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#### Version 3.1 March 2013

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HCA AREA WIDE VIABILITY MODE	L	Version 3.1 March	2013					Local Authority Areas File Reference	Broadland NPA	
TYPOLOGIES & LAND VALUES	S								20th June 2013/Stu	uart Bizley
TYPOLOGY DESCRIPTIONS and dwelling	g numbers	_	DWELLING	MIX enter per	rcentage for ea	ach typology id	entified			_
Apportionment of dwellings between typologi Description	ies No of dwellings		1 bed flat	Flats (percen 2 bed flat	t of dwellings) 3 bed flat	4 bed flat	Hous 2 bed house	es (percent of dwe 3 bed house		Totals
TYPOLOGY 1 - Outside NEGT/Inside NPA	150						38%	37%	25%	100% O
		-								0%
		-								0% 0%
		-								0% 0%
		-								0% 0%
Total number of dwellings in programme	150		DWELLING	SIZES enter	for each unit ty	ype (net sellabl	e area) - squar	e metres	J	078
Input Options: The number of dwellings and land areas assumed can be built up from information on individual SHLAA sites on the	for each typology Site Details		1 bed flat	Fl 2 bed flat	ats 3 bed flat	4 bed flat	2 bed house	Houses 3 bed house	4 bed + house	
worksheet. Totals from the Site Details worksheet link to the numl and site areas for each typology on this worksheet. Alternatively	ber of dwellings		45.0 sqm 46.0 sqm	60.0 sqm 67.0 sqm	75.0 sqm 86.0 sqm	110.0 sqm 101.0 sqm	65.0 sqm 70.0 sqm	80.0 sqm 85.0 sqm	120.0 sqm 110.0 sqm	Private Affordable
land area information can be entered directly onto this worksheet typologies, by <b>overwriting formulae</b> linking to Site Details.	sheet as generic									
EXISTING USES, LAND AREAS & VALUE										
Hectares per typology (gross site area) TYPOLOGY 1 - Outside NEGT/Inside NPA	Employment	Commercial	Agricultural/Green 6.0	Field		Totals 6.0				
-						0.0				
-						0.0	-			
-						0.0	-			
-						0.0	-			
						0.0	1			
Existing use values PER HECTARE (gross area) TYPOLOGY 1 - Outside NEGT/Inside NPA	Employment	Commercial	Agricultural/Green	-	-	EUV bosed as				
			220,000			EUV based on gross area (planning not				
-						(planning not relevant)				
						-				
-						-				
**										
Existing use value premium (value = EUV + premium)	Employment	Commercial	Agricultural/Gree	-	-					
TYPOLOGY 1 - Outside NEGT/Inside NPA -			0%							
•						-				
-							Komi Komi	es & munities		
* * *							Ager 📀	icy		
•						-				
									NIA gross	
Net residential area for comparable Threshold Value TYPOLOGY 1 - Outside NEGT/Inside NPA	Employment 0.0	Commercial 0.0	Agricultural/Green	- 0.0	- 0.0	Totals 4.5	Density DPH 33	NIA net ha 2,824	ha 2,118	
-	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	
- Benchmark Value value per hectare (net residential area)	0.0	0.0 Commercial	0.0	0.0	0.0	0.0	0	0 Select Typology	0	
Benchmark Value value per hectare (net residential area) TYPOLOGY 1 - Outside NEGT/Inside NPA	Employment £0	£0	£430,000	£0	- £0	Comparable		on results page to display m <sup>2</sup>		
-	£0 £0		£0 £0	03 £0	£0 £0	based on net area (planning		hectare		
-	03	£0 £0		03 03	£0 £0	equivalence)				
-	LU	£0	£0	£0	£0					
-	£0	£0 £0	£0 £0	£0 £0	£0 £0					
-	£0	£0	£0	£0	£0					
Total threshold values (Results sheet options selected) TYPOLOGY 1 - Outside NEGT/Inside NPA	Employment £0	Commercial £0	Agricultural/Green	- £0	- £0	Totals £2,580,000				
-	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0				
	20	£0	£0	£0	£0	£0 £0	1			
-	£0									
• • •	£0 £0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	_			
• • • •	£0	£0	£0	£0	£0	£0	-			

VALUES for private sales £m <sup>2</sup>		Average ove	r property types	and sizes	1
Housing Sub Markets			Blended Sales Rate		
Typology 1			£2,250 £0	+	
			£0 £0	+	
	S All units in e	аст туроюду т	usi be allocaled	l to submarket(	s) in table
Typology	bution of dwellings b	y typologies and Typology 1	sub-market		
	No. of units	y typologies and	sub-market		
Typology	No. of units 150 0	y typologies and Typology 1	sub-market		
Typology	No. of units	y typologies and Typology 1	sub-market		
Typology	No. of units 150 0 0	y typologies and Typology 1	sub-market		
Typology	button of dwellings b           No. of units           150           0           0           0           0	y typologies and Typology 1	sub-market		

0 OK

#### CAPITALISED GROUND RENTS

Rate	PRIVATE					
6.00%	Annual rent	Value				
One bed	£250	£4,167				
Two beds	£250	£4,167				
Three beds	£250	£4,167				
Four beds	£250	£4,167				
	AFFOR	DABLE				
One bed		£0				
Two beds		£0				
Three beds		£0				
Four beds		£0				

•

Select affordable value option using the drop down box

-

Option 1: User defined capital values per unit

AFFORDABLE HOUSING CAPITAL VALUES Price paid by Registered Provider to developer

OPTION 1 User calculated capital v			Indicative HCA	Funding input a	plies to both opt	ions				
	A	AFFORDABLE RENT			SOCIAL RENT			SHARED OWNERSHIP		
Dwelling Types	Capitalised rent per unit	Indicative HCA funding per unit		Capitalised rent per unit	Indicative HCA funding per unit	Total value per unit	Equity + rent	Indicative HCA funding per unit	Total value per unit	
One bed flats	£0	£0	£0		£0	£0			£0	
Two bed flats	£0		£0		£0	£0			£0	
Three bed flats	£0		£0		£0	£0			£0	
Four bed flats	£0		£0		£0	£0	£0		£0	
Two bed house	£78,000		£78,000		£0	£0	£85,000		£85,000	
Three bed house	£94,000		£94,000		£0	£0	£103,000		£103,000	
Four bed + house	£122,000		£122,000		£0	£0	£133,000		£133,000	
Average nil grant capital value £m <sup>2</sup>	£1,109			£0			£1,211			

#### OPTION 2 Capital values for affordable housing calculated from net rents & yield assumptions

input malcauve HCA Funding into Option 1									
	AFFORDABLE RENT								
Dwelling Types	Net Target rent per annum	Yield	Capital value	Indicative HCA unit funding	Total value per unit				
One bed flats	£0	0.00%	£0	£0	£0				
Two bed flats	£0	0.00%	£0	£0	£0				
Three bed flats	£0	0.00%	£0	£0	£0				
Four bed flats	£0	0.00%	£0	£0	£0				
Two bed house	£0	0.00%	£0	£0	£0				
Three bed house	£0	0.00%	£0	£0	£0				
Four bed + house	£0	0.00%	£0	£0	£0				
Average nil grant capital value £m <sup>2</sup>			£0						

SOCIAL RENT welling Types Indicative HCA unit funding Net Target ren Total value per Yield Capital value per annu unit One bed flats £0 0.00% £0 £0 £0 Two bed flats 0.00% £0 £0 £0 £0 £0 £0 Three bed flats £0 0.00% £0 £0 Four bed flats £0 0.00% £0 £0 Two bed house £0 0.00% £0 £0 £0 Three bed house £0 0.00% £0 £0 £0 Four bed + house 0.00% £0 £0 £0 £0 rage nil grant capital value £n £0



		SHARED OWNERSHIP							
Dwelling Types	Average market value	% of equity sold	Value of equity sold	Rent pa as % retained equity	Rent per annum	Yield	Capital value of rent on retained equity	funding per	Total value per unit
One bed flats	£0	0.00%	£0	0.00%	£0	0.00%	£0	£0	£0
Two bed flats	£0	0.00%	£0	0.00%	£0	0.00%	£0	£0	£0
Three bed flats	£0	0.00%	£0	0.00%	£0	0.00%	£0	£0	£0
Four bed flats		0.00%	£0	0.00%	£0	0.00%	£0	£0	£0
Two bed house	£0	0.00%	£0	0.00%	£0	0.00%	£0	£0	£0
Three bed house	£0	0.00%	£0	0.00%	£0	0.00%	£0	£0	£0
Four bed + house	£0	0.00%	£0	0.00%	£0	0.00%	£0	£0	£0
Average nil grant capital value £m <sup>2</sup>			•	•			£0		

#### HCA AREA WIDE VIABILITY MODEL Version 3.1 March 2013

#### COSTS AND TIMINGS

Broadland NPA TIMINGS for cash flow

ructure on ate sheet from v3

### PLANNING OBLIGATIONS / CIL

TYPOLOGY 1

CONSTRUCTION CO		Build Gross (per BCIS) only.					Build
Typology 1	Flats £m2 gross avg	ATS Gross/Net floor area ratio flats	HOUSES Houses £ m2 (gross=net)	Blended Base Build costs per m2 net	Above Afford Housing Threshold ? (0/1)		Start
Typology 1			£925	£925	1		1
							Timingo oro f

		TOT CUSH IIC	/**	1 674141	
d	Build	Sales period	Sales		
t	period	start	period	S106 payn	nents
rter	Quarters	Quarters from start on site	Quarters	£s per unit all tenures	Quarte paid
1	12	2	12	£750	
	for a typical				

	CIL Charges					
	£m <sup>2</sup> private sales only	Quarter paid				
3	£75 m2	3				
		2				
		2				
		2				
		2				
		2				
		2				

nal area - spe ratio in osts to

20th June 2013/Stuart Bizley

OTHER COSTS

Developer return private - % of GDV private sales	20.00%	
Developers return affordable % affordable constrn. costs	6.00%	
Design & Sustainability Standards factor % constrn. costs	0.00%	Included in base build cost
Professional Fees % of total construction costs	10.00%	
Marketing costs % of private sales value	3.00%	
Legal Fees % of private sales value	0.50%	
Site acquisition & stamp duty % gross residual land value	5.80%	
Development Finance interest rate for cashflow	7.00%	

INFLATION and future costs of design & sustainability standards Can be used where development phases

represented by separate typologies	Total Cons	structiion Cost	% Increase	
Annual inflation	Annual sales price inflation %	Annual Constrn. cost inflation % (A)	Future standards cost uplift % (B)	Total % (A+B)
Year 1				0.0%
Year 2				0.0%
Year 3				0.0%
Year 4				0.0%
Year 5				0.0%
Year 6				0.0%
Year 7				0.0%
Year 8				0.0%
Year 9				0.0%
Year 10				0.0%
Year 11				0.0%
Year 12				0.0%
Year 13				0.0%
Year 14				0.0%
Year 15				0.0%
Year 16				0.0%
Year 17				0.0%
Year 18				0.0%
Year 19				0.0%
Year 20				0.0%
Year 21				0.0%
Year 22				0.0%
Year 23				0.0%

*	Homes & Communities
	Agency

External Works	E VIABILITY MODEL: & Infrastructure Costs (£)			
1 TYPOLOGY 1 - 0	Dutside NEGT/Inside NPA	Comment on nature of issue	£ per dwelling	Total Cost (£)
All Site Infrastuct	ure		£8,000	1,200,000
				-
				-
				-
				-
				-
Other 1				-
Other 2				-
Other 3				-
TOTAL			£8,000	1,200,000
Build start		Build period		
	Quarter	Quarters		
	1	10		

## **RESULTS & TESTING**

### TYPOLOGY 1 Version 3.1 March 2013

Broadland NPA

TYPOLOGY 1

20th June 2013/Stuar

Typologies to evaluate must be selected in this column. After RLV refresh they have to be re-selected.

Values / Gap									
Aggregate residual land value (RLV)	£3,166,220	Typologies		Residual Land	l Value Table	Threshold land values	for	Residual minus	Develling
Aggregate threshold land value (TLV)	£2,580,000	Check Select box to include Typology	in results	RLVs	RLV per hectare	options selected	l in box	Threshold	Dwellings
Funding surplus (RLV-TLV)	£586,220	TYPOLOGY 1 - Outside NEGT/Inside NPA	Select	£3,166,220	£527,703	EUV EUV plus premium	£2,580,000	£586,220	150
S106 and CIL		-	Select	£0	£0	EUV plus premium	£0	£0	-
Section 106 charges	£112,500	-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
S106 adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium	£0	£0	-
Community Infrastructure Levy	£635,411	-	Select	£0	£0	EUV plus premium	£0	£0	-
CIL adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium	£0	£0	-
HCA / other funding		-	Select	£0	£0	EUV plus premium	£0	£0	-
Indicative HCA / other funding	Apply grant	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Total funding assumed	£0	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Affordable housing percentag	es	Total dwellings selected	150	Note : RLVs abov	e reflect the s106.	Developer's	IRR	50%	for selected
		Average density (DPH)	33.33	CIL and affordable percentage set be	housing fore the <b>"Refresh</b>				
Percentage affordable dwellings	33%	Affordable Housing Value Sensi	tivity	Residual Land Va			Homes &		
of which affordable rented homes	85%	Affordable Rent adjust +/- %	%	values will not cha subsequently the	•		Communit	ies	
of which social rented homes	0%	Social Rent adjust +/- %	%	macro calculates a	a different AH %, o		Agency		
of which shared ownership homes	15%	Shared Ownership adjust +/- %	%	s106 / CIL is adjus	sted.				

			v2.1
rt Bizley	Traffic Light	25%	25%
	settings	8%	8%
			below 8 %
	'Margin' above threshold		
	23%		
pologies			

## ted typologies

HCA AREA WIDE VIABILITY MODEL Version 3.1 March 2013 Local Authority / Areas Broadland NPA File Reference TVPOLOGY 1 Date / Authority / Areas Date / Areas Date / Areas Date / Authority / Areas Dat		Scheme End	13					\$	Homes & Communities Agency				12							
Revenue per Gtr	Project Totals	Qtr 1 Year 1 1	Qtr 2 Year 1 2	Qtr 3 Year 1 3	Qtr 4 Year 1 4	Qtr 5 Year 2 1	Qtr 6 Year 2 2	Qtr 7 Year 2 3	Qtr 8 Year 2 4	Qtr 9 Year 3 1	Qtr 10 Year 3 2	Qtr 11 Year 3 3	Qtr 12 Year 3 4	Qtr 13 Year 4 1	Qtr 14 Year 4 2	Qtr 15 Year 4 3	Qtr 16 Year 4 4	Qtr 17 Year 5 1	Qtr 18 Qtr 19 Year 5 Year 5 2 3	
Private Sales Value         TYPOLOGY 1 - Outside NEGT/Inside NPA         £         19,062,338         £         1,588,528         1           0         £         5	2 £ 19,062,338 2 £ -	0	1,588,528 0	1,588,528 0	1,588,528 0	1,588,528 0	1,588,528	1,588,528 0	0	0	0	0	0	0 0 0						
- <u>3</u> - <u>3</u> 0 - <u>3</u> - <u>3</u> 0 - <u>3</u> 0	D £ - D £ - D £ -	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	000000000000000000000000000000000000000	000000000000000000000000000000000000000	0 0 0	0 0 0 0	0 0 0 0 0 0
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	D £ - D £ - D £ -	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	000000000000000000000000000000000000000	0	0	000000000000000000000000000000000000000	000000000000000000000000000000000000000	0	0 0 0	0 0 0 0 0 0
0 ε - ε Investment value of ground rents TYPOLOGY 1 - Outside NEGT/Inside NPA ε - ε	£ - £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	£ - £ - £ -	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
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	£ - £ - £ -	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
- 3 - <u>3</u> 0 - <u>3</u> 0 	£ - £ -	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0
Gross Development Value of private sales before costs of sale Sub Total Costs of Sale Marketing costs 3.00%	£19,062,338 £ 571,870	0	1,588,528 47,656	47,656	47,656	1,588,528 47,656	47,656	1,588,528 47,656	47,656	47,656	47,656	47,656	47,656		0	0	0	0	0	<b>0 0</b>
Legal fees 0.50% Sub Total	£ 95,312 -£667,182	0	7,943 55,598	7,943 55,598	7,943 55,598	7,943				0	0	0	0	0 0						
Development Value private sales Affordable Housing Revenue	£ 18,395,156	0	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	1,532,930	0	0	0	0	0	0 0
No fees on sale Revenue per Qtr TYPOLOGY 1 - Outside NEGT/Inside NPA £ 4,762,867 396,906 1 0 £	£ - 2 £ 4,762,867 2 £ -	396,906 0	396,906 0	396,906 0	396,906 0	396,906 0	0	0	0	0	0	0	0 0 0 0							
- <u>3</u> 0 - <u>3</u> 0 - <u>3</u> 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
- <u>3</u> 0 - <u>3</u> 0 - <u>3</u> 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	000000000000000000000000000000000000000	0 0 0	0	000000000000000000000000000000000000000	000000000000000000000000000000000000000	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
NDV Total	£ 23,158,023	396,906	1,929,835	1,929,835	1,929,835	1,929,835	1,929,835	1,929,835	1,929,835	1,929,835	1,929,835	1,929,835	1,929,835	1,532,930	0	0	0	0	0	0 0
Build & Infrastructure costs																				
Totals before inflation         Costper Otr           Construction         TYPOLOGY 1 - Outside NEGT/Inside NPA £ 11,753,859         979,488 1           0 £         0 £	2 £ 11,753,859 2 £ - 2 £ -	979,488 0	979,488 0	979,488 0	979,488 0	979,488 0	979,488 0	979.488 0	979,488 0	979,488 0	979,488 0	979,488 0	979,488 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	
	2 2 2 2 2 2 2 2 - - - - - - - - - - - -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	
Infrastructure TYPOLOGY 1 - Outside NEGT/Inside NPA £ 1,200,000 120,000	£ 1,200,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	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	0 0 0	0 0	0 0	000000000000000000000000000000000000000	0 0 0	000000000000000000000000000000000000000	000000000000000000000000000000000000000	0 0 0	0	0 0 0	0 0 0 0 0 0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	£ - £ - £ -	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	000000000000000000000000000000000000000	0	0 0 0	0 0 0 0 0 0
- <u>3</u> 0	£ - £ - £ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Professiona Fees Control Contr	£ 12,953,859	1,099,488 109,949	1,099,488 109,949	1,099,488 109,949	<b>979,488</b> 97,949	979,488 97,949		0	0	0	0	0	0 0							
Professional fees 10.00% Community Infrastructure Leave	£ 1,295,386 £ 1,295,386	109,949		109,949 109,949	109,949 109,949					109,949					0	0	0		0	0 0
Community Infrastructure Levy TYPOLOGY 1 - Outside NEGT/Inside NPA E 635,411 0 F -	£ 635,411 £	0	0	635,411 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
0 0 0 $\frac{2}{5}$ 0 0 $\frac{2}{5}$	£ - £ -	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	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Sub Total	£ 635,411	0	0	635,411	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0

Section 106 Costs				
	TYPOLOGY 1 - Outside NEGT/Inside NPA	£	112	2,500
		0 1		-
		0 £		-
		0 £		-
		0 £		-
		0 1		-
		0 £		-
		0 £		-
		0 £		-
		S	ub Total	
Fotal CIL & S106		S	ub Total	
Total Costs				
Developer's return on GDV	% of GDV private sale (net of sales costs)		20	0.00%
Developers return on affordable	% of Affordable build costs			6%
Residual Sum before interest				
Cumulative residual balance for int	erest calculation			
Development finance interest rate			7	7.00%
Residual Sum for quarter after inte				

		Q	tr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Project	Ye	ar 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5
	Totals		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
£	112,500		0	0	0	0	0	0	0	112,500	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	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
£	112,500		0	0	0	0	0	0	0	112,500	0	0	0	0	0	0	0	0	0	0	0	0
£	747,911		0	0	635,411	0	0	0	0	112,500	0	0	0	0	0	0	0	0	0	0	0	0
£	14,997,157	1,	209,437	1,209,437	1,844,848	1,209,437	1,209,437	1,209,437	1,209,437	1,321,937	1,209,437	1,209,437	1,077,437	1,077,437	0	0	0	0	0	0	0	0
£	-																					
£	3,679,031		0	306,586	306,586		306,586	306,586	306,586	306,586	306,586	306,586	306,586	306,586	306,586	0	0	0	0	0	0	0
£	232,726		19,394	19,394	19,394	19,394	19,394	19,394	19,394	19,394	19,394	19,394	19,394	19,394	0	0	0	0	0	0	0	0
£	4,249,109	-	831,925	394,418	-240,993	394,418	394,418	394,418	394,418	281,918	394,418	394,418	526,418	526,418	1,226,344	0	0	0	0	0	0	0
		-	831,925	-451,113	-699,484	-316,506	72,736	467,154	861,572	1,143,491	1,537,909	1,932,327	2,458,746	2,985,164	4,211,508	0	0	0	0	0	0	0
-																		-				
-£	37,601		-13,606	-7,378	-11,440	-5,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u> </u>																						
ž	4,211,508	_	845,532	387,040	-252,433	389,242	394,418	394,418	394,418	281,918	394,418	394,418	526,418	526,418	1,226,344	0	0	0	0	0	0	0

£ 3,361,168

3,361,168

£

vet Land Value		
per developable acre	£213,645	
per developable hectare	£527,703	
Gross Residual Land Value		
Site acquisition costs		5.80%
Residual Value for Results sheet		

Quarterly Interest

1.75%

£ 194,948 £ 3,166,220

Check Macro's

v2.1 July 2011

#### Version 3.1 March 2013 Floor area calculations

No of units ivate Affordable POLOGY 1 - Outs 150 101 50 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 150 101 50

> Debuo One bed Two bed Three Four bed Two bed Three bed Four bed flat flat bed flat flat house house house house 145 sqm 60 sqm 75 sqm 110 sqm 65 sqm 80 sqm 120 sqm Net residential area (hectares) TRUE FALSE FALSE FALSE FALSE FALSE FALSE FALSE FALSE 2,482 2,975

Flats (

bed flat

One bed Two bee flat flat

Number of flats

0

0

0

0

0

0

Dwelling Type apportionment

Four be house

56

tals

150

-

8,47

ats Houses

8,472

						Three bed	Four bed			
c			Three bed flat			house	house	Totals	Sub-totals	Flats / Hor
	46 sqm	67 sqm	86 sqm	101 sqm	70 sqm	85 sqm	110 sqm		Flats	Houses
					1,317	1,557	1,361	4,235	-	4,2
	-			-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
			-	-			-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-
			-	-			-	-	-	-
	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-

Affordable floor area apportionment Houses (floor area)

Floor area by te -4,235 Affordable Shared Rent t Ownership 11.753.85



Four bed 0 flat

4,235

Build pe Build period start

Typology		
TYPOLOGY	1 - Outsi	de NEGT/Inside NPA
	00-Jan	

Typology

TYPOLOGY 1 - O

Sales values

Y 1 - Outsi 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan

Floor area	within ea	ch Sub-ma	arket	Private	DV													Affordab	le GDV	
Sub Market A	Sub Market B	Sub Market C	Sub Market D	Sub Mar A	ket Sub Mark B	t Sub Market C	Sub Market D	Sub Market E	Sub Market F	Sub Market G	Sub Market H	Sub Market I	Sub Market J	Sub Market K	Sub Market L	Sub Market M	Totals	AR value	SR valu	e SO Val
8,472	0	0	0	19,062	338 .												19,062,338	3,993,42	6 0	769,4
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
				19,062	338 -												NABBNNABL		u -	769,44

AFFORDABLE

Flats (f

Affordabl	e GDV		HCA fund	ing	-
AR value	SR value	SO Value	AR Grant	SR Grant	SO gran
3,993,426	0	769,442	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-		
*****		769,442	-	-	

		SALES	,		
Sales pe	Sales period	1	2	3	
Quarters	Quarters from st	art on s	ite		
12	2	0	1	1	
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	U	U	
		S106			
	S016 gtr paid	1	2	3	
	8	0	0	0	
	0	0	0	0	
	0	0	0	0	
	0	0	0	0	
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MENT VALUE		2			
		2			
		-			
		2			
		0			
		~			

Ground rents

Typology NEGT/Inside NPA TYPOLOGY 1 - Outs

Investment value of ground rents PRIVATE

Flats number of units) One bed Two bed Three Four bed flat flat bed flat flat Flats number of units Two bed Three bed flat flat One bed Four bed flat 0 0 0
0
0
0
0
0
0
0
0 0

0

0

0

0

	Flats num		
One bed flat	Two bed flat	Three bed flat	Four bed flat
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

	rents - investr	
One bed flat	Two bed flat	Three bed flat
-	0	C
-	0	C
	0	C
-	0	C
-	0	0
-	0	0

AFFORDA	ABLE			TOTAL INVESTMENT VALUE
	nts - invest	ment valu	e	
	Two bed flat		Four bed flat	
0	0	0	0	-
0	0	0	0	

BUILD PERIOD

1 2 3



The Homes and Communities Agency makes no warranties, representations or undertakings about any of the content contained in this Model (including, without limitation, any as to the quality, accuracy, completeness or fitness for any particular purpose of such content). The Homes and Communities Agency will not be liable for any loss arising out of or in connection with the use of this Model in negligence, tort, by statute or otherwise.

#### Version 3.1 March 2013

Any problems working with this tool should be reported to AWVMEnquires@hca.gsi.gov.uk Please note that whilst it is ok to Copy & Paste data into this model, Cut & Paste should NOT be used as it will disrupt formula.

YPOLOGIES & LAND VALUE	S							Date / Author	20th June 2013/S	tuart Bizie
YPOLOGY DESCRIPTIONS and dwellin	na numbers			MIX enter ne	rcentage for e	ach typology id	entified			
Apportionment of dwellings between typolo					nt of dwellings)	aon typology ia	1	es (percent of dwe	llings)	
escription	No of dwellings		1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed + house	
POLOGY 2 - Inside NEGT	150	-	1%	2%			35%	37%	25%	100
		1								6
										6
		-								6
		1								0
										(
tal number of dwellings in programme	150	-								(
an number of uwenings in programme	150	1	DWELLING	SIZES enter	for each unit t	ype (net sellable	e area) - squar	e metres		
It Options: The number of dwellings and land areas assum	ed for each typology				lats	1		Houses		
be built up from information on individual SHLAA sites on the	ne Site Details		1 bed flat 45.0 sqm	2 bed flat 60.0 sqm	3 bed flat 75.0 sqm	4 bed flat 110.0 sqm	2 bed house 65.0 sqm	3 bed house 80.0 sqm	4 bed + house 120.0 sqm	Private
ksheet. Totals from the Site Details worksheet link to the nul site areas for each typology on this worksheet. Alternative	mber of dwellings aly dwellings and		46.0 sqm	67.0 sqm	86.0 sqm	101.0 sqm	70.0 sqm	85.0 sqm	110.0 sqm	Afforda
l area information can be entered directly onto this workshe										
blogies, by overwriting formulae linking to Site Details.										
ISTING USES, LAND AREAS & VALU										
tares per typology (gross site area)	Employment	Commercial	Agricultural/Green	Field		Totals				
OLOGY 2 - Inside NEGT	-		5.0			5.0 0.0				
						0.0				
						0.0				
	-					0.0	-			
						0.0	-			
						0.0	-			
						0.0	]			
sting use values PER HECTARE (gross area)	Employment	Commercial	Agricultural/Green	-	-					
OLOGY 2 - Inside NEGT			£20,000			EUV based on				
						gross area (planning not				
						relevant)				
						_				
	-					_				
						-				
ting use value premium (value = EUV + premium)	Employment	Commercial	Agricultural/Green	_	-					
	Employment	Commercial	Agricultural/Green	-	•	_				
	Employment	Commercial	Agricultural/Green	-	- -					
	Employment	Commercial		•						
	Employment	Commercial		-	• • •		🔶 Hom			
	Employment	Commercial		•			Comi	munities		
	Employment	Commercial		•	• • • • • • • •			munities		
	Employment	Commercial		-	•		Comi	munities		
	Employment	Commercial		-	•		Comi	munities	NIA gross	
OLOGY 2 - Inside NEGT	Employment Employment Employment	Commercial		•	• • • • • • •	Totals	Comi Ager Density DPH	munities Icy NIA net ha	NIA gross ha	
OLOGY 2 - Inside NEGT	Employment 0.0	Commercial 0.0	0%	- 0.0	. 0.0	4.3	Density DPH	NIA net ha 2,979	ha 2,532	
OLOGY 2 - Inside NEGT	Employment 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Commercial 0.0 0.0	0% Agricultural/Greer 4.3 0.0	- 0.0 0.0	0.0	4.3 0.0	Density DPH 35 0	NIA net ha 2,979 0	ha 2,532 0	
OLOGY 2 - Inside NEGT	Employment 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Commercial 0.0 0.0 0.0	0% Agricultural/Greer 4.3 0.0 0.0	- 0.0 0.0 0.0	0.0	4.3 0.0 0.0	Density DPH 35 0 0	NIA net ha 2,979 0 0	ha 2,532 0 0	
OLOGY 2 - Inside NEGT	Employment 0.0 0.0 0.0 0.0 0.0	Commercial 0.0 0.0 0.0 0.0	0% Agricultural/Green 4.3 0.0 0.0 0.0	- 0.0 0.0 0.0 0.0	0.0 0.0 0.0	4.3 0.0 0.0 0.0	Density DPH 35 0 0 0	NIA net ha 2,979 0 0 0 0	ћа 2,532 0 0 0	
OLOGY 2 - Inside NEGT	Employment 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Commercial 0.0 0.0 0.0 0.0 0.0	0% Agricultural/Green 4.3 0.0 0.0 0.0	- 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0	4.3 0.0 0.0 0.0 0.0 0.0	Density DPH 35 0 0	NIA net ha 2,979 0 0	ha 2,532 0 0	
OLOGY 2 - Inside NEGT	Employment 0.0 0.0 0.0 0.0 0.0	Commercial 0.0 0.0 0.0 0.0	0% Agricultural/Green 4.3 0.0 0.0 0.0	- 0.0 0.0 0.0 0.0	0.0 0.0 0.0	4.3 0.0 0.0 0.0	Density DPH 35 0 0 0 0	NIA net ha 2,979 0 0 0 0 0	ha 2,532 0 0 0 0 0	
OLOGY 2 - Inside NEGT	Employment O.0	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0	Density DPH 35 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT	Employment O.0	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Density DPH 35 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT	Employment O,0	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area)	Employment 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% 0% Agricultural/Greer 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area)	Employment	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area)	Employment 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% 0% Agricultural/Greer 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area)	Employment 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area)	Employment 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% 0% Agricultural/Greer 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  Chmark value per hectare (net residential area)	Employment 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  Chmark value per hectare (net residential area)	Employment 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% 0% Agricultural/Greer 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
VOLOGY 2 - Inside NEGT   residential area for comparable Threshold Value VOLOGY 2 - Inside NEGT  chmark value per hectare (net residential area) VOLOGY 2 - Inside NEGT	Employment  Employment  Employment  Control  Con	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area) OLOGY 2 - Inside NEGT	Employment Employment Employment Employment Employment Employment En Employment En	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area) OLOGY 2 - Inside NEGT	Employment 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area) OLOGY 2 - Inside NEGT	Employment	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% Agricultural/Greer 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
sting use value premium (value = EUV + premium) OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  schmark value per hectare (net residential area) OLOGY 2 - Inside NEGT  at threshold values (Results sheet options selected) OLOGY 2 - Inside NEGT	Employment	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% 0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area) OLOGY 2 - Inside NEGT	Employment           0.0 <td>Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.</td> <td>0% 0% 4 4 4 4 3 0.0 0.0 0.0 0.0 0.0 0.0 0.0</td> <td>- 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.</td> <td>0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0</td> <td>4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0</td> <td>Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</td> <td>ha 2,532 0 0 0 0 0 0 0 0</td> <td></td>	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% 0% 4 4 4 4 3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	
OLOGY 2 - Inside NEGT  residential area for comparable Threshold Value OLOGY 2 - Inside NEGT  chmark value per hectare (net residential area) OLOGY 2 - Inside NEGT	Employment	Commercial 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0% 0% Agricultural/Green 4.3 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	4.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	Density DPH 35 0 0 0 0 0 0 0 0 0 0 0 0	NIA net ha 2,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ha 2,532 0 0 0 0 0 0 0 0	

HCA AREA WIDE VIABILITY	Y MODEL	Version 3.1 Ma	1011 2013		
SALES VALUES AND A	FFORDABI	LE HOUS	SING CAF	PITAL VA	LUES
VALUES for private sales £m <sup>2</sup>		Average over	er property type:	s and sizes	1
Housing Sub Markets			Blended Sales Rate		_
Typology 2			£2,100	7	
Suburban			£0		
Regeneration Area			£0		
Rural			£0		
TYPOLOGIES & SUB MARKET	S All units in ea		nust be allocated sub-market	d to submarket	(s) in table
Distrii Typology	bution of dwellings by No. of units	y typologies and Typology 2	sub-market Suburban	d to submarket Regeneration Area	(s) in table Rural
Distrii Typology	No. of units	y typologies and	sub-market	Regeneration	
Distrii Typology	bution of dwellings by No. of units 150 0	y typologies and Typology 2	sub-market Suburban	Regeneration	
Distrii Iypology	buttion of dwellings by           No. of units           150           0           0	y typologies and Typology 2	sub-market Suburban	Regeneration	
Distrii Typology	buttion of dwellings by           No. of units           150           0           0           0           0	y typologies and Typology 2	sub-market Suburban	Regeneration	
Distrii Typology	bution of dwellings by No. of units 150 0 0 0 0 0 0	y typologies and Typology 2	sub-market Suburban	Regeneration	
Distrii Typology	buttion of dwellings by           No. of units           150           0           0           0           0	y typologies and Typology 2	sub-market Suburban	Regeneration	
Distrii Typology	button of dwellings by           No. of units           150           0           0           0           0           0           0           0	y typologies and Typology 2	sub-market Suburban	Regeneration	
	button of dwellings by           No. of units           150           0           0           0           0           0           0           0           0           0           0           0	y typologies and Typology 2	sub-market Suburban	Regeneration	

#### CAPITALISED GROUND RENTS

Rate	PRIVATE				
6.00%	Annual rent	Value			
One bed	£250	£4,167			
Two beds	£250	£4,167			
Three beds	£250	£4,167			
Four beds	£250	£4,167			
	AFFOR	DABLE			
One bed		£0			
Two beds		£0			
Three beds		£0			
Four beds		£0			

•

Select affordable value option using the drop down box

Option 1: User defined capital values per unit

AFFORDABLE HOUSING CAPITAL VALUES Price paid by Registered Provider to developer

OPTION 1 User calculated capital values per unit						Indicative HCA Funding input applies to both options			
	AFFORDABLE RENT			SOCIAL RENT			SHARED OWNERSHIP		
Dwelling Types	Capitalised rent per unit	Indicative HCA funding per unit		Capitalised rent per unit	Indicative HCA funding per unit	Total value per unit	Equity + rent	Indicative HCA funding per unit	Total value per unit
One bed flats	£55,000	£0	£55,000		£0	£0	£56,000		£56,000
Two bed flats	£74,000		£74,000		£0	£0	£81,000		£81,000
Three bed flats	£0		£0		£0	£0			£0
Four bed flats	£0		£0		£0	£0			£0
Two bed house	£78,000		£78,000		£0	£0	£85,000		£85,000
Three bed house	£94,000		£94,000		£0	£0	£103,000		£103,000
Four bed + house	£122,000		£122,000		£0	£0	£133,000		£133,000
Average nil grant capital value £m <sup>2</sup>	£1,119			£0			£1,212		

#### OPTION 2 Capital values for affordable housing calculated from net rents & yield assumptions

input indicative rier randing into option r							
	AFFORDABLE RENT						
Dwelling Types	Net Target rent per annum	Yield	Capital value	Indicative HCA unit funding	Total value per unit		
One bed flats	£0	0.00%	£0	£0	£0		
Two bed flats	£0	0.00%	£0	£0	£0		
Three bed flats	£0	0.00%	£0	£0	£0		
Four bed flats	£0	0.00%	£0	£0	£0		
Two bed house	£0	0.00%	£0	£0	£0		
Three bed house	£0	0.00%	£0	£0	£0		
Four bed + house	£0	0.00%	£0	£0	£0		
Average nil grant capital value £m <sup>2</sup>			f0				

SOCIAL RENT Owelling Types Indicative HCA unit funding Net Target ren Total value pe Yield Capital valu per annu unit One bed flats £0 0.00% £0 £0 £0 0.00% Two bed flats £0 £0 £0 £0 Three bed flats £0 0.00% £0 £0 £0 Four bed flats £0 0.00% £0 £0 £0 Two bed house £0 0.00% £0 £0 £0 Three bed house £0 0.00% £0 £0 £0 Four bed + house £0 0.00% £0 £0 £0 erage nil grant capital value £m £0 £0



#### SHARED OWNERSHIP welling Types Capital value of Indicative HCA Average mark value % of equity sold Value of equity sold Rent pa as % retained equit Rent per annum rent on ained equity funding per unit Total value pe unit Yield One bed flats 0.00% 0.00% £0 0% £0 £0 £0 £0 £0 Two bed flats £0 0% £0 0.00% £0 0.00% £0 £0 £0 Three bed flats £0 0% £0 0.00% £0 0.00% £0 £0 £0 Four bed flats £0 0.00% £0 0.00% £0 £0 £0 0% Two bed house £0 0% £0 0.00% £0 0.00% £0 £0 £0 Three bed house £0 0% £0 0.00% £0 0.00% £0 £0 £0 Four bed + house £0 0% £0 0.00% £0 0.00% £0 £0 £0 age nil grant capital va £0

#### HCA AREA WIDE VIABILITY MODEL Version 3.1 March 2013

#### COSTS AND TIMINGS

Broadland NPA TIMINGS for cash flow Sales

nfrastructure on eparate sheet from v3

### PLANNING OBLIGATIONS / CIL

	FL	ATS	HOUSES		Above Afford		start	perio
Typology	Flats £m2 gross avg	Gross/Net floor area ratio flats	Houses £ m2 (gross=net)	Blended Base Build costs per m2 net	Housing Threshold ? (0/1)		Quarter	Quart
TYPOLOGY 2 - Inside NEGT	£1,000	10%	£925	£929	1		1	12
						] [		

	ouloo				
Build	period	Sales			
period	start	period	_	S106 payn	nent
Quarters	Quarters from start on site	Quarters		£s per unit all tenures	Qua pa
12	2	12		£1,500	
		1			
for a typical					

Typology 2

	CIL Charges								
•		£m <sup>2</sup> private sales only	Quarter paid						
8		£75 m2	3						
			2						
			2						
			2						
			2						
			2						
			2						

20th June 2013/Stuart Bizley

OTHER COSTS

Developer return private - % of GDV private sales	20.00%	
Developers return affordable % affordable constrn. costs	6.00%	
Design & Sustainability Standards factor % constrn. costs	0.00%	Included in base build cost
Professional Fees % of total construction costs	10.00%	
Marketing costs % of private sales value	3.00%	
Legal Fees % of private sales value	0.50%	
Site acquisition & stamp duty % gross residual land value	5.80%	
Development Finance interest rate for cashflow	7.00%	

INFLATION and future costs of design & sustainability standards Can be used where development phases

represented by separate typologies		Total Cons	structiion Cost	% Increase
Annual inflation	Annual sales price inflation %	Annual Constrn. cost inflation % (A)	Future standards cost uplift % (B)	Total % (A+B)
Year 1				0.0%
Year 2				0.0%
Year 3				0.0%
Year 4				0.0%
Year 5				0.0%
Year 6				0.0%
Year 7				0.0%
Year 8				0.0%
Year 9				0.0%
Year 10				0.0%
Year 11				0.0%
Year 12				0.0%
Year 13				0.0%
Year 14				0.0%
Year 15				0.0%
Year 16				0.0%
Year 17				0.0%
Year 18				0.0%
Year 19				0.0%
Year 20				0.0%
Year 21				0.0%
Year 22				0.0%
Year 23				0.0%


al area - sp



These are at today's values, inflation will be applied			
1 TYPOLOGY 2 - Inside NEGT	Comment on nature of issue	£ per dwelling	Total Cost (£)
All Site Infrastructe		£12,000	1,800,000
		£0	
		£0	-
		£0	-
		£0	-
			-
Other 1			-
Other 2			-
Other 3			-
TOTAL		£12,000	1,800,000
Build start	Build period		
Quarter	Quarters		
	1	10	

## **RESULTS & TESTING**

### TYPOLOGY 2 Version 3.1 March 2013

Broadland NPA

Typology 2

20th June 2013/Stuar

Typologies to evaluate must be selected in this column. After RLV refresh they have to be re-selected.

Values / Gap									
Aggregate residual land value (RLV)	£1,800,543	Typologies		Residual Land	l Value Table	Threshold land values	for	Residual minus	Development
Aggregate threshold land value (TLV)	£2,150,000	Check Select box to include Typology	in results	RLVs	RLV per hectare	options selected	in box	Threshold	Dwellings
Funding gap (RLV-TLV)	-£349,457	TYPOLOGY 2 - Inside NEGT	Select	£1,800,543	£360,109	EUV EUV plus premium	£2,150,000	-£349,457	150
S106 and CIL		-	Select	£0	£0	EUV plus premium A Comparable value	£0	£0	-
Section 106 charges	£225,000	-	Select	£0	£0	EUV plus premium A Comparable value	£0	£0	-
S106 adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium A Comparable value	£0	£0	-
Community Infrastructure Levy	£634,394	-	Select	£0	£0	EUV plus premium A Comparable value	£0	£0	-
CIL adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium	£0	£0	-
HCA / other funding		-	Select	£0	£0	EUV plus premium A Comparable value	£0	£0	-
Indicative HCA / other funding	Apply grant	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Total funding assumed	£0	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Affordable housing percentag	es	Total dwellings selected	150	Note : RLVs abov	e reflect the s106,	Developer's	IRR	61%	for selected
		Average density (DPH)	35.29	CIL and affordable percentage set be	housing fore the <b>"Refresh</b>				
Percentage affordable dwellings	33%	Affordable Housing Value Sens	itivity	Residual Land Va			Homes &		
of which affordable rented homes	85%	Affordable Rent adjust +/- %	%	values will not cha subsequently the			Communit	ies	
of which social rented homes	0%	Social Rent adjust +/- %	8 %	macro calculates a	a different AH %, o		Agency		
of which shared ownership homes	15%	Shared Ownership adjust +/- %	%	s106 / CIL is adjus	sted.				

			v2.1
rt Bizley	Traffic Light	25%	25%
	settings	8%	8%
			below 8 %
	'Margin' above threshold		
	-16%		
nologios			

### ed typologies

ersion 3.1 March 2013	
Local Authority / Areas	Broadland NPA
File Reference	Typology 2
Date / Author	20th June 2012/Stuart Pizlav

Scheme End 13



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DEVELOPMENT PERIOD CASHFLOW
Development hectarage
5,000

Development acreage	12.350																			
		4 	-		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	a
			Revenue per Qtr	Project Totals	Year 1	Year 1 2	Year 1 3	Year 1 4	Year 2	Year 2 2	Year 2 3	Year 2 4	Year 3 1	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3	Ye
Revenue			Nevenue per qu	Totala	· ·	-	<u> </u>			-		-			Ĵ					
Private Sales Value	TYPOLOGY 2 - Inside NEGT	£ 17,728,200	£ 1,477,350 1	12 £ 17,728,200	0	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	1,477,350	0	0	1
	0	£ -	£ -	0£ - 0£ -	0	0 0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	<u></u>
	0	£ -	£ -	0 £ -	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	0	£ -	£ -	0 £ -	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	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	j
	0	£ -	£ -	0 £ -	0	0 0	0	0	0	0	0	0 0	0	0 0	0	0	0	0	0	/
Investment value of ground rents	TYPOLOGY 2 - Inside NEGT	£ 12,563	£ 1,047	£ 12,563	0	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	1,047	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	4
	0	£ -	£ -	£ -	0	0 0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	, <b>-</b>
	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	1
Gross Development Value of private	a cales before easts of cale	Sub Total	4	£17,740,763		1,478,397	1,478,397	1,478,397	1,478,397	1,478,397	1,478,397	1,478,397	1,478,397	1,478,397	1,478,397	1,478,397	1.478.397			<u> </u>
Costs of Sale	sales before costs of sale	Sub Total	4	£17,740,703		1,470,397	1,470,397	1,476,397	1,476,397	1,470,397	1,470,397	1,470,397	1,470,397	1,470,397	1,470,397	1,470,397	1,470,397		, v	T
	Marketing costs	3.00%	5	£ 532,223	0	44,352	44,352		44,352	44,352			44,352			44,352	44,352	0	0	1
	Legal fees	0.50%		£ 88,704	0	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	7,392	0	0	4
		Sub Total	1	-£620.927	0	51,744	51,744	51,744	51,744	51,744	51,744	51,744	51,744	51,744	51,744	51,744	51,744	0	0	
			1																-	
Development Value private sales			1	£ 17,119,836	0	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	1,426,653	0	0	,
Affordable Housing Revenue	No fees on sale	-	Revenue per Qtr	f -	-									-						-
	TYPOLOGY 2 - Inside NEGT	£ 4,780,850	398,404 1	2 £ 4,780,850	398,404	398,404	398,404	398,404	398,404	398,404	398,404	398,404	398,404	398,404	398,404	398,404	0	0	0	,
	0	£ -		0£ -	0	0 0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	4
	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	<u></u>
	0	£ -	- I	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	/
			-	£ -																
	NDV	Total	I	£ 21,900,686	398,404	1,825,057	1,825,057	1,825,057	1,825,057	1,825,057	1,825,057	1,825,057	1,825,057	1,825,057	1,825,057	1,825,057	1,426,653	0	0	1
			4																	
			1																	
Build & Infrastructure costs																				
Construction	Totals before inflation TYPOLOGY 2 - Inside NEGT	£ 11,756,846	Cost per Qtr 979,737 1	2 £ 11,756,846	979.737	979,737	979,737	979,737	979,737	979,737	979,737	979,737	979,737	979,737	979,737	979,737	0		0	
Construction	11POLOGT 2 - Iliside NEGT	£ 11,750,640 £ -		0 £ -	9/9,/3/	9/9,/3/	9/9,/3/	9/9,/3/	9/9,/3/	9/9,/3/	9/9,/3/	9/9,/3/	9/9,/3/	979,737	9/9,/3/	9/9,/3/	0	0	0	
	0	£ -		0£ -	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	0	£ -		0£ - 0£ -	0		0	0	0	0	0	0 0	0	0	0	0	0	0	0	<u></u>
	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	4
	0	£ -		0£ - 0£ -	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	,
Infrastructure	TYPOLOGY 2 - Inside NEGT	£ 1,800,000	180,000	£ 1,800,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	0	0	0	0	0	
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	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	,
				£ -																-
		Sub Total	4	£ 13,556,846	1,159,737	1,159,737	1,159,737	1,159,737	1,159,737	1,159,737	1,159,737	1,159,737	1,159,737	1,159,737	979,737	979,737	0	0	0	<u> </u>
Professiona Fees		oub rotui	1	2 10,000,010	1,100,101	1,100,101	1,100,101	1,100,101	1,100,101	1,100,101	1,100,101	1,100,101	1,100,101	1,100,101	0.0,101	010,101			, °	
	Professional fees	10.00%	5	£ 1,355,685	115,974	115,974	115,974	115,974	115,974	115,974	115,974	115,974	115,974	115,974	97,974	97,974	0	0	0	·
		Sub Total	4	£ 1,355,685	115,974	115,974	115,974	115,974	115,974	115,974	115,974	115,974	115,974	115,974	97,974	97,974	0	0	0	
Community Infrastructure Levy		oub rota.	1	2 1,000,000		110,014			110,014	110,014	110,014	110,014			01,014	01,014			, °	-
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	TYPOLOGY 2 - Inside NEGT	£ 634,394 £	-	£ 634,394 £ -	0	0	634,394	0	0	0	0	0	0	0	0	0	0	0	0	, <del> </del>
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		Cub Tat 1	4																	
		Sub Total		£ 634,394	0	0 0	634,394	0	0	0	0	0	0	0	0	0	0	0	0	1

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Quarterly Interest

			Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5		Qtr 7	Qtr 8	Qtr 9	Qtr 10		Qtr 12	Qtr 13		Qtr 15	Qtr 16	Qtr 17		Qtr 19	Qtr 20
		Project	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5		Year 5	Year 5
	Revenue per Qtr	Totals	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Section 106 Costs																						
TYPOLOGY 2 - Inside NEGT £ 225,000		£ 225,000	0	0	0	0	0	0	0	225,000	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	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
		f -	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	C	0	0	0
0 £ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0
0 £ -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0
Sub Total		£ 225,000	0	0	0	0	0	0	0	225,000	0	0	0	0	0	0	0	0	0	0	0	0
Total CIL & S106 Sub Total		£ 859,394	0	0	634,394	0	0	0	0	225,000	0	0	0	0	0	0	0	0	0	0	0	0
															-	-			-		-	
Total Costs		£ 15,771,925	1,275,711	1,275,711	1,910,105	1,275,711	1,275,711	1,275,711	1,275,711	1,500,711	1,275,711	1,275,711	1,077,711	1,077,711	0	0	0	0	0	0	0	0
		£																				
		<i>L</i> .																				
Developer's return on GDV % of GDV private sale (net of sales costs) 20.00%		£ 3.423.967	0	285.331	285.331	285.331	285.331	285.331	285.331	285.331	285.331	285.331	285.331	285.331	285.331	0	0	0	0	0	0	0
Developers return on affordable % of Affordable build costs 6%		£ 232,786	19,399	19,399	19,399	19,399	19,399	19,399	19,399	19,399	19,399	19,399	19,399	19,399	0	0	0	0	C	0	0	0
Residual Sum before interest		£ 2,472,009	-896,705	244,617	-389,777	244,617	244,617	244,617	244,617	19,617	244,617	244,617	442,617	442,617	1,141,322	0	0	0	0	0	0	0
Cumulative residual balance for interest calculation			-896,705	-666,754	-1,067,436	-840,277	-609,403	-374,753	-136,265	-118,877	123,795	368,412	811,029	1,253,646	2,394,969	0	0	0	C	0	0	0
Development finance interest rate 7.00%		-£ 77,040	-14,666	-10,905	-17,458	-13,743	-9,967	-6,129	-2,229	-1,944	0	0	0	0	0	0	0	0	C	0	0	0
Residual Sum for quarter after interest		£ 2,394,969	-911,371	233,712	-407,235	230,874	234,650	238.488	242,388	17.673	244,617	244,617	442,617	442,617	1.141.322	0		0		0	0	
		z 2,394,909	-911,371	233,712			234,050		242,300	1.	1-		· · · · · · · · · · · · · · · · · · ·		1,141,322	0	0	0	l l	0	0	0
		£ 1,911,404		0	0	0	0	0	0	0	0	0	0	0	13	0	0	0		0	0	0
Net Land Value		2 1,011,101																				
per developable acre £145.793																						
per developable hectare £360,109																						
Gross Residual Land Value		£ 1,911,404																				
Site acquisition costs 5.80%		£ 110,861																				
Residual Value for Results sheet		£ 1,800,543																				
		z 1,800,543																				

1.75%

Check Macro's

#### Version 3.1 March 2013 Floor area calculations

No of units Private Affordable TYPOLOGY 2 - Inside 150 101 50 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 150 101 50

EGT

Private Flats (floor area) Drivato One bed Two bed Three Four bed Two bed Three bed Four bed flat flat bed flat flat house house house house 145 sqm 60 sqm 75 sqm 110 sqm 65 sqm 80 sqm 120 sqm Net residential area (hectares) TRUE FALSE FALSE FALSE FALSE FALSE FALSE FALSE 45 2,286 2,975 8,44 Private Floor Area apporti-8,442 4,220 nont 8,442 Affordable 4,220 Totals 12,662

Dwelling Type apportionment

Four bec

56

otals

150

Sub-totals Flats / Houses Flats Houses

166 89

255 12,407

8,276

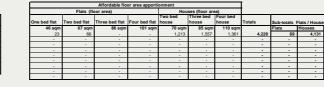
8,276 4,131

Flats (r

d Three bed flat

One bed Two bed flat flat

2





Four bed flat

0

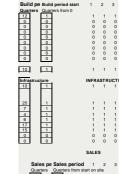
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Build pe Build period start

Sales values	

TYPOLOGY 2 - Inside 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan

Typology

Typology	
TYPOLOGY 2 - Insid	
00-Jan	
00-Jan	1
00-Jan	1
00-Jan	
00-Jan	1
00-Jan	
00-Jan	1
00-Jan	

Floor area within each Sub-market Sub Sub Sub Sub Market A Market B Market C Market D 8,442 0

Flats number of units) One bed Two bed Three Four bed flat flat bed flat flat

0 0

0 0 0 0

0 0

Number of flats

2

0

0 0 0 0 Private GDV Sub Market E Sub Market F Sub Market G Sub Market H Sub Market I J Totals 17,728,200 ###

Affordable	e GDV		HCA fund	ing	
AR value	SR value	SO Value	AR Grant	SR Grant	SO gran
4,013,905	0	766,946	-		
0	0	0			
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annnaan	-	766,946		-	

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Ground rents

Typology TYPOLOGY 2 Inside NEGT

#### Investment value of ground rents PRIVATE

PRIVATE				AFFORDABLE	
		nber of units)			Flats numb
One bed flat	Two bed flat	Three bed flat	Four bed flat	One bed flat	Two bed flat
1	2	0	0	0	1
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

# PRIVATE Ground rents - investment value One bed Two bed Three Iflat flat 2725 0

89 4,131

	0						
	0						
	0						
	0						
	0						
	0		AFFORD/	ABLE			TOTAL
	0			nts - inves			
l		Four bed	One bed	Two bed	Three	Four bed	
	0	flat	flat	flat	bed flat	flat	
	0	0	0	0	0	0	*****
		0	0	0	0	0	

BUILD PERIOD

1 2 3



The Homes and Communities Agency makes no warranties, representations or undertakings about any of the content contained in this Model (including, without limitation, any as to the quality, accuracy, completeness or fitness for any particular purpose of such content). The Homes and Communities Agency will not be liable for any loss arising out of or in connection with the use of this Model in negligence, tort, by statute or otherwise.

#### Version 3.1 March 2013

Any problems working with this tool should be reported to AWVMEnquires@hca.gsi.gov.uk Please note that whilst it is ok to Copy & Paste data into this model, Cut & Paste should NOT be used as it will disrupt formula.

	-								TYPOLOGY 3	
TYPOLOGIES & LAND VALUE	S							Date / Author	20th June 2013/S	tuart Bizley
TYPOLOGY DESCRIPTIONS and dwellin			DWELLING			ach typology ide				-
Apportionment of dwellings between typolog	No of dwellings	1	1 bed flat	Flats (percen 2 bed flat	t of dwellings) 3 bed flat	4 bed flat	Hous 2 bed house	es (percent of dwe 3 bed house	llings) 4 bed + house	Totals
TYPOLOGY 3	1,000		7.5%	7.5%	3 Ded hat	4 Ded hat	25%	40%	20%	100%
		1								0%
		-								0%
		-								0% 0%
		]								0%
		4								0%
		4								0% 0%
Total number of dwellings in programme	1,000	]	DWELLING							070
nput Options: The number of dwellings and land areas assume	d for cook typology			FI	ats	ype (net sellable		e metres Houses		
an be built up from information on individual SHLAA sites on th	e Site Details		1 bed flat 45.0 sqm	2 bed flat 60.0 sqm	3 bed flat 75.0 sqm	4 bed flat 110.0 sqm	2 bed house 65.0 sqm	3 bed house 80.0 sqm	4 bed + house 120.0 sqm	Private
vorksheet. Totals from the Site Details worksheet link to the nur and site areas for each typology on this worksheet. Alternative			46.0 sqm	67.0 sqm	86.0 sqm	101.0 sqm	70.0 sqm	85.0 sqm	120.0 sqm	Affordable
and area information can be entered directly onto this workshee	t sheet as generic		10.0 0411	or to uqui	oolo oqin	TO TO OQUI	70.0 dqm	00.0 0411	110.0 0411	ritor dable
pologies, by overwriting formulae linking to Site Details.										
EXISTING USES, LAND AREAS & VALU lectares per typology (gross site area)	ES for thresh	old land valu	le options Agricultural/Green	Field	1	Totals	1			
lectares per typology (gross site area) TYPOLOGY 3	employment	commercial	Agricultural/Green 42.0			Totals 42.0				
						0.0				
				-		0.0				
						0.0				
	-					0.0				
		1	1		1	0.0				
						0.0				
						0.0				
cisting use values PER HECTARE (gross area)	Employment	Commercial	Agricultural/Green	-	-					
YPOLOGY 3			£20,000			EUV based on				
	-					gross area (planning not				
						(planning not relevant)				
	-									
						4				
						4				
xisting use value premium (value = EUV + premium)	Employment	Commercial	Agricultural/Green	-	-					
(POLOGY 3	-		0%			-				
						1				
						] 🚽 🚽	🔶 Hom	or 6		
								munities		
							Ager			
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						]				
									NIA gross	
et residential area for comparable Threshold Value (POLOGY 3	Employment 0.0	Commercial 0.0	Agricultural/Green 23.9	0.0	- 0.0	Totals 23.9	Density DPH 42	NIA net ha 3,372	ha 1,922	
·	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	
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	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 Select Typology		
enchmark value per hectare (net residential area)	Employment	Commercial	Agricultural/Green		•			on results page to		
POLOGY 3	£0 £0	£0	£430,000 £0	£0 £0	£0 £0	Comparable based on net area		display m <sup>2</sup> hectare		
	£0		£0	£0 £0	£0	(planning			-	
	£0	£0		£0	£0	equivalence)				
	£0	£0		£0	£0	_				
		£0	£0 £0	£0	£0 £0	-				
	£0	£0 £0	£0 £0	£0 £0	£0 £0	1				
	£0	£0	£0	£0	£0					
otal threshold values (Results sheet options selected)	Employment	Commercial	Agricultural/Green			Totals				
YPOLOGY 3	£0	£0	£10,655,400	- £0	- £0	£10,655,400				
	£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				

VALUES for private sales	S £m²	Average over	er property type	es and sizes	
Housing Sub Markets			Blended Sale Rate	s	_
Typology 3 Suburban Regeneration Area			£2,250 £0 £0	-	
			£0		
TYPOLOGIES & SUB MA	ARKEIS All units in e	ach typology n	nust be allocate	ed to submarket	(s) in table
	Distribution of dwellings b	y typologies and	l sub-market		
Typology	Distribution of dwellings b	y typologies and	l sub-market Suburban	Regeneration Area	Rural
					Rural
	No. of units	Typology 3	Suburban		Rural
	No. of units 1000 0 0	Typology 3	Suburban		Rural
	No. of units 1000 0 0 0 0 0 0	Typology 3	Suburban		Rural
	No. of units 1000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Typology 3	Suburban		Rural
	No. of units 1000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Typology 3	Suburban		Rural
	No. of units 1000 0 0 0 0 0 0 0 0	Typology 3	Suburban		Rural
Typology TYPOLOGY 3 - - - - - - - - - -	No. of units 1000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Typology 3	Suburban		Rural 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2

#### CAPITALISED GROUND RENTS

Rate	PRIVATE			
6.00%	Annual rent	Value		
One bed	£250	£4,167		
Two beds	£250	£4,167		
Three beds	£250	£4,167		
Four beds	£250	£4,167		
	AFFOR	DABLE		
One bed		£0		
Two beds		£0		
Three beds		£0		
Four beds		£0		

•

Select affordable value option using the drop down box

Option 1: User defined capital values per unit

AFFORDABLE HOUSING CAPITAL VALUES Price paid by Registered Provider to developer

OPTION 1 User calculated capital values per unit						Indicative HCA Funding input applies to both options				
	A	AFFORDABLE RENT			SOCIAL RENT			SHARED OWNERSHIP		
Dwelling Types	Capitalised rent per unit	Indicative HCA funding per unit		Capitalised rent per unit	Indicative HCA funding per unit	Total value per unit	Equity + rent	Indicative HCA funding per unit	Total value per unit	
One bed flats	£55,000	£0	£55,000		£0	£0	£56,000		£56,000	
Two bed flats	£74,000		£74,000		£0	£0	£81,000		£81,000	
Three bed flats	£0		£0		£0	£0			£0	
Four bed flats	£0		£0		£0	£0			£0	
Two bed house	£78,000		£78,000		£0	£0	£85,000		£85,000	
Three bed house	£94,000		£94,000		£0	£0	£103,000		£103,000	
Four bed + house	£122,000		£122,000		£0	£0	£133,000		£133,000	
Average nil grant capital value £m <sup>2</sup>	£1,119			£0			£1,212			

#### OPTION 2 Capital values for affordable housing calculated from net rents & yield assumptions

input individure rierri unung inte option r					
		A	FFORDABLE RE	NT	
Dwelling Types	Net Target rent per annum	Yield	Capital value	Indicative HCA unit funding	Total value per unit
One bed flats	£0	0.00%	£0	£0	£0
Two bed flats	£0	0.00%	£0	£0	£0
Three bed flats	£0	0.00%	£0	£0	£0
Four bed flats	£0	0.00%	£0	£0	£0
Two bed house	£0	0.00%	£0	£0	£0
Three bed house	£0	0.00%	£0	£0	£0
Four bed + house	£0	0.00%	£0	£0	£0
Average nil grant capital value £m <sup>2</sup>			£0		•

SOCIAL RENT Owelling Types Indicative HCA unit funding Net Target ren Total value pe Yield Capital valu per annu unit One bed flats £0 0.00% £0 £0 £0 0.00% Two bed flats £0 £0 £0 £0 Three bed flats £0 0.00% £0 £0 £0 Four bed flats £0 0.00% £0 £0 £0 Two bed house £0 0.00% £0 £0 £0 Three bed house £0 0.00% £0 £0 £0 Four bed + house £0 0.00% £0 £0 £0 erage nil grant capital value £n £0 £0



SHARED OWNERSHIP welling Types Capital value of Indicative HCA Average mark value % of equity sold Value of equity sold Rent pa as % retained equit Rent per annum rent on ained equity funding per unit Total value pe unit Yield One bed flats 0.00% 0.00% £0 0% £0 £0 £0 £0 £0 Two bed flats £0 0% £0 0.00% £0 0.00% £0 £0 £0 Three bed flats £0 0% £0 0.00% £0 0.00% £0 £0 £0 Four bed flats £0 0% £0 0.00% £0 0.00% £0 £0 £0 Two bed house £0 0% £0 0.00% £0 0.00% £0 £0 £0 Three bed house £0 0% £0 0.00% £0 0.00% £0 £0 £0 Four bed + house £0 0% £0 0.00% £0 0.00% £0 £0 £0 age nil grant capital va £0

CONSTRUCTION COSTS Base Build Gross (per BCIS) only.

Flats £m2 gross avg

£1,000

Gross/Net floor area ratio flats

10%

Version 3.1 March 2013

Houses £ m2 (gross=net)

£900

Blended Bas Build costs per m2 net

£920

#### COSTS AND TIMINGS

Broadland I	VPA
TIMINGS	for cash flow

Build

0

period

24

using bold ?

frastructure on eparate sheet from v3

Threshol (0/1) Build

start

Quart

3

#### for cash flow PLAN Sales

TYPOLOGY 3

### PLANNING OBLIGATIONS / CIL

2

period start	Sales period	S106 payn	nents	CI
Quarters from start on site	Quarters	£s per unit all tenures	Quarter paid	£n
5	24	£750	15	
			-	
				_
				-

	CIL Charg	jes
	£m <sup>2</sup> private sales only	Quarter paid
	£75 m2	6
-		
-		
-		

e CIL is chargable on ss internal area - specify is Gross/Net ratio in ostruction Costs to sulate CIL on gross floor as

#### OTHER COSTS

Typology

TYPOLOGY 3

Developer return private - % of GDV private sales	17.50%
Developers return affordable % affordable constrn. costs	6.00%
Design & Sustainability Standards factor % constrn. costs	3.00%
Professional Fees % of total construction costs	8.00%
Marketing costs % of private sales value	3.00%
Legal Fees % of private sales value	0.50%
Site acquisition & stamp duty % gross residual land value	5.80%
Development Finance interest rate for cashflow	7.00%

INFLATION and future costs of design & sustainability standards Can be used where development phases

represented by separate typologies		Total Cons	structiion Cost	% Increase
Annual inflation	Annual sales price inflation %	Annual Constrn. cost inflation % (A)	Future standards cost uplift % (B)	Total % (A+B)
Year 2017				0.0%
Year 2	4.0%	2.0%		2.0%
Year 3	4.0%	2.0%		2.0%
Year 4	4.0%	2.0%		2.0%
Year 5	4.0%	2.0%		2.0%
Year 6	0.0%	2.0%		2.0%
Year 7	2.0%	2.0%		2.0%
Year 8				0.0%
Year 9				0.0%
Year 10				0.0%
Year 11				0.0%
Year 12				0.0%
Year 13				0.0%
Year 14				0.0%
Year 15				0.0%
Year 16				0.0%
Year 17				0.0%
Year 18				0.0%
Year 19				0.0%
Year 20				0.0%
Year 21				0.0%
Year 22				0.0%
Year 23				0.0%



HCA AREA WIDE VIABILITY MODEL: External Works & Infrastructure Costs (£) These are at today's values, inflation will be applied			
1 TYPOLOGY 3	Comment on nature of issue	£ per dwelling	Total Cost (£)
All site infrastructure		£12,000	12,000,000
			-
			-
			-
			-
			-
			-
TOTAL		£12,000	- 12,000,000
		2.2,000	.2,300,000
Build start	Build period	-	
Quarter	Quarters		
	1 22		

## **RESULTS & TESTING**

### TYPOLOGY 3 Version 3.1 March 2013

Broadland NPA

TYPOLOGY 3

20th June 2013/Stuar

Typologies to evaluate must be selected in this column. After RLV refresh they have to be re-selected.

Values / Gap									
Aggregate residual land value (RLV)	£18,013,845	Typologies		Residual Land	I Value Table	Threshold land values	for	Residual minus	<b>-</b>
Aggregate threshold land value (TLV)	£10,655,400	Check Select box to include Typology in results		RLVs RLV per hectare		options selected	in box	Threshold	Dwellings
Funding surplus (RLV-TLV)	£7,358,445	TYPOLOGY 3	Select	£18,013,845	£428,901	EUV plus premium	£10,655,400	£7,358,445	1,000
S106 and CIL		-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
Section 106 charges	£750,000	-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
S106 adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium A Comparable value	£0	£0	-
Community Infrastructure Levy	£4,065,853	-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
CIL adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
HCA / other funding		-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
Indicative HCA / other funding	Apply grant	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Total funding assumed	£0	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Affordable housing percentag	es	Total dwellings selected	1000	Note : RLVs above	e reflect the s106.	Developer's	RR	24%	for selected
		Average density (DPH)	41.77	CIL and affordable percentage set be	U U				
Percentage affordable dwellings	33%	Affordable Housing Value Sensi	itivity	Residual Land Va			Homes &		
of which affordable rented homes	85%	Affordable Rent adjust +/- %	%	values will not cha subsequently the			Communit	ies	
of which social rented homes	0%	Social Rent adjust +/- %	%	macro calculates a	a different AH %, o		Agency		
of which shared ownership homes	15%	Shared Ownership adjust +/- %	%	s106 / CIL is adjus	sted.				

			v2.1
rt Bizley	Traffic Light	25%	25%
	settings	8%	8%
			below 8 %
	'Margin' above threshold		
	69%		
oologies			

### ed typologies

Version 3.1 March 2013	
Local Authority / Areas Broadland NPA	
File Reference TYPOLOGY 3	
Date / Author 20th June 2013/Stuart Biz	зу

Scheme End 28



12

DEVELOPMENT PERIOD CASHFLOW
Development hectarage
42.000
Development acreage
103.740

No.         No.        No.        No.         No.
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instructure
ITVE OLOGY 3       £ 12,000       545,455       545,455       545,455       545,455       545,455       556,364       556,364       557,361       578,841<
0       0
Professiona Fees         Image: Professiona Fees
Professiona Fees         Image: Professiona Fees
Professiona Fees         Image: Professiona Fees
Professiona Fees         Image: Professiona Fees
Professiona Fees         Image: Professiona Fees
Professiona Fees         Image: Professiona Fees
Professional fees       Participant
Image: second
Community Infrastructure Levy       Image: Community Infrastructure Levy

	v2.1
July	2011

			_		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
			I	Project	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5
			Revenue per Qtr	Totals	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Section 106 Costs			I																					
	TYPOLOGY 3	£ 750,000		£ 750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750,000	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	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	) £ -		<u>E</u> -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		- E -		£ -	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
		E -		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		£ 750.000	0	0	0	0	0	0	0	0	0	0	ů o	0	0	0	750.000	0	0	0	0	0
		oub rotai		2 130,000	·	•	v	ů	ů		ů	•	, v	, °	Ů	ů	v	ů	130,000	ů	ů		v	•
Total CIL & S106		Sub Total	ł	£ 4.815.853	0	0	0	0	0	4.065.853	0	0	0	0	0	0	0	0	750.000	0	0	0	0	0
		oub rotai	ł	4,010,000	ľ – ř	· · ·	- v	Ű	°	4,000,000		•	, v	°	Ů	v			130,000	v	v		v	•
Total Costs			ł	£ 106.116.284	589.091	589.091	4.031.809	4.031.809	4.112.445	8.178.298	4.112.445	4.112.445	4.194.694	4.194.694	4.194.694	4.194.694	4.278.588	4.278.588	5.028.588	4.278.588	4.364.160	4.364.160	4.364.160	4.364.160
			ł	2 100,110,204	303,031	505,051	4,001,000	4,001,000	4,112,445	0,170,230	4,112,443	4,112,445	4,134,034	4,134,034	4,134,034	4,134,034	4,210,000	4,210,000	3,020,300	4,210,000	4,004,100	4,004,100	4,004,100	4,504,100
				£ -																				
				F																				
Developer's return on GDV	% of GDV private sale (net of sales costs)	17.50%		£ 23,127,895	0	0	0	0	886,984	886,984	886,984	886,984	922,463	922,463	922,463	922,463	959,362	959,362	959,362	959,362	997,736	997,736	997,736	997,736
	% of Affordable build costs	6%		£ 1,608,512	0	0	63,116	63,116	64,379	64,379	64,379	64,379	65,666	65,666	65,666	65,666	66,980	66,980	66,980	66,980	68,319	68,319	68,319	68,319
Residual Sum before interest			1	£ 31,954,624	-589,091	-589,091	-2,817,929	-2,817,929	1,281,669	-2,784,184	1,281,669	1,281,669	1,365,392	1,365,392	1,365,392	1,365,392	1,454,135	1,454,135	704,135	1,454,135	1,548,132	1,548,132	1,548,132	1,548,132
			ĭ																					
Cumulative residual balance for inte	rest calculation				-589,091	-1,187,816	-4,025,172	-6,908,934	-5,740,261	-8,618,328	-7,477,613	-6,318,242	-5,056,185	-3,773,488	-2,469,811	-1,144,813	290,599	1,744,734	2,448,869	3,903,005	5,451,137	6,999,269	8,547,401	10,095,534
Development finance interest rate		7.00%		-£ 871,889	-9,635	-19,427	-65,832	-112,997	-93,883	-140,954	-122,297	-103,336	-82,695	-61,716	-40,394	-18,724	0	0	0	0	0	0	0	0
			1																					
Residual Sum for quarter after intere	st		1	£ 31,082,735	-598,726	-608,518	-2,883,761	-2,930,926	1,187,786	-2,925,138	1,159,371	1,178,333	1,282,698	1,303,676	1,324,998	1,346,669	1,454,135	1,454,135	704,135	1,454,135	1,548,132	1,548,132	1,548,132	1,548,132
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ 19,122,978																				
Net Land Value	0170.011	-																						
per developable acre	£173,644 £428,901																							
per developable hectare	£428,901																							
One of Devident Land Value			7	40 400 070	1																			
Gross Residual Land Value			-	£ 19,122,978																				
Site acquisition costs		5.80%		£ 1.109.133																				
one acquisition costs		5.80%		1,109,133																				
Residual Value for Results sheet				£ 18,013,845																				
Residual Falue for Results sheet				~ 10,010,040																				

Quarterly Interest

1.75%

Check Macro's

#### Version 3.1 March 2013 Floor area calculations

No of units Private Affordable 1,000 670 330 Typology TYPOLOGY 3 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 1000 670 330

Net residential area (hectares) Typology TYPOLOGY 3 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 

	P	rivate Flat	s (floor ar	ea)	Privat	e Houses (flo	or area)			
		Two bed flat	bed flat			Three bed house	Four bed house	Totals	Sub-totals Fi	
	45 sqm	60 sqm	75 sqm	110 sqm	65 sqm	80 sqm	120 sqm		Flats	Houses
TRUE	2,261	3,015		-	10,888	21,440	16,080	53,684	5,276	48,408
FALSE	-	-	-	-		-		-	-	
FALSE								-	-	
FALSE	-	-	-	-	-	-	-	-	-	-
FALSE	-	-	-	-	-	-	-	-	-	-
FALSE	-	-	-	-	-	-	-	-	-	-
FALSE	-	-	-	-		-		-	-	-
FALSE	-	-	-	-	-	-	-	-	-	-
FALSE	-	-	-	-	-	-	-	-	-	-
		Priv	ate Floor A	rea apporti	onment			53,684	5,276	48,408
							Affordable	27,052	2,797	24,255
							Totals	80,736	8,073	72,663
	Floor area	a within ea	ch Sub-ma	rket		Private GDV				
	Sub Market A	Sub Market B		Sub Market D		Sub Market A	Sub Market B		Sub Market D	Sub Market E

Dwelling Type apportionment

250

Four bec house

400 200 1.000

otals

Flats (r

75

Number of flats

bed Two bed Three flat bed flat

One / flat

-		-		-	-	-	-	
		-	-		-	-	-	
					-			
-		-	-	-	-	-	-	
		-	-		-	-	-	
1,000		-	-		-	-	-	
1					_	Floo	r area by ten	ure
Totals	Sub-totals Fi	ats / Houses		Construction			r area by ten Affordable Rent	Sc
		ats / Houses Houses					Affordable	
							Affordable	Sc
	Flats	Houses		costs		Private	Affordable Rent	Sc
53,684	Flats 5,276	Houses 48,408		costs 76,504,847		Private 53,684	Affordable Rent 22,994	So

Flats (flo

67 sqm 1,658

One bed flat

46 sqm 1,139

or area)

Two bed flat Three bed flat Four bed flat

86 sqm

Affordable floor area apportionment

101 sqm



Three bed Four bed house house

85 sqm 110 sqm 11,220 7,260

-

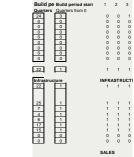
Shared

Ownership

Flats Houses 27,052 2,797 24,255

27,052 2,797 24,255

70 sqm 5,775



Build pe Build period start

Sales values	
Typology	
TYPOLOGY 3	
00-Jan	

Floor area	a within ea	ch Sub-ma	rket		Private G
Sub Market A	Sub Market B	Sub Market C	Sub Market D		Sub Mari A
53,684	0	0	0		120,788,
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		
				-	
					120,788,

Sub Market Sub Market Sub Market Sub Market Sub Market M Sub Market E Sub Market F Sub Market G Sub Marke Totals H Sub Market 18,438 120,788,438 . . . . .

					so
AR value	SR value	SO Value	AR Grant	SR Grant	gran
aannaan	0	4,916,548			-
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
0	0	0	-	-	
*****	-	****	-		-

	Sales p	e Sales period	1	2	3
	Quarters	Quarters from st	art on s	ite	
	24	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	J	0
			S106		
		S016 qtr paid	1	2	3
		15	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	0	0	0
		0	ő	ő	0
		0	ō	ō	ō
		0	o	ō	0
			<b>.</b>		
			CIL at	rpaid	
			6		
			0		
TAL INVE	STMENT VALUE	E	0		
			0		
			0		
****			0		
-			0		

Typology TYPOLOGY 3

Ground rents

	Flats num			Flats number of units)					
One bed flat	Two bed flat	Three bed flat	Four bed flat	One bed flat	Two bed flat	Three bed flat	Four bed flat		
75	75	0	0	50	50	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		

Investment value of ground rents

Flats number of units)									
One bed flat	Two bed flat	Three bed flat	Four bed flat						
25	25	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						

Ground r	ents - investr	
One bed flat	Two bed flat	Three bed flat
209,375	209375	C
-	0	C
	0	0

PRIVATE

0						
0						
0						
0						
0						
0		AFFORD				TOTAL IN
0			nts - inves			
	Four bed		Two bed		Four bed	
0	flat	flat	flat	bed flat	flat	
0	0	0	0	0	0	*****
0	0	0	0	0	0	

10/07/2013

BUILD PERIOD

1 2 3



The Homes and Communities Agency makes no warranties, representations or undertakings about any of the content contained in this Model (including, without limitation, any as to the quality, accuracy, completeness or fitness for any particular purpose of such content). The Homes and Communities Agency will not be liable for any loss arising out of or in connection with the use of this Model in negligence, tort, by statute or otherwise.

#### Version 3.1 March 2013

Any problems working with this tool should be reported to AWVMEnquires@hca.gsi.gov.uk Please note that whilst it is ok to Copy & Paste data into this model, Cut & Paste should NOT be used as it will disrupt formula.

YPOLOGIES & LAND VALUE	\$							File Reference	Broadland NPA TYPOLOGY 4	
YPOLOGY DESCRIPTIONS and dwelling								Date / Author	6th June 2013/St	uart Bizley
POLOGY DESCRIPTIONS and dwellin										
Apportionment of dwellings between typolog			DWELLING		rcentage for ea	ach typology id		es (percent of dwe	lingo)	
escription	No of dwellings		1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed + house	Totals
POLOGY 4 _ Large Site in NEGT	3,000	-	5%	5%			25%	35%	30%	100%
		-								0% 0%
		-								0%
										0%
		+								0% 0%
										0%
										0%
otal number of dwellings in programme	3,000			SIZES ontor	for each unit t	ype (net sellabl	o oroo) . cauor	- motros		
			DWELLING		lats	ype (net sellabl	e area) - Squar	Houses		
put Options: The number of dwellings and land areas assume on be built up from information on individual SHLAA sites on the	d for each typology Site Details		1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed + house	
orksheet. Totals from the Site Details worksheet link to the num	ber of dwellings		45.0 sqm	60.0 sqm	75.0 sqm	55.0 sqm	65.0 sqm	80.0 sqm	120.0 sqm	Private
nd site areas for each typology on this worksheet. Alternatively nd area information can be entered directly onto this worksheet			46.0 sqm	67.0 sqm	86.0 sqm	55.0 sqm	70.0 sqm	85.0 sqm	110.0 sqm	Affordable
pologies, by overwriting formulae linking to Site Details.										
XISTING USES, LAND AREAS & VALUE	S for thresh	old land val	ue ontions							
		Commercial	Agricultural/Green	Field		Totals				
/POLOGY 4 _ Large Site in NEGT			142.0			142.0				
						0.0	-			
					1	0.0	1			
						0.0				
						0.0	-			
			-			0.0	-			
						0.0				
kisting use values PER HECTARE (gross area)	Employment	Commercial	Agricultural/Green	-	-					
/POLOGY 4 _ Large Site in NEGT	Linpityment	oominerolar	£20,000			EUV based on				
						gross area (planning not				
						relevant)				
							1			
						_				
			-			_				
	-					-				
kisting use value premium (value = EUV + premium)	Employment	Commercial	Agricultural/Green	_	-					
/POLOGY 4 _ Large Site in NEGT	Employment	Commercial	0%	-	-	-				
						-				
	-					- 1	Hom			
							Ager	munities		
						- 1		-,		
	-					-				
									NIA gross	
et residential area for comparable Threshold Value	Employment	Commercial	Agricultural/Green	-	-	Totals	Density DPH	NIA net ha	ha	
/POLOGY 4 _ Large Site in NEGT	0.0	0.0	79.5	0.0	0.0	79.5	38	3,231	1,809	
	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			
	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	
enchmark value per hectare (net residential area)	Employment	Commercial	Agricultural/Green	-	-			Select Typology on results page to		
POLOGY 4 _ Large Site in NEGT	£0	£0	£370,000	£0	£0	Comparable		display m <sup>2</sup>		
	£0 £0		£0 £0	£0	£0 £0	based on net area (planning		hectare		
	£0 £0	£0	EU	03 £0	£0 £0	equivalence)				
	£0	£0		£0	£0					
	<u> </u>	£0	£0	£0	£0	-				
	1	03	£0 £0	£0 £0	03 £0	-				
	FO		20		£0					
	£0 £0	03 £0	£0	£0						
ral threshold values (Results chool notices calentar)	£0	£0		£0	-	Totals	1			
stal threshold values (Results sheet options selected) /POLOGY4 _ Large Site in NEGT			£0 Agricultural/Green £30,672,000	£0 £0	- £0	Totals £30,672,000				
	£0 Employment £0 £0	£0 <b>Commercial</b> £0 £0	Agricultural/Green £30,672,000 £0	- £0 £0	- £0 £0	£30,672,000 £0	-			
	£0           Employment           £0           £0           £0           £0	£0 <b>Commercial</b> £0 £0 £0	Agricultural/Green £30,672,000 £0 £0	- £0 £0 £0	- £0 £0 £0	£30,672,000 £0 £0	-			
	£0           Employment           £0           £0           £0           £0           £0           £0	<u>£</u> 0 <u>£</u> 0 <u>£</u> 0 <u>£</u> 0 <u>£</u> 0 <u>£</u> 0	Agricultural/Green £30,672,000 £0 £0 £0 £0	- £0 £0 £0 £0	- £0 £0 £0 £0	£30,672,000 £0 £0 £0	-			
	£0           Employment           £0           £0           £0           £0           £0           £0           £0           £0           £0	£0 <b>Commercial</b> £0 £0 £0 £0 £0 £0 £0	Agricultural/Green           £30,672,000           £0           £0           £0           £0           £0           £0           £0           £0           £0	- £0 £0 £0 £0 £0 £0	- £0 £0 £0 £0 £0 £0 £0	£30,672,000 £0 £0 £0 £0 £0 £0				
	£0           Employment           £0           £0           £0           £0           £0           £0           £0	£0 <b>Commercial</b> £0 £0 £0 £0 £0	Agricultural/Green £30,672,000 £0 £0 £0 £0 £0	- £0 £0 £0 £0 £0	- £0 £0 £0 £0 £0 £0	£30,672,000 £0 £0 £0 £0 £0				

HCA AREA WIDE VIABILITY N	IODEL	Version 3.1 Ma	arch 2013		
SALES VALUES AND AFF	ORDABL	-E HOUS	SING CAP	ITAL VA	LUES
VALUES for private sales £m <sup>2</sup>		Average over	er property types	and sizes	
Housing Sub Markets			Blended Sales Rate		-
Typology 4			£2,100	1	
Suburban			£0	]	
Regeneration Area			£0	]	
Rural			£0		
Distributi	on of dwellings by		nust be allocated I sub-market		1
Typology	on of dwellings by	y typologies and Typology 4	l sub-market Suburban	Regeneration Area	Rural
Typology		y typologies and	l sub-market	Regeneration	
Typology	No. of units 3000 0	y typologies and Typology 4	l sub-market Suburban	Regeneration	
Typology	No. of units 3000 0 0 0	y typologies and Typology 4	l sub-market Suburban	Regeneration	
Typology	No. of units 3000 0 0 0 0 0 0 0 0	y typologies and Typology 4	l sub-market Suburban	Regeneration	
Typology	No. of units 3000 0 0 0 0 0 0 0 0	y typologies and Typology 4	l sub-market Suburban	Regeneration	
Typology	No. of units 3000 0 0 0 0 0 0 0 0	y typologies and Typology 4	l sub-market Suburban	Regeneration	
Typology	No. of units 3000 0 0 0 0 0 0 0 0	y typologies and Typology 4	l sub-market Suburban	Regeneration	
Distributi Typology TYPOLOGY 4 _ Large Site in NEGT	No. of units 3000 0 0 0 0 0 0 0 0	y typologies and Typology 4	l sub-market Suburban	Regeneration	

#### CAPITALISED GROUND RENTS

Rate	PRIVATE					
6.00%	Annual rent	Value				
One bed	£250	£4,167				
Two beds	£250	£4,167				
Three beds	£250	£4,167				
Four beds	£250	£4,167				
	AFFOR	DABLE				
One bed		£0				
Two beds		£0				
Three beds		£0				
Four beds		£0				

•

Select affordable value option using the drop down box

Option 1: User defined capital values per unit

AFFORDABLE HOUSING CAPITAL VALUES Price paid by Registered Provider to developer

OPTION 1 User calculated capital v	Indicative HCA Funding input applies to both options								
	A	FFORDABLE REI	ABLE RENT SOCIAL RENT				Sł	HARED OWNERSHIP	
Dwelling Types	Capitalised rent per unit	Indicative HCA funding per unit		Capitalised rent per unit	Indicative HCA funding per unit	Total value per unit	Equity + rent	Indicative HCA funding per unit	Total value per unit
One bed flats	£55,000	£0	£55,000		£0	£0	£56,000		£56,000
Two bed flats	£74,000		£74,000		£0	£0	£81,000		£81,000
Three bed flats	£0		£0		£0	£0			£0
Four bed flats	£0		£0		£0	£0			£0
Two bed house	£78,000		£78,000		£0	£0	£85,000		£85,000
Three bed house	£94,000		£94,000		£0	£0	£103,000		£103,000
Four bed + house	£122,000		£122,000		£0	£0	£133,000		£133,000
Average nil grant capital value £m <sup>2</sup>	£1,119			£0			£1,212		

#### OPTION 2 Capital values for affordable housing calculated from net rents & yield assumptions

input indicative rier randing into option r									
	AFFORDABLE RENT								
Dwelling Types	Net Target rent per annum	Yield	Capital value	Indicative HCA unit funding	Total value per unit				
One bed flats	£0	0.00%	£0	£0	£0				
Two bed flats	£0	0.00%	£0	£0	£0				
Three bed flats	£0	0.00%	£0	£0	£0				
Four bed flats	£0	0.00%	£0	£0	£0				
Two bed house	£0	0.00%	£0	£0	£0				
Three bed house	£0	0.00%	£0	£0	£0				
Four bed + house	£0	0.00%	£0	£0	£0				
Average nil grant capital value £m <sup>2</sup>			f0						

SOCIAL RENT Owelling Types Indicative HCA unit funding Total value per unit Net Target ren Yield Capital value per annu One bed flats £0 0.00% £0 £0 £0 Two bed flats 0.00% £0 £0 £0 £0 £0 £0 Three bed flats £0 0.00% £0 £0 Four bed flats £0 0.00% £0 £0 Two bed house £0 0.00% £0 £0 £0 Three bed house £0 0.00% £0 £0 £0 Four bed + house 0.00% £0 £0 £0 £0 rage nil grant capital value £n £0



	SHARED OWNERSHIP									
Dwelling Types	Average market value	% of equity sold	Value of equity sold	Rent pa as % retained equity	Rent per annum	Yield	Capital value of rent on retained equity	funding per	Total value per unit	
One bed flats	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0	
Two bed flats	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0	
Three bed flats	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0	
Four bed flats	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0	
Two bed house	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0	
Three bed house	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0	
Four bed + house	£0	0%	£0	0.00%	£0	0.00%	£0	£0	£0	
Average nil grant capital value £m <sup>2</sup>			•			•	£0			

#### COSTS AND TIMINGS

Broadland NPA					
TIMINGS	for cash flow				
 	Sales				

### PLANNING OBLIGATIONS / CIL

TYPOLOGY 4

	FL	ATS	HOUSES		Above Afford	sta
Typology	Flats £m2 gross avg	Gross/Net floor area ratio flats	Houses £ m2 (gross=net)	Blended Base Build costs per m2 net	Housing Threshold ? (0/1)	Qu
TYPOLOGY 4 _ Large Site in NEGT	£1,000	10%	£900	£913	1	
					1	

Version 3.1 March 2013

		04.00				
uild tart	Build period	period start	Sales period	S	106 payn	nent
Quarter	Quarters	Quarters from start on site	Quarters		per unit all tenures	Qua
5	52	7	54		£750	
				_		
mings are	for a typical					

s	CIL Charges							
nter aid	£m <sup>2</sup> private sales only	Quarter paid						
26	£75 m2	12						
	-							
_								
_								
_								
	L	l						

6th June 2013/Stuart Bizley

#### OTHER COSTS

Developer return private - % of GDV private sales	17.50%
Developers return affordable % affordable constrn. costs	6.00%
Design & Sustainability Standards factor % constrn. costs	2.00%
Professional Fees % of total construction costs	8.00%
Marketing costs % of private sales value	3.00%
Legal Fees % of private sales value	0.50%
Site acquisition & stamp duty % gross residual land value	5.80%
Development Finance interest rate for cashflow	7.00%

frastructure on eparate sheet from v3

Note CIL is chargable on
gross internal area - specify
Flats Gross/Net ratio in
Construction Costs to
calculate CIL on gross floor
areas

INFLATION and future costs of design & sustainability standards Can be used where development phases

represented by separate typologies		Total Constructiion Cost % Increase				
Annual inflation	Annual sales price inflation %	Annual Constrn. cost inflation % (A)	Future standards cost uplift % (B)	Total % (A+B)		
Year 2017				0.0%		
Year 2	4.0%	2.0%		2.0%		
Year 3	4.0%	2.0%		2.0%		
Year 4	4.0%	2.0%		2.0%		
Year 5	4.0%	2.0%		2.0%		
Year 6	0.0%	2.0%		2.0%		
Year 7	2.0%	2.0%		2.0%		
Year 8	2.0%	2.0%		2.0%		
Year 9	2.0%	2.0%		2.0%		
Year 10	2.0%	2.0%		2.0%		
Year 11	2.0%	2.0%		2.0%		
Year 12	2.0%	2.0%		2.0%		
Year 13				0.0%		
Year 14				0.0%		
Year 15				0.0%		
Year 16				0.0%		
Year 17				0.0%		
Year 18				0.0%		
Year 19				0.0%		
Year 20				0.0%		
Year 21				0.0%		
Year 22				0.0%		
Year 23				0.0%		



HCA AREA WIDE VIABILITY MODEL: External Works & Infrastructure Costs (£)			
TYPOLOGY 4 _ Large Site in NEGT	Comment on nature of issue	£ per dwelling	T-1-1 0 1 (0)
_			Total Cost (£)
All Site Infrastructure		£12,000	36,000,000
		£0	-
		£0	-
		£0	-
		£0	-
			-
Other 1			-
Other 2			-
Other 3			-
TOTAL		£12,000	36,000,000
Build start	Build period		
Quarter	Quarters		
1	50		

## **RESULTS & TESTING**

### TYPOLOGY 4 Version 3.1 March 2013

Broadland NPA

TYPOLOGY 4

Typologies to evaluate must be selected in this column. After RLV refresh they have to be re-selected.

Values / Gap									
Aggregate residual land value (RLV)	£28,742,455	Typologies           Check Select box to include Typology in results		Residual Land	I Value Table	Threshold land values	for	Residual minus	
Aggregate threshold land value (TLV)	£30,672,000			RLVs RLV per hectare		options selected	options selected in box		Dwellings
Funding gap (RLV-TLV)	-£1,929,545	TYPOLOGY 4 _ Large Site in NEGT	✓ Select	£28,742,455	£202,412	EUV EUV plus premium	£30,672,000	-£1,929,545	3,000
S106 and CIL		-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
Section 106 charges	£2,250,000	-	Select	£0	£0	EUV plus premium	£0	£0	-
S106 adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium	£0	£0	-
Community Infrastructure Levy	£12,968,269	-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
CIL adjust +/- percentage	%	-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
HCA / other funding	·	-	Select	£0	£0	EUV plus premium Comparable value	£0	£0	-
Indicative HCA / other funding	Apply grant	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Total funding assumed	£0	-	Select	£0	£0	EUV EUV plus premium	£0	£0	-
Affordable housing percentag	es	Total dwellings selected	3000	Note : RLVs above reflect the s106.		Developer's I	RR	20%	for selected
		Average density (DPH)	37.73	CIL and affordable percentage set be	housing fore the " <b>Refresh</b>				
Percentage affordable dwellings 33%		Affordable Housing Value Se	nsitivity	Residual Land Values " macro populates the RLV table. These		Homes &			
of which affordable rented homes 85%		Affordable Rent adjust +/- %		values will not change if subsequently the "Seek max AH "			Communit	ies	
of which social rented homes	0%	Social Rent adjust +/-	. %	macro calculates a	a different AH %, o		Agency		
of which shared ownership homes	15%	Shared Ownership adjust +/-	. %	s106 / CIL is adjusted.					

		-	v2.1
Bizley	Traffic Light	25%	25%
	settings	8%	8%
			below 8 %
	'Margin' above threshold		
	-6%		
pologies			

## ted typologies

DEVELOPMENT PERIOD CASHFLOW

Version 3.1 March 2013	
Local Authority / Areas	Broadland NPA
File Reference	TYPOLOGY 4
Date / Author	6th June 2013/Stuart Bizley

Scheme End 60



12

 Development hectarage
 142.000

 Development acreage
 350.740

Development acreage	350.740				Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	
			Revenue per Qtr	Project Totals	Year 1	Year 1	Year 1 3	Year 1 4	Year 2	Year 2	Year 2 3	Year 2 4	Year 3	Year 3 2	Year 3 3	Year 3 4	Year 4 1	Year 4 2	Year 4 3	
Revenue			1								1									
Private Sales Value	TYPOLOGY 4 _ Large Site in NEGT	£ 360,895,500 £ -	£ 6,683,250 52 £ - 0	£ 442,317,130 £ -	0	0	0	0	0	0	0 6,950,580 0 0	6,950,580 0	7,228,603 0	7,228,603	7,228,603	7,228,603	7,517,747	7,517,747	7,517,747	
	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	
Investment value of ground rents		£ 837,500	£ 15,509	£ 1,026,448	0	0	0	0	0	0	16,130	16,130	16,775	16,775	16,775	16,775	17,446	17,446	17,446	
		£ -	£ -	£ -	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	£ -	£ -	£ - f -	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	
Gross Development Value of private	e sales before costs of sale	Sub Total	4	£443,343,578	0	0	0	0	0	0	6,966,710	6,966,710	7,245,378	7,245,378	7,245,378	7,245,378	7,535,193	7,535,193	7,535,193	-
Costs of Sale		3.00%		£ 13,300,307	0	0			0	0	209,001			217,361		217,361	226,056	226,056	226,056	
	Marketing costs Legal fees	0.50%	6	£ 2,216,718	0	0	0	0	0	0	34,834	34,834		36,227		36,227	37,676	37,676	37,676	
		Sub Total	4	-£15,517,025	0	0	0	0	0	0	243,835	243,835	253,588	253,588	253,588	253,588	263,732	263,732	263,732	
Development Value private sales			7	£ 427,826,553							6,722,875						7,271,461			
Development Value private sales Affordable Housing Revenue			4	£ 427,828,353						0	6,722,075	6,722,675	6,991,790	6,991,790	0,991,790	6,991,790	7,271,401	7,271,461	7,271,401	
	No fees on sale TYPOLOGY 4 _ Large Site in NEGT	£ 96,346,054	Revenue per Qtr 1,852,809 52	£ 96,346,054	0	0	0	0	1,852,809	1,852,809	1,852,809	1,852,809	1,852,809	1,852,809	1,852,809	1,852,809	1,852,809	1,852,809	1,852,809	
	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	
			1	£ -																
	NDV	Total	4	£ 524,172,606	0	0	0	0	1,852,809	1,852,809	8,575,684	8,575,684	8,844,599	8,844,599	8,844,599	8,844,599	9,124,270	9,124,270	9,124,270	
			\$						.,,	.,,		-,,				-,,				
			4																	
Build & Infrastructure costs	Totals before inflation		Cost per Qtr			<b> </b>	┝───┦	<b>├───</b> ┤		'	┝───┤	'	┝───┤							
Construction	TYPOLOGY 4 _ Large Site in NEGT	£ 239,124,312	4,598,544 52	£ 274,051,882	0	0	0	0	4,690,515	4,690,515	4,690,515	4,690,515	4,784,326	4,784,326	4,784,326	4,784,326	4,880,012	4,880,012	4,880,012	
	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	
Infrastructure	TYPOLOGY 4 _ Large Site in NEGT	£ 36,000,000	720,000	£ 40,417,277	720,000	720,000	720,000	720,000	734,400	734,400	734,400	734,400	749,088	749,088	749,088	749,088	764,070	764,070	764,070	
	0	£ -	-	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	£ -	1	£ -	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	£ -		£ - f -	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	
			1	£ .																
Professiona Fees		Sub Total	4	£ 314,469,160	720,000	720,000	720,000	720,000	5,424,915	5,424,915	5,424,915	5,424,915	5,533,414	5,533,414	5,533,414	5,533,414	5,644,082	5,644,082	5,644,082	
	Professional fees	8.00%	6	£ 25,157,533	57,600	57,600	57,600	57,600	433,993	433,993	433,993	433,993	442,673	442,673	442,673	442,673	451,527	451,527	451,527	
		Sub Total	1	£ 25,157,533	57,600	57,600	57,600	57,600	433,993	433,993	433,993	433,993	442,673	442,673	442,673	442,673	451,527	451,527	451,527	
Community Infrastructure Levy			-					T			$+ - \overline{-}$									
	TYPOLOGY 4 _ Large Site in NEGT	£ 12,968,269		£ 12,968,269	0	0	-	0	0	0	0 0			0	0	12,968,269	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	
		1		£ -																
								1												
		Sub Total		£ 12,968,269	0	0	0	0	0	0	0	0	0	0	0 0	12,968,269	0	0	0	

Qtr 16 Year 4	Qtr 17 Year 5	Qtr 18 Year 5	Qtr 19 Year 5	Qtr 20 Year 5
4	1	2	3	4
7,517,747	7,818,457	7,818,457	7,818,457	7,818,457
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
17,446	18,144	18,144	18,144	18,144
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
7,535,193	7,836,601	7,836,601	7,836,601	7,836,601
226,056	235,098	235,098	235,098	235,098
37,676	39,183	39,183	39,183	39,183
263,732	274,281	274,281	274,281	274,281
7,271,461	7,562,320	7,562,320	7,562,320	7,562,320
1,852,809	1,852,809	1,852,809	1,852,809	1,852,809
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
9,124,270	9,415,129	9,415,129	9,415,129	9,415,129
4,880,012	4,977,612	4,977,612	4,977,612	4,977,612
0	0	0	0	0
0	0	0	0	0
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					Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
				Project	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5
			Revenue per Qtr	Totals	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Section 106 Costs																								
	TYPOLOGY 4 _ Large Site in NEGT	£ 2,250,000		£ 2,250,000	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	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	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 £ -		f -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Sub Total		£ 2,250,000	Ő	ő	ő	ő	ő	Ő	ő	ő	ő	Ő	Ő	ů	Ő	ő	Ő	Ő	Ő	ů 0	Ő	0
			1			-		-		-	-	-	-	-	-	-	-	-	-	-	-	-		
Total CIL & S106		Sub Total	1	£ 15,218,269	0	0	0	0	0	0	0	0	0	0	0	12,968,269	0	0	0	0	0	0	0	0
			1																					
Total Costs			1	£ 354,844,961	777,600	777,600	777,600	777,600	5,858,909	5,858,909	5,858,909	5,858,909	5,976,087	5,976,087	5,976,087	18,944,356	6,095,608	6,095,608	6,095,608	6,095,608	6,217,521	6,217,521	6,217,521	6,217,521
			1																Ì					
				£ -																				
Developer's return on GDV	% of GDV private sale (net of sales costs)	17.50%		£ 74,869,647	0	0	0	0	0	0	1,176,503	1,176,503	1,223,563		1,223,563		1,272,506	1,272,506	1,272,506		1,323,406		1,323,406	1,323,406
Developers return on affordable	% of Affordable build costs	6%	1	£ 5,426,227	0	0	0	0	92,872	92,872	92,872	92,872	94,730	94,730	94,730	94,730	96,624	96,624	96,624	96,624	98,557	98,557	98,557	98,557
Residual Sum before interest		_	ļ	£ 89,031,771	-777,600	-777,600	-777,600	-777,600	-4,098,972	-4,098,972	1,447,400	1,447,400	1,550,219	1,550,219	1,550,219	-11,418,050	1,659,532	1,659,532	1,659,532	1,659,532	1,775,645	1,775,645	1,775,645	1,775,645
Cumulative residual balance for in		-			777.000	-1.567.918	-2.371.161	0.407.540	7 000 047	44 557 040	-10.299.271	-9.020.317	7 047 007	-6.191.995	4 740 047	40.000.070	-14.844.724	40.407.000	44.000.005	-10.524.600	0.004.000	-7.291.346	-5.634.952	-3.951.467
Cumulative residual balance for in			-	H 1	-777,000	-1,507,916	-2,371,101	-3,107,342	-7,330,047	-11,557,645	-10,299,271	-9,020,317	-7,017,027	-0,191,995	-4,743,047	-10,230,070	-14,044,724	-13,427,900	-11,900,005	-10,524,600	-0,921,000	-7,291,340	-5,654,952	-3,951,407
Development finance interest rate		7.00%		-£ 2.626.939	-12,718	-25.644	-38.781	-52,133	-120.025	-189.027	-168.446	-147.529	-124.587	-101.271	-77.573	-265.586	-242.788	-219.616	-196.066	-172,131	-145,906	-119.251	-92.160	-64.627
Development mance interest rate		1.007		2,020,000	-12,710	20,044	-30,701	-02,100	120,023	103,027	100,440	141,525	124,007	-101,271	-11,515	200,000	242,700	-215,010	130,000	-172,131	-140,000	-113,231	-52,100	-04,027
Residual Sum for guarter after inte	rest		t	£ 86.404.832	-790.318	-803.244	-816.381	-829.733	-4.218.997	-4.287.999	1.278.954	1.299.871	1.425.632	1.448.948	1.472.646	-11,683,636	1.416.744	1.439.915	1.463.465	1.487.400	1.629.740	1.656.394	1.683.485	1.711.018
			-			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				£ 30,512,160																				
Net Land Value																								
per developable acre	£81,94																							
per developable acre per developable hectare	£81,94 £202,41																							
per developable hectare			_																					
			I	£ 30,512,160																				
per developable hectare Gross Residual Land Value		2	ł																					
per developable hectare			]	£ 30,512,160 £ 1,769,705																				
per developable hectare Gross Residual Land Value Site acquisition costs		2		£ 1,769,705																				
per developable hectare Gross Residual Land Value		2																						
per developable hectare Gross Residual Land Value Site acquisition costs		2		£ 1,769,705																				
per developable hectare Gross Residual Land Value Site acquisition costs		2 5.80%		£ 1,769,705																				

#### Version 3.1 March 2013 Floor area calculations

Typology No of units Private Affordable TYPOLOGY 4 \_ Large 3,000 2,010 990 00-Jar 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 3000 2010 990



Dwelling Type apportionment

Flats (

150 150

Number of flats

0

0

0

Flats number of units)
One bed Two bed Three Four bed
flat flat bed flat flat
150 150 0 0

 0
 0
 0
 0
 0

 0
 0
 0
 0
 0
 0

 0
 0
 0
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0 0

0 0 0

0 0

One bed Two bed Three flat flat bed flat



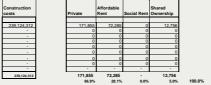
Flats (

67 sqn 3,317

o bed flat

One bed flat

46 sqm 2,277



Four

85 sqm 110 sqm 29,453 32,670

-85,041

Flats Houses 85,041 5,594 79,448

5,594 79,448

Three b house

70 sqm 17,325

Quarter	s Quarters from 0			
52	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
0	0	0	0	0
50	1	1	1	1
Infrastru	inture	INFRA	стр	ICTI
50	1	1	1	1
50	1	1	1	1
	1	1		1
50 25 7	1	1	1	1
50 25 7 4	1 1 1	1 1 1	1 1 1 1	1
50 25 7 4 6	1 1 1	1 1 1 1	1 1 1 1 1	1
50 25 7 4 6 17	1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1
50 25 7 4 6	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1 1	1
50 25 7 4 6 17 15	1 1 1 1	1 1 1 1 1 0	1 1 1 1 1 1 0	1 1 1 1 1 1 0
50 25 7 4 6 17 15 0	1 1 1 1 1 1 1 0	1 1 1 1 1	1 1 1 1 1 1	1
50 25 7 4 6 17 15 0	1 1 1 1 1 1 1 0	1 1 1 1 1 0	1 1 1 1 1 0 0	1 1 1 1 1 1 0

Build pe Build period start



Sales values

TYPOLOGY 4 Large 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan 00-Jan

Typology

у	
	Site in NEGT
00-Jan	

					Totals	256,896	16,146	240,750	
	a within ea			Private GD					
Sub	Sub	Sub	Sub Market D			Sub Market C	Sub Market D	Sub Market E	Sub Market F
		_							
171,855	0	0	0	360,895,500					
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			-			
				360.895.500					

DV												
	Sub Market B	Sub Market C	Sub Market D	Sub Market E	Sub Market F	Sub Market G	Sub Market H	Sub Market I	Sub Market J	Sub Market K	Sub Market M	Totals
00												360,895,500
												0
												0
												0
												0
												0
												0
												0
												0
00												NABBNNABB

Four

0

0

Affordable floor area apportionment

55 sqm

ee bed fla

86 sqm

AP value	SP value	SO Value	AR Grant	SR Grant	SO
AIX Value	on value	oo valae	Art Gran	on onun	grun
	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	-	-	
annnaan	-	annuan	-	-	

	SALES			
Sales period	1	2	3	
Quarters from sta	art on si	te		
7	0	0	0	
0	ò	Ó	0	
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0	0	0	0	
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0	0	0	0	
	CIL qtr	paid		
	12			
	0			
	U			
	-			
	Sales         period           Datarters         from str           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	Sates period         1           Juanters from start on si         0           0         0	Sales period         1         2           Sales form start on site         0         0         0           0         0         0         0         0           0         0         0         0         0         0           0         0         0         0         0         0         0           0	Sales period         1         2         3           Matter from start on site         0         0         0         0         0           0         0         0         0         0         0         0           0         0         0         0         0         0         0         0           0

Typology TYPOLOGY 4 Large Site in NEGT Investment value of ground rents

Four bec

1.050

otals

3.000

		nber of units)			Flats
One bed flat	Two bed flat	Three bed flat	Four bed flat	One bed flat	Two bed fl
101	101	0	0	50	50
0	0	0	0	0	0
0	0	Ū	0	0	0
0	0	0	0	0	0
0	0	Ū	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

	PRIVATE
bed flat	Ground One bed flat
0	418,750
0	-
0	
0	-
0	
0	-
0	-
0	
0	

	ents - investr					
d		Three				
	flat	bed flat				
750	418750	0				
-	0	0				
	0	0				
-	0	0				
-	0	0				
-	0	0		AFFORD/		
-	0	0			nts - invest	
			Four bed		Two bed	
-	0	0	flat	flat	flat	Ł
-	0	0	0	0	0	
			0	0	0	

0	ment valu	
		Four bed flat
0	0	0
0	0	0

BUILD PERIOD

1 2 3