

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			-654,766	
	Stamp Duty		0		
	Easements etc.		0		
	Legals /Acquisition	1.50%	-9,821	-9,821	
Fees	Planning		37,420		
	Professional	8.00%	1,259,344	1,296,764	
CONSTRUCTION					
	Build Cost	BCIS +	1,685	13,136,838	
		Extras		120,000	
		Unit extras	1,444.00	115,520	
		Site	15.00%	1,970,526	
	BNG			15,343	
	Contingency	2.50%		383,572	
	Abnormals	0.00%		0	
				0	15,741,798
FINANCE					
	Fees	0%		0	
	Interest	7.50%			
	Legal and Valuation	0.00%		0	0
SALES					
	Agents	%	3.0%	722,540	
	Legals	%	0.5%	120,423	
		£/unit		0	
	Misc.	%	0.0%	0	842,963
					17,216,938

Developers Profit			
Market Housing	% Value	17.50%	3,739,575
Affordable Hou	% Value	17.50%	475,241
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual	
Land payment	-654,766
Total	0

Stamp duty calc - AP	
Land payment	1,500,000
Total	64,500

Building Safety Levy		
Greenfield	28.47	178,934
Brownfield	0.00	0
Total		178,934

Pre CIL s106	19,822	£/ Unit (all)
Total		1,585,720

Post CIL s106	19,822	£/ Unit (all)
Total		1,585,720

CIL	0.00	£/sqm	0

BNG	0.10%	Total	15,343

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	13	12	13	12	13	12															
Market Housing				0	0	0	1,335,563	3,472,463	3,205,350	3,472,463	3,205,350	3,472,463	3,205,350	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	54,013	140,433	129,630	140,433	129,630	140,433	129,630	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	70,688	183,788	169,650	183,788	169,650	183,788	169,650	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	45,029	117,075	108,069	117,075	108,069	117,075	108,069	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,505,291	3,913,757	3,612,699	3,913,757	3,612,699	3,913,757	3,612,699	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-9,821																							
Planning Fee	37,420																							
Professional	629,672		629,672																					
Build Cost - BCIS Base		0	319,643	1,150,716	1,917,860	2,429,290	2,365,361	2,429,290	2,365,361	1,598,217	767,144	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	33,036	118,929	198,215	251,072	255,649	280,149	271,305	194,256	106,126	29,077	26,840	0	0	0	0	0	0	0	0	0	0	0
BNG		0	320	1,151	1,918	2,429	2,365	2,429	2,365	1,598	767	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,991	28,768	47,947	60,732	59,134	60,732	59,134	39,955	19,179	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	45,159	117,413	108,381	117,413	108,381	117,413	108,381	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,526	19,569	18,063	19,569	18,063	19,569	18,063	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	657,271	0	990,662	1,299,564	2,165,940	2,743,524	2,735,194	2,909,582	2,824,610	1,971,008	1,019,660	166,058	153,285	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-654,766																							
Land Interest		47	48	18,624	43,340	84,764	137,794	163,438	147,675	135,667	101,784	55,073	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,739,575
rdable for Rent																								475,241
First Homes																								0
Cash Flow	-2,505	-47	-990,710	-1,318,188	-2,209,279	-2,828,287	-1,367,697	840,737	640,414	1,807,082	2,491,255	3,692,626	3,459,414	0	0	0	0	0	0	0	0	0	0	-4,214,816
Opening Balance	0																							
Closing Balance	-2,505	-2,552	-993,261	-2,311,449	-4,520,728	-7,349,016	-8,716,713	-7,875,976	-7,235,562	-5,428,479	-2,937,225	755,401	4,214,816	4,214,816	4,214,816	4,214,816	4,214,816	4,214,816	4,214,816	4,214,816	4,214,816	4,214,816	0	

Appendix
Site 6



Site 6	6 Greenfield 60	Green

INCOME	Av Size		%	Number 60	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	103.22	103.22	75.00%	45	3,400	15,793,000	4,645
Affordable Overall			25%	15			
Social Rent	75.38	74.33	10.00%	6	1,490	664,540	452
Affordable Rent	75.38	74.33	10.00%	6	1,950	869,700	452
Shared Ownersl	77.67	77.67	5.00%	3	2,210	514,930	233
First Homes	77.67	77.67	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	1.875	ha	32	/ha		17,842,170	5,783
SITE AREA - Gro	3.000	ha	20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-454,108	-242,191	-151,369
Existing Use Value		75,000	25,000
Uplift		0%	0
Plus /ha	350,000	1,050,000	350,000
Benchmark Land Value	1,125,000		375,000

Check on phasing dwgs nos
correct

Additional Profit	-1,973,953	-425	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 0

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				-454,108
	Stamp Duty			0	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	-6,812	-6,812
	Planning			33,640	
	Professional		8.00%	927,859	961,499
CONSTRUCTION	Build Cost	BCIS +	1,675	9,684,941	
		Extras		80,000	
		Unit extras	1,444.00	86,640	
		Site	15.00%	1,452,741	
	BNG			11,304	
	Contingency	2.50%		282,608	
	Abnormals	0.00%		0	
				0	11,598,235
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	535,265	
	Legals	%	0.5%	89,211	
		£/unit		0	
	Misc.	%	0.0%	0	624,476
				12,723,290	

Developers Profit			
Market Housing % Value	17.50%		2,763,775
Affordable Hou: % Value	17.50%		358,605
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual	
Land payment	-454,108
Total	0

Stamp duty calc - AP	
Land payment	1,125,000
Total	45,750

Building Safety Levy		
Greenfield	28.47	132,243
Brownfield	0.00	0
Total		132,243

Pre CIL s106	20,031	£/ Unit (all)
Total		1,201,860

Post CIL s106	20,031	£/ Unit (all)
Total		1,201,860

CIL	0.00	£/sqm	0

BNG	0.10%	Total	11,304

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,632,167	2,632,167	2,632,167	2,632,167	2,632,167	2,632,167	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	110,757	110,757	110,757	110,757	110,757	110,757	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	144,950	144,950	144,950	144,950	144,950	144,950	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	85,822	85,822	85,822	85,822	85,822	85,822	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,973,695	2,973,695	2,973,695	2,973,695	2,973,695	2,973,695	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-6,812																							
Planning Fee	33,640																							
Professional	463,929		463,929																					
Build Cost - BCIS Base		0	628,018	1,256,036	1,884,054	1,884,054	1,884,054	1,884,054	1,256,036	628,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	66,770	133,540	200,310	200,310	222,351	222,351	155,581	88,811	22,041	22,041	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	628	1,256	1,884	1,884	1,884	1,884	1,256	628	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,700	31,401	47,101	47,101	47,101	47,101	31,401	15,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	89,211	89,211	89,211	89,211	89,211	89,211	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,868	14,868	14,868	14,868	14,868	14,868	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	490,758	0	1,175,046	1,422,233	2,133,349	2,133,349	2,259,469	2,259,469	1,548,353	837,236	126,120	126,120	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-454,108																							
Land Interest		687	700	22,745	49,839	90,773	132,476	121,568	110,456	85,801	47,352	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,763,775
rdable for Rent																								358,605
First Homes																								0
Cash Flow	-36,650	-687	-1,175,746	-1,444,978	-2,183,188	-2,224,123	581,750	592,658	1,314,887	2,050,657	2,800,224	2,847,575	0	0	0	0	0	0	0	0	0	0	0	-3,122,380
Opening Balance	0																							
Closing Balance	-36,650	-37,337	-1,213,083	-2,658,061	-4,841,249	-7,065,372	-6,483,621	-5,890,963	-4,576,076	-2,525,419	274,805	3,122,380	3,122,380	3,122,380	3,122,380	3,122,380	3,122,380	3,122,380	3,122,380	3,122,380	3,122,380	3,122,380	0	

Appendix
Site 7



Site 7	7 Greenfield 20	Green

INCOME	Av Size m2		%	Number 20	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	101.33	101.33	75.00%	15	3,400	5,168,000	1,520
Affordable Overall			25%	5			
Social Rent	77.00	77.00	10.00%	2	1,490	229,460	154
Affordable Rent	77.00	77.00	10.00%	2	1,950	300,300	154
Shared Ownersl	70.00	70.00	5.00%	1	2,210	154,700	70
First Homes	70.00	70.00	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.625	ha	32	/ha		5,852,460	1,898
SITE AREA - Gro	0.758	ha	26	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-117,040	-187,263	-154,492
Existing Use Value	18,939		25,000
Uplift	0%	0	0
Plus /ha	350,000	265,152	350,000
Benchmark Land Value	284,091		375,000

Check on phasing dwgs nos
correct

Additional Profit	-405,504	-267	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 0

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				-117,040	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition		1.50%	-1,756	-1,756	
Fees	Planning		12,700		
	Professional	8.00%	299,589	312,289	
CONSTRUCTION					
Build Cost	BCIS +	1,650	3,131,379		
	Extras		20,000		
Unit extras	Site	1,444.00	28,880		
		15.00%	469,707		
BNG			3,650		
Contingency		2.50%	91,249		
Abnormals		0.00%	0		
			0	3,744,865	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
Legal and Valuation		0.00%	0	0	
SALES					
Agents	%	3.0%	175,574		
	Legals	%	29,262		
£/unit			0		
	Misc.	%	0.0%	0	204,836
					4,143,196

Developers Profit			
Market Housing % Value	17.50%		904,400
Affordable Hou: % Value	17.50%		119,781
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual	
Land payment	-117,040
Total	0

Stamp duty calc - AP	
Land payment	284,091
Total	3,705

Building Safety Levy			
Greenfield	28.47	43,274	
Brownfield	0.00	0	
		Total	43,274

Pre CIL s106	20,450	£/ Unit (all)	
		Total	409,000

Post CIL s106	20,450	£/ Unit (all)	
		Total	409,000

CIL	0.00	£/sqm	0

BNG	0.10%	Total	3,650

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,292,000	1,292,000	1,292,000	1,292,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,365	57,365	57,365	57,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	75,075	75,075	75,075	75,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	38,675	38,675	38,675	38,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,463,115	1,463,115	1,463,115	1,463,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,756																							
Planning Fee	12,700																							
Professional	149,795		149,795																					
Build Cost - BCIS Base		0	304,164	608,328	912,492	912,492	608,328	304,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	34,083	68,167	102,250	102,250	78,985	44,902	10,819	10,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	304	608	912	912	608	304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,604	15,208	22,812	22,812	15,208	7,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	43,893	43,893	43,893	43,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,316	7,316	7,316	7,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	160,739	0	495,950	692,311	1,038,466	1,038,466	754,339	408,183	62,028	62,028	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-117,040																							
Land Interest		819	835	10,149	23,321	43,229	63,511	51,412	32,596	6,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								904,400
rdable for Rent																								119,781
First Homes																								0
Cash Flow	-43,700	-819	-496,785	-702,460	-1,061,787	-1,081,695	645,266	1,003,520	1,368,491	1,394,150	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,024,181
Opening Balance	0																							
Closing Balance	-43,700	-44,519	-541,304	-1,243,764	-2,305,551	-3,387,247	-2,741,981	-1,738,461	-369,970	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	1,024,181	0

Appendix
Site 8



Site 8	8 Greenfield 12	Green

INCOME	Av Size m2		%	Number 12	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	105.00	105.00	75.00%	9	3,400	3,213,000	945
Affordable Overall			25%	3			
Social Rent	70.00	70.00	10.00%	1	1,490	125,160	84
Affordable Rent	70.00	70.00	10.00%	1	1,950	163,800	84
Shared Ownersl	70.00	70.00	5.00%	1	2,210	92,820	42
First Homes	70.00	70.00	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.375	ha	32	/ha		3,594,780	1,155
SITE AREA - Gro	0.375	ha	32	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value	372		993		
Existing Use Value	18,750				50,000
Uplift	0%		0		0
Plus /ha	350,000		131,250		350,000
Benchmark Land Value	150,000				400,000

Check on phasing dwgs nos
correct

Additional Profit	-123,912	-131	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 0

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land					372
Stamp Duty					0
Easements etc.					0
Legals /Acquisition		1.50%	6	6	
Fees					
Planning			7,620		
Professional		8.00%	178,295	185,915	
CONSTRUCTION					
Build Cost		BCIS +	1,680	1,940,804	
		Extras		20,000	
		Unit extras	1,444.00	17,328	
		Site	10.00%	194,080	
BNG				2,172	
Contingency		2.50%		54,305	
Abnormals		0.00%		0	
				0	2,228,690
FINANCE					
Fees		0%		0	
Interest		7.50%			
Legal and Valuation		0.00%		0	0
SALES					
Agents		%	3.0%	107,843	
Legals		%	0.5%	17,974	
		£/unit		0	
Misc.		%	0.0%	0	125,817
					2,540,801

Developers Profit			
Market Housing % Value	17.50%		562,275
Affordable Hou: % Value	17.50%		66,812
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual	
Land payment	372
Total	0

Stamp duty calc - AP	
Land payment	150,000
Total	0

Building Safety Levy			
Greenfield	28.47	26,904	
Brownfield	0.00	0	
		Total	26,904

Pre CIL s106	20,450	£/ Unit (all)	
		Total	245,400

Post CIL s106	20,450	£/ Unit (all)	
		Total	245,400

CIL	0.00	£/sqm	0

BNG	0.10%	Total	2,172

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,071,000	1,071,000	1,071,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	41,720	41,720	41,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	54,600	54,600	54,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	30,940	30,940	30,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,198,260	1,198,260	1,198,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	6																							
Planning Fee	7,620																							
Professional	89,148		89,148																					
Build Cost - BCIS Base		0	241,357	482,714	724,071	482,714	241,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	27,267	54,533	81,800	54,533	36,235	8,968	8,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	241	483	724	483	241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,034	12,068	18,102	12,068	6,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	35,948	35,948	35,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,991	5,991	5,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	96,774	0	364,047	549,798	824,697	549,798	325,806	50,907	50,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	372																						
Interest		1,821	1,856	8,716	19,188	35,011	45,976	30,480	9,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								562,275
rdable for Rent																								66,812
First Homes																								0
Cash Flow	-97,146	-1,821	-365,902	-558,514	-843,885	-584,809	826,477	1,116,873	1,137,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-629,087
Opening Balance	0																							
Closing Balance	-97,146	-98,967	-464,870	-1,023,384	-1,867,269	-2,452,078	-1,625,601	-508,728	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	629,087	0

Appendix
Site 9



Site 9	9 Greenfield 8	Green

INCOME	Av Size m2		%	Number 8	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	126.25	126.25	100.00%	8	3,400	3,434,000	1,010
Affordable Overall			0%	0			
Social Rent	126.25	126.25	0.00%	0	1,490	0	0
Affordable Rent	126.25	126.25	0.00%	0	1,950	0	0
Shared Ownersl	126.25	126.25	0.00%	0	2,210	0	0
First Homes	126.25	126.25	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.250 ha		32	/ha		3,434,000	1,010
SITE AREA - Gro	0.250 ha		32	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	247,436	989,742	989,742
Existing Use Value	12,500		50,000
Uplift	0%	0	0
Plus /ha	350,000	87,500	350,000
Benchmark Land Value	100,000		400,000

Additional Profit	166,633	165	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				247,436
	Stamp Duty			1,949	
	Easements etc.			0	
	Legals /Acquisition		1.50%	3,712	5,660
Fees	Planning			5,080	
	Professional		8.00%	167,573	172,653
CONSTRUCTION	Build Cost	BCIS +	1,791	1,809,119	
		Extras		40,000	
		Unit extras	1,444.00	11,552	
		Site	10.00%	180,912	
	BNG			2,042	
	Contingency	2.50%		51,040	
	Abnormals	0.00%		0	
				0	2,094,663
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	103,020	
	Legals	%	0.5%	17,170	
		£/unit		0	
	Misc.	%	0.0%	0	120,190
					2,640,603

Developers Profit			
Market Housing % Value	17.50%		600,950
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	635	5,080
No dwgs over 5	0	189	0
		Total	5,080

Stamp duty calc - Residual	
Land payment	247,436
Total	1,949

Stamp duty calc - AP	
Land payment	100,000
Total	0

Building Safety Levy			
Greenfield	28.47	28,755	
Brownfield	0.00	0	
Total		28,755	

Pre CIL s106	0	£/ Unit (all)
Total	0	

Post CIL s106	0	£/ Unit (all)
Total	0	

CIL	0.00	£/sqm	0

BNG	0.10%	Total	2,042

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	858,500	858,500	858,500	858,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	858,500	858,500	858,500	858,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,949																							
Easements etc.	0																							
Legals Acquisition	3,712																							
Planning Fee	5,080																							
Professional	83,787		83,787																					
Build Cost - BCIS Base		0	170,132	340,264	510,396	510,396	340,264	170,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	7,189	7,189	7,189	7,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	170	340	510	510	340	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,253	8,507	12,760	12,760	8,507	4,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	25,755	25,755	25,755	25,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,293	4,293	4,293	4,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	94,527	0	258,342	349,111	523,666	523,666	386,347	211,791	37,236	37,236	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	247,436																						
Interest		6,412	6,532	11,498	18,260	28,421	38,773	30,647	19,096	4,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								600,950
rdable for Rent																								0
First Homes																								0
Cash Flow	-341,963	-6,412	-264,874	-360,609	-541,926	-552,087	433,381	616,062	802,168	817,209	0	0	0	0	0	0	0	0	0	0	0	0	0	-600,950
Opening Balance	0																							
Closing Balance	-341,963	-348,374	-613,248	-973,857	-1,515,783	-2,067,870	-1,634,489	-1,018,427	-216,259	600,950	600,950	600,950	600,950	600,950	600,950	600,950	600,950	600,950	600,950	600,950	600,950	600,950	0	

Appendix
Site 10



Site 10	10 Greenfield 6	Green

INCOME	Av Size m2		%	Number 6	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	121.67	121.67	100.00%	6	3,400	2,482,000	730
Affordable Overall			0%	0			
Social Rent	121.67	121.67	0.00%	0	1,490	0	0
Affordable Rent	121.67	121.67	0.00%	0	1,950	0	0
Shared Ownersl	121.67	121.67	0.00%	0	2,210	0	0
First Homes	121.67	121.67	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.188 ha		32	/ha		2,482,000	730
SITE AREA - Gro	0.188 ha		32	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value		228,148	1,216,787	1,216,787	
Existing Use Value		9,375			50,000
Uplift	0%	0			0
Plus /ha	350,000	65,625			350,000
Benchmark Land Value		75,000			400,000

Additional Profit	185,881	255	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 0

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Fees	Land			228,148	
	Stamp Duty		1,563		
	Easements etc.		0		
	Legals /Acquisition	1.50%	3,422	4,985	
Fees	Planning Professional	8.00%	3,810	117,065	120,875
	CONSTRUCTION				
	Build Cost	BCIS +	1,740	1,270,511	
		Extras		20,000	
		Unit extras	1,444.00	8,664	
		Site	10.00%	127,051	
	BNG			1,426	
	Contingency	2.50%		35,656	
	Abnormals	0.00%		0	
				0	1,463,307
FINANCE					
Fees	Interest	7.50%		0	
	Legal and Valuation	0.00%		0	0
SALES	Agents	%	3.0%	74,460	
	Legals	%	0.5%	12,410	
		£/unit		0	
	Misc.	%	0.0%	0	86,870
					1,904,185

Developers Profit			
Market Housing % Value	17.50%		434,350
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual	
Land payment	228,148
Total	1,563

Stamp duty calc - AP	
Land payment	75,000
Total	0

Building Safety Levy			
Greenfield	28.47	20,783	
Brownfield	0.00	0	
		Total	20,783

Pre CIL s106	0 £/ Unit (all)	
	Total	0

Post CIL s106	0	£/ Unit (all)
		Total
		0

CIL	0.00	£/sqm	0

BNG	0.10%	Total	1,426

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	827,333	827,333	827,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	827,333	827,333	827,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,563																							
Easements etc.	0																							
Legals Acquisition	3,422																							
Planning Fee	3,810																							
Professional	58,532		58,532																					
Build Cost - BCIS Base		0	158,470	316,939	475,409	316,939	158,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	0	0	0	6,928	6,928	6,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	158	317	475	317	158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,962	7,923	11,885	7,923	3,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	24,820	24,820	24,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,137	4,137	4,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	67,328	0	221,122	325,179	487,769	325,179	198,474	35,884	35,884	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	228,148																						
Interest		5,540	5,644	9,896	16,179	25,628	32,205	21,018	6,572	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								434,350
rdable for Rent																								0
First Homes																								0
Cash Flow	-295,475	-5,540	-226,766	-335,075	-503,948	-350,807	596,654	770,431	784,877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-434,350
Opening Balance	0																							
Closing Balance	-295,475	-301,016	-527,782	-862,857	-1,366,805	-1,717,612	-1,120,958	-350,527	434,350	434,350	434,350	434,350	434,350	434,350	434,350	434,350	434,350	434,350	434,350	434,350	434,350	434,350	0	

Appendix
Site 11



Site 11	11 Greenfield 3	Green

INCOME	Av Size m2		%	Number 3	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	118.33	118.33	100.00%	3	3,400	1,207,000	355
Affordable Overall			0%	0			
Social Rent	118.33	118.33	0.00%	0	1,490	0	0
Affordable Rent	118.33	118.33	0.00%	0	1,950	0	0
Shared Ownersl	118.33	118.33	0.00%	0	2,210	0	0
First Homes	118.33	118.33	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.094	ha	32	/ha		1,207,000	355
SITE AREA - Gro	0.094	ha	32	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value		108,306	1,155,261	1,155,261	
Existing Use Value			4,688		50,000
Uplift		0%	0		0
Plus /ha		350,000	32,813		350,000
Benchmark Land Value		37,500			400,000

Additional Profit	85,624	241	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 0

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Fees	Land			108,306	
	Stamp Duty		0		
	Easements etc.		0		
	Legals /Acquisition	1.50%	1,625	1,625	
Fees	Planning		1,905		
	Professional	8.00%	57,198	59,103	
CONSTRUCTION					
Build Cost	BCIS +	1,748	620,477		
	Extras		10,000		
	Unit extras	1,444.00	4,332		
	Site	10.00%	62,048		
BNG			697		
	Contingency	2.50%	17,421		
	Abnormals	0.00%	0		
			0	714,974	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	36,210		
	Legals	%	0.5%	6,035	
	£/unit		0		
	Misc.	%	0.0%	0	42,245
				926,253	

Developers Profit			
Market Housing % Value	17.50%		211,225
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual	
Land payment	108,306
Total	0

Stamp duty calc - AP	
Land payment	37,500
Total	0

Building Safety Levy			
Greenfield	28.47	10,107	
Brownfield	0.00	0	
		Total	10,107

Pre CIL s106	0 £/ Unit (all)	
	Total	0

Post CIL s106	0	£/ Unit (all)
		Total
		0

CIL	0.00	£/sqm	0

BNG	0.10%	Total	697

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	1	1																			
Market Housing				0	0	0	402,333	402,333	402,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	402,333	402,333	402,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,625																							
Planning Fee	1,905																							
Professional	28,599			28,599																				
Build Cost - BCIS Base		0	77,428	154,857	232,285	154,857	77,428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	3,369	3,369	3,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	77	155	232	155	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,936	3,871	5,807	3,871	1,936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	12,070	12,070	12,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,012	2,012	2,012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	32,129	0	108,041	158,883	238,325	158,883	96,892	17,451	17,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	108,306																						
Interest		2,633	2,683	4,759	7,827	12,442	15,655	10,221	3,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								211,225
rdable for Rent																								0
First Homes																								0
Cash Flow	-140,435	-2,633	-110,723	-163,642	-246,152	-171,325	289,787	374,662	381,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-211,225
Opening Balance	0																							
Closing Balance	-140,435	-143,068	-253,791	-417,433	-663,584	-834,910	-545,123	-170,462	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	211,225	0

Appendix
Site 12



Site 12	12 Brownfield 100 Brown

INCOME	Av Size m2		%	Number 100	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	103.13	103.13	75.00%	75	3,400	26,299,000	7,735
Affordable Overall			25%	25			
Social Rent	72.78	70.90	10.00%	10	1,490	1,056,410	728
Affordable Rent	72.78	70.90	10.00%	10	1,950	1,382,550	728
Shared Ownersl	72.85	71.60	5.00%	5	2,210	791,180	364
First Homes	72.85	71.60	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	2.222 ha		45	/ha		29,529,140	9,555
SITE AREA - Gro	3.556 ha		28	/ha			

Whole Site Per ha NET Per ha GROSS			
Residual Land Value	-1,489,584	-670,313	-418,945
Existing Use Value	1,866,667		525,000
Uplift	20%	373,333	105,000
Plus /ha	0	0	0
Benchmark Land Value	2,240,000		630,000

Additional Profit	-6,878,487	-889	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 37,287,970

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				-1,489,584
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-22,344	-22,344
Fees	Planning			41,200	
	Professional		8.00%	1,610,671	1,651,871
CONSTRUCTION	Build Cost	BCIS +	1,658	15,841,149	
		Extras		80,000	
		Unit extras	10.00	1,000	
		Site	15.00%	2,376,172	
	BNG			128,088	
	Contingency	5.00%		914,916	
	Abnormals	5.00%		792,057	
				0	20,133,383
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	885,874	
	Legals	%	0.5%	147,646	
		£/unit		0	
	Misc.	%	0.0%	0	1,033,520
					21,306,846

Developers Profit			
Market Housing	% Value	17.50%	4,602,325
Affordable Hou	% Value	17.50%	565,275
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual	
Land payment	-1,489,584
Total	0

Stamp duty calc - AP	
Land payment	2,240,000
Total	101,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	110,069	
		Total	110,069

Pre CIL s106	19,570	£/ Unit (all)	
		Total	1,957,010

Post CIL s106	19,570	£/ Unit (all)	
		Total	1,957,010

CIL	0.00	£/sqm	0

BNG	0.70%	Total	128,088

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,155,880	3,418,870	3,155,880	3,418,870	3,155,880	3,418,870	3,155,880	3,418,870	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	126,769	137,333	126,769	137,333	126,769	137,333	126,769	137,333	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	165,906	179,732	165,906	179,732	165,906	179,732	165,906	179,732	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	94,942	102,853	94,942	102,853	94,942	102,853	94,942	102,853	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,543,497	3,838,788	3,543,497	3,838,788	3,543,497	3,838,788	3,543,497	3,838,788	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-22,344																							
Planning Fee	41,200																							
Professional	805,335		805,335																					
Build Cost - BCIS Base		0	731,933	1,524,860	2,256,793	2,317,787	2,256,793	2,317,787	2,256,793	2,317,787	1,524,860	792,927	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	78,280	163,084	241,365	247,888	254,573	262,197	254,573	262,197	176,292	99,113	13,208	14,309	0	0	0	0	0	0	0	0	0	0
BNG		0	5,124	10,674	15,798	16,225	15,798	16,225	15,798	16,225	10,674	5,550	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	36,597	76,243	112,840	115,889	112,840	115,889	112,840	115,889	76,243	39,646	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	31,682	66,005	97,687	100,327	97,687	100,327	97,687	100,327	66,005	34,322	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	106,305	115,164	106,305	115,164	106,305	115,164	106,305	115,164	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,717	19,194	17,717	19,194	17,717	19,194	17,717	19,194	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	824,192	0	1,688,951	1,840,866	2,724,482	2,798,116	2,861,712	2,946,783	2,861,712	2,946,783	1,978,097	1,105,917	137,231	148,667	0	0	0	0	0	0	0	0	0	0
For Residual Va	-1,489,584																							
Land Interest		0	0	19,192	54,068	106,166	160,621	150,849	136,952	126,737	112,388	85,144	35,499	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,602,325
rdable for Rent																								565,275
First Homes																								0
Cash Flow	665,392	0	-1,688,951	-1,860,058	-2,778,550	-2,904,282	521,163	741,156	544,832	765,268	1,453,012	2,647,727	3,370,767	3,690,122	0	0	0	0	0	0	0	0	0	-5,167,600
Opening Balance	0																							
Closing Balance	665,392	665,392	-1,023,559	-2,883,617	-5,662,166	-8,566,448	-8,045,285	-7,304,129	-6,759,297	-5,994,028	-4,541,016	-1,893,289	1,477,478	5,167,600	5,167,600	5,167,600	5,167,600	5,167,600	5,167,600	5,167,600	5,167,600	5,167,600	0	

Appendix
Site 13



Site 1313 Brownfield 60 Brown

INCOME	Av Size m2		%	Number 60	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	102.67	102.67	75.00%	45	3,400	15,708,000	4,620
Affordable Overall			25%	15			
Social Rent	70.08	68.00	10.00%	6	1,490	607,920	421
Affordable Rent	70.08	68.00	10.00%	6	1,950	795,600	421
Shared Ownersl	74.67	74.67	5.00%	3	2,210	495,040	224
First Homes	74.67	74.67	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	1.333 ha		45	/ha		17,606,560	5,685
SITE AREA - Gro	1.616 ha		37	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-928,910	-696,683	-574,763
Existing Use Value	848,485		525,000
Uplift	20%	169,697	105,000
Plus /ha	0	0	0
Benchmark Land Value	1,018,182		630,000

Check on phasing dwgs nos
correct

Additional Profit-3,077,791-666£/m2

RUN Residual MACRO ctrl+rClosing balance = 0
RUN CIL MACRO ctrl+hClosing balance = 16,714,432

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				-928,910	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition		1.50%	-13,934	-13,934	
Fees	Planning		33,640		
	Professional	8.00%	959,254	992,894	
CONSTRUCTION					
Build Cost	BCIS +	1,659	9,432,413		
	Extras		50,000		
	Unit extras	10.00	600		
BNG	Site	15.00%	1,414,862		
			76,285		
	Contingency	5.00%	544,894		
Abnormals		5.00%	471,621		
			0	11,990,674	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	528,197		
	Legals	%	88,033		
Misc.	£/unit	0	0		
	%	0.0%	0	616,230	12,656,954

Developers Profit			
Market Housing % Value	17.50%		2,748,900
Affordable Hou: % Value	17.50%		332,248
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual	
Land payment	-928,910
Total	0

Stamp duty calc - AP	
Land payment	1,018,182
Total	40,409

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	65,743	
		Total	65,743

Pre CIL s106	19,612	£/ Unit (all)	
		Total	1,176,720

Post CIL s106	19,612	£/ Unit (all)	
		Total	1,176,720

CIL	0.00	£/sqm	0

BNG	0.70%	Total	76,285

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,618,000	2,618,000	2,618,000	2,618,000	2,618,000	2,618,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	101,320	101,320	101,320	101,320	101,320	101,320	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	132,600	132,600	132,600	132,600	132,600	132,600	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	82,507	82,507	82,507	82,507	82,507	82,507	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,934,427	2,934,427	2,934,427	2,934,427	2,934,427	2,934,427	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-13,934																							
Planning Fee	33,640																							
Professional	479,627		479,627																					
Build Cost - BCIS Base		0	605,437	1,210,875	1,816,312	1,816,312	1,816,312	1,816,312	1,210,875	605,437	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	65,373	130,747	196,120	196,120	207,077	207,077	141,704	76,330	10,957	10,957	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,238	8,476	12,714	12,714	12,714	12,714	8,476	4,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,272	60,544	90,816	90,816	90,816	90,816	60,544	30,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,201	52,402	78,603	78,603	78,603	78,603	52,402	26,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	88,033	88,033	88,033	88,033	88,033	88,033	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,672	14,672	14,672	14,672	14,672	14,672	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	499,334	0	1,211,149	1,463,044	2,194,566	2,194,566	2,308,228	2,308,228	1,576,706	845,184	113,662	113,662	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-928,910																							
Land Interest		0	0	14,654	42,361	84,304	127,033	117,673	108,138	84,709	47,124	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,748,900
rdable for Rent																								332,248
First Homes																								0
Cash Flow	429,577	0	-1,211,149	-1,477,698	-2,236,927	-2,278,869	499,166	508,526	1,249,583	2,004,534	2,773,641	2,820,765	0	0	0	0	0	0	0	0	0	0	0	-3,081,148
Opening Balance	0																							
Closing Balance	429,577	429,577	-781,572	-2,259,270	-4,496,197	-6,775,067	-6,275,900	-5,767,374	-4,517,792	-2,513,258	260,383	3,081,148	3,081,148	3,081,148	3,081,148	3,081,148	3,081,148	3,081,148	3,081,148	3,081,148	3,081,148	3,081,148	0	

Appendix
Site 14



Site 1414 Brownfield 40 Brown

INCOME	Av Size m2		%	Number 40	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	102.67	102.67	75.00%	30	3,400	10,472,000	3,080
Affordable Overall			25%	10			
Social Rent	70.06	68.50	10.00%	4	1,490	408,260	280
Affordable Rent	70.06	68.50	10.00%	4	1,950	534,300	280
Shared Ownersl	77.00	77.00	5.00%	2	2,210	340,340	154
First Homes	77.00	77.00	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.889 ha		45	/ha		11,754,900	3,795
SITE AREA - Gro	1.077 ha		37	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-620,804	-698,405	-576,184
Existing Use Value	565,657		525,000
Uplift	20%	113,131	105,000
Plus /ha	0	0	0
Benchmark Land Value	678,788		630,000

Additional Profit-1,829,853-594£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 11,018,345

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				-620,804
	Stamp Duty			0	
Fees	Easements etc.			0	
	Legals /Acquisition	1.50%	-9,312	-9,312	
	Planning		25,400		
CONSTRUCTION	Professional	8.00%	637,387	662,787	
	Build Cost	BCIS +	1,652	6,270,166	
		Extras		30,000	
		Unit extras	10.00	400	
		Site	15.00%	940,525	
	BNG			50,688	
FINANCE	Contingency	5.00%	362,055		
	Abnormals	5.00%	313,508		
			0	7,967,341	
SALES	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
	Agents	%	3.0%	352,647	
	Legals	%	0.5%	58,775	
		£/unit	0	0	
	Misc.	%	0.0%	0	411,422
					8,411,434

Developers Profit			
Market Housing % Value	17.50%		1,832,600
Affordable Hou: % Value	17.50%		224,508
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual	
Land payment	-620,804
Total	0

Stamp duty calc - AP	
Land payment	678,788
Total	23,439

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	43,828
		Total
		43,828

Pre CIL s106	19,822	£/ Unit (all)
		Total
		792,860

Post CIL s106	19,822	£/ Unit (all)
		Total
		792,860

CIL	0.00	£/sqm
		0

BNG	0.70%	Total
		50,688

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	2,618,000	2,618,000	2,618,000	2,618,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	102,065	102,065	102,065	102,065	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	133,575	133,575	133,575	133,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	85,085	85,085	85,085	85,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,938,725	2,938,725	2,938,725	2,938,725	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-9,312																							
Planning Fee	25,400																							
Professional	318,694		318,694																					
Build Cost - BCIS Base		0	603,424	1,206,848	1,810,273	1,810,273	1,206,848	603,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	66,072	132,143	198,215	198,215	143,100	77,029	10,957	10,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,224	8,448	12,672	12,672	8,448	4,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,171	60,342	90,514	90,514	60,342	30,171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,126	52,251	78,377	78,377	52,251	26,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	88,162	88,162	88,162	88,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,694	14,694	14,694	14,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	334,782	0	1,048,710	1,460,034	2,190,050	2,190,050	1,573,846	843,829	113,812	113,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-620,804																							
Land Interest		0	0	14,300	41,944	83,794	126,429	103,208	65,864	14,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,832,600
rdable for Rent																								224,508
First Homes																								0
Cash Flow	286,022	0	-1,048,710	-1,474,334	-2,231,994	-2,273,844	1,238,450	1,991,688	2,759,049	2,810,781	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,057,108
Opening Balance	0																							
Closing Balance	286,022	286,022	-762,688	-2,237,022	-4,469,017	-6,742,861	-5,504,411	-3,512,723	-753,674	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	2,057,108	0

Appendix
Site 15



Site 15	15 Brownfield 20	Brown

INCOME	Av Size m2		%	Number 20	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	101.00	101.00	75.00%	15	3,400	5,151,000	1,515
Affordable Overall			25%	5			
Social Rent	77.00	77.00	10.00%	2	1,490	229,460	154
Affordable Rent	77.00	77.00	10.00%	2	1,950	300,300	154
Shared Ownersl	70.00	70.00	5.00%	1	2,210	154,700	70
First Homes	70.00	70.00	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.444	ha	45	/ha		5,835,460	1,893
SITE AREA - Gro	0.539	ha	37	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-118,305	-266,185	-219,603
Existing Use Value	282,828		525,000
Uplift	20%	56,566	105,000
Plus /ha	0	0	0
Benchmark Land Value	339,394		630,000

Check on phasing dwgs nos
correct

Additional Profit	-718,924	-475	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 5,509,173

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				-118,305
	Stamp Duty			0	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	-1,775	-1,775
	Planning			12,700	
	Professional		8.00%	300,264	312,964
CONSTRUCTION	Build Cost	BCIS +	1,630	3,086,103	
		Extras		10,000	
		Unit extras	10.00	200	
		Site	10.00%	308,610	
	BNG			23,834	
	Contingency	5.00%		170,246	
FINANCE	Abnormals	5.00%		154,305	
				0	3,753,299
	Fees		0%	0	
	Interest		7.50%		
SALES	Legal and Valuation		0.00%	0	0
	Agents	%	3.0%	175,064	
	Legals	%	0.5%	29,177	
		£/unit		0	
Misc.	%	0.0%		0	204,241
					4,150,425

Developers Profit			
Market Housing	% Value	17.50%	901,425
Affordable Hou	% Value	17.50%	119,781
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual	
Land payment	-118,305
Total	0

Stamp duty calc - AP	
Land payment	339,394
Total	6,470

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	21,558
	Total	21,558

Pre CIL s106	20,450	£/ Unit (all)
	Total	409,000

Post CIL s106	20,450	£/ Unit (all)
	Total	409,000

CIL	0.00	£/sqm	0

BNG	0.70%	Total	23,834

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,287,750	1,287,750	1,287,750	1,287,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,365	57,365	57,365	57,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	75,075	75,075	75,075	75,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	38,675	38,675	38,675	38,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,458,865	1,458,865	1,458,865	1,458,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,775																							
Planning Fee	12,700																							
Professional	150,132		150,132																					
Build Cost - BCIS Base		0	283,743	567,486	851,228	851,228	567,486	283,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	34,083	68,167	102,250	102,250	73,556	39,473	5,390	5,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,986	3,972	5,959	5,959	3,972	1,986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,187	28,374	42,561	42,561	28,374	14,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	12,859	25,718	38,576	38,576	25,718	12,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	43,766	43,766	43,766	43,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,294	7,294	7,294	7,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	161,058	0	496,990	693,716	1,040,575	1,040,575	750,166	403,308	56,450	56,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-118,305																							
Land Interest		802	817	10,151	23,348	43,297	63,619	51,524	32,698	7,016	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								901,425
rdable for Rent																								119,781
First Homes																								0
Cash Flow	-42,753	-802	-497,807	-703,867	-1,063,923	-1,083,871	645,079	1,004,033	1,369,717	1,395,399	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,021,206
Opening Balance	0																							
Closing Balance	-42,753	-43,555	-541,362	-1,245,229	-2,309,151	-3,393,023	-2,747,943	-1,743,910	-374,193	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	1,021,206	0

Appendix
Site 16



Site 1616 Brownfield 12 Brown

INCOME	Av Size m2		%	Number 12	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	119.44	119.44	75.00%	9	3,400	3,655,000	1,075
Affordable Overall			25%	3			
Social Rent	70.00	70.00	10.00%	1	1,490	125,160	84
Affordable Rent	70.00	70.00	10.00%	1	1,950	163,800	84
Shared Ownersl	70.00	70.00	5.00%	1	2,210	92,820	42
First Homes	70.00	70.00	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.267 ha		45	/ha		4,036,780	1,285
SITE AREA - Gro	0.267 ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-285,725	-1,071,468	-1,071,468
Existing Use Value	140,000		525,000
Uplift	20%	28,000	105,000
Plus /ha	0	0	0
Benchmark Land Value	168,000		630,000

Additional Profit-547,275-509£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 2,627,918

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			-285,725	
	Stamp Duty			0	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	-4,286	-4,286
	Planning			7,620	
	Professional		8.00%	226,138	233,758
CONSTRUCTION	Build Cost	BCIS +	1,780	2,287,247	
		Extras		50,000	
		Unit extras	10.00	120	
		Site	10.00%	228,725	
	BNG			17,963	
	Contingency	5.00%		128,305	
	Abnormals	5.00%		114,362	
				0	2,826,721
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	121,103	
	Legals	%	0.5%	20,184	
		£/unit		0	
	Misc.	%	0.0%	0	141,287
				2,911,755	

Developers Profit			
Market Housing % Value	17.50%		639,625
Affordable Hou: % Value	17.50%		66,812
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual	
Land payment	-285,725
Total	0

Stamp duty calc - AP	
Land payment	168,000
Total	360

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	15,297	
		Total	15,297

Pre CIL s106	20,450	£/ Unit (all)	
		Total	245,400

Post CIL s106	20,450	£/ Unit (all)	
		Total	245,400

CIL	0.00	£/sqm	0

BNG	0.70%	Total	17,963

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,218,333	1,218,333	1,218,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	41,720	41,720	41,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	54,600	54,600	54,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	30,940	30,940	30,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,345,593	1,345,593	1,345,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-4,286																							
Planning Fee	7,620																							
Professional	113,069		113,069																					
Build Cost - BCIS Base		0	285,121	570,242	855,364	570,242	285,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	27,267	54,533	81,800	54,533	32,366	5,099	5,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,996	3,992	5,988	3,992	1,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,256	28,512	42,768	28,512	14,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	12,707	25,414	38,121	25,414	12,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	40,368	40,368	40,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,728	6,728	6,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	116,403	0	454,416	682,693	1,024,040	682,693	393,542	52,195	52,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-285,725																							
Land Interest		0	0	5,346	18,246	37,789	51,298	34,409	10,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								639,625
rdable for Rent																								66,812
First Homes																								0
Cash Flow	169,322	0	-454,416	-688,039	-1,042,286	-720,483	900,754	1,258,989	1,282,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-706,437
Opening Balance	0																							
Closing Balance	169,322	169,322	-285,094	-973,133	-2,015,419	-2,735,902	-1,835,148	-576,159	706,436	706,436	706,436	706,436	706,436	706,436	706,436	706,436	706,436	706,436	706,436	706,436	706,436	706,436	0	

Appendix
Site 17



Site 17	17 Brownfield 8	Brown

INCOME	Av Size m2		%	Number 8	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	112.50	112.50	100.00%	8	3,400	3,060,000	900
Affordable Overall			0%	0			
Social Rent	112.50	112.50	0.00%	0	1,490	0	0
Affordable Rent	112.50	112.50	0.00%	0	1,950	0	0
Shared Ownersl	112.50	112.50	0.00%	0	2,210	0	0
First Homes	112.50	112.50	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.178 ha		45	/ha		3,060,000	900
SITE AREA - Gro	0.178 ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	317,180	1,784,139	1,784,139
Existing Use Value		93,333	525,000
Uplift	20%	18,667	105,000
Plus /ha	0	0	0
Benchmark Land Value	112,000		630,000

Additional Profit	145,176	161	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 1,745,964

Check on phasing dwgs nos

correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				317,180
	Stamp Duty			5,359	
	Easements etc.			0	
	Legals /Acquisition		1.50%	4,758	10,117
Fees	Planning			5,080	
	Professional		8.00%	142,019	147,099
CONSTRUCTION	Build Cost	BCIS +	1,626	1,463,805	
		Extras		0	
		Unit extras	10.00	80	
		Site	10.00%	146,381	
	BNG			11,272	
	Contingency	5.00%		80,513	
	Abnormals	5.00%		73,190	
				0	1,775,241
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	91,800	
	Legals	%	0.5%	15,300	
		£/unit		0	
	Misc.	%	0.0%	0	107,100
					2,356,737

Developers Profit			
Market Housing	% Value	17.50%	535,500
Affordable Hou	% Value	17.50%	0
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	635	5,080
No dwgs over 5	0	189	0
		Total	5,080

Stamp duty calc - Residual	
Land payment	317,180
Total	5,359

Stamp duty calc - AP	
Land payment	112,000
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	12,807	
		Total	12,807

Pre CIL s106	0	£/ Unit (all)
Total	0	

Post CIL s106	0	£/ Unit (all)
Total	0	

CIL	0.00	£/sqm	0

BNG	0.70%	Total	11,272

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	765,000	765,000	765,000	765,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	765,000	765,000	765,000	765,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	5,359																							
Easements etc.	0																							
Legals Acquisition	4,758																							
Planning Fee	5,080																							
Professional	71,010		71,010																					
Build Cost - BCIS Base		0	134,189	268,378	402,566	402,566	268,378	134,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	3,202	3,202	3,202	3,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	939	1,879	2,818	2,818	1,879	939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,709	13,419	20,128	20,128	13,419	6,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,099	12,198	18,298	18,298	12,198	6,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	22,950	22,950	22,950	22,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,825	3,825	3,825	3,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	86,207	0	218,946	295,873	443,810	443,810	325,850	177,913	29,977	29,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	317,180																						
Interest		7,564	7,705	11,955	17,727	26,381	35,197	27,623	17,133	3,672	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								535,500
rdable for Rent																								0
First Homes																								0
Cash Flow	-403,387	-7,564	-226,652	-307,829	-461,537	-470,191	403,953	559,464	717,891	731,351	0	0	0	0	0	0	0	0	0	0	0	0	0	-535,500
Opening Balance	0																							
Closing Balance	-403,387	-410,950	-637,602	-945,431	-1,406,968	-1,877,159	-1,473,206	-913,742	-195,851	535,500	535,500	535,500	535,500	535,500	535,500	535,500	535,500	535,500	535,500	535,500	535,500	535,500	0	

Appendix
Site 18



Site 18	18 Brownfield 6	Brown

INCOME	Av Size m2		%	Number 6	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	112.50	112.50	100.00%	6	3,400	2,295,000	675
Affordable Overall			0%	0			
Social Rent	112.50	112.50	0.00%	0	1,490	0	0
Affordable Rent	112.50	112.50	0.00%	0	1,950	0	0
Shared Ownersl	112.50	112.50	0.00%	0	2,210	0	0
First Homes	112.50	112.50	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.133 ha		45	/ha		2,295,000	675
SITE AREA - Gro	0.133 ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	231,251	1,734,380	1,734,380
Existing Use Value		70,000	525,000
Uplift	20%	14,000	105,000
Plus /ha	0	0	0
Benchmark Land Value	84,000		630,000

Check on phasing dwgs nos
correct

Additional Profit 117,583 174 £/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 1,284,049

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				231,251
	Stamp Duty			1,625	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	3,469	5,094
	Planning			3,810	
	Professional		8.00%	107,242	111,052
	CONSTRUCTION				
	Build Cost	BCIS +	1,626	1,097,854	
		Extras		0	
		Unit extras	1,444.00	8,664	
		Site	10.00%	109,785	
FINANCE	BNG			8,514	
	Contingency	5.00%		60,815	
	Abnormals	5.00%		54,893	
				0	1,340,525
SALES	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
	Agents %		3.0%	68,850	
	Legals %		0.5%	11,475	
		£/unit		0	
	Misc. %		0.0%	0	80,325
					1,768,247

Developers Profit			
Market Housing % Value	17.50%		401,625
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual	
Land payment	231,251
Total	1,625

Stamp duty calc - AP	
Land payment	84,000
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	9,605	
		Total	9,605

Pre CIL s106	0 £/ Unit (all)
Total	0

Post CIL s106	0 £/ Unit (all)
Total	0

CIL	0.00 £/sqm	0

BNG	0.70% Total	8,514

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	765,000	765,000	765,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	765,000	765,000	765,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,625																							
Easements etc.	0																							
Legals Acquisition	3,469																							
Planning Fee	3,810																							
Professional	53,621			53,621																				
Build Cost - BCIS Base		0	135,145	270,290	405,434	270,290	135,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	3,202	3,202	3,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	946	1,892	2,838	1,892	946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,757	13,514	20,272	13,514	6,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,099	12,198	18,298	12,198	6,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	22,950	22,950	22,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,825	3,825	3,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	62,525	0	202,568	297,894	446,842	297,894	178,924	29,977	29,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	231,251																						
Interest		5,508	5,612	9,515	15,279	23,944	29,978	19,551	6,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								401,625
rdable for Rent																								0
First Homes																								0
Cash Flow	-293,776	-5,508	-208,180	-307,409	-462,121	-321,838	556,098	715,472	728,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-401,625
Opening Balance	0																							
Closing Balance	-293,776	-299,284	-507,464	-814,873	-1,276,994	-1,598,832	-1,042,734	-327,262	401,625	401,625	401,625	401,625	401,625	401,625	401,625	401,625	401,625	401,625	401,625	401,625	401,625	401,625	0	

Appendix
Site 19



Site 19	19 Brownfield 3	Brown

INCOME	Av Size m2		%	Number 3	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	100.00%	3	3,400	969,000	285
Affordable Overall			0%	0			
Social Rent	95.00	95.00	0.00%	0	1,490	0	0
Affordable Rent	95.00	95.00	0.00%	0	1,950	0	0
Shared Ownersl	95.00	95.00	0.00%	0	2,210	0	0
First Homes	95.00	95.00	0.00%	0	2,380	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.067 ha		45	/ha		969,000	285
SITE AREA - Gro	0.067 ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	88,791	1,331,862	1,331,862
Existing Use Value		35,000	525,000
Uplift	20%	7,000	105,000
Plus /ha	0	0	0
Benchmark Land Value	42,000		630,000

Check on phasing dwgs nos
correct

Additional Profit	27,422	96	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 642,024

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				88,791	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition		1.50%	1,332	1,332	
Fees					
Planning			1,905		
Professional		8.00%	46,024	47,929	
CONSTRUCTION					
Build Cost		BCIS +	1,582	450,970	
		Extras		0	
		Unit extras	1,444.00	4,332	
		Site	15.00%	67,645	
BNG				3,661	
Contingency		5.00%	26,147		
Abnormals		5.00%	22,548		
			0	575,304	
FINANCE					
Fees		0%	0		
Interest		7.50%			
Legal and Valuation		0.00%	0	0	
SALES					
Agents		%	3.0%	29,070	
Legals		%	0.5%	4,845	
		£/unit	0	0	
Misc.		%	0.0%	0	33,915
					747,271

Developers Profit			
Market Housing % Value	17.50%		169,575
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual	
Land payment	88,791
Total	0

Stamp duty calc - AP	
Land payment	42,000
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	4,056	
		Total	4,056

Pre CIL s106	0	£/ Unit (all)
Total	0	

Post CIL s106	0	£/ Unit (all)
Total	0	

CIL	0.00	£/sqm	0

BNG	0.70%	Total	3,661

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	1	1																			
Market Housing				0	0	0	323,000	323,000	323,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	323,000	323,000	323,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,332																							
Planning Fee	1,905																							
Professional	23,012		23,012																					
Build Cost - BCIS Base		0	58,105	116,210	174,316	116,210	58,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	0	0	0	1,352	1,352	1,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	407	813	1,220	813	407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,905	5,811	8,716	5,811	2,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,505	5,011	7,516	5,011	2,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	9,690	9,690	9,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,615	1,615	1,615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	26,249	0	86,935	127,845	191,768	127,845	76,579	12,657	12,657	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land Interest	88,791																						
		2,157	2,197	3,869	6,338	10,053	12,638	8,255	2,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								169,575
rdable for Rent																								0
First Homes																								0
Cash Flow	-115,040	-2,157	-89,132	-131,714	-198,106	-137,898	233,782	302,088	307,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-169,575
Opening Balance	0																							
Closing Balance	-115,040	-117,197	-206,329	-338,043	-536,150	-674,048	-440,265	-138,177	169,575	169,575	169,575	169,575	169,575	169,575	169,575	169,575	169,575	169,575	169,575	169,575	169,575	169,575	0	

Appendix
Site 20



Site 20	20 Flats 60	Brown

INCOME	Av Size m2		%	Number 60	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	81.13	72.11	75.00%	45	3,500	11,357,500	3,651
Affordable Overall			25%	15			
Social Rent	69.38	61.67	10.00%	6	1,490	551,300	416
Affordable Rent	69.38	61.67	10.00%	6	1,950	721,500	416
Shared Ownersl	73.50	65.33	5.00%	3	2,275	445,900	221
First Homes	73.50	65.33	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.800 ha		75	/ha		13,076,200	4,704
SITE AREA - Gro	0.970 ha		62	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-2,962,321	-3,702,902	-3,054,894
Existing Use Value	509,091		525,000
Uplift	20%	101,818	105,000
Plus /ha	0	0	0
Benchmark Land Value	610,909		630,000

Additional Profit	-3,963,069	-1,086	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 9,798,564

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				-2,962,321
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-44,435	-44,435
Fees	Planning			33,640	
	Professional		8.00%	912,871	946,511
CONSTRUCTION	Build Cost	BCIS +	1,902	8,944,178	
		Extras		0	
		Unit extras	1,444.00	86,640	
		Site	15.00%	1,341,627	
	BNG			72,607	
	Contingency	5.00%		518,622	
	Abnormals	5.00%		447,209	
				0	11,410,883
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	392,286	
	Legals	%	0.5%	65,381	
		£/unit		0	
	Misc.	%	0.0%	0	457,667
					9,808,305

Developers Profit			
Market Housing % Value	17.50%		1,987,563
Affordable Hou: % Value	17.50%		300,773
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual	
Land payment	-2,962,321
Total	0

Stamp duty calc - AP	
Land payment	610,909
Total	20,045

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	51,948	
		Total	51,948

Pre CIL s106	7,880	£/ Unit (all)	
		Total	472,800

Post CIL s106	7,880	£/ Unit (all)	
		Total	472,800

CIL	0.00	£/sqm	0

BNG	0.70%	Total	72,607

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	20	20																			
Market Housing				0	0	0	3,785,833	3,785,833	3,785,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	183,767	183,767	183,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	240,500	240,500	240,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	148,633	148,633	148,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	4,358,733	4,358,733	4,358,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-44,435																							
Planning Fee	33,640																							
Professional	456,435		456,435																					
Build Cost - BCIS Base		0	1,152,494	2,304,988	3,457,482	2,304,988	1,152,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	52,533	105,067	157,600	105,067	69,849	17,316	17,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,067	16,135	24,202	16,135	8,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	57,625	115,249	172,874	115,249	57,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	49,690	99,380	149,070	99,380	49,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,762	130,762	130,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,794	21,794	21,794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	445,641	0	1,776,845	2,640,818	3,961,228	2,640,818	1,490,281	169,872	169,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-2,962,321																							
Land Interest		0	0	0	35,643	110,585	162,174	111,431	34,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,987,563
rdable for Rent																								300,773
First Homes																								0
Cash Flow	2,516,680	0	-1,776,845	-2,640,818	-3,996,871	-2,751,403	2,706,279	4,077,431	4,153,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,288,335
Opening Balance	0																							
Closing Balance	2,516,680	2,516,680	739,836	-1,900,983	-5,897,854	-8,649,257	-5,942,978	-1,865,548	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	0	

Appendix
Site 21



Site 21	21 Flats 20	Brown

INCOME	Av Size m2		%	Number 20	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	80.63	71.67	75.00%	15	3,500	3,762,500	1,209
Affordable Overall			25%	5			
Social Rent	62.44	55.50	10.00%	2	1,490	165,390	125
Affordable Rent	62.44	55.50	10.00%	2	1,950	216,450	125
Shared Ownersl	68.63	61.00	5.00%	1	2,275	138,775	69
First Homes	68.63	61.00	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.308 ha		65	/ha		4,283,115	1,528
SITE AREA - Gro	0.308 ha		65	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-791,812	-2,573,388	-2,573,388
Existing Use Value	161,538		525,000
Uplift	20%	32,308	105,000
Plus /ha	0	0	0
Benchmark Land Value	193,846		630,000

Additional Profit	-1,096,103	-906	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 3,024,882

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land					-791,812
Stamp Duty					0
Easements etc.					0
Legals /Acquisition		1.50%	-11,877	-11,877	
Fees	Planning		12,700		
	Professional	8.00%	284,283	296,983	
CONSTRUCTION					
Build Cost	BCIS +	1,902	2,905,093		
	Extras		0		
	Unit extras	1,444.00	28,880		
BNG	Site	10.00%	290,509		
			22,571		
	Contingency	5.00%	161,224		
Abnormals		5.00%	145,255		
			0	3,553,532	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	128,493		
	Legals	%	21,416		
Misc.	£/unit		0		
	%	0.0%	0	149,909	3,196,736

Developers Profit			
Market Housing % Value	17.50%		658,438
Affordable Hou: % Value	17.50%		91,108
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual	
Land payment	-791,812
Total	0

Stamp duty calc - AP	
Land payment	193,846
Total	877

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	17,209
		Total 17,209

Pre CIL s106	7,880	£/ Unit (all)
		Total 157,600

Post CIL s106	7,880	£/ Unit (all)
		Total 157,600

CIL	0.00	£/sqm	0

BNG	0.70%	Total	22,571

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10																				
Market Housing				0	0	0	1,881,250	1,881,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	82,695	82,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	108,225	108,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	69,388	69,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,141,558	2,141,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-11,877																							
Planning Fee	12,700																							
Professional	142,141		142,141																					
Build Cost - BCIS Base		0	537,414	1,074,827	1,074,827	537,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	26,267	52,533	52,533	26,267	8,605	8,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,762	7,524	7,524	3,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	26,871	53,741	53,741	26,871	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	24,209	48,418	48,418	24,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	64,247	64,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,708	10,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	142,964	0	760,663	1,237,044	1,237,044	618,522	83,559	83,559	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-791,812																							
Land Interest		0	0	2,097	25,330	49,000	61,516	24,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								658,438
rdable for Rent																								91,108
First Homes																								0
Cash Flow	648,847	0	-760,663	-1,239,141	-1,262,375	-667,522	1,996,482	2,033,916	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-749,545
Opening Balance	0																							
Closing Balance	648,847	648,847	-111,816	-1,350,957	-2,613,331	-3,280,853	-1,284,371	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	0	

Appendix
Site 22



Site 22	22 Flats 12	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
	Gross	Net Saleable		12	£/m2	£	m2
Market Housing	80.63	71.67	75.00%	9	3,500	2,257,500	726
Affordable Overall			25%	3			
Social Rent	68.63	61.00	10.00%	1	1,490	109,068	82
Affordable Rent	68.63	61.00	10.00%	1	1,950	142,740	82
Shared Ownersl	68.63	61.00	5.00%	1	2,275	83,265	41
First Homes	68.63	61.00	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.185	ha	65	/ha		2,592,573	932
SITE AREA - Gro	0.185	ha	65	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-494,314	-2,677,536	-2,677,536
Existing Use Value	96,923		525,000
Uplift	20%	19,385	105,000
Plus /ha	0	0	0
Benchmark Land Value	116,308		630,000

Additional Profit	-674,331	-929	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 1,772,061

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			-494,314	
	Stamp Duty		0		
	Easements etc.		0		
	Legals /Acquisition	1.50%	-7,415	-7,415	
Fees	Planning		7,620		
	Professional	8.00%	173,309	180,929	
CONSTRUCTION	Build Cost	BCIS +	1,902	1,771,294	
		Extras		0	
		Unit extras	1,444.00	17,328	
		Site	10.00%	177,129	
	BNG			13,760	
	Contingency	5.00%		98,288	
	Abnormals	5.00%		88,565	
			0	2,166,364	
FINANCE	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES	Agents	%	3.0%	77,777	
	Legals	%	0.5%	12,963	
		£/unit	0	0	
	Misc.	%	0.0%	0	90,740
					1,936,304

Developers Profit			
Market Housing	% Value	17.50%	395,063
Affordable Hou	% Value	17.50%	58,638
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual	
Land payment	-494,314
Total	0

Stamp duty calc - AP	
Land payment	116,308
Total	0

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	10,326
	Total	10,326

Pre CIL s106	7,880	£/ Unit (all)
	Total	94,560

Post CIL s106	7,880	£/ Unit (all)
	Total	94,560

CIL	0.00	£/sqm	0

BNG	0.70%	Total	13,760

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			6	6																				
Market Housing				0	0	0	1,128,750	1,128,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	54,534	54,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	71,370	71,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,633	41,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,296,287	1,296,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-7,415																							
Planning Fee	7,620																							
Professional	86,655		86,655																					
Build Cost - BCIS Base		0	327,625	655,250	655,250	327,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	15,760	31,520	31,520	15,760	5,163	5,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,293	4,587	4,587	2,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,381	32,763	32,763	16,381	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,761	29,522	29,522	14,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	38,889	38,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,481	6,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	86,860	0	463,475	753,641	753,641	376,821	50,533	50,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-494,314																							
Land Interest		0	0	1,050	15,201	29,617	37,237	14,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								395,063
rdable for Rent																								58,638
First Homes																								0
Cash Flow	407,454	0	-463,475	-754,692	-768,842	-406,437	1,208,516	1,231,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-453,700
Opening Balance	0																							
Closing Balance	407,454	407,454	-56,021	-810,713	-1,579,555	-1,985,992	-777,476	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	0	

Appendix
Site 23



Site 23	23 Flats 9	Brown

INCOME	Av Size m2		%	Number 9	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	80.63	71.67	100.00%	9	3,500	2,257,500	726
Affordable Overall			0%	0			
Social Rent	80.63	71.67	0.00%	0	1,490	0	0
Affordable Rent	80.63	71.67	0.00%	0	1,950	0	0
Shared Ownersl	80.63	71.67	0.00%	0	2,275	0	0
First Homes	80.63	71.67	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.138 ha		65	/ha		2,257,500	726
SITE AREA - Gro	0.138 ha		65	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-131,311	-948,355	-948,355
Existing Use Value		72,692	525,000
Uplift	20%	14,538	105,000
Plus /ha	0	0	0
Benchmark Land Value	87,231		630,000

Check on phasing dwgs nos
correct

Additional Profit -255,840 -353 £/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 1,316,630

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				-131,311
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-1,970	-1,970
Fees	Planning			5,715	
	Professional		8.00%	133,871	139,586
CONSTRUCTION	Build Cost	BCIS +	1,902	1,379,812	
		Extras		0	
		Unit extras	10.00	90	
		Site	10.00%	137,981	
	BNG			10,625	
	Contingency	5.00%		75,894	
	Abnormals	5.00%		68,991	
				0	1,673,393
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	67,725	
	Legals	%	0.5%	11,288	
		£/unit		0	
	Misc.	%	0.0%	0	79,013
					1,758,712

Developers Profit			
Market Housing % Value	17.50%		395,063
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual	
Land payment	-131,311
Total	0

Stamp duty calc - AP	
Land payment	87,231
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	10,326	
		Total	10,326

Pre CIL s106	0 £/ Unit (all)
Total	0

Post CIL s106	0 £/ Unit (all)
Total	0

CIL	0.00 £/sqm	0

BNG	0.70% Total	10,625

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			4	5																				
Market Housing				0	0	0	1,003,333	1,254,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,003,333	1,254,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,970																							
Planning Fee	5,715																							
Professional	66,936		66,936																					
Build Cost - BCIS Base		0	224,872	505,961	505,961	281,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	4,589	5,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,574	3,542	3,542	1,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,244	25,298	25,298	14,054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,221	22,997	22,997	12,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	30,100	37,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,017	6,271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	70,681	0	314,846	557,798	557,798	309,888	39,706	49,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-131,311																							
Land Interest		0	0	4,767	15,315	26,061	32,360	14,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								395,063
rdable for Rent																								0
First Homes																								0
Cash Flow	60,629	0	-314,846	-562,564	-573,112	-335,948	931,268	1,189,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-395,063
Opening Balance	0																							
Closing Balance	60,629	60,629	-254,217	-816,781	-1,389,893	-1,725,842	-794,574	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	0	

Appendix
Site 35



Site 35	35 North of A47 H Green

INCOME	Av Size m2		%	Number 510	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.73	104.73	75.00%	383	3,750	150,215,110	40,057
Affordable Overall			25%	127.5			
Social Rent	74.50	72.90	10.00%	51	1,490	5,539,820	3,799
Affordable Rent	74.50	72.90	10.00%	51	1,950	7,250,100	3,799
Shared Ownersl	78.64	77.92	5.00%	26	2,438	4,843,406	2,005
First Homes	78.64	77.92	0.00%	0	2,611	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	14.571 ha		35	/ha		167,848,436	49,661
SITE AREA - Gro	23.314 ha		22	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	13,967,028	958,521	599,076
Existing Use Value	582,857		25,000
Uplift	0%	0	0
Plus /ha	225,000	5,245,714	225,000
Benchmark Land Value	5,828,571		250,000

Check on phasing dwgs nos
correct

Additional Profit 30,733,549 767 £/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 0

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				13,967,028
	Stamp Duty			687,851	
Fees	Easements etc.			0	
	Legals /Acquisition	1.50%	209,505	897,357	
	Planning Professional	8.00%	7,314,087	7,432,777	
CONSTRUCTION	Build Cost	BCIS +	1,497	74,341,891	
		Extras		760,000	
		Unit extras	1,444.00	736,440	
		Site	15.00%	11,151,284	
	BNG			86,990	
	Contingency	5.00%	4,349,481		
FINANCE	Abnormals	0.00%	0		
			0	91,426,085	
	Fees	0%	0		
SALES	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
	Agents %	3.0%	5,035,453		
	Legals %	0.5%	839,242		
	£/unit		0	0	
	Misc. %	0.0%	0	5,874,695	119,597,941

Developers Profit			
Market Housing % Value	17.50%		26,287,644
Affordable Hou: % Value	17.50%		3,085,832
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	510		
No dwgs under	50	635	31,750
No dwgs over 5	460	189	86,940
		Total	118,690

Stamp duty calc - Residual	
Land payment	13,967,028
Total	687,851

Stamp duty calc - AP	
Land payment	5,828,571
Total	280,929

Building Safety Levy			
Greenfield	28.47	1,140,433	
Brownfield	0.00	0	
		Total	1,140,433

Pre CIL s106	27,440	£/ Unit (all)	
		Total	13,994,400

Post CIL s106	27,440	£/ Unit (all)	
		Total	13,994,400

CIL	0.00	£/sqm	0

BNG	0.10%	Total	86,990

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	100	100	60																		
Market Housing		14,726,972	29,453,943	29,453,943	29,453,943	29,453,943	17,672,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		543,120	1,086,239	1,086,239	1,086,239	1,086,239	651,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		710,794	1,421,588	1,421,588	1,421,588	1,421,588	852,953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		474,844	949,688	949,688	949,688	949,688	569,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	16,455,729	32,911,458	32,911,458	32,911,458	32,911,458	19,746,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	687,851																							
Easements etc.	0																							
Legals Acquisition	209,505																							
Planning Fee	118,690																							
Professional	7,314,087																							
Build Cost - BCIS Base		8,528,394	17,056,787	17,056,787	17,056,787	17,056,787	10,234,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,483,807	2,967,614	2,967,614	2,967,614	2,967,614	1,780,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,528	17,057	17,057	17,057	17,057	10,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		426,420	852,839	852,839	852,839	852,839	511,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	493,672	987,344	987,344	987,344	987,344	592,406	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	82,279	164,557	164,557	164,557	164,557	98,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	8,330,134	11,023,099	22,046,199	22,046,199	22,046,199	22,046,199	13,227,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land Interest	13,967,028																						
			1,672,287	1,390,261	679,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								26,287,644
rdable for Rent																								3,085,832
First Homes																								0
Cash Flow	-22,297,161	3,760,343	9,474,998	10,185,623	10,865,259	10,865,259	6,519,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-29,373,476
Opening Balance	0																							
Closing Balance	-22,297,161	-18,536,819	-9,061,821	1,123,802	11,989,061	22,854,321	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	29,373,476	0	

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				825	£/m2	£	m2
Market Housing	Gross 104.62	Net Saleable 104.62	75.00%	619	3,750	242,750,493	64,733
Affordable Overall			25%	206.25			
Social Rent	74.21	72.63	10.00%	83	1,490	8,927,613	6,122
Affordable Rent	74.21	72.63	10.00%	83	1,950	11,683,789	6,122
Shared Ownersl	80.27	79.66	5.00%	41	2,438	8,009,417	3,311
First Homes	80.27	79.66	0.00%	0	2,599	0	0
Grant and Subs							
Social Rent		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	23.571	ha	35	/ha		271,371,312	80,289
SITE AREA - Gro	45.300	ha	18	/ha			

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+l

Closing balance = 0

Developers Profit			
Market Housing % Value	17.50%	42,481,336	
Affordable Hou: % Value	17.50%	5,008,643	
First Homes % Value	17.50%		0

Unit Build Time	3	Quarters

Build Cost		/m2	
CO2 Plus	5.00%	1,425.21	Per Unit
	per sqm	71.26	0.00
Acc & Adpt	0.00%	0.00	1,434.00
	per sqm	0.00	
Water		1,425.21	10.00
Over Extra 1	0.00%	0.00	0.00
	per sqm	0.00	
Over Extra 2	0.00%	0.00	0.00
	per sqm	0.00	
Small Site	0.00%	0.00	
		1,496.47	1,444.00

RESIDUAL CASH FLOW FOR INTEREST																																	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24								
INCOME																																	
UNITS Started		50	100	100	100	100	100	100	100	75																							
Market Housing		14,712,151	29,424,302	29,424,302	29,424,302	29,424,302	29,424,302	29,424,302	29,424,302	29,424,302	22,068,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Social Rent		541,067	1,082,135	1,082,135	1,082,135	1,082,135	1,082,135	1,082,135	1,082,135	1,082,135	811,601	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Affordable Rent		708,108	1,416,217	1,416,217	1,416,217	1,416,217	1,416,217	1,416,217	1,416,217	1,416,217	1,062,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Shared Ownership		485,419	970,838	970,838	970,838	970,838	970,838	970,838	970,838	970,838	728,129	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
INCOME		0	16,446,746	32,893,492	32,893,492	32,893,492	32,893,492	32,893,492	32,893,492	32,893,492	24,670,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
EXPENDITURE																																	
Stamp Duty		990,745																															
Easements etc.		0																															
Legals Acquisition		300,374																															
Planning Fee		178,225																															
Professional		11,820,251																															
Build Cost - BCIS Base		8,520,205	17,040,410	17,040,410	17,040,410	17,040,410	17,040,410	17,040,410	17,040,410	17,040,410	12,780,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
BSL/s106/CIL/Tariff		1,555,845	3,111,689	3,111,689	3,111,689	3,111,689	3,111,689	3,111,689	3,111,689	3,111,689	2,333,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
BNG		8,520	17,040	17,040	17,040	17,040	17,040	17,040	17,040	17,040	12,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Contingency		426,010	852,021	852,021	852,021	852,021	852,021	852,021	852,021	852,021	639,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Finance Fees		0																															
Legal and Valuation		0																															
Agents		0	493,402	986,805	986,805	986,805	986,805	986,805	986,805	986,805	740,104	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Legals		0	82,234	164,467	164,467	164,467	164,467	164,467	164,467	164,467	123,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Misc.		0																															
COSTS BEFORE LAND INT AND		13,289,595	11,086,216	22,172,433	22,172,433	22,172,433	22,172,433	22,172,433	22,172,433	22,172,433	16,629,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
For Residual Va		Land Interest	20,024,909																														
Developers Return			2,498,588	2,283,942	1,651,158	970,916	239,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Market Housing																									42,481,336								
rdable for Rent																									5,008,643								
First Homes																									0								
Cash Flow		-33,314,504	2,861,942	8,437,118	9,069,901	9,750,144	10,481,405	10,721,060	10,721,060	10,721,060	8,040,795	0	0	0	0	0	0	0	0	0	0	0	0	0	-47,489,980								
Opening Balance		0																															
Closing Balance		-33,314,504	-30,452,562	-22,015,445	-12,945,543	-3,195,399	7,286,005	18,007,065	28,728,125	39,449,185	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	47,489,980	0								

Unit Build Time	3	Quarters

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Appendix
Site 38



Site 38	38 Whetstone Pas Green

INCOME	Av Size m2		%	Number 4,500	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.73	104.73	75.00%	3,375	3,750	1,325,550,000	353,480
Affordable Overall			25%	1125			
Social Rent	74.42	72.86	10.00%	450	1,490	48,854,120	33,488
Affordable Rent	74.42	72.86	10.00%	450	1,950	63,936,600	33,488
Shared Ownersl	79.55	78.92	5.00%	225	2,438	43,280,250	17,900
First Homes	79.55	78.92	0.00%	0	2,607	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	118.421 ha		38	/ha	1,481,620,970		438,356
SITE AREA - Gro	236.842 ha		19	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value				61,206,233	258,426
Existing Use Value				5,921,053	25,000
Uplift				0%	0
Plus /ha				225,000	225,000
Benchmark Land Value				59,210,526	250,000

Check on phasing dwgs nos
correct

Additional Profit	7,104,609	20	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 0

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				61,206,233	
Stamp Duty			3,049,812		
Easements etc.			0		
Legals /Acquisition		1.50%	918,093	3,967,905	
Fees	Planning		872,800		
	Professional	8.00%	64,559,944	65,432,744	
CONSTRUCTION					
Build Cost	BCIS +	1,497	656,175,207		
	Extras		6,740,000		
	Unit extras	1,444.00	6,498,000		
BNG	Site	15.00%	98,426,281		
			767,839		
	Contingency	5.00%	38,391,974		
Abnormals		0.00%	0		
			0	806,999,302	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	44,448,629		
	Legals	%	7,408,105		
	£/unit		0	0	
Misc.	%	0.0%	0	51,856,734	989,462,919

Developers Profit			
Market Housing % Value	17.50%		231,971,250
Affordable Hou % Value	17.50%		27,312,420
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4,500		
No dwgs under	50	635	31,750
No dwgs over 5	4450	189	841,050
		Total	872,800

Stamp duty calc - Residual	
Land payment	61,206,233
Total	3,049,812

Stamp duty calc - AP	
Land payment	59,210,526
Total	2,950,026

Building Safety Levy			
Greenfield	28.47	10,063,576	
Brownfield	0.00	0	
		Total	10,063,576

Pre CIL s106	30,623	£/ Unit (all)	
		Total	137,803,500

Post CIL s106	30,623	£/ Unit (all)	
		Total	137,803,500

CIL	0.00	£/sqm	0

BNG	0.10%	Total	767,839

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	450	
Market Housing		14,728,333	29,456,667	29,456,667	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	58,913,333	132,555,000	
Social Rent		542,824	1,085,647	1,085,647	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	2,171,294	4,885,412	
Affordable Rent		710,407	1,420,813	1,420,813	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	2,841,627	6,393,660	
Shared Ownership		480,892	961,783	961,783	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	1,923,567	4,328,025	
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	16,462,455	32,924,910	32,924,910	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	65,849,821	148,162,097	
EXPENDITURE																								
Stamp Duty	3,049,812																							
Easements etc.	0																							
Legals Acquisition	918,093																							
Planning Fee	872,800																							
Professional	64,559,944																							
Build Cost - BCIS Base		8,531,550	17,063,100	17,063,100	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	34,126,199	76,783,949	
BSL/s106/CIL/Tariff		1,642,968	3,285,935	3,285,935	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	6,571,870	14,786,708	
BNG		8,532	17,063	17,063	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	34,126	76,784	
Contingency		426,577	853,155	853,155	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	1,706,310	3,839,197	
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	493,874	987,747	987,747	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	1,975,495	4,444,863	
Legals	0	82,312	164,625	164,625	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	329,249	740,810	
Misc.		0																						
COSTS BEFORE LAND INT AND I	69,400,650	11,185,812	22,371,625	22,371,625	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	44,743,249	100,672,311	
For Residual Va	Land Interest	61,206,233																						
			9,795,516	10,134,432	10,103,018	10,069,248	9,241,448	8,351,564	7,394,938	6,366,566	5,261,066	4,072,653	2,795,109	1,421,749	0	0	0	0	0	0	0	0	0	
Developers Return																								
Market Housing																							231,971,250	
rdable for Rent																							27,312,420	
First Homes																							0	
Cash Flow	-130,606,883	-4,518,873	418,854	450,268	11,037,324	11,865,123	12,755,007	13,711,633	14,740,005	15,845,506	17,033,919	18,311,463	19,684,822	21,106,571	21,106,571	21,106,571	21,106,571	21,106,571	21,106,571	21,106,571	21,106,571	21,106,571	-211,793,884	
Opening Balance	0																							
Closing Balance	-130,606,883	-135,125,756	-134,706,902	-134,256,634	-123,219,310	-111,354,187	-98,599,179	-84,887,546	-70,147,541	-54,302,035	-37,268,116	-18,956,653	728,169	21,834,741	42,941,312	64,047,884	85,154,455	106,261,027	127,367,598	148,474,170	169,580,741	190,687,312	211,793,884	0

Appendix
Site 39



Site 39	39 Carlton Park	Green

INCOME	Av Size m2		%	Number 560	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.75	104.75	75.00%	420	3,750	164,981,250	43,995
Affordable Overall			25%	140			
Social Rent	74.92	73.46	10.00%	56	1,490	6,129,860	4,195
Affordable Rent	74.92	73.46	10.00%	56	1,950	8,022,300	4,195
Shared Ownersl	80.14	79.46	5.00%	28	2,438	5,423,108	2,244
First Homes	80.14	79.46	0.00%	0	2,596	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	14.737 ha		38	/ha		184,556,518	54,629
SITE AREA - Gro	23.579 ha		24	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	15,487,247	1,050,920	656,825
Existing Use Value	589,474		25,000
Uplift	0%	0	0
Plus /ha	225,000	5,305,263	225,000
Benchmark Land Value	5,894,737		250,000

Check on phasing dwgs nos
correct

Additional Profit 35,303,903 802 £/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 0

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				15,487,247
	Stamp Duty			763,862	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	232,309	996,171
	Planning			128,140	
	Professional		8.00%	8,041,413	8,169,553
CONSTRUCTION	Build Cost	BCIS +	1,496	81,731,641	
		Extras		840,000	
		Unit extras	1,444.00	808,640	
		Site	15.00%	12,259,746	
	BNG			95,640	
	Contingency	5.00%		4,782,001	
FINANCE	Abnormals	0.00%		0	
				0	100,517,669
	Fees		0%	0	
SALES	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
	Agents	%	3.0%	5,536,696	
	Legals	%	0.5%	922,783	
		£/unit		0	
	Misc.	%	0.0%	0	6,459,478 131,630,119

Developers Profit			
Market Housing % Value	17.50%		28,871,719
Affordable Hou: % Value	17.50%		3,425,672
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	560		
No dwgs under	50	635	31,750
No dwgs over 5	510	189	96,390
		Total	128,140

Stamp duty calc - Residual	
Land payment	15,487,247
Total	763,862

Stamp duty calc - AP	
Land payment	5,894,737
Total	284,237

Building Safety Levy		
Greenfield	28.47	1,252,538
Brownfield	0.00	0
Total		1,252,538

Pre CIL s106	26,716	£/ Unit (all)
Total		14,960,960

Post CIL s106	26,716	£/ Unit (all)
Total		14,960,960

CIL	0.00	£/sqm	0

BNG	0.10%	Total	95,640

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	100	100	100	10																	
Market Housing		14,730,469	29,460,938	29,460,938	29,460,938	29,460,938	29,460,938	2,946,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		547,309	1,094,618	1,094,618	1,094,618	1,094,618	1,094,618	109,462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		716,277	1,432,554	1,432,554	1,432,554	1,432,554	1,432,554	143,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		484,206	968,412	968,412	968,412	968,412	968,412	96,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	16,478,261	32,956,521	32,956,521	32,956,521	32,956,521	32,956,521	3,295,652	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	763,862																							
Easements etc.	0																							
Legals Acquisition	232,309																							
Planning Fee	128,140																							
Professional	8,041,413																							
Build Cost - BCIS Base		8,539,288	17,078,576	17,078,576	17,078,576	17,078,576	17,078,576	1,707,858	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,447,634	2,895,267	2,895,267	2,895,267	2,895,267	2,895,267	289,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,539	17,079	17,079	17,079	17,079	17,079	1,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		426,964	853,929	853,929	853,929	853,929	853,929	85,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	494,348	988,696	988,696	988,696	988,696	988,696	98,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	82,391	164,783	164,783	164,783	164,783	164,783	16,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0				0																
COSTS BEFORE LAND INT AND I	9,165,725	10,999,165	21,998,329	21,998,329	21,998,329	21,998,329	21,998,329	2,199,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land Interest	15,487,247																						
		1,848,973	1,576,714	873,103	116,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								28,871,719
rdable for Rent																								3,425,672
First Homes																								0
Cash Flow	-24,652,972	3,630,123	9,381,478	10,085,089	10,841,471	10,958,192	10,958,192	1,095,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-32,297,391
Opening Balance	0																							
Closing Balance	-24,652,972	-21,022,849	-11,641,371	-1,556,282	9,285,188	20,243,380	31,201,571	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	32,297,391	0	

Appendix
Site 40



Site 40	40 South of Whets Green

INCOME	Av Size m2		%	Number 760	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.68	104.68	75.00%	570	3,400	202,861,000	59,665
Affordable Overall			25%	190			
Social Rent	74.77	73.29	10.00%	76	1,490	8,299,300	5,683
Affordable Rent	74.77	73.29	10.00%	76	1,950	10,861,500	5,683
Shared Ownersl	80.86	80.53	5.00%	38	2,210	6,762,600	3,073
First Homes	80.86	80.53	0.00%	0	2,379	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	20.000 ha		38	/ha		228,784,400	74,103
SITE AREA - Gro	32.000 ha		24	/ha			

Whole Site Per ha NET Per ha GROSS			
Residual Land Value	7,540,072	377,004	235,627
Existing Use Value	800,000		25,000
Uplift	0%	0	0
Plus /ha	225,000	7,200,000	225,000
Benchmark Land Value	8,000,000		250,000

Check on phasing dwgs nos
correct

Additional Profit	26,633,978	446	£/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 0

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			7,540,072	
	Stamp Duty			366,504	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	113,101	479,605
	Planning			165,940	
	Professional		8.00%	10,905,788	11,071,728
CONSTRUCTION	Build Cost	BCIS +	1,496	110,852,037	
		Extras		1,130,000	
		Unit extras	1,444.00	1,097,440	
		Site	15.00%	16,627,806	
	BNG			129,707	
	Contingency	5.00%		6,485,364	
FINANCE	Abnormals	0.00%		0	
				0	136,322,355
				0	
SALES	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
	Agents	%	3.0%	6,863,532	
	Legals	%	0.5%	1,143,922	
		£/unit		0	
	Misc.	%	0.0%	0	8,007,454 163,421,214

Developers Profit			
Market Housing % Value	17.50%		35,500,675
Affordable Hou: % Value	17.50%		4,536,595
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	760		
No dwgs under	50	635	31,750
No dwgs over 5	710	189	134,190
		Total	165,940

Stamp duty calc - Residual	
Land payment	7,540,072
Total	366,504

Stamp duty calc - AP	
Land payment	8,000,000
Total	389,500

Building Safety Levy		
Greenfield	28.47	1,698,663
Brownfield	0.00	0
Total		1,698,663

Pre CIL s106	26,476	£/ Unit (all)
Total		20,121,760

Post CIL s106	26,476	£/ Unit (all)
Total		20,121,760

CIL	0.00	£/sqm	0

BNG	0.10%	Total	129,707

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	100	100	100	100	100	10															
Market Housing		13,346,118	26,692,237	26,692,237	26,692,237	26,692,237	26,692,237	26,692,237	26,692,237	2,669,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		546,007	1,092,013	1,092,013	1,092,013	1,092,013	1,092,013	1,092,013	1,092,013	109,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		714,572	1,429,145	1,429,145	1,429,145	1,429,145	1,429,145	1,429,145	1,429,145	142,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		444,908	889,816	889,816	889,816	889,816	889,816	889,816	889,816	88,982	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	15,051,605	30,103,211	30,103,211	30,103,211	30,103,211	30,103,211	30,103,211	30,103,211	3,010,321	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	366,504																							
Easements etc.	0																							
Legals Acquisition	113,101																							
Planning Fee	165,940																							
Professional	10,905,788																							
Build Cost - BCIS Base		8,533,374	17,066,748	17,066,748	17,066,748	17,066,748	17,066,748	17,066,748	17,066,748	1,706,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,435,554	2,871,108	2,871,108	2,871,108	2,871,108	2,871,108	2,871,108	2,871,108	287,111	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,533	17,067	17,067	17,067	17,067	17,067	17,067	17,067	1,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		426,669	853,337	853,337	853,337	853,337	853,337	853,337	853,337	85,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	451,548	903,096	903,096	903,096	903,096	903,096	903,096	903,096	90,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	75,258	150,516	150,516	150,516	150,516	150,516	150,516	150,516	15,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0				0																
COSTS BEFORE LAND INT AND I	11,551,333	10,930,936	21,861,873	21,861,873	21,861,873	21,861,873	21,861,873	21,861,873	21,861,873	2,186,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va																								
Land Interest	7,540,072	1,431,855	1,230,194	704,359	139,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								35,500,675
rdable for Rent																								4,536,595
First Homes																								0
Cash Flow	-19,091,405	2,688,814	7,011,144	7,536,979	8,102,253	8,241,338	8,241,338	8,241,338	8,241,338	824,134	0	0	0	0	0	0	0	0	0	0	0	0	0	-40,037,270
Opening Balance	0																							
Closing Balance	-19,091,405	-16,402,592	-9,391,448	-1,854,469	6,247,784	14,489,122	22,730,460	30,971,798	39,213,136	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	40,037,270	0	

Appendix Cover



Blaby DC - WPVA - March 2026

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	62.500	Sub Area East BDC
Net:Gross	50.0%	Gross	62.500 ha	Green BrovGreen
		Net	31.250 ha	Use Agricultura

Social Rent				Affordable Rent				Shared Ownership				First Homes			
100		Rounded	m2	100		Rounded	m2	50		Rounded	m2	0		Rounded	m2
30%	30.00	30	2,100	30%	30.00	30	2,100	25%	12.50	13	910	25%	0.00	0	0
20%	20.00	20	1,680	20%	20.00	20	1,680	20%	10.00	10	840	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	10.00	10	790	10%	10.00	10	790	20%	10.00	10	790	20%	0.00	0	0
10%	10.00	10	930	10%	10.00	10	930	20%	10.00	10	930	20%	0.00	0	0
5%	5.00	5	530	5%	5.00	5	530	5%	2.50	3	318	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	25.00	25	1,406	25%	25.00	25	1,406	10%	5.00	4	225	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	100.00	100	7,436	100%	100.00	100	7,436	100%	50.00	50	4,013	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	54	2.40	130
2 bed	291	2.40	698
3 bed	455	2.40	1,092
4 bed	126	2.40	302
5 bed	74	2.40	178

		Residents	2,400
ha/1000 residents			
1.00	Parks and Recreation Grounds*		
1.00	Natural greenspace		
1.00	Amenity Greenspace (sites > 0.15ha)		
0.07	Children's Play Space (minimum size 0.01ha)		
0.07	Youth Play Space		
0.30	Allotments		
0.00	0		
	0		
3.4400	ha		

#

Large Greenfield 500

2	UNITS	500	Social Rent	40.00%	% of Aff
	Affordable	25%	125 Affordable R	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
50	50
50	50
25	25
0	0
125	125

Modelling

Density	32 units/ha
Net:Gross	62.5%

Area ha

Total	25.000
Gross	25.000 ha
Net	15.625 ha

Characteristics

Sub Area	East BDC
Green Brov Green	
Use	Agricultural

				Market					
Beds	m2	Circulation	375		Rounded	m2		m2	Circulation
Terrace	2	75	0.0%	10%	37.50	38	2,850	70	0.0%
Terrace	3	95	0.0%	20%	75.00	75	7,125	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%	15%	56.25	56	4,760	79	0.0%
Semi	3	105	0.0%	30%	112.50	113	11,865	93	0.0%
Semi	4	120	0.0%	5%	18.75	19	2,280	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	10%	37.50	38	5,130	115	0.0%
Det	5	145	0.0%	10%	37.50	36	5,220	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalow	2	80	20.0%		0.00	0	0	74	20.0%
				100%	375.00	375	39,230		

Social Rent				Affordable Rent				Shared Ownership				First Homes			
50		Rounded	m2	50		Rounded	m2	25		Rounded	m2	0		Rounded	m2
30%	15.00	15	1,050	30%	15.00	15	1,050	25%	6.25	6	420	25%	0.00	0	0
20%	10.00	10	840	20%	10.00	10	840	20%	5.00	5	420	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	5.00	5	395	10%	5.00	5	395	20%	5.00	5	395	20%	0.00	0	0
10%	5.00	5	465	10%	5.00	5	465	20%	5.00	5	465	20%	0.00	0	0
5%	2.50	3	318	5%	2.50	3	318	5%	1.25	1	106	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	12.50	12	675	25%	12.50	12	675	10%	2.50	3	169	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	50.00	50	3,743	100%	50.00	50	3,743	100%	25.00	25	1,975	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,354		1,354	5,370	7,270,980
Terrace	3		1,354		1,354	9,225	12,490,650
Terrace	4		1,354		1,354	0	0
Semi	2		1,392		1,392	5,945	8,275,440
Semi	3		1,392		1,392	13,260	18,457,920
Semi	4		1,392		1,392	3,022	4,206,624
Det	3		1,571		1,571	0	0
Det	4		1,571		1,571	5,130	8,059,230
Det	5		1,571		1,571	5,220	8,200,620
Bungalow	2		1,561		1,561	0	0
Bungalow	3		1,561		1,561	0	0
Flat to5	1		1,596		1,596	1,519	2,423,925
Flat to5	2		1,596		1,596	0	0
Flat to5	3		1,596		1,596	0	0
Flat 6+	1		1,827		1,827	0	0
Flat 6+	2		1,827		1,827	0	0
Flat 6+	3		1,827		1,827	0	0
Sheltered	1		1,596		1,596	0	0
Sheltered	2		1,596		1,596	0	0
Extracare	1		1,708		1,708	0	0
Extracare	2		1,708		1,708	0	0
IRC Bungalov	2		1,561		1,561	0	0
						48,691	69,385,389

1,425 £/m2

Occupants		Population	
	Count	per unit	
1 bed	27	2.40	65
2 bed	145	2.40	348
3 bed	228	2.40	547
4 bed	64	2.40	154
5 bed	36	2.40	86

Residents	1,200

ha/1000 residents	
1.00	Parks and Recreation Grounds*
1.00	Natural greenspace
1.00	Amenity Greenspace (sites > 0.15ha)
0.07	Children's Play Space (minimum size 0.01ha)
0.07	Youth Play Space
0.30	Allotments
0.00	0
	0
3.4400	ha

Open Space Required			
		41,280	m2
		4.128	ha
Gross - Net		9.375	ha
Shortfall / Surplus		5.247	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		375	39,230	104.61	39,230	104.61
Social Rent		50	3,743	74.86	3,668	73.36
Affordable Rent		50	3,743	74.86	3,668	73.36
Shared Ownership		25	1,975	78.99	1,956	78.24
First Homes		0	0	78.99	0	78.24
Total		500	48,691		48,522	
per ha			3,116		3,105	

#

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	12.500	Sub Area East BDC
Net:Gross	62.5%	Gross	12.500 ha	Green BrovGreen
		Net	7.813 ha	Use Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
25		Rounded	m2	25		Rounded	m2	13		Rounded	m2	0		Rounded	m2
30%	7.50	8	560	30%	7.50	8	560	25%	3.25	3	210	25%	0.00	0	0
20%	5.00	5	420	20%	5.00	5	420	20%	2.60	3	252	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	2.50	3	237	10%	2.50	3	237	20%	2.60	3	237	20%	0.00	0	0
10%	2.50	3	279	10%	2.50	3	279	20%	2.60	2	186	20%	0.00	0	0
5%	1.25	1	106	5%	1.25	1	106	5%	0.65	1	106	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	6.25	5	281	25%	6.25	5	281	10%	1.30	1	56	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	25.00	25	1,883	100%	25.00	25	1,883	100%	13.00	13	1,047	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	11	2.40	26
2 bed	75	2.40	180
3 bed	115	2.40	276
4 bed	31	2.40	74
5 bed	18	2.40	43

Open Space Required			
		20,640	m2
		2.064	ha
Gross - Net		4.688	ha
Shortfall / Surplus		2.624	ha

		Residents	600
ha/1000 residents			
1.00	Parks and Recreation Grounds*		
1.00	Natural greenspace		
1.00	Amenity Greenspace (sites > 0.15ha)		
0.07	Children's Play Space (minimum size 0.01ha)		
0.07	Youth Play Space		
0.30	Allotments		
0.00		0	
		0	
3.4400	ha		

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		187	19,550	104.55	19,550	104.55
Social Rent		25	1,883	75.33	1,852	74.08
Affordable Rent		25	1,883	75.33	1,852	74.08
Shared Ownership		13	1,047	80.56	1,041	80.08
First Homes		0	0	80.56	0	80.08
Total		250	24,364		24,295	
per ha			3,119		3,110	

#

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	7.500	Sub Area East BDC
Net:Gross	62.5%	Gross	7.500 ha	Green BrovGreen
		Net	4.688 ha	Use Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
15		Rounded	m2	15		Rounded	m2	8		Rounded	m2	0		Rounded	m2
30%	4.50	5	350	30%	4.50	5	350	25%	2.00	2	140	25%	0.00	0	0
20%	3.00	3	252	20%	3.00	3	252	20%	1.60	2	168	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	1.50	2	158	10%	1.50	2	158	20%	1.60	2	158	20%	0.00	0	0
10%	1.50	2	186	10%	1.50	2	186	20%	1.60	1	93	20%	0.00	0	0
5%	0.75	1	106	5%	0.75	1	106	5%	0.40	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	3.75	2	113	25%	3.75	2	113	10%	0.80	1	56	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	15.00	15	1,165	100%	15.00	15	1,165	100%	8.00	8	615	100%	0.00	0	0

Occupants	Population		
	Count	per unit	
1 bed	5	2.40	12
2 bed	46	2.40	110
3 bed	70	2.40	168
4 bed	19	2.40	46
5 bed	10	2.40	24

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		2.813	ha
Shortfall / Surplus		2.042	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	112	11,680	104.29	11,680	104.29
Social Rent	15	1,165	77.63	1,152	76.80
Affordable Rent	15	1,165	77.63	1,152	76.80
Shared Ownership	8	615	76.91	609	76.13
First Homes	0	0	76.91	0	76.13
Total	150	14,624		14,593	
per ha		3,120		3,113	

1,598 £/m2

[illegible]

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	4.000	Sub Area East BDC
Net:Gross	62.5%	Gross	4.000 ha	Green BrovGreen
		Net	2.500 ha	Use Agricultural

				Market					
Beds	m2	Circulation	60		Rounded	m2		m2	Circulation
Terrace	2	75	0.0%	10%	6.00	6	450	70	0.0%
Terrace	3	95	0.0%	20%	12.00	12	1,140	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%	15%	9.00	9	765	79	0.0%
Semi	3	105	0.0%	30%	18.00	18	1,890	93	0.0%
Semi	4	120	0.0%	5%	3.00	3	360	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	10%	6.00	6	810	115	0.0%
Det	5	145	0.0%	10%	6.00	6	870	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalow	2	80	20.0%		0.00	0	0	74	20.0%
				100%	60.00	60	6,285		

Social Rent				Affordable Rent				Shared Ownership				First Homes			
8		Rounded	m2	8		Rounded	m2	4		Rounded	m2	0		Rounded	m2
30%	2.40	2	140	30%	2.40	2	140	25%	1.00	1	70	25%	0.00	0	0
20%	1.60	2	168	20%	1.60	2	168	20%	0.80	1	84	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.80	1	79	10%	0.80	1	79	20%	0.80	1	79	20%	0.00	0	0
10%	0.80	1	93	10%	0.80	1	93	20%	0.80	1	93	20%	0.00	0	0
5%	0.40	0	0	5%	0.40	0	0	5%	0.20	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	2.00	2	113	25%	2.00	2	113	10%	0.40	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	8.00	8	593	100%	8.00	8	593	100%	4.00	4	326	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	800	1,205,600
Terrace	3			1,507	1,507	1,560	2,350,920
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	1,002	1,552,098
Semi	3			1,549	1,549	2,169	3,359,781
Semi	4			1,549	1,549	360	557,640
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	810	1,483,920
Det	5			1,832	1,832	870	1,593,840
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	225	407,475
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungalow	2			1,792	1,792	0	0
						7,796	12,511,274

1,605 £/m2

Occupants		Population	
	Count	per unit	
1 bed	4	2.40	10
2 bed	23	2.40	55
3 bed	38	2.40	91
4 bed	9	2.40	22
5 bed	6	2.40	14

Residents	192

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
1.00	Amenity Greenspace (sites > 0.15ha)
0.07	Children's Play Space (minimum size 0.01ha)
0.07	Youth Play Space
	Allotments
0.00	0
	0
1.1400	ha

Open Space Required			
		2,189	m2
		0.219	ha
Gross - Net		1.500	ha
Shortfall / Surplus		1.281	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		60	6,285	104.75	6,285	104.75
Social Rent		8	593	74.06	580	72.50
Affordable Rent		8	593	74.06	580	72.50
Shared Ownership		4	326	81.50	326	81.50
First Homes		0	0	81.50	0	81.50
Total		80	7,796		7,771	
per ha			3,118		3,108	

#

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	3.000	Sub Area East BDC
Net:Gross	62.5%	Gross	3.000 ha	Green BrovGreen
		Net	1.875 ha	Use Agricultural

Social Rent				Affordable Rent				Shared Ownership				First Homes			
6		Rounded	m2	6		Rounded	m2	3		Rounded	m2	0		Rounded	m2
30%	1.80	2	140	30%	1.80	2	140	25%	0.75	1	70	25%	0.00	0	0
20%	1.20	1	84	20%	1.20	1	84	20%	0.60	1	84	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.60	1	79	10%	0.60	1	79	20%	0.60	1	79	20%	0.00	0	0
10%	0.60	1	93	10%	0.60	1	93	20%	0.60	0	0	20%	0.00	0	0
5%	0.30	0	0	5%	0.30	0	0	5%	0.15	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	1.50	1	56	25%	1.50	1	56	10%	0.30	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	6.00	6	452	100%	6.00	6	452	100%	3.00	3	233	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	20	2.40	48
3 bed	28	2.40	67
4 bed	7	2.40	17
5 bed	3	2.40	7

Open Space Required		
		1,642 m2
		0.164 ha
Gross - Net		1.125 ha
Shortfall / Surplus		0.961 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	45	4,645	103.22	4,645	103.22
Social Rent	6	452	75.38	446	74.33
Affordable Rent	6	452	75.38	446	74.33
Shared Ownership	3	233	77.67	233	77.67
First Homes	0	0	77.67	0	77.67
Total	60	5,783		5,770	
per ha		3,084		3,077	

Modelling

Characteristics

[illegible]

Open Space Required			
		480	m2
		0.048	ha
Gross - Net		0.133	ha
Shortfall / Surplus		0.085	ha

Summary		Construction			Saleable	
		Units	m2	Average	m2	Average
Market		15	1,520	101.33	1,520	101.33
Social Rent		2	154	77.00	154	77.00
Affordable Rent		2	154	77.00	154	77.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		20	1,898		1,898	
per ha			3,037		3,037	

1,571 £/m²

Greenfield 12

8	UNITS	12	Social Rent	40.00%	% of Aff
	Affordable	25%	3 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
1.2	1
1.2	1
0.6	1
0	0
3	3

Modelling		Area ha		Characteristics
Density	32 units/ha	Total	0.375	Sub Area East BDC
Net:Gross	100.0%	Gross	0.375 ha	Green Brov Green
		Net	0.375 ha	Use Paddock

				Market							
				9	Rounded	m2		m2	Circulation		
Terrace	2	75	0.0%	10%	0.90	1	75	70	0.0%		
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%		
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		
Semi	2	85	0.0%	15%	1.35	1	85	79	0.0%		
Semi	3	105	0.0%	30%	2.70	3	315	93	0.0%		
Semi	4	120	0.0%	5%	0.45	0	0	106	0.0%		
Det	3	110	0.0%		0.00	0	0	102	0.0%		
Det	4	135	0.0%	10%	0.90	1	135	115	0.0%		
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		
IRC Bungaloi	2	80	20.0%		0.00	0	0	74	20.0%		
				100%	9.00	9	945				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,507	1,507	285
Terrace	3				1,507	1,507	190
Terrace	4				1,507	1,507	0
Semi	2				1,549	1,549	85
Semi	3				1,549	1,549	315
Semi	4				1,549	1,549	0
Det	3				1,832	1,832	0
Det	4				1,832	1,832	135
Det	5				1,832	1,832	145
Bungalow	2				1,792	1,792	0
Bungalow	3				1,792	1,792	0
Flat to5	1				1,811	1,811	0
Flat to5	2				1,811	1,811	0
Flat to5	3				1,811	1,811	0
Flat 6+	1				2,149	2,149	0
Flat 6+	2				2,149	2,149	0
Flat 6+	3				2,149	2,149	0
Sheltered	1				1,811	1,811	0
Sheltered	2				1,811	1,811	0
Extracare	1				1,949	1,949	0
Extracare	2				1,949	1,949	0
IRC Bungaloi	2				1,792	1,792	0
						1,155	1,848,385

1,600 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	5	2.40	12
3 bed	5	2.40	12
4 bed	1	2.40	2
5 bed	1	2.40	2

Residents 29

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
0.00	0
	0
0.0000	ha

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		9	945	105.00	945	105.00
Social Rent		1	70	70.00	70	70.00
Affordable Rent		1	70	70.00	70	70.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
Total		12	1,155		1,155	
per ha			3,080		3,080	

#

Greenfield 8

9	UNITS	8	Social Rent	40.00%	% of Aff
	Affordable	0%	0 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha		Characteristics
Density	32	units/ha	Total	0.250
Net:Gross	100.0%		Gross	0.250 ha
			Net	0.250 ha

Sub Area	East BDC
Green Brov Green	
Use	Paddock

Market							
Beds	m2	Circulation	8	Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	0.00	0	0	0.0%
Terrace	3	95	0.0%	0.00	0	0	0.0%
Terrace	4	110	0.0%	0.00	0	0	0.0%
Semi	2	85	0.0%	0.00	0	0	0.0%
Semi	3	105	0.0%	25%	2.00	2	210
Semi	4	120	0.0%	25%	2.00	2	240
Det	3	110	0.0%	0.00	0	0	0.0%
Det	4	135	0.0%	25%	2.00	2	270
Det	5	145	0.0%	25%	2.00	2	290
Bungalow	2	70	0.0%	0.00	0	0	0.0%
Bungalow	3	80	0.0%	0.00	0	0	0.0%
Flat to5	1	50	12.5%	0.00	0	0	12.5%
Flat to5	2	65	12.5%	0.00	0	0	12.5%
Flat to5	3	75	12.5%	0.00	0	0	12.5%
Flat 6+	1	50	20.0%	0.00	0	0	20.0%
Flat 6+	2	65	20.0%	0.00	0	0	20.0%
Flat 6+	3	75	20.0%	0.00	0	0	20.0%
Sheltered	1	74	20.0%	0.00	0	0	20.0%
Sheltered	2	50	20.0%	0.00	0	0	20.0%
Extracare	1	75	30.0%	0.00	0	0	30.0%
Extracare	2	65	30.0%	0.00	0	0	30.0%
IRC Bungalov	2	80	20.0%	0.00	0	0	20.0%
			100%	8.00	8	1,010	

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	0	0
Terrace	3			1,507	1,507	0	0
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	0	0
Semi	3			1,549	1,549	210	325,290
Semi	4			1,549	1,549	240	371,760
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	270	494,640
Det	5			1,832	1,832	290	531,280
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	0	0
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungalov	2			1,792	1,792	0	0
						1,010	1,722,970

1,706 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
30%	0.00	0	0	30%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	0.00	0	0	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	4	2.40	10
5 bed	2	2.40	5

Residents 19

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
0.00	0
	0
0.0000	ha

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	8	1,010	126.25	1,010	126.25
Social Rent	0	0	126.25	0	126.25
Affordable Rent	0	0	126.25	0	126.25
Shared Ownership	0	0	126.25	0	126.25
First Homes	0	0	126.25	0	126.25
Total	8	1,010		1,010	
per ha		4,040		4,040	

#

Modelling

Area ha

Total	3.556

Gross 3.556 ha

Net 2.222 ha

Sub Area East BDC

Use **PDL**

Social Rent				Affordable Rent				Shared Ownership				First Homes			
10		Rounded	m2	10		Rounded	m2	5		Rounded	m2	0		Rounded	m2
40%	4.00	3	210	40%	4.00	3	210	45%	2.25	2	140	45%	0.00	0	0
30%	3.00	3	252	30%	3.00	3	252	40%	2.00	2	168	40%	0.00	0	0
5%	0.50	1	97	5%	0.50	1	97	5%	0.25	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
25%	2.50	3	169	25%	2.50	3	169	10%	0.50	1	56	10%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	10.00	10	728	100%	10.00	10	728	100%	5.00	5	364	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	7	2.40	17
2 bed	27	2.40	65
3 bed	46	2.40	110
4 bed	12	2.40	29
5 bed	8	2.40	19

5,136	m2

Gross - Net	1.333	ha
Shortfall / Surplus	0.820	ha

ha/1000 residents

1.00	Natural greenspace

0.07	Children's Play Space (minimum size

	Allotments

	0

2.1400	ha

Total	100	9,555	9,511
per ha		4,300	4,280

Brownfield 12

16	UNITS	12	Social Rent	40.00%	% of Aff
	Affordable	25%	3 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
1.2	1
1.2	1
0.6	1
0	0
3	3

Modelling		Area ha		Characteristics
Density	45	units/ha	Total	0.267
Net:Gross	100.0%		Gross	0.267 ha
			Net	0.267 ha
				Use PDL

Sub Area	East BDC
Green Brov Brown	

Market							
Beds	m2	Circulation	9	Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	0.00	0	0	0.0%
Terrace	3	95	0.0%	0.00	0	0	0.0%
Terrace	4	110	0.0%	0.00	0	0	0.0%
Semi	2	85	0.0%	25%	2.25	2	170
Semi	3	105	0.0%	25%	2.25	2	210
Semi	4	120	0.0%	0.00	0	0	0.0%
Det	3	110	0.0%	0.00	0	0	0.0%
Det	4	135	0.0%	25%	2.25	3	405
Det	5	145	0.0%	25%	2.25	2	290
Bungalow	2	70	0.0%	0.00	0	0	0.0%
Bungalow	3	80	0.0%	0.00	0	0	0.0%
Flat to5	1	50	12.5%	0.00	0	0	12.5%
Flat to5	2	65	12.5%	0.00	0	0	12.5%
Flat to5	3	75	12.5%	0.00	0	0	12.5%
Flat 6+	1	50	20.0%	0.00	0	0	20.0%
Flat 6+	2	65	20.0%	0.00	0	0	20.0%
Flat 6+	3	75	20.0%	0.00	0	0	20.0%
Sheltered	1	74	20.0%	0.00	0	0	20.0%
Sheltered	2	50	20.0%	0.00	0	0	20.0%
Extracare	1	75	30.0%	0.00	0	0	30.0%
Extracare	2	65	30.0%	0.00	0	0	30.0%
IRC Bungaloi	2	80	20.0%	0.00	0	0	20.0%
100%				9.00	9	1,075	

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	210	316,470
Terrace	3			1,507	1,507	0	0
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	170	263,330
Semi	3			1,549	1,549	210	325,290
Semi	4			1,549	1,549	0	0
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	405	741,960
Det	5			1,832	1,832	290	531,280
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	0	0
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungaloi	2			1,792	1,792	0	0
						1,285	2,178,330

1,695 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	1.00	1	70	100%	1.00	1	70	100%	1.00	1	70	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	5	2.40	12
3 bed	2	2.40	5
4 bed	3	2.40	7
5 bed	2	2.40	5

Residents 29

ha/1000 residents	
	Parks and Recreation Grounds*
	Natural greenspace
	Amenity Greenspace (sites > 0.15ha)
	Children's Play Space (minimum size 0.01ha)
	Youth Play Space
	Allotments
	0
	0
0.0000	ha

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	9	1,075	119.44	1,075	119.44
Social Rent	1	70	70.00	70	70.00
Affordable Rent	1	70	70.00	70	70.00
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	12	1,285		1,285	
per ha		4,819		4,819	

#

Brownfield 8

17	UNITS	8	Social Rent	40.00%	% of Aff
	Affordable	0%	0 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha		Characteristics
Density	45	units/ha	Total	0.178
Net:Gross	100.0%		Gross	0.178 ha
			Net	0.178 ha

Sub Area	East BDC
Green Brov Brown	
Use	PDL

Market							
Beds	m2	Circulation	8	Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	0.00	0	0	0.0%
Terrace	3	95	0.0%	0.00	0	0	0.0%
Terrace	4	110	0.0%	0.00	0	0	0.0%
Semi	2	85	0.0%	0.00	0	0	0.0%
Semi	3	105	0.0%	50%	4.00	4	420
Semi	4	120	0.0%	50%	4.00	4	480
Det	3	110	0.0%	0.00	0	0	0.0%
Det	4	135	0.0%	0.00	0	0	0.0%
Det	5	145	0.0%	0.00	0	0	0.0%
Bungalow	2	70	0.0%	0.00	0	0	0.0%
Bungalow	3	80	0.0%	0.00	0	0	0.0%
Flat to5	1	50	12.5%	0.00	0	0	12.5%
Flat to5	2	65	12.5%	0.00	0	0	12.5%
Flat to5	3	75	12.5%	0.00	0	0	12.5%
Flat 6+	1	50	20.0%	0.00	0	0	20.0%
Flat 6+	2	65	20.0%	0.00	0	0	20.0%
Flat 6+	3	75	20.0%	0.00	0	0	20.0%
Sheltered	1	74	20.0%	0.00	0	0	20.0%
Sheltered	2	50	20.0%	0.00	0	0	20.0%
Extracare	1	75	30.0%	0.00	0	0	30.0%
Extracare	2	65	30.0%	0.00	0	0	30.0%
IRC Bungalov	2	80	20.0%	0.00	0	0	20.0%
			100%	8.00	8	900	

BCIS							
			Lower Q	Median	Used	m2	
Terrace	2			1,507	1,507	0	0
Terrace	3			1,507	1,507	0	0
Terrace	4			1,507	1,507	0	0
Semi	2			1,549	1,549	0	0
Semi	3			1,549	1,549	420	650,580
Semi	4			1,549	1,549	480	743,520
Det	3			1,832	1,832	0	0
Det	4			1,832	1,832	0	0
Det	5			1,832	1,832	0	0
Bungalow	2			1,792	1,792	0	0
Bungalow	3			1,792	1,792	0	0
Flat to5	1			1,811	1,811	0	0
Flat to5	2			1,811	1,811	0	0
Flat to5	3			1,811	1,811	0	0
Flat 6+	1			2,149	2,149	0	0
Flat 6+	2			2,149	2,149	0	0
Flat 6+	3			2,149	2,149	0	0
Sheltered	1			1,811	1,811	0	0
Sheltered	2			1,811	1,811	0	0
Extracare	1			1,949	1,949	0	0
Extracare	2			1,949	1,949	0	0
IRC Bungalov	2			1,792	1,792	0	0
						900	1,394,100

1,549 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
40%	0.00	0	0	40%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
30%	0.00	0	0	30%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants	Count	Population	
		per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	4	2.40	10
4 bed	4	2.40	10
5 bed	0	2.40	0

Residents		19
ha/1000 residents		
	Parks and Recreation Grounds*	
	Natural greenspace	
	Amenity Greenspace (sites > 0.15ha)	
	Children's Play Space (minimum size 0.01ha)	
	Youth Play Space	
	Allotments	
0.00	0	
	0	
0.0000	ha	

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	8	900	112.50	900	112.50
Social Rent	0	0	112.50	0	112.50
Affordable Rent	0	0	112.50	0	112.50
Shared Ownership	0	0	112.50	0	112.50
First Homes	0	0	112.50	0	112.50
Total	8	900		900	
per ha		5,063		5,063	

#

Characteristics	
Sub Area	East BDC
Green Brov Brown	
Use	PDL

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	3	2.40	7
4 bed	3	2.40	7
5 bed	0	2.40	0

Residents		14
ha/1000 residents		
	Parks and Recreation Grounds*	
	Natural Greenspace	
	Amenity Greenspace (sites > 0.15ha)	
	Children's Play Space (minimum size 0.01ha)	
	Youth Play Space	
	Allotments	
0.00	0	
	0	
0.0000	ha	

#

n	Social Rent				Affordable Rent				Shared Ownership				First Homes			
	0	Rounded	m2		0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
	40%	0.00	0	0	40%	0.00	0	0	45%	0.00	0	0	45%	0.00	0	0
	30%	0.00	0	0	30%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	25%	0.00	0	0	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.000	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	285	95.00	285	95.00
Social Rent		0	0	95.00	0	95.00
Affordable Rent		0	0	95.00	0	95.00
Shared Ownership		0	0	95.00	0	95.00
First Homes		0	0	95.00	0	95.00
Total		3	285		285	
per ha			4,275		4,275	

Flats 9				Rounded	
23	UNITS	9	Social Rent	40.00%	% of Aff
	Affordable	0%	0 Affordable Re	40.00%	
			Shared Owne	20.00%	
			First Homes	0.00%	
				0	0
				0	0
				0	0
				0	0
				0	0

Modelling	Area ha		Characteristics	
Density	65	units/ha	Total	0.138
Net:Gross	100.0%		Gross	0.138 ha
			Net	0.138 ha
			Green Brov Brown	
			Use	PDL

				Market							
				9	Rounded	m2		m2	Circulation		
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		
Semi	2	85	0.0%		0.00	0	0	79	0.0%		
Semi	3	105	0.0%		0.00	0	0	93	0.0%		
Semi	4	120	0.0%		0.00	0	0	106	0.0%		
Det	3	110	0.0%		0.00	0	0	102	0.0%		
Det	4	135	0.0%		0.00	0	0	115	0.0%		
Det	5	145	0.0%		0.00	0	0	119	0.0%		
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		
Flat to5	2	65	12.5%	30%	2.70	3	219	61	12.5%		
Flat to5	3	75	12.5%	70%	6.30	6	506	74	12.5%		
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		
IRC Bungaloi	2	80	20.0%		0.00	0	0	74	20.0%		
				100%	9.00	9	726				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,507	1,507	0
Terrace	3				1,507	1,507	0
Terrace	4				1,507	1,507	0
Semi	2				1,549	1,549	0
Semi	3				1,549	1,549	0
Semi	4				1,549	1,549	0
Det	3				1,832	1,832	0
Det	4				1,832	1,832	0
Det	5				1,832	1,832	0
Bungalow	2				1,792	1,792	0
Bungalow	3				1,792	1,792	0
Flat to5	1				1,811	1,811	0
Flat to5	2				1,811	1,811	219
Flat to5	3				1,811	1,811	506
Flat 6+	1				2,149	2,149	0
Flat 6+	2				2,149	2,149	0
Flat 6+	3				2,149	2,149	0
Sheltered	1				1,811	1,811	0
Sheltered	2				1,811	1,811	0
Extracare	1				1,949	1,949	0
Extracare	2				1,949	1,949	0
IRC Bungaloi	2				1,792	1,792	0
							726
							1,314,107

1,811 £/m2

Social Rent				Affordable Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
30%	0.00	0	0	30%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
	0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	3	2.40	7
3 bed	6	2.40	14
4 bed	0	2.40	0
5 bed	0	2.40	0

Residents		22
ha/1000 residents		
	Parks and Recreation Grounds*	
	Natural greenspace	
	Amenity Greenspace (sites > 0.15ha)	
	Children's Play Space (minimum size 0.01ha)	
	Youth Play Space	
	Allotments	
0.00	0	
	0	
0.0000	ha	

Open Space Required		
		0 m2
		0.000 ha
Gross - Net		0.000 ha
Shortfall / Surplus		0.000 ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	9	726	80.63	645	71.67
Social Rent	0	0	80.63	0	71.67
Affordable Rent	0	0	80.63	0	71.67
Shared Ownership	0	0	80.63	0	71.67
First Homes	0	0	80.63	0	71.67
Total	9	726		645	
per ha		5,241		4,658	

#

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23
			Large Greenfield 1,000	Large Greenfield 500	Large Greenfield 250	Greenfield 150	Greenfield 80	Greenfield 60	Greenfield 20	Greenfield 12	Greenfield 8	Greenfield 6	Greenfield 3	Brownfield 100	Brownfield 60	Brownfield 40	Brownfield 20	Brownfield 12	Brownfield 8	Brownfield 6	Brownfield 3	Flats 60	Flats 20	Flats 12	Flats 9
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
			East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC	East BDC
Site Area	Gross	ha	62.500	25.000	12.500	7.500	4.000	3.000	0.758	0.375	0.250	0.188	0.094	3.556	1.616	1.077	0.539	0.267	0.178	0.133	0.067	0.970	0.308	0.185	0.138
	Net	ha	31.250	15.625	7.813	4.688	2.500	1.875	0.625	0.375	0.250	0.188	0.094	2.222	1.333	0.889	0.444	0.267	0.178	0.133	0.067	0.800	0.308	0.185	0.138
Units			1,000	500	250	150	80	60	20	12	8	6	3	100	60	40	20	12	8	6	3	60	20	12	9
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	75.0%	100.0%	100.0%	100.0%	75.0%	75.0%	75.0%	75.0%	75.0%	100.0%	100.0%	100.0%	75.0%	75.0%	75.0%	100.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	25.0%	25.0%	25.0%	25.0%	25.0%	0.0%	0.0%	0.0%	25.0%	25.0%	25.0%	0.0%
	Affordable Rent		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	0.0%
	Social Rent		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	0.0%
	Shared Ownership		5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	0.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000	525,000
		£ site	1,562,500	625,000	312,500	187,500	100,000	75,000	18,939	18,750	12,500	9,375	4,688	1,866,667	848,485	565,657	282,828	140,000	93,333	70,000	35,000	509,091	161,538	96,923	72,692
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000	105,000
		£ site	21,875,000	8,750,000	4,375,000	2,625,000	1,400,000	1,050,000	265,152	131,250	87,500	65,625	32,813	373,333	169,697	113,131	56,566	28,000	18,667	14,000	7,000	101,818	32,308	19,385	14,538
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000	630,000
		£ site	23,437,500	9,375,000	4,687,500	2,812,500	1,500,000	1,125,000	284,091	150,000	100,000	75,000	37,500	2,240,000	1,018,182	678,788	339,394	168,000	112,000	84,000	42,000	610,909	193,846	116,308	87,231
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	554,021	738,100	769,765	225,707	205,404	217,153	335,469	619,474	1,908,298	2,111,365	2,055,858	104,159	127,149	137,267	467,405	-55,732	2,934,814	2,897,292	2,356,641	-3,054,894	-2,573,388	-2,677,536	-948,355
	Net	£/ha	1,108,042	1,180,960	1,231,624	361,132	328,646	347,444	406,629	619,474	1,908,298	2,111,365	2,055,858	166,654	154,120	166,385	566,552	-55,732	2,934,814	2,897,292	2,356,641	-3,702,902	-2,573,388	-2,677,536	-948,355
		£ site	34,626,298	18,452,492	9,622,059	1,692,806	821,614	651,458	254,143	232,303	477,075	395,881	192,737	370,343	205,494	147,897	251,801	-14,862	521,745	386,306	157,109	-2,962,321	-791,812	-494,314	-131,311

Appendix
Site 1



Site 1	1 Large Greenfiel Green

INCOME	Av Size m2		%	Number 1,000	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.69	104.69	75.00%	750	3,750	294,450,000	78,520
Affordable Overall			25%	250			
Social Rent	74.36	72.80	10.00%	100	1,490	10,847,200	7,436
Affordable Rent	74.36	72.80	10.00%	100	1,950	14,196,000	7,436
Shared Ownersl	80.26	79.76	5.00%	50	2,438	9,720,750	4,013
First Homes	80.26	79.76	0.00%	0	2,604	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	31.250 ha		32	/ha		329,213,950	97,406
SITE AREA - Gro	62.500 ha		16	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value				34,626,298	554,021
Existing Use Value				1,562,500	25,000
Uplift				0	0
Plus /ha				350,000	350,000
Benchmark Land Value				23,437,500	375,000

Check on phasing dwgs nos
correct

Additional Profit	26,472,634	337	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 591,974,138

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			1,720,815	34,626,298
	Stamp Duty			0	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	519,394	2,240,209
	Planning			211,300	
	Professional		8.00%	14,000,696	14,211,996
CONSTRUCTION	Build Cost	BCIS +	1,497	145,773,727	
		Extras		1,490,000	
		Unit extras	1,444.00	1,444,000	
		Site	15.00%	21,866,059	
	BNG			170,574	
	Contingency	2.50%		4,264,345	
FINANCE	Abnormals	0.00%		0	
				0	175,008,705
	Fees		0%	0	
	Interest		7.50%		
SALES	Legal and Valuation		0.00%	0	0
	Agents	%	3.0%	9,876,419	
	Legals	%	0.5%	1,646,070	
		£/unit		0	
Developers Profit	Misc.	%	0.0%	0	11,522,488
	Market Housing % Value		17.50%		51,528,750
	Affordable Hou: % Value		17.50%		6,083,691
First Homes	% Value		17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,000		
No dwgs under	50	635	31,750
No dwgs over 5	950	189	179,550
		Total	211,300

Stamp duty calc - Residual	
Land payment	34,626,298
Total	
1,720,815	

Stamp duty calc - AP	
Land payment	23,437,500
Total	
1,161,375	

Building Safety Levy			
Greenfield	28.47	2,235,464	
Brownfield	0.00	0	
		Total	2,235,464

Pre CIL s106	19,771	£/ Unit (all)	
		Total	19,771,220

Post CIL s106	19,771	£/ Unit (all)	
		Total	19,771,220

CIL	0.00	£/sqm	0

BNG	0.10%	Total	170,574

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	200	200	200	200	50																	
Market Housing		14,722,500	29,445,000	58,890,000	58,890,000	58,890,000	58,890,000	14,722,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		542,360	1,084,720	2,169,440	2,169,440	2,169,440	2,169,440	542,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		709,800	1,419,600	2,839,200	2,839,200	2,839,200	2,839,200	709,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		486,038	972,075	1,944,150	1,944,150	1,944,150	1,944,150	486,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	16,460,698	32,921,395	65,842,790	65,842,790	65,842,790	65,842,790	16,460,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,720,815																							
Easements etc.	0																							
Legals Acquisition	519,394																							
Planning Fee	211,300																							
Professional	14,000,696																							
Build Cost - BCIS Base		8,528,689	17,057,379	34,114,757	34,114,757	34,114,757	34,114,757	8,528,689	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,100,334	2,200,668	4,401,337	4,401,337	4,401,337	4,401,337	1,100,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,529	17,057	34,115	34,115	34,115	34,115	8,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		213,217	426,434	852,869	852,869	852,869	852,869	213,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	493,821	987,642	1,975,284	1,975,284	1,975,284	1,975,284	493,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	82,303	164,607	329,214	329,214	329,214	329,214	82,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0				0																
COSTS BEFORE LAND INT AND I	16,452,206	10,426,894	20,853,788	41,707,575	41,707,575	41,707,575	41,707,575	10,426,894	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	34,626,298																						
Interest		3,830,888	3,665,669	3,035,524	1,453,047	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								51,528,750
rdable for Rent																								6,083,691
First Homes																								0
Cash Flow	-51,078,504	2,202,916	8,401,938	21,099,691	22,682,168	24,135,215	24,135,215	6,033,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-57,612,441
Opening Balance	0																							
Closing Balance	-51,078,504	-48,875,588	-40,473,650	-19,373,959	3,308,208	27,443,423	51,578,638	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	57,612,441	0	

Appendix
Site 2



Site 2	2 Large Greenfield Green

INCOME	Av Size m2		%	Number 500	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.61	104.61	75.00%	375	3,750	147,112,500	39,230
Affordable Overall			25%	125			
Social Rent	74.86	73.36	10.00%	50	1,490	5,465,320	3,743
Affordable Rent	74.86	73.36	10.00%	50	1,950	7,152,600	3,743
Shared Ownersl	78.99	78.24	5.00%	25	2,438	4,767,750	1,975
First Homes	78.99	78.24	0.00%	0	2,611	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	15.625 ha		32	/ha		164,498,170	48,691
SITE AREA - Gro	25.000 ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	18,452,492	1,180,960	738,100
Existing Use Value	625,000		25,000
Uplift	0%	0	0
Plus /ha	350,000	8,750,000	350,000
Benchmark Land Value	9,375,000		375,000

Check on phasing dwgs nos
correct

Additional Profit 19,594,554 499 £/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 302,249,301

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			912,125	18,452,492
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	276,787	1,188,912
Fees	Planning			116,800	
	Professional		8.00%	6,996,898	7,113,698
CONSTRUCTION	Build Cost	BCIS +	1,496	72,854,658	
		Extras		740,000	
		Unit extras	1,444.00	722,000	
		Site	15.00%	10,928,199	
	BNG			85,245	
	Contingency	2.50%		2,131,121	
	Abnormals	0.00%		0	
				0	87,461,224
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	4,934,945	
	Legals	%	0.5%	822,491	
		£/unit		0	
	Misc.	%	0.0%	0	5,757,436
					119,973,762

Developers Profit			
Market Housing % Value	17.50%		25,744,688
Affordable Hou: % Value	17.50%		3,042,492
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual	
Land payment	18,452,492
Total	912,125

Stamp duty calc - AP	
Land payment	9,375,000
Total	458,250

Building Safety Levy		
Greenfield	28.47	1,116,878
Brownfield	0.00	0
Total		1,116,878

Pre CIL s106	19,771	£/ Unit (all)
Total	9,885,610	

Post CIL s106	19,771	£/ Unit (all)
Total	9,885,610	

CIL	0.00	£/sqm	0

BNG	0.10%	Total	85,245

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	100	100	50																		
Market Housing		14,711,250	29,422,500	29,422,500	29,422,500	29,422,500	14,711,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		546,532	1,093,064	1,093,064	1,093,064	1,093,064	546,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		715,260	1,430,520	1,430,520	1,430,520	1,430,520	715,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		476,775	953,550	953,550	953,550	953,550	476,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	16,449,817	32,899,634	32,899,634	32,899,634	32,899,634	16,449,817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	912,125																							
Easements etc.	0																							
Legals Acquisition	276,787																							
Planning Fee	116,800																							
Professional	6,996,898																							
Build Cost - BCIS Base		8,524,486	17,048,971	17,048,971	17,048,971	17,048,971	8,524,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,100,249	2,200,498	2,200,498	2,200,498	2,200,498	1,100,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,524	17,049	17,049	17,049	17,049	8,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		213,112	426,224	426,224	426,224	426,224	213,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	493,495	986,989	986,989	986,989	986,989	493,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	82,249	164,498	164,498	164,498	164,498	82,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	8,302,610	10,422,115	20,844,230	20,844,230	20,844,230	20,844,230	10,422,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land Interest	18,452,492																						
			2,006,633	1,705,052	928,776	94,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								25,744,688
rdable for Rent																								3,042,492
First Homes																								0
Cash Flow	-26,755,103	4,021,070	10,350,352	11,126,628	11,961,126	12,055,404	6,027,702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-28,787,180
Opening Balance	0																							
Closing Balance	-26,755,103	-22,734,033	-12,383,681	-1,257,053	10,704,073	22,759,478	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	28,787,180	0	

Appendix
Site 3



Site 3	3 Large Greenfiel Green

INCOME	Av Size m2		%	Number 250	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.55	104.55	75.00%	188	3,750	73,508,523	19,602
Affordable Overall			25%	62.5			
Social Rent	75.33	74.08	10.00%	25	1,490	2,759,480	1,883
Affordable Rent	75.33	74.08	10.00%	25	1,950	3,611,400	1,883
Shared Ownersl	80.56	80.08	5.00%	13	2,438	2,439,844	1,007
First Homes	80.56	80.08	0.00%	0	2,598	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	7.813 ha		32	/ha		82,319,246	24,376
SITE AREA - Gro	12.500 ha		20	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value	9,622,059	1,231,624	769,765		
Existing Use Value	312,500		25,000		
Uplift	0%	0	0		
Plus /ha	350,000	4,375,000	350,000		
Benchmark Land Value	4,687,500		375,000		

Check on phasing dwgs nos
correct

Additional Profit	9,948,236	508	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 158,772,203

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			470,603	9,622,059
	Stamp Duty			0	
Fees	Easements etc.			0	
	Legals /Acquisition	1.50%	144,331	614,934	
	Planning		69,550		
CONSTRUCTION	Professional	8.00%	3,499,232	3,568,782	
	Build Cost	BCIS +	1,495	36,435,628	
		Extras		370,000	
		Unit extras	1,444.00	361,000	
		Site	15.00%	5,465,344	
	BNG			42,632	
	Contingency	2.50%		1,065,799	
	Abnormals	0.00%		0	
				0	43,740,404
FINANCE	Fees	0%		0	
	Interest	7.50%			
	Legal and Valuation	0.00%		0	0
SALES	Agents	%	3.0%	2,469,577	
	Legals	%	0.5%	411,596	
		£/unit		0	
	Misc.	%	0.0%	0	2,881,174
					60,427,353

Developers Profit			
Market Housing % Value	17.50%		12,863,991
Affordable Hou: % Value	17.50%		1,541,877
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual	
Land payment	9,622,059
Total	470,603

Stamp duty calc - AP	
Land payment	4,687,500
Total	223,875

Building Safety Levy		
Greenfield	28.47	558,077
Brownfield	0.00	0
Total		558,077

Pre CIL s106	19,897	£/ Unit (all)
Total		4,974,230

Post CIL s106	19,897	£/ Unit (all)
Total		4,974,230

CIL	0.00	£/sqm	0

BNG	0.10%	Total	42,632

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50																			
Market Housing		14,701,705	14,701,705	14,701,705	14,701,705	14,701,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		551,896	551,896	551,896	551,896	551,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		722,280	722,280	722,280	722,280	722,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		487,969	487,969	487,969	487,969	487,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	16,463,849	16,463,849	16,463,849	16,463,849	16,463,849	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	470,603																							
Easements etc.	0																							
Legals Acquisition	144,331																							
Planning Fee	69,550																							
Professional	3,499,232																							
Build Cost - BCIS Base		8,526,394	8,526,394	8,526,394	8,526,394	8,526,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,106,461	1,106,461	1,106,461	1,106,461	1,106,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,526	8,526	8,526	8,526	8,526	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		213,160	213,160	213,160	213,160	213,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	493,915	493,915	493,915	493,915	493,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	82,319	82,319	82,319	82,319	82,319	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	4,183,716	10,430,777	10,430,777	10,430,777	10,430,777	10,430,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	9,622,059																						
Interest		1,035,433	660,610	257,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								12,863,991
rdable for Rent																								1,541,877
First Homes																								0
Cash Flow	-13,805,776	4,997,639	5,372,462	5,775,397	6,033,073	6,033,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-14,405,868
Opening Balance	0																							
Closing Balance	-13,805,776	-8,808,136	-3,435,674	2,339,723	8,372,796	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	14,405,868	0	

Appendix
Site 4



Site 4	4 Greenfield 150 Green

INCOME	Av Size m2		%	Number 150	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.29	104.29	75.00%	113	3,750	43,995,536	11,732
Affordable Overall			25%	37.5			
Social Rent	77.63	76.80	10.00%	15	1,490	1,716,480	1,165
Affordable Rent	77.63	76.80	10.00%	15	1,950	2,246,400	1,165
Shared Ownersl	76.91	76.13	5.00%	8	2,438	1,391,660	577
First Homes	76.91	76.13	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	4.688 ha		32	/ha		49,350,076	14,638
SITE AREA - Gro	7.500 ha		20	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value				1,692,806	225,707
Existing Use Value				187,500	25,000
Uplift				0	0
Plus /ha				350,000	350,000
Benchmark Land Value				2,812,500	375,000

Additional Profit	-7,348,144	-626	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 52,538,496

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				1,692,806
	Stamp Duty			74,140	
Fees	Easements etc.			0	
	Legals /Acquisition	1.50%	25,392	99,532	
	Planning			50,650	
CONSTRUCTION	Professional	8.00%	2,353,157	2,403,807	
	Build Cost	BCIS +	1,678	24,558,666	
		Extras		210,000	
		Unit extras	1,444.00	216,600	
		Site	15.00%	3,683,800	
	BNG			28,669	
	Contingency	2.50%		716,727	
	Abnormals	0.00%		0	
				0	29,414,462
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	1,480,502	
	Legals	%	0.5%	246,750	
		£/unit		0	
	Misc.	%	0.0%	0	1,727,253
					35,337,860

Developers Profit			
Market Housing % Value	17.50%		7,699,219
Affordable Hou: % Value	17.50%		937,045
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual	
Land payment	1,692,806
Total	
74,140	

Stamp duty calc - AP	
Land payment	2,812,500
Total	
130,125	

Building Safety Levy		
Greenfield	28.47	334,014
Brownfield	0.00	0
		Total
		334,014

Pre CIL s106	20,031	£/ Unit (all)
		Total
		3,004,650

Post CIL s106	20,031	£/ Unit (all)
		Total
		3,004,650

CIL	0.00	£/sqm
		0

BNG	0.10%	Total
		28,669

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13
Market Housing				0	0	0	3,519,643	3,812,946	3,519,643	3,812,946	3,519,643	3,812,946	3,519,643	3,812,946	3,519,643	3,812,946	3,519,643	3,812,946	0	0	0	0	0	0
Social Rent				0	0	0	137,318	148,762	137,318	148,762	137,318	148,762	137,318	148,762	137,318	148,762	137,318	148,762	0	0	0	0	0	0
Affordable Rent				0	0	0	179,712	194,688	179,712	194,688	179,712	194,688	179,712	194,688	179,712	194,688	179,712	194,688	0	0	0	0	0	0
Shared Ownership				0	0	0	111,333	120,611	111,333	120,611	111,333	120,611	111,333	120,611	111,333	120,611	111,333	120,611	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,948,006	4,277,007	3,948,006	4,277,007	3,948,006	4,277,007	3,948,006	4,277,007	3,948,006	4,277,007	3,948,006	4,277,007	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	74,140																							
Easements etc.	0																							
Legals Acquisition	25,392																							
Planning Fee	50,650																							
Professional	1,176,578			1,176,578																				
Build Cost - BCIS Base		0	764,508	1,592,726	2,357,234	2,420,943	2,357,234	2,420,943	2,357,234	2,420,943	2,357,234	2,420,943	2,357,234	2,420,943	1,592,726	828,217	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	80,124	166,925	247,049	253,726	273,770	282,674	273,770	282,674	273,770	282,674	273,770	282,674	193,646	115,749	26,721	28,948	0	0	0	0	0	0
BNG		0	765	1,593	2,357	2,421	2,357	2,421	2,357	2,421	2,357	2,421	2,357	2,421	1,593	828	0	0	0	0	0	0	0	0
Contingency		0	19,113	39,818	58,931	60,524	58,931	60,524	58,931	60,524	58,931	60,524	58,931	60,524	39,818	20,705	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	118,440	128,310	118,440	128,310	118,440	128,310	118,440	128,310	118,440	128,310	118,440	128,310	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,740	21,385	19,740	21,385	19,740	21,385	19,740	21,385	19,740	21,385	19,740	21,385	0	0	0	0	0	0
Misc.				0			0				0													
COSTS BEFORE LAND INT AND I	1,326,761	0	2,041,088	1,801,062	2,665,571	2,737,614	2,830,473	2,916,257	2,830,473	2,916,257	2,830,473	2,916,257	2,830,473	2,916,257	1,965,963	1,115,195	164,901	178,643	0	0	0	0	0	0
For Residual Va	Land	1,692,806																						
Interest		56,617	57,678	97,030	132,620	185,086	239,886	223,430	202,106	184,941	162,895	144,995	122,200	103,538	79,965	44,301	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								
rdable for Rent																								
First Homes																								
Cash Flow	-3,019,567	-56,617	-2,098,767	-1,898,092	-2,798,191	-2,922,700	877,647	1,137,319	915,428	1,175,808	954,638	1,215,754	995,333	1,257,212	1,902,078	3,117,510	3,783,105	4,098,363	0	0	0	0	-8,636,263	
Opening Balance	0																							
Closing Balance	-3,019,567	-3,076,184	-5,174,951	-7,073,043	-9,871,234	-12,793,933	-11,916,286	-10,778,967	-9,863,539	-8,687,731	-7,733,093	-6,517,339	-5,522,005	-4,264,793	-2,362,715	754,795	4,537,900	8,636,263	8,636,263	8,636,263	8,636,263	8,636,263	0	

Appendix
Site 5



Site 5	5 Greenfield 80	Green

INCOME	Av Size m2		%	Number 80	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	104.75	104.75	75.00%	60	3,750	23,568,750	6,285
Affordable Overall			25%	20			
Social Rent	74.06	72.50	10.00%	8	1,490	864,200	593
Affordable Rent	74.06	72.50	10.00%	8	1,950	1,131,000	593
Shared Ownersl	81.50	81.50	5.00%	4	2,438	794,625	326
First Homes	81.50	81.50	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	2.500	ha	32	/ha		26,358,575	7,796
SITE AREA - Gro	4.000	ha	20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	821,614	328,646	205,404
Existing Use Value	100,000		25,000
Uplift	0%	0	0
Plus /ha	350,000	1,400,000	350,000
Benchmark Land Value	1,500,000		375,000

Check on phasing dwgs nos
correct

Additional Profit -2,944,217 -468 £/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 33,065,131

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				821,614
	Stamp Duty			30,581	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	12,324	42,905
	Planning			37,420	
	Professional		8.00%	1,259,344	1,296,764
	CONSTRUCTION				
	Build Cost	BCIS +	1,685	13,136,838	
		Extras		120,000	
		Unit extras	1,444.00	115,520	
		Site	15.00%	1,970,526	
	BNG			15,343	
	Contingency	2.50%		383,572	
	Abnormals	0.00%		0	
				0	15,741,798
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
	SALES				
	Agents	%	3.0%	790,757	
	Legals	%	0.5%	131,793	
		£/unit		0	
	Misc.	%	0.0%	0	922,550 18,825,632

Developers Profit			
Market Housing	% Value	17.50%	4,124,531
Affordable Hou	% Value	17.50%	488,219
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual	
Land payment	821,614
Total	30,581

Stamp duty calc - AP	
Land payment	1,500,000
Total	64,500

Building Safety Levy		
Greenfield	28.47	178,934
Brownfield	0.00	0
Total		178,934

Pre CIL s106	19,822	£/ Unit (all)
Total		1,585,720

Post CIL s106	19,822	£/ Unit (all)
Total		1,585,720

CIL	0.00	£/sqm	0

BNG	0.10%	Total	15,343

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	13	12	13	12	13	12															
Market Housing				0	0	0	1,473,047	3,829,922	3,535,313	3,829,922	3,535,313	3,829,922	3,535,313	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	54,013	140,433	129,630	140,433	129,630	140,433	129,630	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	70,688	183,788	169,650	183,788	169,650	183,788	169,650	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	49,664	129,127	119,194	129,127	119,194	129,127	119,194	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,647,411	4,283,268	3,953,786	4,283,268	3,953,786	4,283,268	3,953,786	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	30,581																							
Easements etc.	0																							
Legals Acquisition	12,324																							
Planning Fee	37,420																							
Professional	629,672			629,672																				
Build Cost - BCIS Base		0	319,643	1,150,716	1,917,860	2,429,290	2,365,361	2,429,290	2,365,361	1,598,217	767,144	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	33,036	118,929	198,215	251,072	255,649	280,149	271,305	194,256	106,126	29,077	26,840	0	0	0	0	0	0	0	0	0	0	0
BNG		0	320	1,151	1,918	2,429	2,365	2,429	2,365	1,598	767	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,991	28,768	47,947	60,732	59,134	60,732	59,134	39,955	19,179	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	49,422	128,498	118,614	128,498	118,614	128,498	118,614	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,237	21,416	19,769	21,416	19,769	21,416	19,769	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	709,997	0	990,662	1,299,564	2,165,940	2,743,524	2,740,168	2,922,515	2,836,548	1,983,941	1,031,599	178,991	165,223	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land Interest	821,614																						
		28,718	29,256	48,380	73,654	115,646	169,255	192,918	171,021	153,280	113,041	60,370	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,124,531
rdable for Rent																								488,219
First Homes																								0
Cash Flow	-1,531,612	-28,718	-1,019,918	-1,347,944	-2,239,593	-2,859,170	-1,262,013	1,167,835	946,217	2,146,048	2,809,146	4,043,908	3,788,564	0	0	0	0	0	0	0	0	0	0	-4,612,751
Opening Balance	0																							
Closing Balance	-1,531,612	-1,560,329	-2,580,247	-3,928,191	-6,167,784	-9,026,954	-10,288,967	-9,121,131	-8,174,915	-6,028,867	-3,219,721	824,187	4,612,751	4,612,751	4,612,751	4,612,751	4,612,751	4,612,751	4,612,751	4,612,751	4,612,751	4,612,751	0	

Appendix
Site 6



Site 6	6 Greenfield 60	Green

INCOME	Av Size m2		%	Number 60	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	103.22	103.22	75.00%	45	3,750	17,418,750	4,645
Affordable Overall			25%	15			
Social Rent	75.38	74.33	10.00%	6	1,490	664,540	452
Affordable Rent	75.38	74.33	10.00%	6	1,950	869,700	452
Shared Ownersl	77.67	77.67	5.00%	3	2,438	567,938	233
First Homes	77.67	77.67	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	1.875	ha	32	/ha		19,520,928	5,783
SITE AREA - Gro	3.000	ha	20	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value	651,458	347,444	217,153		
Existing Use Value	75,000		25,000		
Uplift	0%	0	0		
Plus /ha	350,000	1,050,000	350,000		
Benchmark Land Value	1,125,000		375,000		

Check on phasing dwgs nos
correct

Additional Profit	-1,973,953	-425	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 25,589,499

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				651,458
	Stamp Duty			22,073	
	Easements etc.			0	
	Legals /Acquisition	1.50%	9,772	31,845	
Fees	Planning			33,640	
	Professional	8.00%	927,859	961,499	
CONSTRUCTION	Build Cost	BCIS +	1,675	9,684,941	
		Extras		80,000	
		Unit extras	1,444.00	86,640	
		Site	15.00%	1,452,741	
	BNG			11,304	
	Contingency	2.50%		282,608	
	Abnormals	0.00%		0	
				0	11,598,235
FINANCE	Fees	0%		0	
	Interest	7.50%			
	Legal and Valuation	0.00%		0	0
SALES	Agents	%	3.0%	585,628	
	Legals	%	0.5%	97,605	
		£/unit		0	
	Misc.	%	0.0%	0	683,232
					13,926,269

Developers Profit			
Market Housing % Value	17.50%		3,048,281
Affordable Hou: % Value	17.50%		367,881
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual	
Land payment	651,458
Total	22,073

Stamp duty calc - AP	
Land payment	1,125,000
Total	45,750

Building Safety Levy		
Greenfield	28.47	132,243
Brownfield	0.00	0
Total		132,243

Pre CIL s106	20,031	£/ Unit (all)
Total		1,201,860

Post CIL s106	20,031	£/ Unit (all)
Total		1,201,860

CIL	0.00	£/sqm	0

BNG	0.10%	Total	11,304

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,903,125	2,903,125	2,903,125	2,903,125	2,903,125	2,903,125	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	110,757	110,757	110,757	110,757	110,757	110,757	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	144,950	144,950	144,950	144,950	144,950	144,950	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	94,656	94,656	94,656	94,656	94,656	94,656	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,253,488	3,253,488	3,253,488	3,253,488	3,253,488	3,253,488	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	22,073																							
Easements etc.	0																							
Legals Acquisition	9,772																							
Planning Fee	33,640																							
Professional	463,929			463,929																				
Build Cost - BCIS Base		0	628,018	1,256,036	1,884,054	1,884,054	1,884,054	1,884,054	1,256,036	628,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	66,770	133,540	200,310	200,310	222,351	222,351	155,581	88,811	22,041	22,041	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	628	1,256	1,884	1,884	1,884	1,884	1,256	628	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,700	31,401	47,101	47,101	47,101	47,101	31,401	15,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	97,605	97,605	97,605	97,605	97,605	97,605	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,267	16,267	16,267	16,267	16,267	16,267	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	529,415	0	1,175,046	1,422,233	2,133,349	2,133,349	2,269,262	2,269,262	1,558,145	847,029	135,913	135,913	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	651,458																						
Interest		22,141	22,557	45,012	72,522	113,882	156,018	140,489	124,669	95,219	51,883	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,048,281
rdable for Rent																								367,881
First Homes																								0
Cash Flow	-1,180,873	-22,141	-1,197,602	-1,467,244	-2,205,872	-2,247,232	828,208	843,737	1,570,673	2,311,240	3,065,692	3,117,575	0	0	0	0	0	0	0	0	0	0	0	-3,416,162
Opening Balance	0																							
Closing Balance	-1,180,873	-1,203,014	-2,400,616	-3,867,861	-6,073,732	-8,320,964	-7,492,756	-6,649,019	-5,078,345	-2,767,105	298,587	3,416,162	3,416,162	3,416,162	3,416,162	3,416,162	3,416,162	3,416,162	3,416,162	3,416,162	3,416,162	3,416,162	0	

Appendix
Site 7



Site 7	7 Greenfield 20	Green

INCOME	Av Size m2		%	Number 20	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	101.33	101.33	75.00%	15	3,750	5,700,000	1,520
Affordable Overall			25%	5			
Social Rent	77.00	77.00	10.00%	2	1,490	229,460	154
Affordable Rent	77.00	77.00	10.00%	2	1,950	300,300	154
Shared Ownersl	70.00	70.00	5.00%	1	2,438	170,625	70
First Homes	70.00	70.00	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.625	ha	32	/ha		6,400,385	1,898
SITE AREA - Gro	0.758	ha	26	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	254,143	406,629	335,469
Existing Use Value	18,939		25,000
Uplift	0%	0	0
Plus /ha	350,000	265,152	350,000
Benchmark Land Value	284,091		375,000

Check on phasing dwgs nos
correct

Additional Profit	-405,504	-267	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 8,863,611

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				254,143
	Stamp Duty			2,207	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	3,812	6,019
	Planning			12,700	
	Professional		8.00%	299,589	312,289
CONSTRUCTION	Build Cost	BCIS +	1,650	3,131,379	
		Extras		20,000	
		Unit extras	1,444.00	28,880	
		Site	15.00%	469,707	
	BNG			3,650	
	Contingency	2.50%		91,249	
FINANCE	Abnormals	0.00%		0	
				0	3,744,865
	Fees		0%	0	
	Interest		7.50%		
SALES	Legal and Valuation		0.00%	0	0
	Agents	%	3.0%	192,012	
	Legals	%	0.5%	32,002	
		£/unit		0	
Misc.	%	0.0%		0	224,013
					4,541,331

Developers Profit			
Market Housing	% Value	17.50%	997,500
Affordable Hou	% Value	17.50%	122,567
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual	
Land payment	254,143
Total	2,207

Stamp duty calc - AP	
Land payment	284,091
Total	3,705

Building Safety Levy		
Greenfield	28.47	43,274
Brownfield	0.00	0
Total		43,274

Pre CIL s106	20,450	£/ Unit (all)
Total		409,000

Post CIL s106	20,450	£/ Unit (all)
Total		409,000

CIL	0.00	£/sqm	0

BNG	0.10%	Total	3,650

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,425,000	1,425,000	1,425,000	1,425,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,365	57,365	57,365	57,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	75,075	75,075	75,075	75,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	42,656	42,656	42,656	42,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,600,096	1,600,096	1,600,096	1,600,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	2,207																							
Easements etc.	0																							
Legals Acquisition	3,812																							
Planning Fee	12,700																							
Professional	149,795		149,795																					
Build Cost - BCIS Base		0	304,164	608,328	912,492	912,492	608,328	304,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	34,083	68,167	102,250	102,250	78,985	44,902	10,819	10,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	304	608	912	912	608	304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,604	15,208	22,812	22,812	15,208	7,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	48,003	48,003	48,003	48,003	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	168,514	0	495,950	692,311	1,038,466	1,038,466	759,133	412,977	66,822	66,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	254,143																						
Interest		7,925	8,073	17,524	30,833	50,883	71,308	56,877	35,685	7,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								997,500
rdable for Rent																								122,567
First Homes																								0
Cash Flow	-422,657	-7,925	-504,023	-709,835	-1,069,300	-1,089,349	769,655	1,130,242	1,497,589	1,525,669	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,120,067
Opening Balance	0																							
Closing Balance	-422,657	-430,582	-934,605	-1,644,440	-2,713,740	-3,803,089	-3,033,433	-1,903,191	-405,602	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	1,120,067	0

Appendix
Site 8



Site 8	8 Greenfield 12	Green

INCOME	Av Size m2		%	Number 12	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	105.00	105.00	75.00%	9	3,750	3,543,750	945
Affordable Overall			25%	3			
Social Rent	70.00	70.00	10.00%	1	1,490	125,160	84
Affordable Rent	70.00	70.00	10.00%	1	1,950	163,800	84
Shared Ownersl	70.00	70.00	5.00%	1	2,438	102,375	42
First Homes	70.00	70.00	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.375 ha		32	/ha		3,935,085	1,155
SITE AREA - Gro	0.375 ha		32	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value	232,303	619,474	619,474		
Existing Use Value	18,750				50,000
Uplift	0%	0			0
Plus /ha	350,000	131,250			350,000
Benchmark Land Value	150,000				400,000

Check on phasing dwgs nos
correct

Additional Profit	-123,912	-131	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 5,624,337

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				232,303	
Stamp Duty			1,646		
Easements etc.			0		
Legals /Acquisition		1.50%	3,485	5,131	
Fees	Planning		7,620		
	Professional	8.00%	178,295	185,915	
CONSTRUCTION					
Build Cost	BCIS +	1,680	1,940,804		
	Extras		20,000		
	Unit extras	1,444.00	17,328		
BNG	Site	10.00%	194,080		
			2,172		
	Contingency	2.50%	54,305		
Abnormals		0.00%	0		
			0	2,228,690	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	118,053		
	Legals	%	0.5%	19,675	
	£/unit		0		
Misc.	%	0.0%	0	137,728	2,789,767

Developers Profit			
Market Housing % Value	17.50%		620,156
Affordable Hou: % Value	17.50%		68,484
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual	
Land payment	232,303
Total	1,646

Stamp duty calc - AP	
Land payment	150,000
Total	0

Building Safety Levy			
Greenfield	28.47	26,904	
Brownfield	0.00	0	
		Total	26,904

Pre CIL s106	20,450	£/ Unit (all)	
		Total	245,400

Post CIL s106	20,450	£/ Unit (all)	
		Total	245,400

CIL	0.00	£/sqm	0

BNG	0.10%	Total	2,172

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,181,250	1,181,250	1,181,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	41,720	41,720	41,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	54,600	54,600	54,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	34,125	34,125	34,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,311,695	1,311,695	1,311,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,646																							
Easements etc.	0																							
Legals Acquisition	3,485																							
Planning Fee	7,620																							
Professional	89,148		89,148																					
Build Cost - BCIS Base		0	241,357	482,714	724,071	482,714	241,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	27,267	54,533	81,800	54,533	36,235	8,968	8,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	241	483	724	483	241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,034	12,068	18,102	12,068	6,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	39,351	39,351	39,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,558	6,558	6,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	101,899	0	364,047	549,798	824,697	549,798	329,776	54,877	54,877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	232,303																						
Interest		6,266	6,384	13,329	23,888	39,799	50,854	33,396	10,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								620,156
rdable for Rent																								68,484
First Homes																								0
Cash Flow	-334,201	-6,266	-370,430	-563,127	-848,585	-589,597	931,065	1,223,421	1,246,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-688,640
Opening Balance	0																							
Closing Balance	-334,201	-340,468	-710,898	-1,274,025	-2,122,610	-2,712,207	-1,781,142	-557,720	688,640	688,640	688,640	688,640	688,640	688,640	688,640	688,640	688,640	688,640	688,640	688,640	688,640	688,640	0	

Appendix
Site 9



Site 9	9 Greenfield 8	Green

INCOME	Av Size m2		%	Number 8	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	126.25	126.25	100.00%	8	3,750	3,787,500	1,010
Affordable Overall			0%	0			
Social Rent	126.25	126.25	0.00%	0	1,490	0	0
Affordable Rent	126.25	126.25	0.00%	0	1,950	0	0
Shared Ownersl	126.25	126.25	0.00%	0	2,438	0	0
First Homes	126.25	126.25	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.250 ha		32	/ha		3,787,500	1,010
SITE AREA - Gro	0.250 ha		32	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value		477,075	1,908,298	1,908,298	
Existing Use Value		12,500			50,000
Uplift		0%	0		0
Plus /ha		350,000	87,500		350,000
Benchmark Land Value		100,000			400,000

Additional Profit	166,633	165	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 5,708,356

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				477,075	
Stamp Duty			13,354		
Easements etc.			0		
Legals /Acquisition		1.50%	7,156	20,510	
Fees	Planning		5,080		
	Professional	8.00%	167,573	172,653	
CONSTRUCTION					
Build Cost	BCIS +	1,791	1,809,119		
	Extras		40,000		
Unit extras	Site	1,444.00	11,552		
		10.00%	180,912		
BNG			2,042		
Contingency		2.50%	51,040		
Abnormals		0.00%	0		
			0	2,094,663	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
Legal and Valuation		0.00%	0	0	
SALES					
Agents	%	3.0%	113,625		
	Legals	%	18,938		
		£/unit	0		
Misc.		%	0.0%	0	132,563
					2,897,464

Developers Profit			
Market Housing % Value	17.50%		662,813
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	635	5,080
No dwgs over 5	0	189	0
		Total	5,080

Stamp duty calc - Residual	
Land payment	477,075
Total	13,354

Stamp duty calc - AP	
Land payment	100,000
Total	0

Building Safety Levy			
Greenfield	28.47	28,755	
Brownfield	0.00	0	
		Total	28,755

Pre CIL s106	0 £/ Unit (all)	
	Total	0

Post CIL s106	0	£/ Unit (all)	
		Total	0

CIL	0.00	£/sqm	0

BNG	0.10%	Total	2,042

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	946,875	946,875	946,875	946,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	946,875	946,875	946,875	946,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	13,354																							
Easements etc.	0																							
Legals Acquisition	7,156																							
Planning Fee	5,080																							
Professional	83,787			83,787																				
Build Cost - BCIS Base		0	170,132	340,264	510,396	510,396	340,264	170,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	7,189	7,189	7,189	7,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	170	340	510	510	340	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,253	8,507	12,760	12,760	8,507	4,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	28,406	28,406	28,406	28,406	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,734	4,734	4,734	4,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	109,377	0	258,342	349,111	523,666	523,666	389,440	214,885	40,329	40,329	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	477,075																						
Interest		10,996	11,202	16,256	23,107	33,359	43,803	34,172	21,088	4,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								662,813
rdable for Rent																								0
First Homes																								0
Cash Flow	-586,451	-10,996	-269,544	-365,367	-546,773	-557,025	513,632	697,818	885,457	902,060	0	0	0	0	0	0	0	0	0	0	0	0	0	-662,813
Opening Balance	0																							
Closing Balance	-586,451	-597,447	-866,991	-1,232,358	-1,779,131	-2,336,155	-1,822,523	-1,124,705	-239,247	662,813	662,813	662,813	662,813	662,813	662,813	662,813	662,813	662,813	662,813	662,813	662,813	662,813	0	

Appendix
Site 10



Site 10	10 Greenfield 6	Green

INCOME	Av Size m2		%	Number 6	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	121.67	121.67	100.00%	6	3,750	2,737,500	730
Affordable Overall			0%	0			
Social Rent	121.67	121.67	0.00%	0	1,490	0	0
Affordable Rent	121.67	121.67	0.00%	0	1,950	0	0
Shared Ownersl	121.67	121.67	0.00%	0	2,438	0	0
First Homes	121.67	121.67	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.188 ha		32	/ha		2,737,500	730
SITE AREA - Gro	0.188 ha		32	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value		395,881	2,111,365	2,111,365	
Existing Use Value		9,375			50,000
Uplift		0%	0		0
Plus /ha		350,000	65,625		350,000
Benchmark Land Value		75,000			400,000

Check on phasing dwgs nos
correct

Additional Profit 185,881 255 £/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 4,222,736

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				395,881	
Stamp Duty			9,294		
Easements etc.			0		
Legals /Acquisition		1.50%	5,938	15,232	
Fees					
Planning			3,810		
Professional		8.00%	117,065	120,875	
CONSTRUCTION					
Build Cost		BCIS +	1,740	1,270,511	
		Extras		20,000	
		Unit extras	1,444.00	8,664	
		Site	10.00%	127,051	
BNG				1,426	
Contingency		2.50%		35,656	
Abnormals		0.00%		0	
				0	1,463,307
FINANCE					
Fees		0%		0	
Interest		7.50%			
Legal and Valuation		0.00%		0	0
SALES					
Agents		%	3.0%	82,125	
Legals		%	0.5%	13,688	
		£/unit		0	
Misc.		%	0.0%	0	95,813
					2,091,108

Developers Profit			
Market Housing % Value	17.50%		479,063
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual	
Land payment	395,881
Total	9,294

Stamp duty calc - AP	
Land payment	75,000
Total	0

Building Safety Levy			
Greenfield	28.47	20,783	
Brownfield	0.00	0	
		Total	20,783

Pre CIL s106	0 £/ Unit (all)
Total	0

Post CIL s106	0 £/ Unit (all)
Total	0

CIL	0.00 £/sqm	0

BNG	0.10% Total	1,426

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0		912,500	912,500	912,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	912,500	912,500	912,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	9,294																							
Easements etc.	0																							
Legals Acquisition	5,938																							
Planning Fee	3,810																							
Professional	58,532		58,532																					
Build Cost - BCIS Base		0	158,470	316,939	475,409	316,939	158,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	0	0	0	6,928	6,928	6,928	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	158	317	475	317	158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	3,962	7,923	11,885	7,923	3,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	27,375	27,375	27,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,563	4,563	4,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	77,575	0	221,122	325,179	487,769	325,179	201,455	38,865	38,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	395,881																						
Interest		8,877	9,044	13,359	19,707	29,222	35,867	23,208	7,262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								479,063
rdable for Rent																								0
First Homes																								0
Cash Flow	-473,456	-8,877	-230,166	-338,539	-507,476	-354,402	675,178	850,427	866,373	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-479,063
Opening Balance	0																							
Closing Balance	-473,456	-482,333	-712,499	-1,051,038	-1,558,514	-1,912,915	-1,237,737	-387,310	479,063	479,063	479,063	479,063	479,063	479,063	479,063	479,063	479,063	479,063	479,063	479,063	479,063	479,063	0	

Appendix
Site 11



Site 11	11 Greenfield 3	Green

INCOME	Av Size m2		%	Number 3	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	118.33	118.33	100.00%	3	3,750	1,331,250	355
Affordable Overall			0%	0			
Social Rent	118.33	118.33	0.00%	0	1,490	0	0
Affordable Rent	118.33	118.33	0.00%	0	1,950	0	0
Shared Ownersl	118.33	118.33	0.00%	0	2,438	0	0
First Homes	118.33	118.33	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.094	ha	32	/ha		1,331,250	355
SITE AREA - Gro	0.094	ha	32	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value		192,737	2,055,858	2,055,858	
Existing Use Value		4,688			50,000
Uplift		0%	0		0
Plus /ha		350,000	32,813		350,000
Benchmark Land Value		37,500			400,000

Additional Profit	85,624	241	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 2,053,522

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				192,737	
Stamp Duty			855		
Easements etc.			0		
Legals /Acquisition		1.50%	2,891	3,746	
Fees	Planning		1,905		
	Professional	8.00%	57,198	59,103	
CONSTRUCTION					
Build Cost	BCIS +	1,748	620,477		
	Extras		10,000		
	Unit extras	1,444.00	4,332		
	Site	10.00%	62,048		
BNG			697		
Contingency		2.50%	17,421		
Abnormals		0.00%	0		
			0	714,974	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	39,938		
	Legals	%	6,656		
		£/unit	0		
Misc.		%	0.0%	0	46,594
					1,017,154

Developers Profit			
Market Housing % Value	17.50%		232,969
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual	
Land payment	192,737
Total	855

Stamp duty calc - AP	
Land payment	37,500
Total	0

Building Safety Levy			
Greenfield	28.47	10,107	
Brownfield	0.00	0	
		Total	10,107

Pre CIL s106	0 £/ Unit (all)	
	Total	0

Post CIL s106	0	£/ Unit (all)
		Total
		0

CIL	0.00	£/sqm	0

BNG	0.10%	Total	697

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	1	1																			
Market Housing				0	0	0	443,750	443,750	443,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	443,750	443,750	443,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	855																							
Easements etc.	0																							
Legals Acquisition	2,891																							
Planning Fee	1,905																							
Professional	28,599			28,599																				
Build Cost - BCIS Base		0	77,428	154,857	232,285	154,857	77,428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	3,369	3,369	3,369	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	77	155	232	155	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,936	3,871	5,807	3,871	1,936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	13,313	13,313	13,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,219	2,219	2,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	34,250	0	108,041	158,883	238,325	158,883	98,342	18,900	18,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	192,737																						
Interest		4,256	4,336	6,443	9,543	14,190	17,435	11,286	3,532	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								232,969
rdable for Rent																								0
First Homes																								0
Cash Flow	-226,987	-4,256	-112,376	-165,326	-247,868	-173,073	327,973	413,564	421,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-232,969
Opening Balance	0																							
Closing Balance	-226,987	-231,243	-343,619	-508,945	-756,813	-929,886	-601,913	-188,349	232,969	232,969	232,969	232,969	232,969	232,969	232,969	232,969	232,969	232,969	232,969	232,969	232,969	232,969	0	

Appendix
Site 12



Site 12	12 Brownfield 100 Brown

INCOME	Av Size m2		%	Number 100	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	103.13	103.13	75.00%	75	3,750	29,006,250	7,735
Affordable Overall			25%	25			
Social Rent	72.78	70.90	10.00%	10	1,490	1,056,410	728
Affordable Rent	72.78	70.90	10.00%	10	1,950	1,382,550	728
Shared Ownersl	72.85	71.60	5.00%	5	2,438	872,625	364
First Homes	72.85	71.60	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	2.222 ha		45	/ha		32,317,835	9,555
SITE AREA - Gro	3.556 ha		28	/ha			

Whole Site				Per ha NET	Per ha GROSS
Residual Land Value	370,343	166,654	104,159		
Existing Use Value	1,866,667		525,000		
Uplift	20%	373,333	105,000		
Plus /ha	0	0	0		
Benchmark Land Value	2,240,000		630,000		

Additional Profit	-6,878,487	-889	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 77,122,148

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			370,343	
	Stamp Duty			8,017	
	Easements etc.			0	
	Legals /Acquisition		1.50%	5,555	13,572
Fees	Planning			41,200	
	Professional		8.00%	1,610,671	1,651,871
CONSTRUCTION	Build Cost	BCIS +	1,658	15,841,149	
		Extras		80,000	
		Unit extras	10.00	1,000	
		Site	15.00%	2,376,172	
	BNG			128,088	
	Contingency	5.00%		914,916	
	Abnormals	5.00%		792,057	
				0	20,133,383
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	969,535	
	Legals	%	0.5%	161,589	
		£/unit		0	
	Misc.	%	0.0%	0	1,131,124
				0	23,300,293

Developers Profit			
Market Housing % Value	17.50%		5,076,094
Affordable Hou: % Value	17.50%		579,527
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual	
Land payment	370,343
Total	8,017

Stamp duty calc - AP	
Land payment	2,240,000
Total	101,500

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	110,069
Total		110,069

Pre CIL s106	19,570	£/ Unit (all)
Total	1,957,010	

Post CIL s106	19,570	£/ Unit (all)
Total	1,957,010	

CIL	0.00	£/sqm	0

BNG	0.70%	Total	128,088

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,480,750	3,770,813	3,480,750	3,770,813	3,480,750	3,770,813	3,480,750	3,770,813	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	126,769	137,333	126,769	137,333	126,769	137,333	126,769	137,333	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	165,906	179,732	165,906	179,732	165,906	179,732	165,906	179,732	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	104,715	113,441	104,715	113,441	104,715	113,441	104,715	113,441	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,878,140	4,201,319	3,878,140	4,201,319	3,878,140	4,201,319	3,878,140	4,201,319	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	8,017																							
Easements etc.	0																							
Legals Acquisition	5,555																							
Planning Fee	41,200																							
Professional	805,335		805,335																					
Build Cost - BCIS Base		0	731,933	1,524,860	2,256,793	2,317,787	2,256,793	2,317,787	2,256,793	2,317,787	1,524,860	792,927	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	78,280	163,084	241,365	247,888	254,573	262,197	254,573	262,197	176,292	99,113	13,208	14,309	0	0	0	0	0	0	0	0	0	0
BNG		0	5,124	10,674	15,798	16,225	15,798	16,225	15,798	16,225	10,674	5,550	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	36,597	76,243	112,840	115,889	112,840	115,889	112,840	115,889	76,243	39,646	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	31,682	66,005	97,687	100,327	97,687	100,327	97,687	100,327	66,005	34,322	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	116,344	126,040	116,344	126,040	116,344	126,040	116,344	126,040	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,391	21,007	19,391	21,007	19,391	21,007	19,391	21,007	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	860,108	0	1,688,951	1,840,866	2,724,482	2,798,116	2,873,425	2,959,472	2,873,425	2,959,472	1,989,809	1,118,605	148,943	161,355	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	370,343																						
Interest		23,071	23,504	55,612	91,171	143,965	199,129	184,024	164,190	148,430	127,928	94,921	38,899	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,076,094
rdable for Rent																								579,527
First Homes																								0
Cash Flow	-1,230,451	-23,071	-1,712,455	-1,896,478	-2,815,653	-2,942,081	805,587	1,057,823	840,526	1,093,417	1,760,403	2,987,792	3,690,298	4,039,963	0	0	0	0	0	0	0	0	0	-5,655,621
Opening Balance	0																							
Closing Balance	-1,230,451	-1,253,522	-2,965,976	-4,862,454	-7,678,107	-10,620,188	-9,814,601	-8,756,778	-7,916,252	-6,822,835	-5,062,432	-2,074,640	1,615,658	5,655,621	5,655,621	5,655,621	5,655,621	5,655,621	5,655,621	5,655,621	5,655,621	5,655,621	0	

Appendix
Site 13



Site 1313 Brownfield 60 Brown

INCOME	Av Size m2		%	Number 60	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	102.67	102.67	75.00%	45	3,750	17,325,000	4,620
Affordable Overall			25%	15			
Social Rent	70.08	68.00	10.00%	6	1,490	607,920	421
Affordable Rent	70.08	68.00	10.00%	6	1,950	795,600	421
Shared Ownersl	74.67	74.67	5.00%	3	2,438	546,000	224
First Homes	74.67	74.67	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	1.333 ha		45	/ha		19,274,520	5,685
SITE AREA - Gro	1.616 ha		37	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	205,494	154,120	127,149
Existing Use Value	848,485		525,000
Uplift	20%	169,697	105,000
Plus /ha	0	0	0
Benchmark Land Value	1,018,182		630,000

Additional Profit-3,077,791-666£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 42,139,343

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				205,494
	Stamp Duty			1,110	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	3,082	4,192
	Planning			33,640	
	Professional		8.00%	959,254	992,894
CONSTRUCTION	Build Cost	BCIS +	1,659	9,432,413	
		Extras		50,000	
		Unit extras	10.00	600	
		Site	15.00%	1,414,862	
	BNG			76,285	
FINANCE	Contingency	5.00%		544,894	
	Abnormals	5.00%		471,621	
				0	11,990,674
SALES	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
	Agents	%	3.0%	578,236	
	Legals	%	0.5%	96,373	
		£/unit		0	
	Misc.	%	0.0%	0	674,608 13,867,863

Developers Profit			
Market Housing	% Value	17.50%	3,031,875
Affordable Hou	% Value	17.50%	341,166
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual	
Land payment	205,494
Total	1,110

Stamp duty calc - AP	
Land payment	1,018,182
Total	40,409

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	65,743	
		Total	65,743

Pre CIL s106	19,612	£/ Unit (all)	
		Total	1,176,720

Post CIL s106	19,612	£/ Unit (all)	
		Total	1,176,720

CIL	0.00	£/sqm	0

BNG	0.70%	Total	76,285

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,887,500	2,887,500	2,887,500	2,887,500	2,887,500	2,887,500	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	101,320	101,320	101,320	101,320	101,320	101,320	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	132,600	132,600	132,600	132,600	132,600	132,600	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	91,000	91,000	91,000	91,000	91,000	91,000	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,212,420	3,212,420	3,212,420	3,212,420	3,212,420	3,212,420	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,110																							
Easements etc.	0																							
Legals Acquisition	3,082																							
Planning Fee	33,640																							
Professional	479,627			479,627																				
Build Cost - BCIS Base		0	605,437	1,210,875	1,816,312	1,816,312	1,816,312	1,816,312	1,210,875	605,437	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	65,373	130,747	196,120	196,120	207,077	207,077	141,704	76,330	10,957	10,957	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,238	8,476	12,714	12,714	12,714	12,714	8,476	4,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,272	60,544	90,816	90,816	90,816	90,816	60,544	30,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,201	52,402	78,603	78,603	78,603	78,603	52,402	26,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	96,373	96,373	96,373	96,373	96,373	96,373	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,062	16,062	16,062	16,062	16,062	16,062	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	517,460	0	1,211,149	1,463,044	2,194,566	2,194,566	2,317,957	2,317,957	1,586,436	854,914	123,392	123,392	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	205,494																						
Interest			13,555	13,810	36,778	64,899	107,264	150,423	122,260	94,066	51,626	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,031,875
rdable for Rent																								341,166
First Homes																								0
Cash Flow	-722,954	-13,555	-1,224,958	-1,499,821	-2,259,465	-2,301,830	744,039	757,990	1,503,724	2,263,441	3,037,402	3,089,028	0	0	0	0	0	0	0	0	0	0	0	-3,373,041
Opening Balance	0																							
Closing Balance	-722,954	-736,509	-1,961,467	-3,461,289	-5,720,753	-8,022,583	-7,278,544	-6,520,554	-5,016,830	-2,753,389	284,013	3,373,041	3,373,041	3,373,041	3,373,041	3,373,041	3,373,041	3,373,041	3,373,041	3,373,041	3,373,041	3,373,041	0	

Appendix
Site 14



Site 14	14 Brownfield 40	Brown

INCOME	Av Size m2		%	Number 40	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	102.67	102.67	75.00%	30	3,750	11,550,000	3,080
Affordable Overall			25%	10			
Social Rent	70.06	68.50	10.00%	4	1,490	408,260	280
Affordable Rent	70.06	68.50	10.00%	4	1,950	534,300	280
Shared Ownersl	77.00	77.00	5.00%	2	2,438	375,375	154
First Homes	77.00	77.00	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.889 ha		45	/ha		12,867,935	3,795
SITE AREA - Gro	1.077 ha		37	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	147,897	166,385	137,267
Existing Use Value	565,657		525,000
Uplift	20%	113,131	105,000
Plus /ha	0	0	0
Benchmark Land Value	678,788		630,000

Check on phasing dwgs nos
correct

Additional Profit -1,829,853 -594 £/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 28,875,989

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				147,897
	Stamp Duty			0	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	2,218	2,218
	Planning			25,400	
	Professional		8.00%	637,387	662,787
CONSTRUCTION	Build Cost	BCIS +	1,652	6,270,166	
		Extras		30,000	
		Unit extras	10.00	400	
		Site	15.00%	940,525	
FINANCE	BNG			50,688	
	Contingency	5.00%		362,055	
	Abnormals	5.00%		313,508	
				0	7,967,341
SALES	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
Developers Profit	Agents	%	3.0%	386,038	
	Legals	%	0.5%	64,340	
		£/unit		0	
	Misc.	%	0.0%	0	450,378 9,230,622

Market Housing % Value	17.50%	2,021,250
Affordable Hou: % Value	17.50%	230,639
First Homes % Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual	
Land payment	147,897
Total	0

Stamp duty calc - AP	
Land payment	678,788
Total	23,439

Building Safety Levy	
Greenfield	0.00 0
Brownfield	14.23 43,828
Total	43,828

Pre CIL s106	19,822 £/ Unit (all)
Total	792,860

Post CIL s106	19,822 £/ Unit (all)
Total	792,860

CIL	0.00 £/sqm	0

BNG	0.70% Total	50,688

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	2,887,500	2,887,500	2,887,500	2,887,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	102,065	102,065	102,065	102,065	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	133,575	133,575	133,575	133,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	93,844	93,844	93,844	93,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,216,984	3,216,984	3,216,984	3,216,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	2,218																							
Planning Fee	25,400																							
Professional	318,694		318,694																					
Build Cost - BCIS Base		0	603,424	1,206,848	1,810,273	1,810,273	1,206,848	603,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	66,072	132,143	198,215	198,215	143,100	77,029	10,957	10,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,224	8,448	12,672	12,672	8,448	4,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,171	60,342	90,514	90,514	60,342	30,171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,126	52,251	78,377	78,377	52,251	26,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	96,510	96,510	96,510	96,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,085	16,085	16,085	16,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	346,312	0	1,048,710	1,460,034	2,190,050	2,190,050	1,583,585	853,568	123,552	123,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	147,897																						
Interest		9,266	9,440	29,281	57,205	99,341	142,267	114,309	72,138	15,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,021,250
rdable for Rent																								230,639
First Homes																								0
Cash Flow	-494,210	-9,266	-1,058,151	-1,489,314	-2,247,255	-2,289,391	1,491,131	2,249,107	3,021,294	3,077,944	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,251,889
Opening Balance	0																							
Closing Balance	-494,210	-503,476	-1,561,627	-3,050,941	-5,298,196	-7,587,588	-6,096,456	-3,847,349	-826,055	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	2,251,889	0	

Appendix
Site 15



Site 15	15 Brownfield 20	Brown

INCOME	Av Size m2		%	Number 20	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	101.00	101.00	75.00%	15	3,750	5,681,250	1,515
Affordable Overall			25%	5			
Social Rent	77.00	77.00	10.00%	2	1,490	229,460	154
Affordable Rent	77.00	77.00	10.00%	2	1,950	300,300	154
Shared Ownersl	70.00	70.00	5.00%	1	2,438	170,625	70
First Homes	70.00	70.00	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.444	ha	45	/ha		6,381,635	1,893
SITE AREA - Gro	0.539	ha	37	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	251,801	566,552	467,405
Existing Use Value	282,828		525,000
Uplift	20%	56,566	105,000
Plus /ha	0	0	0
Benchmark Land Value	339,394		630,000

Additional Profit	-718,924	-475	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 14,268,932

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				251,801
	Stamp Duty			2,090	
	Easements etc.			0	
Fees	Legals /Acquisition		1.50%	3,777	5,867
	Planning			12,700	
	Professional		8.00%	300,264	312,964
CONSTRUCTION	Build Cost	BCIS +	1,630	3,086,103	
		Extras		10,000	
		Unit extras	10.00	200	
		Site	10.00%	308,610	
	BNG			23,834	
	Contingency	5.00%		170,246	
	Abnormals	5.00%		154,305	
				0	3,753,299
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	191,449	
	Legals	%	0.5%	31,908	
		£/unit		0	
	Misc.	%	0.0%	0	223,357
					4,547,288

Developers Profit			
Market Housing % Value	17.50%		994,219
Affordable Hou: % Value	17.50%		122,567
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual	
Land payment	251,801
Total	2,090

Stamp duty calc - AP	
Land payment	339,394
Total	6,470

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	21,558
	Total	21,558

Pre CIL s106	20,450	£/ Unit (all)
	Total	409,000

Post CIL s106	20,450	£/ Unit (all)
	Total	409,000

CIL	0.00	£/sqm	0

BNG	0.70%	Total	23,834

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,420,313	1,420,313	1,420,313	1,420,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,365	57,365	57,365	57,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	75,075	75,075	75,075	75,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	42,656	42,656	42,656	42,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,595,409	1,595,409	1,595,409	1,595,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	2,090																							
Easements etc.	0																							
Legals Acquisition	3,777																							
Planning Fee	12,700																							
Professional	150,132		150,132																					
Build Cost - BCIS Base		0	283,743	567,486	851,228	851,228	567,486	283,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	34,083	68,167	102,250	102,250	73,556	39,473	5,390	5,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,986	3,972	5,959	5,959	3,972	1,986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,187	28,374	42,561	42,561	28,374	14,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	12,859	25,718	38,576	38,576	25,718	12,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	47,862	47,862	47,862	47,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,977	7,977	7,977	7,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	168,699	0	496,990	693,716	1,040,575	1,040,575	754,945	408,087	61,229	61,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	251,801																						
Interest		7,884	8,032	17,501	30,837	50,926	71,391	56,971	35,777	7,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								994,219
rdable for Rent																								122,567
First Homes																								0
Cash Flow	-420,500	-7,884	-505,022	-711,218	-1,071,411	-1,091,500	769,072	1,130,350	1,498,403	1,526,498	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,116,786
Opening Balance	0																							
Closing Balance	-420,500	-428,385	-933,407	-1,644,625	-2,716,036	-3,807,537	-3,038,465	-1,908,114	-409,712	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	1,116,786	0

Appendix
Site 16



Site 16	16 Brownfield 12	Brown

INCOME	Av Size m2		%	Number 12	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	119.44	119.44	75.00%	9	3,750	4,031,250	1,075
Affordable Overall			25%	3			
Social Rent	70.00	70.00	10.00%	1	1,490	125,160	84
Affordable Rent	70.00	70.00	10.00%	1	1,950	163,800	84
Shared Ownersl	70.00	70.00	5.00%	1	2,438	102,375	42
First Homes	70.00	70.00	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.267	ha	45	/ha		4,422,585	1,285
SITE AREA - Gro	0.267	ha	45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-14,862	-55,732	-55,732
Existing Use Value	140,000		525,000
Uplift	20%	28,000	105,000
Plus /ha	0	0	0
Benchmark Land Value	168,000		630,000

Additional Profit	-547,275	-509	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 9,004,248

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				-14,862	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition		1.50%	-223	-223	
Fees	Planning		7,620		
	Professional	8.00%	226,138	233,758	
CONSTRUCTION					
Build Cost	BCIS +	1,780	2,287,247		
	Extras		50,000		
	Unit extras	10.00	120		
	Site	10.00%	228,725		
BNG			17,963		
Contingency		5.00%	128,305		
Abnormals		5.00%	114,362		
			0	2,826,721	
FINANCE					
Fees		0%	0		
Interest		7.50%			
Legal and Valuation		0.00%	0	0	
SALES					
Agents		%	3.0%	132,678	
Legals		%	0.5%	22,113	
		£/unit	0	0	
Misc.		%	0.0%	0	154,790
					3,200,184

Developers Profit			
Market Housing	% Value	17.50%	705,469
Affordable Hou	% Value	17.50%	68,484
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual	
Land payment	-14,862
Total	0

Stamp duty calc - AP	
Land payment	168,000
Total	360

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	15,297	
		Total	15,297

Pre CIL s106	20,450	£/ Unit (all)	
		Total	245,400

Post CIL s106	20,450	£/ Unit (all)	
		Total	245,400

CIL	0.00	£/sqm	0

BNG	0.70%	Total	17,963

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,343,750	1,343,750	1,343,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	41,720	41,720	41,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	54,600	54,600	54,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	34,125	34,125	34,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,474,195	1,474,195	1,474,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-223																							
Planning Fee	7,620																							
Professional	113,069		113,069																					
Build Cost - BCIS Base		0	285,121	570,242	855,364	570,242	285,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	27,267	54,533	81,800	54,533	32,366	5,099	5,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,996	3,992	5,988	3,992	1,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,256	28,512	42,768	28,512	14,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	12,707	25,414	38,121	25,414	12,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	44,226	44,226	44,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,371	7,371	7,371	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	120,466	0	454,416	682,693	1,024,040	682,693	398,043	56,696	56,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-14,862																							
Land Interest		1,980	2,017	10,575	23,574	43,217	56,828	37,715	11,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								705,469
rdable for Rent																								68,484
First Homes																								0
Cash Flow	-105,604	-1,980	-456,433	-693,269	-1,047,614	-725,910	1,019,325	1,379,784	1,405,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-773,952
Opening Balance	0																							
Closing Balance	-105,604	-107,584	-564,017	-1,257,286	-2,304,900	-3,030,811	-2,011,486	-631,702	773,952	773,952	773,952	773,952	773,952	773,952	773,952	773,952	773,952	773,952	773,952	773,952	773,952	773,952	0	

Appendix
Site 17



Site 17	17 Brownfield 8	Brown

INCOME	Av Size m2		%	Number 8	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	112.50	112.50	100.00%	8	3,750	3,375,000	900
Affordable Overall			0%	0			
Social Rent	112.50	112.50	0.00%	0	1,490	0	0
Affordable Rent	112.50	112.50	0.00%	0	1,950	0	0
Shared Ownersl	112.50	112.50	0.00%	0	2,438	0	0
First Homes	112.50	112.50	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.178 ha		45	/ha		3,375,000	900
SITE AREA - Gro	0.178 ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	521,745	2,934,814	2,934,814
Existing Use Value	93,333		525,000
Uplift	20%	18,667	105,000
Plus /ha	0	0	0
Benchmark Land Value	112,000		630,000

Check on phasing dwgs nos
correct

Additional Profit	145,176	161	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 6,806,856

DEVELOPMENT COSTS						
LAND		/unit or m2		Total		
	Land				521,745	
	Stamp Duty			15,587		
	Easements etc.			0		
	Legals /Acquisition	1.50%		7,826	23,413	
Fees	Planning			5,080		
	Professional	8.00%		142,019	147,099	
CONSTRUCTION						
	Build Cost	BCIS +	1,626	1,463,805		
		Extras		0		
		Unit extras	10.00	80		
		Site	10.00%	146,381		
	BNG			11,272		
	Contingency	5.00%		80,513		
	Abnormals	5.00%		73,190		
				0	1,775,241	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	101,250		
	Legals	%	0.5%	16,875		
		£/unit	0	0		
	Misc.	%	0.0%	0	118,125	2,585,624

Developers Profit			
Market Housing	% Value	17.50%	590,625
Affordable Hou	% Value	17.50%	0
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	635	5,080
No dwgs over 5	0	189	0
		Total	5,080

Stamp duty calc - Residual	
Land payment	521,745
	Total 15,587

Stamp duty calc - AP	
Land payment	112,000
	Total 0

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	12,807
		Total 12,807

Pre CIL s106	0	£/ Unit (all)
		Total 0

Post CIL s106	0	£/ Unit (all)
		Total 0

CIL	0.00	£/sqm	0

BNG	0.70%	Total	11,272

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	843,750	843,750	843,750	843,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	843,750	843,750	843,750	843,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	15,587																							
Easements etc.	0																							
Legals Acquisition	7,826																							
Planning Fee																								
Professional	5,080																							
	71,010			71,010																				
Build Cost - BCIS Base		0	134,189	268,378	402,566	402,566	268,378	134,189	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	3,202	3,202	3,202	3,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	939	1,879	2,818	2,818	1,879	939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,709	13,419	20,128	20,128	13,419	6,709	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,099	12,198	18,298	18,298	12,198	6,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	25,313	25,313	25,313	25,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,219	4,219	4,219	4,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	99,503	0	218,946	295,873	443,810	443,810	328,606	180,670	32,733	32,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	521,745																						
Interest		11,648	11,867	16,195	22,046	30,781	39,679	30,764	18,908	4,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								590,625
rdable for Rent																								0
First Homes																								0
Cash Flow	-621,248	-11,648	-230,813	-312,068	-465,856	-474,591	475,464	632,316	792,109	806,961	0	0	0	0	0	0	0	0	0	0	0	0	0	-590,625
Opening Balance	0																							
Closing Balance	-621,248	-632,897	-863,710	-1,175,778	-1,641,634	-2,116,225	-1,640,760	-1,008,444	-216,336	590,625	590,625	590,625	590,625	590,625	590,625	590,625	590,625	590,625	590,625	590,625	590,625	590,625	590,625	0

Appendix
Site 18



Site 18	18 Brownfield 6	Brown

INCOME	Av Size m2		%	Number 6	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	112.50	112.50	100.00%	6	3,750	2,531,250	675
Affordable Overall			0%	0			
Social Rent	112.50	112.50	0.00%	0	1,490	0	0
Affordable Rent	112.50	112.50	0.00%	0	1,950	0	0
Shared Ownersl	112.50	112.50	0.00%	0	2,438	0	0
First Homes	112.50	112.50	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.133 ha		45	/ha		2,531,250	675
SITE AREA - Gro	0.133 ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	386,306	2,897,292	2,897,292
Existing Use Value	70,000		525,000
Uplift	20%	14,000	105,000
Plus /ha	0	0	0
Benchmark Land Value	84,000		630,000

Check on phasing dwgs nos
correct

Additional Profit 117,583 174 £/m2

RUN Residual MACRO ctrl+r Closing balance = 0
RUN CIL MACRO ctrl+h Closing balance = 5,188,633

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				386,306
	Stamp Duty			8,815	
	Easements etc.			0	
	Legals /Acquisition	1.50%	5,795	14,610	
Fees	Planning			3,810	
	Professional	8.00%	107,242	111,052	
CONSTRUCTION	Build Cost	BCIS +	1,626	1,097,854	
		Extras		0	
	Unit extras	1,444.00	8,664		
	Site	10.00%	109,785		
	BNG		8,514		
	Contingency	5.00%	60,815		
	Abnormals	5.00%	54,893		
			0	1,340,525	
FINANCE	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES	Agents	%	3.0%	75,938	
	Legals	%	0.5%	12,656	
		£/unit	0	0	
	Misc.	%	0.0%	0	88,594
					1,941,087

Developers Profit			
Market Housing	% Value	17.50%	442,969
Affordable Hou	% Value	17.50%	0
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual	
Land payment	386,306
Total	8,815

Stamp duty calc - AP	
Land payment	84,000
Total	0

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	9,605
Total		9,605

Pre CIL s106	0 £/ Unit (all)
Total	0

Post CIL s106	0 £/ Unit (all)
Total	0

CIL	0.00 £/sqm	0

BNG	0.70% Total	8,514

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			2	2	2																			
Market Housing				0	0	0	843,750	843,750	843,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	843,750	843,750	843,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	8,815																							
Easements etc.	0																							
Legals Acquisition	5,795																							
Planning Fee	3,810																							
Professional	53,621			53,621																				
Build Cost - BCIS Base		0	135,145	270,290	405,434	270,290	135,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	3,202	3,202	3,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	946	1,892	2,838	1,892	946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,757	13,514	20,272	13,514	6,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,099	12,198	18,298	12,198	6,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	25,313	25,313	25,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,219	4,219	4,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	72,041	0	202,568	297,894	446,842	297,894	181,680	32,733	32,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	386,306																						
Interest		8,594	8,755	12,717	18,541	27,267	33,364	21,576	6,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								442,969
rdable for Rent																								0
First Homes																								0
Cash Flow	-458,347	-8,594	-211,323	-310,612	-465,383	-325,162	628,706	789,441	804,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-442,969
Opening Balance	0																							
Closing Balance	-458,347	-466,941	-678,264	-988,876	-1,454,259	-1,779,421	-1,150,715	-361,274	442,969	442,969	442,969	442,969	442,969	442,969	442,969	442,969	442,969	442,969	442,969	442,969	442,969	442,969	0	

Appendix
Site 19



Site 19	19 Brownfield 3	Brown

INCOME	Av Size m2		%	Number 3	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	100.00%	3	3,750	1,068,750	285
Affordable Overall			0%	0			
Social Rent	95.00	95.00	0.00%	0	1,490	0	0
Affordable Rent	95.00	95.00	0.00%	0	1,950	0	0
Shared Ownersl	95.00	95.00	0.00%	0	2,438	0	0
First Homes	95.00	95.00	0.00%	0	2,625	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.067 ha		45	/ha		1,068,750	285
SITE AREA - Gro	0.067 ha		45	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	157,109	2,356,641	2,356,641
Existing Use Value		35,000	525,000
Uplift	20%	7,000	105,000
Plus /ha	0	0	0
Benchmark Land Value	42,000		630,000

Additional Profit	27,422	96	£/m2

RUN Residual MACRO ctrl+r	RUN CIL MACRO ctrl+h
Closing balance = 0	Closing balance = 2,290,627

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land					157,109
Stamp Duty			142		
Easements etc.			0		
Legals /Acquisition		1.50%	2,357	2,499	
Fees					
Planning			1,905		
Professional		8.00%	46,024	47,929	
CONSTRUCTION					
Build Cost		BCIS +	1,582	450,970	
		Extras		0	
		Unit extras	1,444.00	4,332	
		Site	15.00%	67,645	
BNG				3,661	
Contingency		5.00%		26,147	
Abnormals		5.00%		22,548	
			0	575,304	
FINANCE					
Fees		0%		0	
Interest		7.50%			
Legal and Valuation		0.00%		0	0
SALES					
Agents		%	3.0%	32,063	
Legals		%	0.5%	5,344	
		£/unit		0	
Misc.		%	0.0%	0	37,406
					820,248

Developers Profit			
Market Housing % Value	17.50%		187,031
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual	
Land payment	157,109
Total	142

Stamp duty calc - AP	
Land payment	42,000
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	4,056	
		Total	4,056

Pre CIL s106	0	£/ Unit (all)
Total		0

Post CIL s106	0	£/ Unit (all)
Total		0

CIL	0.00	£/sqm	0

BNG	0.70%	Total	3,661

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			1	1	1																			
Market Housing				0	0	0	356,250	356,250	356,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	356,250	356,250	356,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	142																							
Easements etc.	0																							
Legals Acquisition	2,357																							
Planning Fee	1,905																							
Professional	23,012		23,012																					
Build Cost - BCIS Base		0	58,105	116,210	174,316	116,210	58,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	0	0	0	1,352	1,352	1,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	407	813	1,220	813	407	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,905	5,811	8,716	5,811	2,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,505	5,011	7,516	5,011	2,505	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,688	10,688	10,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,781	1,781	1,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	27,416	0	86,935	127,845	191,768	127,845	77,743	13,821	13,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	Land	157,109																						
Interest		3,460	3,525	5,221	7,716	11,456	14,068	9,110	2,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								187,031
rdable for Rent																								0
First Homes																								0
Cash Flow	-184,526	-3,460	-90,460	-133,066	-199,484	-139,301	264,439	333,320	339,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-187,031
Opening Balance	0																							
Closing Balance	-184,526	-187,986	-278,445	-411,511	-610,995	-750,296	-485,858	-152,538	187,031	187,031	187,031	187,031	187,031	187,031	187,031	187,031	187,031	187,031	187,031	187,031	187,031	187,031	0	

Appendix
Site 20



Site 20	20 Flats 60	Brown

INCOME	Av Size m2		%	Number 60	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	81.13	72.11	75.00%	45	3,500	11,357,500	3,651
Affordable Overall			25%	15			
Social Rent	69.38	61.67	10.00%	6	1,490	551,300	416
Affordable Rent	69.38	61.67	10.00%	6	1,950	721,500	416
Shared Ownersl	73.50	65.33	5.00%	3	2,275	445,900	221
First Homes	73.50	65.33	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.800 ha		75	/ha		13,076,200	4,704
SITE AREA - Gro	0.970 ha		62	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-2,962,321	-3,702,902	-3,054,894
Existing Use Value	509,091		525,000
Uplift	20%	101,818	105,000
Plus /ha	0	0	0
Benchmark Land Value	610,909		630,000

Additional Profit	-3,963,069	-1,086	£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 9,798,564

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land			-2,962,321	
	Stamp Duty			0	
Fees	Easements etc.			0	
	Legals /Acquisition	1.50%	-44,435	-44,435	
	Planning		33,640		
CONSTRUCTION	Professional	8.00%	912,871	946,511	
	Build Cost	BCIS +	1,902	8,944,178	
		Extras		0	
		Unit extras	1,444.00	86,640	
		Site	15.00%	1,341,627	
	BNG			72,607	
FINANCE	Contingency	5.00%	518,622		
	Abnormals	5.00%	447,209		
			0	11,410,883	
SALES	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
	Agents	%	3.0%	392,286	
	Legals	%	0.5%	65,381	
		£/unit	0	0	
	Misc.	%	0.0%	0	457,667
					9,808,305

Developers Profit			
Market Housing % Value	17.50%		1,987,563
Affordable Hou: % Value	17.50%		300,773
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual	
Land payment	-2,962,321
Total	0

Stamp duty calc - AP	
Land payment	610,909
Total	20,045

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	51,948	
		Total	51,948

Pre CIL s106	7,880	£/ Unit (all)	
		Total	472,800

Post CIL s106	7,880	£/ Unit (all)	
		Total	472,800

CIL	0.00	£/sqm	0

BNG	0.70%	Total	72,607

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			20	20	20																			
Market Housing				0	0	0	3,785,833	3,785,833	3,785,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	183,767	183,767	183,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	240,500	240,500	240,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	148,633	148,633	148,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	4,358,733	4,358,733	4,358,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-44,435																							
Planning Fee	33,640																							
Professional	456,435		456,435																					
Build Cost - BCIS Base		0	1,152,494	2,304,988	3,457,482	2,304,988	1,152,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	52,533	105,067	157,600	105,067	69,849	17,316	17,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,067	16,135	24,202	16,135	8,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	57,625	115,249	172,874	115,249	57,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	49,690	99,380	149,070	99,380	49,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,762	130,762	130,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,794	21,794	21,794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	445,641	0	1,776,845	2,640,818	3,961,228	2,640,818	1,490,281	169,872	169,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-2,962,321																							
Land Interest		0	0	0	35,643	110,585	162,174	111,431	34,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,987,563
rdable for Rent																								300,773
First Homes																								0
Cash Flow	2,516,680	0	-1,776,845	-2,640,818	-3,996,871	-2,751,403	2,706,279	4,077,431	4,153,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,288,335
Opening Balance	0																							
Closing Balance	2,516,680	2,516,680	739,836	-1,900,983	-5,897,854	-8,649,257	-5,942,978	-1,865,548	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	2,288,335	0	

Appendix
Site 21



Site 21	21 Flats 20	Brown

INCOME	Av Size m2		%	Number 20	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	80.63	71.67	75.00%	15	3,500	3,762,500	1,209
Affordable Overall			25%	5			
Social Rent	62.44	55.50	10.00%	2	1,490	165,390	125
Affordable Rent	62.44	55.50	10.00%	2	1,950	216,450	125
Shared Ownersl	68.63	61.00	5.00%	1	2,275	138,775	69
First Homes	68.63	61.00	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.308 ha		65	/ha		4,283,115	1,528
SITE AREA - Gro	0.308 ha		65	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-791,812	-2,573,388	-2,573,388
Existing Use Value	161,538		525,000
Uplift	20%	32,308	105,000
Plus /ha	0	0	0
Benchmark Land Value	193,846		630,000

Additional Profit	-1,096,103	-906	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 3,024,882

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land				-791,812	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition		1.50%	-11,877	-11,877	
Fees	Planning		12,700		
	Professional	8.00%	284,283	296,983	
CONSTRUCTION					
Build Cost	BCIS +	1,902	2,905,093		
	Extras		0		
	Unit extras	1,444.00	28,880		
BNG	Site	10.00%	290,509		
			22,571		
	Contingency	5.00%	161,224		
Abnormals		5.00%	145,255		
			0	3,553,532	
FINANCE					
Fees		0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES					
Agents	%	3.0%	128,493		
	Legals	%	21,416		
Misc.	£/unit	0	0		
	%	0.0%	0	149,909	3,196,736

Developers Profit			
Market Housing % Value	17.50%		658,438
Affordable Hou: % Value	17.50%		91,108
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual	
Land payment	-791,812
Total	0

Stamp duty calc - AP	
Land payment	193,846
Total	877

Building Safety Levy		
Greenfield	0.00	0
Brownfield	14.23	17,209
		Total 17,209

Pre CIL s106	7,880	£/ Unit (all)
		Total 157,600

Post CIL s106	7,880	£/ Unit (all)
		Total 157,600

CIL	0.00	£/sqm	0

BNG	0.70%	Total	22,571

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			10	10																				
Market Housing				0	0	0	1,881,250	1,881,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	82,695	82,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	108,225	108,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	69,388	69,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,141,558	2,141,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-11,877																							
Planning Fee	12,700																							
Professional	142,141		142,141																					
Build Cost - BCIS Base		0	537,414	1,074,827	1,074,827	537,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	26,267	52,533	52,533	26,267	8,605	8,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,762	7,524	7,524	3,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	26,871	53,741	53,741	26,871	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	24,209	48,418	48,418	24,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	64,247	64,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,708	10,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	142,964	0	760,663	1,237,044	1,237,044	618,522	83,559	83,559	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-791,812																							
Land Interest		0	0	2,097	25,330	49,000	61,516	24,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								658,438
rdable for Rent																								91,108
First Homes																								0
Cash Flow	648,847	0	-760,663	-1,239,141	-1,262,375	-667,522	1,996,482	2,033,916	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-749,545
Opening Balance	0																							
Closing Balance	648,847	648,847	-111,816	-1,350,957	-2,613,331	-3,280,853	-1,284,371	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	749,545	0	

Appendix
Site 22



Site 22	22 Flats 12	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
	Gross	Net Saleable		12	£/m2	£	m2
Market Housing	80.63	71.67	75.00%	9	3,500	2,257,500	726
Affordable Overall			25%	3			
Social Rent	68.63	61.00	10.00%	1	1,490	109,068	82
Affordable Rent	68.63	61.00	10.00%	1	1,950	142,740	82
Shared Ownersl	68.63	61.00	5.00%	1	2,275	83,265	41
First Homes	68.63	61.00	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.185	ha	65	/ha		2,592,573	932
SITE AREA - Gro	0.185	ha	65	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-494,314	-2,677,536	-2,677,536
Existing Use Value	96,923		525,000
Uplift	20%	19,385	105,000
Plus /ha	0	0	0
Benchmark Land Value	116,308		630,000

Additional Profit	-674,331	-929	£/m2

RUN Residual MACRO ctrl+r RUN CIL MACRO ctrl+h
Closing balance = 0 Closing balance = 1,772,061

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			-494,314	
	Stamp Duty		0		
	Easements etc.		0		
	Legals /Acquisition	1.50%	-7,415	-7,415	
Fees	Planning		7,620		
	Professional	8.00%	173,309	180,929	
CONSTRUCTION	Build Cost	BCIS +	1,902	1,771,294	
		Extras		0	
		Unit extras	1,444.00	17,328	
		Site	10.00%	177,129	
	BNG			13,760	
	Contingency	5.00%		98,288	
	Abnormals	5.00%		88,565	
			0	2,166,364	
FINANCE	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation	0.00%	0	0	
SALES	Agents	%	3.0%	77,777	
	Legals	%	0.5%	12,963	
		£/unit	0	0	
	Misc.	%	0.0%	0	90,740
					1,936,304

Developers Profit			
Market Housing	% Value	17.50%	395,063
Affordable Hou	% Value	17.50%	58,638
First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual	
Land payment	-494,314
Total	0

Stamp duty calc - AP	
Land payment	116,308
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	10,326	
		Total	10,326

Pre CIL s106	7,880	£/ Unit (all)	
		Total	94,560

Post CIL s106	7,880	£/ Unit (all)	
		Total	94,560

CIL	0.00	£/sqm	0

BNG	0.70%	Total	13,760

Unit Build Time	3	Quarters	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			6	6																				
Market Housing				0	0	0	1,128,750	1,128,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	54,534	54,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	71,370	71,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	41,633	41,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,296,287	1,296,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-7,415																							
Planning Fee	7,620																							
Professional	86,655		86,655																					
Build Cost - BCIS Base		0	327,625	655,250	655,250	327,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	15,760	31,520	31,520	15,760	5,163	5,163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	2,293	4,587		4,587	2,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,381	32,763	32,763	16,381	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,761	29,522	29,522	14,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	38,889	38,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,481	6,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	86,860	0	463,475	753,641	753,641	376,821	50,533	50,533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-494,314																							
Land Interest		0	0	1,050	15,201	29,617	37,237	14,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								395,063
rdable for Rent																								58,638
First Homes																								0
Cash Flow	407,454	0	-463,475	-754,692	-768,842	-406,437	1,208,516	1,231,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-453,700
Opening Balance	0																							
Closing Balance	407,454	407,454	-56,021	-810,713	-1,579,555	-1,985,992	-777,476	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	453,700	0	

Appendix
Site 23



Site 23	23 Flats 9	Brown

INCOME	Av Size m2		%	Number 9	Price £/m2	GDV £	GIA m2
	Gross	Net Saleable					
Market Housing	80.63	71.67	100.00%	9	3,500	2,257,500	726
Affordable Overall			0%	0			
Social Rent	80.63	71.67	0.00%	0	1,490	0	0
Affordable Rent	80.63	71.67	0.00%	0	1,950	0	0
Shared Ownersl	80.63	71.67	0.00%	0	2,275	0	0
First Homes	80.63	71.67	0.00%	0	2,450	0	0
Grant and Subsi		0	per unit		0		
Social Rent		0			0		
Affordable Rent		0			0		
Shared Ownersl		0			0		
First Homes		0			0	0	
SITE AREA - Net	0.138 ha		65	/ha		2,257,500	726
SITE AREA - Gro	0.138 ha		65	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-131,311	-948,355	-948,355
Existing Use Value		72,692	525,000
Uplift	20%	14,538	105,000
Plus /ha	0	0	0
Benchmark Land Value	87,231		630,000

Check on phasing dwgs nos
correct

Additional Profit -255,840 -353 £/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 1,316,630

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				-131,311
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-1,970	-1,970
Fees	Planning			5,715	
	Professional		8.00%	133,871	139,586
CONSTRUCTION	Build Cost	BCIS +	1,902	1,379,812	
		Extras		0	
		Unit extras	10.00	90	
		Site	10.00%	137,981	
	BNG			10,625	
	Contingency	5.00%		75,894	
	Abnormals	5.00%		68,991	
				0	1,673,393
FINANCE	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation		0.00%	0	0
SALES	Agents	%	3.0%	67,725	
	Legals	%	0.5%	11,288	
		£/unit		0	
	Misc.	%	0.0%	0	79,013
					1,758,712

Developers Profit			
Market Housing % Value	17.50%		395,063
Affordable Hou: % Value	17.50%		0
First Homes % Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual	
Land payment	-131,311
Total	0

Stamp duty calc - AP	
Land payment	87,231
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	14.23	10,326	
		Total	10,326

Pre CIL s106	0 £/ Unit (all)
Total	0

Post CIL s106	0 £/ Unit (all)
Total	0

CIL	0.00 £/sqm	0

BNG	0.70% Total	10,625

Unit Build Time	3	Quarters

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			4	5																				
Market Housing				0	0	0	1,003,333	1,254,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,003,333	1,254,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,970																							
Planning Fee	5,715																							
Professional	66,936		66,936																					
Build Cost - BCIS Base		0	224,872	505,961	505,961	281,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	0	0	0	0	4,589	5,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,574	3,542	3,542	1,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,244	25,298	25,298	14,054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,221	22,997	22,997	12,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	30,100	37,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,017	6,271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	70,681	0	314,846	557,798	557,798	309,888	39,706	49,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Va	-131,311																							
Land Interest		0	0	4,767	15,315	26,061	32,360	14,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								395,063
rdable for Rent																								0
First Homes																								0
Cash Flow	60,629	0	-314,846	-562,564	-573,112	-335,948	931,268	1,189,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-395,063
Opening Balance	0																							
Closing Balance	60,629	60,629	-254,217	-816,781	-1,389,893	-1,725,842	-794,574	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	395,063	0	

Appendix 10 – Appraisal Results, Varied Affordable Housing

Overall Requirement

West and Strategic Sites

		EUV	BLV	Residual Value (£ per gross ha)								
		Affordable %		0%	5%	10%	15%	20%	25%	30%	35%	40%
	Social Rent	40%		40%	40%	40%	40%	40%	40%	40%	40%	40%
	Affordable Rent	40%		40%	40%	40%	40%	40%	40%	40%	40%	40%
	Affordable Home Ownership	20%		20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 1	Large Greenfield 1,000	25,000	375,000	628,929	560,857	492,785	424,712	356,640	288,568	220,495	152,423	82,948
Site 2	Large Greenfield 500	25,000	375,000	837,512	749,226	660,940	570,600	480,170	389,739	299,308	208,878	118,447
Site 3	Large Greenfield 250	25,000	375,000	873,151	780,936	688,722	596,508	504,293	412,079	319,864	225,003	129,584
Site 4	Greenfield 150	25,000	375,000	294,683	211,769	128,856	45,942	-40,172	-127,170	-216,252	-306,622	-396,992
Site 5	Greenfield 80	25,000	375,000	266,136	182,201	98,265	12,449	-75,621	-163,692	-255,159	-346,649	-439,023
Site 6	Greenfield 60	25,000	375,000	283,562	198,654	113,746	26,811	-62,279	-151,369	-243,457	-336,000	-428,543
Site 7	Greenfield 20	25,000	375,000	430,173	316,925	200,774	82,388	-36,052	-154,492	-275,363	-398,385	-521,407
Site 8	Greenfield 12	50,000	400,000	707,511	568,697	428,698	286,507	143,750	993	-141,764	-285,984	-434,303
Site 9	Greenfield 8	50,000	400,000	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742
Site 10	Greenfield 6	50,000	400,000	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787
Site 11	Greenfield 3	50,000	400,000	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261
Site 12	Brownfield 100	525,000	980,000	177,188	63,541	-55,084	-174,130	-295,260	-418,945	-542,631	-666,316	-792,236
Site 13	Brownfield 60	525,000	630,000	209,093	57,351	-98,289	-253,930	-413,047	-574,763	-736,480	-898,196	-1,061,003
Site 14	Brownfield 40	525,000	630,000	220,249	64,147	-93,551	-251,249	-412,336	-576,184	-740,032	-903,880	-1,067,728
Site 15	Brownfield 20	525,000	630,000	605,769	445,905	281,934	114,801	-52,401	-219,603	-390,313	-563,983	-737,653
Site 16	Brownfield 12	525,000	630,000	-103,617	-292,624	-481,909	-678,429	-874,949	-1,071,468	-1,267,988	-1,464,508	-1,661,028
Site 17	Brownfield 8	525,000	630,000	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139
Site 18	Brownfield 6	525,000	630,000	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380
Site 19	Brownfield 3	525,000	630,000	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862
Site 20	Flats 60	525,000	630,000	-1,956,914	-2,173,743	-2,391,349	-2,612,530	-2,833,712	-3,054,894	-3,276,075	-3,497,257	-3,718,439
Site 21	Flats 20	525,000	630,000	-1,538,682	-1,745,623	-1,952,564	-2,159,506	-2,366,447	-2,573,388	-2,780,329	-2,989,475	-3,200,876
Site 22	Flats 12	525,000	630,000	-1,538,682	-1,766,453	-1,994,224	-2,221,995	-2,449,765	-2,677,536	-2,905,307	-3,136,833	-3,369,284
Site 23	Flats 9	525,000	630,000	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355
Site 35	North of A47 Hinckley Road	25,000	250,000	1,186,804	1,069,767	952,729	835,692	718,655	599,076	479,039	359,003	238,966
Site 36	West of Beggars Lane	25,000	250,000	896,740	806,826	715,632	624,438	533,245	442,051	350,857	257,632	163,562
Site 37	West of Stoney Stanton	25,000	250,000	453,773	401,047	347,922	294,273	240,000	185,065	128,877	71,001	10,499
Site 38	Whetstone Pastures	25,000	250,000	570,002	508,497	446,590	384,683	321,636	258,426	193,772	127,901	60,108
Site 39	Carlton Park	25,000	250,000	1,287,754	1,161,568	1,035,382	909,197	783,011	656,825	530,599	400,631	270,663
Site 40	South of Whetstone	25,000	250,000	733,704	636,004	536,810	436,416	336,021	235,627	134,329	29,746	-78,848

East

		EUV	BLV	Residual Value (£ per gross ha)								
			Affordable %	0%	5%	10%	15%	20%	25%	30%	35%	40%
			Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Home Ownership	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 1	Large Greenfield 1,000	25,000	375,000	966,063	884,174	802,285	720,395	637,528	554,021	470,514	387,007	303,500
Site 2	Large Greenfield 500	25,000	375,000	1,279,219	1,170,995	1,062,771	954,547	846,324	738,100	629,876	519,141	408,236
Site 3	Large Greenfield 250	25,000	375,000	1,334,745	1,221,749	1,108,753	995,757	882,761	769,765	656,769	543,773	430,777
Site 4	Greenfield 150	25,000	375,000	741,345	638,217	535,090	431,962	328,835	225,707	122,580	19,032	-89,176
Site 5	Greenfield 80	25,000	375,000	729,120	624,377	519,634	414,890	310,147	205,404	100,660	-6,870	-116,774
Site 6	Greenfield 60	25,000	375,000	745,990	640,222	534,455	428,687	322,920	217,153	111,385	2,446	-108,531
Site 7	Greenfield 20	25,000	375,000	1,038,230	897,678	757,125	616,573	476,021	335,469	190,863	43,387	-104,089
Site 8	Greenfield 12	50,000	400,000	1,476,711	1,305,530	1,134,348	963,167	791,985	619,474	443,331	264,571	84,956
Site 9	Greenfield 8	50,000	400,000	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298
Site 10	Greenfield 6	50,000	400,000	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365
Site 11	Greenfield 3	50,000	400,000	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858
Site 12	Brownfield 100	525,000	630,000	816,947	674,390	531,832	389,274	246,717	104,159	-43,200	-192,780	-346,841
Site 13	Brownfield 60	525,000	630,000	1,062,855	875,869	688,883	501,897	314,911	127,149	-68,371	-264,568	-466,915
Site 14	Brownfield 40	525,000	630,000	1,086,911	897,524	708,136	518,749	329,361	137,267	-61,450	-260,167	-464,886
Site 15	Brownfield 20	525,000	630,000	1,458,036	1,259,910	1,061,784	863,658	665,531	467,405	263,342	55,456	-152,430
Site 16	Brownfield 12	525,000	630,000	1,168,711	931,573	687,733	441,557	192,912	-55,732	-304,377	-557,792	-816,207
Site 17	Brownfield 8	525,000	630,000	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814
Site 18	Brownfield 6	525,000	630,000	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292
Site 19	Brownfield 3	525,000	630,000	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641
Site 20	Flats 60	525,000	630,000	-1,956,914	-2,173,743	-2,391,349	-2,612,530	-2,833,712	-3,054,894	-3,276,075	-3,497,257	-3,718,439
Site 21	Flats 20	525,000	630,000	-1,538,682	-1,745,623	-1,952,564	-2,159,506	-2,366,447	-2,573,388	-2,780,329	-2,989,475	-3,200,876
Site 22	Flats 12	525,000	630,000	-1,538,682	-1,766,453	-1,994,224	-2,221,995	-2,449,765	-2,677,536	-2,905,307	-3,136,833	-3,369,284
Site 23	Flats 9	525,000	630,000	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355

Affordable Housing Mix – Social Rent v Affordable Rent

West and Strategic Sites

		EUV	BLV	Residual Value (£ per gross ha)								
		Affordable %		25%	25%	25%	25%	25%	25%	25%	25%	25%
		Social Rent		80%	70%	60%	50%	40%	30%	20%	10%	0%
		Affordable Rent		0%	10%	20%	30%	40%	50%	60%	70%	80%
		Affordable Home Ownership		20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 1	Large Greenfield 1,000	25,000	375,000	257,255	265,083	272,911	280,739	288,568	296,396	304,224	312,052	319,881
Site 2	Large Greenfield 500	25,000	375,000	347,935	358,386	368,837	379,288	389,739	400,190	410,641	421,092	431,543
Site 3	Large Greenfield 250	25,000	375,000	369,091	379,838	390,585	401,332	412,079	422,826	433,573	444,320	455,066
Site 4	Greenfield 150	25,000	375,000	-172,960	-161,191	-149,851	-138,511	-127,170	-115,830	-104,489	-93,149	-81,809
Site 5	Greenfield 80	25,000	375,000	-209,531	-198,065	-186,599	-175,134	-163,692	-152,644	-141,597	-130,549	-119,502
Site 6	Greenfield 60	25,000	375,000	-198,575	-186,659	-174,744	-162,850	-151,369	-139,889	-128,408	-116,927	-105,447
Site 7	Greenfield 20	25,000	375,000	-218,470	-202,280	-186,351	-170,422	-154,492	-138,563	-122,634	-106,704	-90,775
Site 8	Greenfield 12	50,000	400,000	-69,724	-52,044	-34,365	-16,686	993	18,672	36,351	54,031	71,710
Site 9	Greenfield 8	50,000	400,000	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742
Site 10	Greenfield 6	50,000	400,000	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787
Site 11	Greenfield 3	50,000	400,000	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261	1,155,261
Site 12	Brownfield 100	525,000	630,000	-481,892	-466,155	-450,419	-434,682	-418,945	-403,209	-387,472	-371,736	-355,999
Site 13	Brownfield 60	525,000	630,000	-655,696	-635,463	-615,230	-594,996	-574,763	-554,530	-534,297	-514,064	-493,830
Site 14	Brownfield 40	525,000	630,000	-658,912	-638,230	-617,548	-596,866	-576,184	-555,502	-534,820	-514,138	-493,456
Site 15	Brownfield 20	525,000	630,000	-309,637	-286,805	-264,404	-242,003	-219,603	-197,202	-174,802	-152,401	-130,001
Site 16	Brownfield 12	525,000	630,000	-1,174,678	-1,148,875	-1,123,073	-1,097,271	-1,071,468	-1,045,666	-1,019,864	-994,061	-968,259
Site 17	Brownfield 8	525,000	630,000	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139
Site 18	Brownfield 6	525,000	630,000	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380
Site 19	Brownfield 3	525,000	630,000	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862
Site 20	Flats 60	525,000	630,000	-3,182,256	-3,150,416	-3,118,575	-3,086,734	-3,054,894	-3,023,053	-2,991,213	-2,959,372	-2,927,531
Site 21	Flats 20	525,000	630,000	-2,692,439	-2,662,676	-2,632,913	-2,603,151	-2,573,388	-2,543,625	-2,513,863	-2,484,100	-2,454,337
Site 22	Flats 12	525,000	630,000	-2,808,385	-2,775,673	-2,742,960	-2,710,248	-2,677,536	-2,644,824	-2,612,112	-2,579,400	-2,546,687
Site 23	Flats 9	525,000	630,000	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355
Site 35	North of A47 Hinckley Road	25,000	250,000	553,670	565,022	576,373	587,725	599,076	610,427	621,779	633,130	644,481
Site 36	West of Beggars Lane	25,000	250,000	407,632	416,237	424,841	433,446	442,051	450,656	459,261	467,865	476,470
Site 37	West of Stoney Stanton	25,000	250,000	163,557	168,934	174,311	179,688	185,065	190,442	195,819	200,922	206,161
Site 38	Whetstone Pastures	25,000	250,000	233,723	239,899	246,075	252,251	258,426	264,533	270,556	276,578	282,600
Site 39	Carlton Park	25,000	250,000	608,824	620,825	632,825	644,825	656,825	668,825	680,826	692,826	704,826
Site 40	South of Whetstone	25,000	250,000	188,639	200,386	212,133	223,880	235,627	247,374	259,122	270,869	282,616

East

		EUV	BLV	Residual Value (£ per gross ha)								
			Affordable %	25%	25%	25%	25%	25%	25%	25%	25%	25%
			Social Rent	80%	70%	60%	50%	40%	30%	20%	10%	0%
			Affordable Rent	0%	10%	20%	30%	40%	50%	60%	70%	80%
			Affordable Home Ownership	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 1	Large Greenfield 1,000	25,000	375,000	522,708	530,536	538,364	546,193	554,021	561,849	569,677	577,505	585,334
Site 2	Large Greenfield 500	25,000	375,000	697,390	707,568	717,745	727,922	738,100	748,277	758,454	768,632	778,809
Site 3	Large Greenfield 250	25,000	375,000	726,777	737,524	748,271	759,018	769,765	780,512	791,259	802,006	812,753
Site 4	Greenfield 150	25,000	375,000	182,476	193,284	204,091	214,899	225,707	236,515	247,323	258,131	268,939
Site 5	Greenfield 80	25,000	375,000	163,288	173,817	184,346	194,875	205,404	215,932	226,461	236,990	247,519
Site 6	Greenfield 60	25,000	375,000	173,386	184,328	195,269	206,211	217,153	228,094	239,036	249,978	260,919
Site 7	Greenfield 20	25,000	375,000	273,141	288,763	304,384	320,006	335,469	350,650	365,832	381,013	396,194
Site 8	Greenfield 12	50,000	400,000	550,124	567,462	584,799	602,137	619,474	636,812	654,149	671,351	688,200
Site 9	Greenfield 8	50,000	400,000	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298
Site 10	Greenfield 6	50,000	400,000	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365
Site 11	Greenfield 3	50,000	400,000	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858
Site 12	Brownfield 100	525,000	630,000	45,661	60,531	75,257	89,708	104,159	118,610	133,061	147,511	161,962
Site 13	Brownfield 60	525,000	630,000	49,845	69,340	88,835	108,031	127,149	146,268	165,085	183,665	202,245
Site 14	Brownfield 40	525,000	630,000	57,556	77,484	97,412	117,340	137,267	156,848	176,390	195,933	215,476
Site 15	Brownfield 20	525,000	630,000	379,632	401,599	423,567	445,535	467,405	488,754	510,103	531,452	552,801
Site 16	Brownfield 12	525,000	630,000	-155,177	-130,316	-105,455	-80,594	-55,732	-30,871	-6,010	18,852	43,713
Site 17	Brownfield 8	525,000	630,000	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814
Site 18	Brownfield 6	525,000	630,000	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292
Site 19	Brownfield 3	525,000	630,000	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641
Site 20	Flats 60	525,000	630,000	-3,182,256	-3,150,416	-3,118,575	-3,086,734	-3,054,894	-3,023,053	-2,991,213	-2,959,372	-2,927,531
Site 21	Flats 20	525,000	630,000	-2,692,439	-2,662,676	-2,632,913	-2,603,151	-2,573,388	-2,543,625	-2,513,863	-2,484,100	-2,454,337
Site 22	Flats 12	525,000	630,000	-2,808,385	-2,775,673	-2,742,960	-2,710,248	-2,677,536	-2,644,824	-2,612,112	-2,579,400	-2,546,687
Site 23	Flats 9	525,000	630,000	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355

Affordable Housing Mix – Affordable Home Ownership v Affordable For Rent

West and Strategic Sites

		EUV		BLV		Residual Value (£ per gross ha)	
		Affordable %		25%	25%	25%	25%
	Social Rent			40%	35%	30%	25%
	Affordable Rent			40%	35%	30%	25%
	Affordable Home Ownership			20%	30%	40%	50%
Site 1	Large Greenfield 1,000	25,000	375,000	288,568	297,135	305,703	314,271
Site 2	Large Greenfield 500	25,000	375,000	389,739	401,098	412,457	423,816
Site 3	Large Greenfield 250	25,000	375,000	412,079	423,715	435,351	446,987
Site 4	Greenfield 150	25,000	375,000	-127,170	-114,907	-102,644	-90,380
Site 5	Greenfield 80	25,000	375,000	-163,692	-152,396	-141,100	-129,805
Site 6	Greenfield 60	25,000	375,000	-151,369	-138,857	-126,345	-113,833
Site 7	Greenfield 20	25,000	375,000	-154,492	-135,633	-116,773	-97,914
Site 8	Greenfield 12	50,000	400,000	993	19,825	38,657	57,489
Site 9	Greenfield 8	50,000	400,000	989,742	989,742	989,742	989,742
Site 10	Greenfield 6	50,000	400,000	1,216,787	1,216,787	1,216,787	1,216,787
Site 11	Greenfield 3	50,000	400,000	1,155,261	1,155,261	1,155,261	1,155,261
Site 12	Brownfield 100	525,000	630,000	-418,945	-401,545	-384,145	-366,744
Site 13	Brownfield 60	525,000	630,000	-574,763	-552,636	-530,508	-508,381
Site 14	Brownfield 40	525,000	630,000	-576,184	-555,553	-534,922	-514,291
Site 15	Brownfield 20	525,000	630,000	-219,603	-192,887	-166,172	-139,457
Site 16	Brownfield 12	525,000	630,000	-1,071,468	-1,043,983	-1,016,498	-989,013
Site 17	Brownfield 8	525,000	630,000	1,784,139	1,784,139	1,784,139	1,784,139
Site 18	Brownfield 6	525,000	630,000	1,734,380	1,734,380	1,734,380	1,734,380
Site 19	Brownfield 3	525,000	630,000	1,331,862	1,331,862	1,331,862	1,331,862
Site 20	Flats 60	525,000	630,000	-3,054,894	-3,023,147	-2,991,399	-2,959,652
Site 21	Flats 20	525,000	630,000	-2,573,388	-2,546,939	-2,520,489	-2,494,039
Site 22	Flats 12	525,000	630,000	-2,677,536	-2,638,068	-2,598,600	-2,559,132
Site 23	Flats 9	525,000	630,000	-948,355	-948,355	-948,355	-948,355
Site 35	North of A47 Hinckley Road	25,000	250,000	599,076	617,420	635,764	654,108
Site 36	West of Beggars Lane	25,000	250,000	442,051	455,995	469,939	483,883
Site 37	West of Stoney Stanton	25,000	250,000	185,065	193,624	202,042	210,460
Site 38	Whetstone Pastures	25,000	250,000	258,426	268,200	277,889	287,578
Site 39	Carlton Park	25,000	250,000	656,825	676,123	695,421	714,719
Site 40	South of Whetstone	25,000	250,000	235,627	248,417	261,206	273,995

East

		EUV	BLV	Residual Value (£ per gross ha)			
			Affordable %	25%	25%	25%	25%
			Social Rent	40%	35%	30%	25%
			Affordable Rent	40%	35%	30%	25%
			Affordable Home Ownership	20%	30%	40%	50%
Site 1	Large Greenfield 1,000	25,000	375,000	554,021	566,830	579,640	592,449
Site 2	Large Greenfield 500	25,000	375,000	738,100	754,544	770,989	787,433
Site 3	Large Greenfield 250	25,000	375,000	769,765	787,146	804,528	821,909
Site 4	Greenfield 150	25,000	375,000	225,707	242,693	259,679	276,665
Site 5	Greenfield 80	25,000	375,000	205,404	222,022	238,641	255,260
Site 6	Greenfield 60	25,000	375,000	217,153	234,731	252,310	269,889
Site 7	Greenfield 20	25,000	375,000	335,469	360,268	385,068	409,868
Site 8	Greenfield 12	50,000	400,000	619,474	646,517	673,366	699,647
Site 9	Greenfield 8	50,000	400,000	1,908,298	1,908,298	1,908,298	1,908,298
Site 10	Greenfield 6	50,000	400,000	2,111,365	2,111,365	2,111,365	2,111,365
Site 11	Greenfield 3	50,000	400,000	2,055,858	2,055,858	2,055,858	2,055,858
Site 12	Brownfield 100	525,000	630,000	104,159	127,355	150,551	173,747
Site 13	Brownfield 60	525,000	630,000	127,149	158,322	188,720	219,117
Site 14	Brownfield 40	525,000	630,000	137,267	167,645	197,985	228,325
Site 15	Brownfield 20	525,000	630,000	467,405	502,465	537,525	572,585
Site 16	Brownfield 12	525,000	630,000	-55,732	-16,954	21,824	60,602
Site 17	Brownfield 8	525,000	630,000	2,934,814	2,934,814	2,934,814	2,934,814
Site 18	Brownfield 6	525,000	630,000	2,897,292	2,897,292	2,897,292	2,897,292
Site 19	Brownfield 3	525,000	630,000	2,356,641	2,356,641	2,356,641	2,356,641
Site 20	Flats 60	525,000	630,000	-3,054,894	-3,023,147	-2,991,399	-2,959,652
Site 21	Flats 20	525,000	630,000	-2,573,388	-2,546,939	-2,520,489	-2,494,039
Site 22	Flats 12	525,000	630,000	-2,677,536	-2,638,068	-2,598,600	-2,559,132
Site 23	Flats 9	525,000	630,000	-948,355	-948,355	-948,355	-948,355

Appendix 11 – Residential Development Sensitivity Testing

Changes in Costs Values and Construction Costs

West and Strategic Sites

			EUV		BLV Residual Value (£ per gross ha)																	
			Value Change		-10%	-5%	0%	+5%	+10%	+15%	+20%											
			BCIS Change													-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Greenfield 1,000	West BDC	25,000	375,000	201,558	337,989	474,420	610,852	744,890	878,352	1,011,814		697,549	587,295	474,420	361,546	248,671	135,797	18,735			
Site 2	Large Greenfield 500	West BDC	25,000	375,000	275,533	456,065	635,502	811,309	987,115	1,162,922	1,338,729		924,324	779,913	635,502	487,587	338,576	189,565	39,243			
Site 3	Large Greenfield 250	West BDC	25,000	375,000	296,627	480,454	664,281	848,108	1,031,935	1,215,762	1,397,214		966,355	815,318	664,281	513,244	362,207	207,218	50,248			
Site 4	Greenfield 150	West BDC	25,000	375,000	-244,080	-54,704	126,856	304,534	482,211	659,889	837,566		470,347	298,602	126,856	-48,480	-230,576	-417,311	-605,774			
Site 5	Greenfield 80	West BDC	25,000	375,000	-290,429	-92,375	98,878	283,330	467,781	652,233	836,684		456,864	277,871	98,878	-86,647	-277,954	-472,655	-670,563			
Site 6	Greenfield 60	West BDC	25,000	375,000	-270,882	-73,892	116,944	301,024	485,104	669,185	853,265		473,149	295,046	116,944	-67,620	-257,286	-450,948	-644,609			
Site 7	Greenfield 20	West BDC	25,000	375,000	-295,910	-39,442	213,726	458,580	700,158	941,736	1,183,313		680,520	448,761	213,726	-29,140	-273,788	-525,800	-777,812			
Site 8	Greenfield 12	West BDC	50,000	400,000	-191,130	129,278	448,725	760,230	1,065,595	1,370,960	1,676,325		1,017,280	736,072	448,725	154,625	-140,435	-440,868	-746,653			
Site 9	Greenfield 8	West BDC	50,000	400,000	61,448	529,435	989,742	1,436,047	1,882,062	2,328,078	2,774,093		1,755,858	1,372,945	989,742	595,645	193,869	-207,907	-617,069			
Site 10	Greenfield 6	West BDC	50,000	400,000	316,518	770,759	1,216,787	1,652,985	2,085,900	2,518,814	2,951,729		1,943,270	1,581,670	1,216,787	844,706	466,174	86,761	-292,652			
Site 11	Greenfield 3	West BDC	50,000	400,000	271,670	713,466	1,155,261	1,597,057	2,030,373	2,463,631	2,890,405		1,890,705	1,525,847	1,155,261	784,675	414,089	43,503	-327,083			
Site 12	Brownfield 100	West BDC	525,000	630,000	-595,899	-319,079	-49,403	209,890	464,091	718,292	972,493		474,904	215,297	-49,403	-324,540	-606,819	-890,699	-1,177,636			
Site 13	Brownfield 60	West BDC	525,000	630,000	-811,580	-441,775	-80,935	268,554	608,143	947,732	1,287,321		621,379	275,172	-80,935	-448,422	-824,873	-1,201,388	-1,583,958			
Site 14	Brownfield 40	West BDC	525,000	630,000	-811,596	-436,077	-69,998	287,275	632,112	976,949	1,321,785		644,405	293,422	-69,998	-442,212	-823,866	-1,205,520	-1,588,747			
Site 15	Brownfield 20	West BDC	525,000	630,000	-415,487	-56,021	298,883	642,162	980,788	1,319,414	1,658,040		963,701	633,619	298,883	-47,057	-395,830	-754,757	-1,113,684			
Site 16	Brownfield 12	West BDC	525,000	630,000	-1,489,630	-959,036	-429,424	81,818	592,470	1,089,430	1,576,670		625,269	98,541	-429,424	-975,598	-1,522,754	-2,069,909	-2,618,899			
Site 17	Brownfield 8	West BDC	525,000	630,000	640,975	1,219,993	1,784,139	2,343,038	2,901,938	3,460,837	4,019,737		2,720,456	2,252,297	1,784,139	1,313,364	831,397	340,176	-151,044			
Site 18	Brownfield 6	West BDC	525,000	630,000	565,090	1,155,145	1,734,380	2,301,260	2,864,179	3,427,098	3,990,017		2,682,621	2,210,481	1,734,380	1,248,555	755,592	260,194	-235,204			
Site 19	Brownfield 3	West BDC	525,000	630,000	334,322	833,092	1,331,862	1,830,632	2,327,868	2,817,001	3,306,133		2,181,322	1,756,592	1,331,862	907,132	482,402	57,672	-367,058			
Site 20	Flats 60	West BDC	525,000	630,000	-3,594,951	-3,128,327	-2,661,703	-2,196,992	-1,738,956	-1,280,920	-822,885		-1,446,296	-2,050,662	-2,661,703	-3,275,326	-3,888,949	-4,502,572	-5,116,195			
Site 21	Flats 20	West BDC	525,000	630,000	-3,152,753	-2,667,867	-2,187,053	-1,706,239	-1,225,425	-744,610	-272,440		-986,403	-1,586,728	-2,187,053	-2,787,378	-3,390,981	-3,999,924	-4,608,868			
Site 22	Flats 12	West BDC	525,000	630,000	-3,236,957	-2,751,186	-2,270,372	-1,789,557	-1,308,743	-827,929	-352,933		-1,054,332	-1,662,352	-2,270,372	-2,878,392	-3,490,796	-4,107,545	-4,724,294			
Site 23	Flats 9	West BDC	525,000	630,000	-2,116,563	-1,532,459	-948,355	-369,820	192,981	755,781	1,314,037		275,602	-328,510	-948,355	-1,574,432	-2,200,509	-2,826,586	-3,455,516			
Site 35	North of A47 Hinckley Road	Kirby Muxloe	25,000	250,000	183,271	388,334	593,396	798,458	1,001,189	1,201,356	1,401,524		919,344	757,424	593,396	429,368	265,341	101,313	-73,757			
Site 36	West of Beggars Lane	Lubbesthorpe	25,000	250,000	128,211	294,134	457,478	620,822	780,461	939,749	1,099,037		715,172	587,981	457,478	326,974	195,952	60,070	-81,148			
Site 37	West of Stoney Stanton	Stoney Stanton	25,000	250,000	-40,136	56,362	144,200	228,208	310,185	390,780	470,535		282,707	214,378	144,200	70,992	-6,485	-94,070	-192,743			
Site 38	Whetstone Pastures	Whetstone	25,000	250,000	22,594	137,061	245,662	350,764	453,586	554,923	655,587		415,836	331,803	245,662	156,709	64,117	-36,165	-148,813			
Site 39	Carlton Park	Enderby / Narborough	25,000	250,000	206,797	420,805	633,836	844,775	1,052,356	1,259,936	1,467,517		967,759	802,477	633,836	463,416	292,996	117,268	-63,660			
Site 40	South of Whetstone	Whetstone	25,000	250,000	-183,608	4,134	174,087	339,797	502,685	664,402	823,313		467,105	322,007	174,087	23,192	-141,000	-321,545	-536,170			

East

					EUV	BLV	Residual Value (£ per gross ha)																
							Value Change																
							BCIS Change	-10%	-5%	0%	+5%	+10%	+15%	+20%									
								-10%	-5%	0%	+5%	+10%	+15%	+20%									
Site 1	Large Greenfield 1,000	East BDC	25,000	375,000	454,357	604,833	752,740	899,941	1,047,142	1,194,344	1,341,545												
Site 2	Large Greenfield 500	East BDC	25,000	375,000	609,648	803,553	997,457	1,191,361	1,385,266	1,579,170	1,773,074												
Site 3	Large Greenfield 250	East BDC	25,000	375,000	637,247	839,998	1,042,749	1,245,499	1,445,016	1,644,190	1,843,364												
Site 4	Greenfield 150	East BDC	25,000	375,000	100,727	296,695	492,663	688,630	884,598	1,080,566	1,276,534												
Site 5	Greenfield 80	East BDC	25,000	375,000	71,753	275,192	478,631	682,070	885,509	1,088,949	1,292,388												
Site 6	Greenfield 60	East BDC	25,000	375,000	89,873	292,903	495,933	698,962	901,992	1,105,022	1,308,052												
Site 7	Greenfield 20	East BDC	25,000	375,000	176,760	447,922	714,368	980,814	1,247,261	1,513,707	1,780,153												
Site 8	Greenfield 12	East BDC	50,000	400,000	402,517	746,758	1,083,557	1,420,357	1,757,157	2,093,956	2,430,756												
Site 9	Greenfield 8	East BDC	50,000	400,000	922,251	1,416,370	1,908,298	2,400,227	2,892,156	3,384,085	3,876,014												
Site 10	Greenfield 6	East BDC	50,000	400,000	1,151,278	1,633,886	2,111,365	2,588,845	3,066,324	3,543,804	4,021,284												
Site 11	Greenfield 3	East BDC	50,000	400,000	1,090,291	1,577,566	2,055,858	2,533,717	3,001,860	3,466,258	3,930,656												
Site 12	Brownfield 100	East BDC	525,000	630,000	-88,627	198,676	479,044	759,413	1,039,782	1,320,151	1,600,519												
Site 13	Brownfield 60	East BDC	525,000	630,000	-133,334	253,573	628,119	1,002,666	1,377,212	1,751,759	2,126,305												
Site 14	Brownfield 40	East BDC	525,000	630,000	-123,208	272,062	652,397	1,032,731	1,413,066	1,793,400	2,173,735												
Site 15	Brownfield 20	East BDC	525,000	630,000	247,035	627,223	1,000,707	1,374,192	1,747,676	2,121,161	2,494,645												
Site 16	Brownfield 12	East BDC	525,000	630,000	-506,471	59,263	621,962	1,168,248	1,705,646	2,243,043	2,780,441												
Site 17	Brownfield 8	East BDC	525,000	630,000	1,701,948	2,318,381	2,934,814	3,551,247	4,167,681	4,784,114	5,400,547												
Site 18	Brownfield 6	East BDC	525,000	630,000	1,649,198	2,276,425	2,897,292	3,518,159	4,139,025	4,759,892	5,380,758												
Site 19	Brownfield 3	East BDC	525,000	630,000	1,258,514	1,808,628	2,356,641	2,896,125	3,435,609	3,968,752	4,493,040												
Site 20	Flats 60	East BDC	525,000	630,000	-3,594,951	-3,128,327	-2,661,703	-2,196,992	-1,738,956	-1,280,920	-822,885												
Site 21	Flats 20	East BDC	525,000	630,000	-3,152,753	-2,667,867	-2,187,053	-1,706,239	-1,225,425	-744,610	-272,440												
Site 22	Flats 12	East BDC	525,000	630,000	-3,236,957	-2,751,186	-2,270,372	-1,789,557	-1,308,743	-827,929	-352,933												
Site 23	Flats 9	East BDC	525,000	630,000	-2,116,563	-1,532,459	-948,355	-369,820	-192,981	755,781	1,314,037												

Varied Benchmark Land Value

West and Strategic Sites

			EUV	BLV															
		BLV				£250,000	£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000	£800,000	£850,000	£900,000
Site 1	Large Greenfield 1,000	West BDC	25,000	375,000	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420	474,420
Site 2	Large Greenfield 500	West BDC	25,000	375,000	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502	635,502
Site 3	Large Greenfield 250	West BDC	25,000	375,000	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281	664,281
Site 4	Greenfield 150	West BDC	25,000	375,000	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856	126,856
Site 5	Greenfield 80	West BDC	25,000	375,000	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878	98,878
Site 6	Greenfield 20	West BDC	25,000	375,000	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944	116,944
Site 7	Greenfield 12	West BDC	25,000	375,000	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726	213,726
Site 8	Greenfield 8	West BDC	50,000	400,000	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725	448,725
Site 9	Greenfield 6	West BDC	50,000	400,000	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742	989,742
Site 10	Greenfield 3	West BDC	50,000	400,000	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787	1,216,787
Site 11	Brownfield 100	West BDC	525,000	630,000	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403	-49,403
Site 12	Brownfield 60	West BDC	525,000	630,000	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935	-80,935
Site 13	Brownfield 40	West BDC	525,000	630,000	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998	-69,998
Site 14	Brownfield 20	West BDC	525,000	630,000	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883	298,883
Site 15	Brownfield 12	West BDC	525,000	630,000	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424	-429,424
Site 16	Brownfield 8	West BDC	525,000	630,000	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139	1,784,139
Site 17	Brownfield 6	West BDC	525,000	630,000	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380	1,734,380
Site 18	Brownfield 3	West BDC	525,000	630,000	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862	1,331,862
Site 19	Flats 60	West BDC	525,000	630,000	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703
Site 20	Flats 20	West BDC	525,000	630,000	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053
Site 21	Flats 12	West BDC	525,000	630,000	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372
Site 22	Flats 9	West BDC	525,000	630,000	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355
Site 23																			
Site 35	North of A47 Hinckley Road	Kirby Muxloe	25000	250000	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396	593,396
Site 36	West of Beggars Lane	Lubbesthorpe	25000	250000	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478	457,478
Site 37	West of Stoney Stanton	Stoney Stanton	25000	250000	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200	144,200
Site 38	Whetstone Pastures	Whetstone	25000	250000	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662	245,662
Site 39	Carlton Park	Enderby / Narborough	25000	250000	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836	633,836
Site 40	South of Whetstone	Whetstone	25000	250000	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087	174,087

East

			EUV	BLV															
		BLV				£250,000	£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000	£800,000	£850,000	£900,000
Site 1	Large Greenfield 1,000	East BDC	25,000	375,000	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740	752,740
Site 2	Large Greenfield 500	East BDC	25,000	375,000	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457	997,457
Site 3	Large Greenfield 250	East BDC	25,000	375,000	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749	1,042,749
Site 4	Greenfield 150	East BDC	25,000	375,000	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663	492,663
Site 5	Greenfield 80	East BDC	25,000	375,000	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631	478,631
Site 6	Greenfield 60	East BDC	25,000	375,000	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933	495,933
Site 7	Greenfield 20	East BDC	25,000	375,000	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368	714,368
Site 8	Greenfield 12	East BDC	50,000	400,000	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557	1,083,557
Site 9	Greenfield 8	East BDC	50,000	400,000	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298	1,908,298
Site 10	Greenfield 6	East BDC	50,000	400,000	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365	2,111,365
Site 11	Greenfield 3	East BDC	50,000	400,000	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858	2,055,858
Site 12	Brownfield 100	East BDC	525,000	630,000	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044	479,044
Site 13	Brownfield 60	East BDC	525,000	630,000	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119	628,119
Site 14	Brownfield 40	East BDC	525,000	630,000	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397	652,397
Site 15	Brownfield 20	East BDC	525,000	630,000	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707	1,000,707
Site 16	Brownfield 12	East BDC	525,000	630,000	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962	621,962
Site 17	Brownfield 8	East BDC	525,000	630,000	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814	2,934,814
Site 18	Brownfield 6	East BDC	525,000	630,000	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292	2,897,292
Site 19	Brownfield 3	East BDC	525,000	630,000	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641	2,356,641
Site 20	Flats 60	East BDC	525,000	630,000	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703	-2,661,703
Site 21	Flats 20	East BDC	525,000	630,000	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053	-2,187,053
Site 22	Flats 12	East BDC	525,000	630,000	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372	-2,270,372
Site 23	Flats 9	East BDC	525,000	630,000	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355	-948,355

Varied Developer's Return

West and Strategic Sites

			EUV	BLV	Residual Value (£ per gross ha)					
				Market Housing	15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
				Affordable Housing	5.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Greenfield 1,000	West BDC	25,000	375,000	585,061	559,551	509,461	474,420	429,373	386,715
Site 2	Large Greenfield 500	West BDC	25,000	375,000	779,367	745,064	679,335	635,502	576,183	518,819
Site 3	Large Greenfield 250	West BDC	25,000	375,000	819,260	782,126	712,027	664,281	604,562	546,436
Site 4	Greenfield 150	West BDC	25,000	375,000	271,750	236,763	172,399	126,856	71,613	15,587
Site 5	Greenfield 80	West BDC	25,000	375,000	255,604	218,315	146,687	98,878	36,912	-24,158
Site 6	Greenfield 60	West BDC	25,000	375,000	273,863	236,219	165,946	116,944	55,700	-6,781
Site 7	Greenfield 20	West BDC	25,000	375,000	427,546	375,870	281,672	213,726	131,689	47,343
Site 8	Greenfield 12	West BDC	50,000	400,000	715,575	655,950	526,724	448,725	335,203	238,377
Site 9	Greenfield 8	West BDC	50,000	400,000	1,262,830	1,262,830	989,742	989,742	709,036	709,036
Site 10	Greenfield 6	West BDC	50,000	400,000	1,487,895	1,487,895	1,216,787	1,216,787	941,199	941,199
Site 11	Greenfield 3	West BDC	50,000	400,000	1,428,580	1,428,580	1,155,261	1,155,261	881,942	881,942
Site 12	Brownfield 100	West BDC	525,000	630,000	166,684	117,538	16,488	-49,403	-139,009	-219,224
Site 13	Brownfield 60	West BDC	525,000	630,000	212,479	147,537	7,492	-80,935	-204,569	-312,220
Site 14	Brownfield 40	West BDC	525,000	630,000	235,356	165,374	21,310	-69,998	-194,728	-305,886
Site 15	Brownfield 20	West BDC	525,000	630,000	598,946	526,275	394,431	298,883	184,186	65,574
Site 16	Brownfield 12	West BDC	525,000	630,000	-7,206	-94,739	-317,577	-429,424	-634,480	-775,796
Site 17	Brownfield 8	West BDC	525,000	630,000	2,125,981	2,125,981	1,784,139	1,784,139	1,442,296	1,442,296
Site 18	Brownfield 6	West BDC	525,000	630,000	2,086,593	2,086,593	1,734,380	1,734,380	1,376,034	1,376,034
Site 19	Brownfield 3	West BDC	525,000	630,000	1,640,429	1,640,429	1,331,862	1,331,862	1,023,295	1,023,295
Site 20	Flats 60	West BDC	525,000	630,000	-2,236,060	-2,349,455	-2,515,301	-2,661,703	-2,795,722	-2,973,951
Site 21	Flats 20	West BDC	525,000	630,000	-1,754,524	-1,863,902	-2,047,293	-2,187,053	-2,340,062	-2,510,205
Site 22	Flats 12	West BDC	525,000	630,000	-1,827,684	-1,945,012	-2,120,453	-2,270,372	-2,413,222	-2,595,732
Site 23	Flats 9	West BDC	525,000	630,000	-582,394	-582,394	-948,355	-948,355	-1,314,316	-1,314,316
Site 35	North of A47 Hinckley Road	Kirby Muxloe	25,000	250,000	775,260	727,400	659,137	593,396	537,390	457,358
Site 36	West of Beggars Lane	Lubbesthorpe	25,000	250,000	597,027	559,837	508,563	457,478	414,370	352,179
Site 37	West of Stoney Stanton	Stoney Stanton	25,000	250,000	198,196	184,528	164,579	144,200	125,514	96,230
Site 38	Whetstone Pastures	Whetstone	25,000	250,000	315,336	297,573	271,707	245,662	222,141	185,902
Site 39	Carlton Park	Enderby / Narborough	25,000	250,000	814,047	765,178	699,638	633,836	577,974	496,254
Site 40	South of Whetstone	Whetstone	25,000	250,000	319,333	278,069	229,636	174,087	134,344	63,553

East

			EUV	BLV	Residual Value (£ per gross ha)					
			Market Housing		15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
			Affordable Housing		5.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Greenfield 1,000	East BDC	25,000	375,000	868,379	842,185	786,209	752,740	702,956	659,155
Site 2	Large Greenfield 500	East BDC	25,000	375,000	1,152,771	1,117,566	1,042,441	997,457	932,110	877,348
Site 3	Large Greenfield 250	East BDC	25,000	375,000	1,202,521	1,166,839	1,091,762	1,042,749	973,234	913,565
Site 4	Greenfield 150	East BDC	25,000	375,000	648,962	613,106	539,338	492,663	428,177	371,355
Site 5	Greenfield 80	East BDC	25,000	375,000	647,914	609,577	527,746	478,631	407,477	347,686
Site 6	Greenfield 60	East BDC	25,000	375,000	665,278	626,660	546,203	495,933	425,466	364,268
Site 7	Greenfield 20	East BDC	25,000	375,000	941,325	888,446	781,936	714,368	622,547	540,290
Site 8	Greenfield 12	East BDC	50,000	400,000	1,365,200	1,304,392	1,161,256	1,083,557	957,312	862,722
Site 9	Greenfield 8	East BDC	50,000	400,000	2,209,179	2,209,179	1,908,298	1,908,298	1,607,418	1,607,418
Site 10	Greenfield 6	East BDC	50,000	400,000	2,406,760	2,406,760	2,111,365	2,111,365	1,815,971	1,815,971
Site 11	Greenfield 3	East BDC	50,000	400,000	2,351,488	2,351,488	2,055,858	2,055,858	1,760,229	1,760,229
Site 12	Brownfield 100	East BDC	525,000	630,000	706,878	656,493	543,425	479,044	379,972	301,596
Site 13	Brownfield 60	East BDC	525,000	630,000	934,497	868,018	714,657	628,119	491,746	386,396
Site 14	Brownfield 40	East BDC	525,000	630,000	968,886	898,922	741,795	652,397	514,704	405,872
Site 15	Brownfield 20	East BDC	525,000	630,000	1,319,129	1,244,767	1,095,724	1,000,707	872,320	756,647
Site 16	Brownfield 12	East BDC	525,000	630,000	1,066,364	980,853	734,393	621,962	395,460	255,890
Site 17	Brownfield 8	East BDC	525,000	630,000	3,311,846	3,311,846	2,934,814	2,934,814	2,557,782	2,557,782
Site 18	Brownfield 6	East BDC	525,000	630,000	3,281,394	3,281,394	2,897,292	2,897,292	2,513,190	2,513,190
Site 19	Brownfield 3	East BDC	525,000	630,000	2,690,395	2,690,395	2,356,641	2,356,641	2,018,411	2,018,411
Site 20	Flats 60	East BDC	525,000	630,000	-2,236,060	-2,349,455	-2,515,301	-2,661,703	-2,795,722	-2,973,951
Site 21	Flats 20	East BDC	525,000	630,000	-1,754,524	-1,863,902	-2,047,293	-2,187,053	-2,340,062	-2,510,205
Site 22	Flats 12	East BDC	525,000	630,000	-1,827,684	-1,945,012	-2,120,453	-2,270,372	-2,413,222	-2,595,732
Site 23	Flats 9	East BDC	525,000	630,000	-582,394	-582,394	-948,355	-948,355	-1,314,316	-1,314,316

Appendix 12 – Appraisals – Non-Residential Development

Greenfield

Results (2)			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution	V Large Distribution
	CIL	£/m2	0	0	0	0	0	0	0
Income	m2		2,000	400	2,000	4,000	400	4,000	10,000
	£/m2		2,105	1,860	2,105	1,470	1,736	2,000	2,000
	Capital Value		3,789,000	669,600	3,789,000	5,586,000	694,400	8,000,000	20,000,000
	Buyers Costs		170,505	30,132	170,505	251,370	31,248	360,000	900,000
	Capital Value		3,618,495	639,468	3,618,495	5,334,630	663,152	7,640,000	19,100,000
Costs	Land Used	Coverage	300%	50%	50%	40%	40%	40%	40%
		ha	0.067	0.080	0.400	1.000	0.100	1.000	2.500
		£/ha	50,000	50,000	50,000	25,000	50,000	50,000	50,000
		Uplift £/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000
									10,000
		Site Cost	26,667	32,000	160,000	375,000	40,000	410,000	1,025,000
	Stamp Duty (on VT)	4.00%	1,067	1,280	6,400	15,000	1,600	16,400	41,000
	Acquisition	1.50%	400	480	2,400	5,625	600	6,150	15,375
	Strategic Promotion	0.00%	0	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,948	2,256	2,256	993	1,543	842	842
		£	5,896,800	902,304	4,511,520	3,972,880	617,344	3,366,560	8,416,400
	Infrastructure	15.00%	884,520	135,346	676,728	595,932	92,602	504,984	1,262,460
	Abnormals	0.00%	0	0	0	0	0	0	0
	Fees	8.00%	542,506	83,012	415,060	456,881	56,796	309,724	774,309
	S106		0	0	0	0	0	0	0
	CIL		0	0	0	0	0	0	0
	Contingency	2.50%	169,533	25,941	129,706	114,220	17,749	96,789	241,972
	Finance Costs	0.00%	0	0	0	0	0	0	0
	Sales	2.50%	47,363	8,370	47,363	69,825	8,680	100,000	250,000
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal	0.00%	7,562,188	1,176,733	5,809,177	5,250,364	815,370	4,420,606	11,021,515
	Interest	7.00%	264,677	41,186	203,321	183,763	28,538	154,721	385,753
	Profit % GDV	15.00%	542,774	95,920	542,774	800,195	99,473	1,146,000	2,865,000
									0.00%
	COSTS		8,369,639	1,313,839	6,555,272	6,234,321	943,381	5,721,327	14,272,268
Residual	Land Worth	Site	-4,751,144	-674,371	-2,936,777	-899,691	-280,229	1,918,673	4,827,732
	Existing Use Value	£/ha	50,000	50,000	50,000	25,000	50,000	50,000	50,000
	Viability Threshold	£/ha	400,000	400,000	400,000	375,000	400,000	410,000	410,000
	Residual Value	£/ha	-71,267,154	-8,429,633	-7,341,942	-899,691	-2,802,286	1,918,673	1,931,093

Blaby District Council
Whole Plan Viability Assessment – March 2026

#REF!			Prime Retail	Secondary Retail	Supermarket	Retail Warehouse
	CIL	£/m2	0	0	0	0
Income	m2		200	200	1,200	4,000
	£/m2		4,900	2,170	5,650	4,700
	Capital Value		980,000	434,000	6,780,000	18,800,000
	Buyers Costs		44,100	19,530	305,100	846,000
	Capital Value		935,900	414,470	6,474,900	17,954,000
Costs	Land Used	Coverage	80%	80%	30%	50%
		ha	0.025	0.025	0.400	0.800
		£/ha	50,000	50,000	50,000	50,000
		Uplift £/ha	350,000	350,000	350,000	350,000
		Site Cost	10,000	10,000	160,000	320,000
	Stamp Duty (on VT)	4.00%	400	400	6,400	12,800
	Acquisition	1.50%	150	150	2,400	4,800
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000
	Construction	/m2	1,674	1,674	1,878	1,111
		£	334,880	334,880	2,253,984	4,443,520
	Infrastructure	15.00%	50,232	50,232	338,098	666,528
	Abnormals	0.00%	0	0	0	0
	Fees	8.00%	30,809	30,809	207,367	408,804
	S106		0	0	0	0
	CIL		0	0	0	0
	Contingency	2.50%	9,628	9,628	64,802	127,751
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	12,250	5,425	84,750	235,000
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	0.00%	458,349	466,524	3,262,039	5,934,203
	Interest	7.00%	16,042	16,328	114,171	207,697
	Profit % GDV	15.00%	140,385	62,171	971,235	2,693,100
	COSTS		614,776	545,023	4,347,445	8,835,000
Residual Land Worth	Site		321,124	-130,553	2,127,455	9,119,000
	Existing Use Value	£/ha	50,000	50,000	50,000	50,000
	Viability Threshold	£/ha	400,000	400,000	400,000	400,000
	Residual Value	£/ha	12,844,961	-5,222,104	5,318,638	11,398,750

Brownfield

Results (2)			Offices -	Offices -	Offices - Park	Industrial	Industrial -	Distribution	V Large
	CIL	£/m2	0	0	0	0	0	0	0
Income	m2		2,000	400	2,000	4,000	400	4,000	10,000
	£/m2		2,105	1,860	2,105	1,470	1,736	2,000	2,000
	Capital Value		3,789,000	669,600	3,789,000	5,586,000	694,400	8,000,000	20,000,000
	Buyers Costs		170,505	30,132	170,505	251,370	31,248	360,000	900,000
	Capital Value		3,618,495	639,468	3,618,495	5,334,630	663,152	7,640,000	19,100,000
Costs	Land Used	Coverage	300%	150%	50%	40%	40%	40%	40%
		ha	0.067	0.027	0.400	1.000	0.100	1.000	2.500
		£/ha	525,000	525,000	525,000	525,000	525,000	525,000	525,000
		Uplift £/ha	0	0	0	0	0	0	0
									105,000
		Site Cost	42,000	16,800	252,000	630,000	63,000	630,000	1,575,000
	Stamp Duty (on VT)	4.00%	1,680	672	10,080	25,200	2,520	25,200	63,000
	Acquisition	1.50%	630	252	3,780	9,450	945	9,450	23,625
	Strategic Promotion	0.00%	0	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,948	2,256	2,256	993	1,543	842	842
		£	5,896,800	902,304	4,511,520	3,972,880	617,344	3,366,560	8,416,400
	Infrastructure	15.00%	884,520	135,346	676,728	595,932	92,602	504,984	1,262,460
	Abnormals	5.00%	339,066	51,882	259,412	228,441	35,497	0	0
	Fees	10.00%	712,039	108,953	544,766	479,725	74,544	387,154	967,886
	S106		0	0	0	0	0	0	0
	CIL		0	0	0	0	0	0	0
	Contingency	5.00%	356,019	54,477	272,383	239,863	37,272	96,789	241,972
	Finance Costs	0.00%	0	0	0	0	0	0	0
	Sales	2.50%	47,363	8,370	47,363	69,825	8,680	100,000	250,000
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal	0.00%	8,258,116	1,282,256	6,346,032	5,641,315	889,404	4,510,137	11,245,343
	Interest	7.00%	289,034	44,879	222,111	197,446	31,129	157,855	393,587
	Profit % GDV	15.00%	542,774	95,920	542,774	800,195	99,473	1,146,000	2,865,000
									0.00%
	COSTS		9,089,925	1,423,055	7,110,917	6,638,956	1,020,006	5,813,992	14,503,929
Residual	Land Worth	Site	-5,471,430	-783,587	-3,492,422	-1,304,326	-356,854	1,826,008	4,596,071
	Existing Use Value	£/ha	525,000	525,000	525,000	525,000	525,000	525,000	525,000
	Viability Threshold	£/ha	630,000	630,000	630,000	630,000	630,000	630,000	630,000
	Residual Value	£/ha	-82,071,446	-29,384,514	-8,731,056	-1,304,326	-3,568,543	1,826,008	1,838,428

#REF!			Prime Retail	Secondary	Supermarket	Retail
	CIL	£/m2	0	0	0	0
Income	m2		200	200	1,200	4,000
	£/m2		4,900	2,170	5,650	4,700
	Capital Value		980,000	434,000	6,780,000	18,800,000
	Buyers Costs		44,100	19,530	305,100	846,000
	Capital Value		935,900	414,470	6,474,900	17,954,000
Costs	Land Used	Coverage	80%	80%	30%	50%
		ha	0.025	0.025	0.400	0.800
		£/ha	525,000	525,000	525,000	525,000
		Uplift £/ha	0	0	0	0
		Site Cost	15,750	15,750	252,000	504,000
	Stamp Duty (on VT)	4.00%	630	630	10,080	20,160
	Acquisition	1.50%	236	236	3,780	7,560
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000
	Construction	/m2	1,674	1,674	1,878	1,111
		£	334,880	334,880	2,253,984	4,443,520
	Infrastructure	15.00%	50,232	50,232	338,098	666,528
	Abnormals	5.00%	19,256	19,256	129,604	255,502
	Fees	10.00%	40,437	40,437	272,169	536,555
	S106		0	0	0	0
	CIL		0	0	0	0
	Contingency	5.00%	20,218	20,218	136,084	268,278
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	12,250	5,425	84,750	235,000
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	0.00%	498,139	506,314	3,263,549	6,468,103
	Interest	7.00%	17,435	17,721	114,224	226,384
	Profit % GDV	15.00%	140,385	62,171	971,235	2,693,100
	COSTS		655,959	586,205	4,349,008	9,387,587
Residual Land Worth	Site		279,941	-171,735	2,125,892	8,566,413
	Existing Use Value	£/ha	525,000	525,000	525,000	525,000
	Viability Threshold	£/ha	630,000	630,000	630,000	630,000
	Residual Value	£/ha	11,197,646	-6,869,419	5,314,731	10,708,017

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, landowners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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