Report for Bury Council

Local Plan Viability Assessment

Appendices A-F February 2026

Three Dragons

Document control sheet	
Project name	Bury Local Plan Viability Assessment
Project reference	1274
Report title	Local Plan Viability Assessment Appendices
Doc ref	Final
Date	February 2026
Prepared by	Mark Felgate, Dominic Houston, Shane Vallance
Reviewed by	Lin Cousins
Quality statement	In preparing this report, the authors have followed national and professional standards, acted with objectivity, impartially, without interference and with reference to appropriate available sources of information. No performance-related or contingent fees have been agreed and there is no known conflict of interest in advising the client group.
Use of this report	This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons toolkit and is based on borough level data supplied by Bury Council, consultant team inputs and quoted published data sources. The toolkit provides a review of the development economics of illustrative schemes and the results depend on the data inputs provided. This analysis should not be used for individual scheme appraisal. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.
Cover Image	HEC M.E.D. Images

CONTENTS

Appendix A Draft Bury Local Plan Policy Review

Policy	Requirements	Testing approach
LP-H1: Housing land provision	Approach to providing housing land to meet needs	Reflected in typologies used for testing
LP-H2: Windfall housing development	Approach to windfall development	Reflected in typologies used for testing
LP-H3: Housing mix	Requirement for an appropriate mix of dwellings	Testing dwelling mix includes a variety of different dwelling types and tenures, with market dwellings reflecting recent supply and affordable dwellings meeting affordable housing needs
LP-H4: Affordable housing provision	Developments with 10+ dwellings to provide: • 10% affordable housing on developments of 10-24 dwellings • 15% affordable housing on 25+ dwelling developments in Bury, Radcliffe and Prestwich town centres • 25% affordable housing on developments of 25+ dwellings outside town centres • 50% affordable housing on 10+ dwelling development in the Green Belt Affordable housing to be 60% social/affordable rent and 40% affordable home ownership (except for Build to Rent, specialist housing, self/custom build or affordable housing schemes. Build to Rent to provide 20% affordable housing as Affordable Private Rent with at least 20% discount. Affordable housing dwellings to relate to mix of market dwellings.	Typology and site testing includes provision of affordable housing proportions and tenure mixes. Rents used to assess GDV in the testing for BtR schemes are gross rents including service charges.
LP-H5: Housing for older people and people with disabilities	Sets out accessibility standards for all housing. Requires affordable housing as per policy LP-H4.	General housing typologies include accessibility standards. Older persons housing is included within the range of typologies in the testing. Specialist housing for people with disabilities is brought forward with third party funding rather than as a market-led mixed tenure

Policy	Requirements	Testing approach
		scheme and therefore is not viability tested
LP-H6: Homes for looked after children and care leavers	Requirements for this type of specialist accommodation	Specialist housing for looked after children and care leavers is brought forward with third party funding rather than as a market-led mixed tenure scheme and therefore is not viability tested
LP-H7: Custom, self-build and community-led housing	5% of all dwellings of 200+ dwellings to be serviced plots for self or custom build	Self and custom build included as part of larger typologies/sites as appropriate.
LP-H8: Gypsies, Travellers and Travelling Showpeople	Criteria-based policy for Gypsy, Traveller and Travelling Showpeople sites	No specific viability implications
LP-H9: Alterations and extensions to residential properties	Criteria-based policy for dwelling alterations and extensions	No specific viability implications
LP-H10: Residential conversions	Criteria-based policy for residential conversions	No specific viability implications
Policy LP-H11	Criteria-based policy for HMO conversion	No specific viability implications
LP-E1: Business, industrial and warehousing development	Criteria-based policy for new commercial development in established employment areas and other suitable locations.	Requirements are standard specification - no viability implications
LP-E2: Office development	Criteria-based policy for new office development in town centres.	Requirements are standard specification - no viability implications
LP-E3: Employment Generating Areas	Protection for established employment areas including compensation requirement if the commercial occupier has not relocated	Plan does not propose housing development on established employment location - no specific viability implications
LP-E4: Employment sites outside Employment Generating Areas	Conditions for redevelopment of employment sites for other uses including compensation requirement if the commercial occupier has not relocated	Testing assumes relocation has occurred - no specific viability implications

Policy	Requirements	Testing approach
LP-TC1: Hierarchy and role of centres	Support for new development in town, district and local centres, as well as new local centres in PfE allocations	No specific viability implications
LP-TC2: Managing the location and scale of main town centre uses	Requirements for new town centre uses in town, district and local centres including impact assessments and sequential test for larger retail/leisure development	No specific viability implications
LP-TC3: Primary Shopping Areas	Protection for retail uses in town and district centres	No specific viability implications
LP-TC4: Local and neighbourhood centres	Protection for retail uses in local and neighbourhood centres	No specific viability implications
LP-TC5: Local shops and services	Protection for local retail uses	No specific viability implications
LP-TC6: Upper floors in centres	Support for reuse of upper floors	No specific viability implications
LP-TC7: Food and drink	Conditions for new food and drink uses	No specific viability implications
LP-TC8: Betting shops	Conditions for new betting uses	No specific viability implications
LP-TO1: Tourism and cultural assets	Protection for tourism and cultural assets and support for appropriate tourism and cultural development	No specific viability implications
LP-CM1: New development and social value	Major development to provide strategy for maximising social value – inequality, participation, mental/physical health, economic inclusion	Part of professional fees – no specific viability implications
LP-CM2: New development and health and wellbeing	Council's approach to ensuring new development benefits health and well being. Health facilities for larger development subject to capacity requirements	Health s106 allowance included in testing as appropriate
LP-CM3: Education provision in new housing	Developments of 10+ houses to mitigate education impacts where existing capacity is exceeded. In some circumstances this may require land for new education provision	S106 allowances included in the viability testing as appropriate
LP-CM4: Community facilities	Protection for community facilities	No specific viability implications
LP-TR1: Sustainable transport	Location of new development in existing urban area and contributions from development for sustainable transport	Typologies include urban area development types - s106

Policy	Requirements	Testing approach
		allowances included in the viability testing as appropriate
LP-TR2: Walking, wheeling and cycling	Support for new active travel facilities including showers in major new employment provision	Testing includes allowances for plot costs and site infrastructure, with s106 for transport costs where appropriate. Other requirements are standard specification - no viability implications
LP-TR3: Public transport	Support for public transport improvements	No specific viability implications
LP-TR4: Travel hubs	Support for new/improved travel hubs	No specific viability implications
LP-TR5: Highways	Highways mitigation required from new development	Testing includes allowances for plot costs and site infrastructure, with s106 for transport costs where appropriate. Other requirements are standard specification - no viability implications
LP-TR6: Parking provision and drop-off facilities	Requirements for adequate parking and servicing	Standard development costs - no specific viability implications
LP-TR7: Electric vehicle charging infrastructure	New development to provide electric vehicle charging: • One EVC per dwelling with off street parking • One EVC per dwelling with 10+ shared parking spaces • For non-residential development 10% of parking spaces to have EVCs and a further 10% to have ducting for additional provision	Allowances for policy requirements (BR21 Part S) are within the build costs used in the testing
LP-BE1: Conservation Areas	Protection for conservation areas	No specific viability implications
LP-BE2: Listed Buildings	Protection for listed buildings	No specific viability implications
LP-BE3: Scheduled Monuments	Protection for scheduled monuments	No specific viability implications
LP-BE4: Archaeological features	Protection for archaeological features	No specific viability implications

Policy	Requirements	Testing approach
LP-BE5: Local non-designated heritage assets	Protection for non-designated heritage assets	No specific viability implications
LP-BE6: Design and layout of new development	Design requirements in terms of context/character, place making/urban design, climate responsiveness/resilience, engagement and design review. Requirements include integral nesting boxes/swift bricks, appropriate urban greening, wildlife corridors and SuDS	Testing includes allowances for build and plot costs and site infrastructure (e.g planting, greening & SuDS), with s106 & BNG allowances for other mitigation where appropriate (e.g. swift bricks). Other requirements are standard specification - no viability implications
LP-BE7: Shop fronts	Criteria for new/altered shop fronts	No specific viability implications
LP-BE8: Street furniture	Support for suitable street furniture	No specific viability implications
LP-BE9: Advertisements	Control of advertisements	No specific viability implications
LP-BE10: Regeneration Opportunity Areas	Support for development in the two regeneration areas - East of Bury town centre & Milltown Street, Radcliffe	Testing includes likely regeneration area development typologies - no specific viability implications
LP-GI1: Green infrastructure	Protection for other green infrastructure	No specific viability implications
LP-GI2: Biodiversity assets	Protection for biodiversity assets	Testing allowances include contribution for Holcroft Moss mitigation
LP-GI3: Biodiversity net gains from new development	Net gains for biodiversity of no less than 10%	BNG allowances in the viability testing
LP-GI4: Local nature recovery network	Protection for local nature recovery network	No specific viability implications
LP-GI5: Wildlife-friendly features in new development	Provision for wildlife features including two swift/bird or bat bricks per residential unit and one swift/bird or bat brick per 50 sq.m. of commercial floorspace	Testing includes allowances for wildlife features per residential unit
LP-GI6: Trees, woodland and hedgerows	Protection for trees and inclusion of native new tree planting on new developments	New requirement within site/plot costs and BNG allowances – abnormal replacement costs within land value

Policy	Requirements	Testing approach
LP-GI7: Soils	Avoidance of development on the best quality agricultural land and reduction of impacts upon other soils	No specific viability implications
LP-OS1: Protected open space, sport and recreation	Protection of open space, sport and recreation assets, and requirement for new development to contribute towards new provision	Testing includes s106 allowances
LP-OS2: Open space, sport and recreation provision in new housing	Developments of 10+ dwellings to provide new/enhanced open space (contribution for 10-99 dwellings and on-site for 100+ dwellings	Testing includes s106 allowances as well as allowances for non-developable space within typologies used in the testing
LP-OS3: Strategic recreation routes	Support for and protection of strategic recreation routes	No specific viability implications
LP-GB1: Limited infilling in village settlements	Support for appropriate infill development	Testing includes small green and brownfield typologies -no specific viability implications
LP-GB2: Conversion and re-use of buildings in the Green Belt	Conditions for green belt conversions	No specific viability implications
LP-GB3: Rural occupational dwellings in the Green Belt	Conditions for new green belt occupational dwellings	No specific viability implications
LP-GB4: Agricultural diversification in the Green Belt	Support and conditions for agricultural diversification in the Green Belt	No specific viability implications
LP-GB5: Equestrian development in the Green Belt	Support for appropriate equestrian Green Belt development	No specific viability implications
LP-GB6: Sustainable Grey Belt locations	Qualifications for sustainable Grey Belt locations	No specific viability implications
LP-W1: Flood risk and water management	Approach to flood risk in new development	No specific viability implications

Policy	Requirements	Testing approach
Policy LP-W2: Sustainable Drainage	Surface water management and rates of runoff, SuDS	SuDS are part of standard development costs
LP-W3: Water resources	Material water resource husbandry considerations for new development	No specific viability implications
LP-AP1: Air quality and pollution control	Preventing both new and existing development from contributing to, or being adversely affected by, unacceptable levels of pollution and poor air quality	No specific viability implications
LP-AP2: Contaminated and unstable land	Control of development on contaminated and unstable land	PPG requires that value of contaminated development land reflects associated costs - no specific viability implications
LP-AP3: Control of hazardous uses	Conditions for hazardous uses consents	No specific viability implications
LP-AP4: Development near hazardous installations	Control of development near hazardous installations	No specific viability implications
LP-OI1: Digital Connectivity infrastructure	Support for new digital connectivity. New development will incorporate full fibre connections, including ducting capable of accommodating at least two digital connectivity infrastructure providers.	Service providers will install new connections in new development - no specific viability implications
LP-OI2: Protecting digital infrastructure	Protection for digital infrastructure	No specific viability implications
LP-OI3: Public utilities infrastructure	Conditions for new public utilities infrastructure	No specific viability implications
LP-DM1: Planning contributions and infrastructure	Requirement for development to contribute towards infrastructure, including affordable housing, subject to viability	Testing includes affordable housing, s106 and BNG allowances
Policy LP-DM2: Amenity	Requirement to protect the amenity of the area around new development	No specific viability implications
LP-DM3: Planning enforcement	Procedure for enforcement	No specific viability implications

Appendix B 'Sold' prices Bury-wide

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Oct-21	£322,668	Semi-detached	1 Bleaklow Court BL8 4PT	99	£3,261
Dec-21	£288,414	Detached	1 Clifford Drive BL9 6GG	79	£3,635
Oct-21	£495,848	Detached	1 Fletcher Close BL0 0FU	138	£3,599
Jun-24	£220,405	Semi-detached	1 Grain Road BL9 6GS	62	£3,567
Apr-22	£276,694	Semi-detached	1 Greenbooth Road BL9 6GH	100	£2,757
May-23	£405,561	Detached	1 Millcroft Mews BL9 6GW	114	£3,563
Dec-24	£272,307	Semi-detached	1 Premier Way BL8 1QW	72	£3,757
Sep-24	£281,036	Semi-detached	1 Redbrook Close BL9 6GT	77	£3,644
Jun-23	£283,227	Semi-detached	1 Shuttleworth Grove BL9 6GL	77	£3,673
May-21	£477,289	Semi-detached	10 Bleaklow Court BL8 4PT	125	£3,819
Mar-22	£721,897	Detached	10 Boothwood Stile BL8 4NE	202	£3,577
Sep-24	£291,783	Semi-detached	10 Bridleway Close BL8 1YU	72	£4,026
Jun-23	£322,639	Terraced	10 Clifford Drive BL9 6GG	100	£3,215
Dec-22	£680,164	Detached	10 Fletcher Close BL0 0FU	226	£3,005
Mar-24	£304,122	Semi-detached	10 Grain Road BL9 6GS	77	£3,944
Apr-22	£287,655	Terraced	10 Greenbooth Road BL9 6GH	100	£2,867
Nov-22	£388,493	Detached	10 Premier Way BL8 1QW	109	£3,577
Aug-21	£577,615	Detached	11 Boothwood Stile BL8 4NE	136	£4,232
Jan-24	£412,915	Detached	11 Bridleway Close BL8 1YU	109	£3,802

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Aug-22	£393,451	Detached	11 Clifford Drive BL9 6GG	114	£3,457
Dec-21	£501,349	Detached	11 Fletcher Close BL0 0FU	138	£3,639
May-24	£323,104	Terraced	11 Grain Road BL9 6GS	100	£3,220
May-22	£333,657	Detached	11 Greenbooth Road BL9 6GH	100	£3,347
Feb-23	£371,446	Detached	11 Premier Way BL8 1QW	88	£4,204
May-23	£326,747	Terraced	11 Shuttleworth Grove BL9 6GL	100	£3,256
Jan-21	£495,172	Semi-detached	12 Bleaklow Court BL8 4PT	125	£3,962
Jan-22	£561,354	Detached	12 Boothwood Stile BL8 4NE	139	£4,033
Jun-23	£317,452	Terraced	12 Clifford Drive BL9 6GG	100	£3,164
Jul-22	£569,019	Detached	12 Fletcher Close BL0 0FU	185	£3,073
Jun-24	£288,079	Semi-detached	12 Grain Road BL9 6GS	77	£3,736
May-22	£337,424	Detached	12 Greenbooth Road BL9 6GH	100	£3,385
Dec-22	£233,702	Terraced	12 Premier Way BL8 1QW	63	£3,699
Nov-21	£673,000	Detached	14 Boothwood Stile BL8 4NE	173	£3,880
Jun-23	£322,639	Terraced	14 Clifford Drive BL9 6GG	100	£3,215
Sep-22	£557,495	Detached	14 Fletcher Close BL0 0FU	185	£3,011
Aug-24	£300,250	Semi-detached	14 Grain Road BL9 6GS	79	£3,784
Jun-22	£277,708	Semi-detached	14 Greenbooth Road BL9 6GH	77	£3,601
Jun-22	£277,708	Semi-detached	14 Greenbooth Road BL9 6GH	77	£3,601
Dec-22	£227,606	Terraced	14 Premier Way BL8 1QW	63	£3,603
Jun-24	£299,007	Detached	140 Walmersley Old Road BL9 6SA	79	£3,768

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Jun-24	£415,463	Detached	142 Walmersley Old Road BL9 6SA	114	£3,650
Mar-24	£333,588	Semi-detached	144 Walmersley Old Road BL9 6SA	100	£3,324
Mar-24	£333,588	Semi-detached	146 Walmersley Old Road BL9 6SA	100	£3,324
Dec-23	£278,567	Terraced	148 Walmersley Old Road BL9 6SA	77	£3,612
Jul-21	£732,922	Detached	15 Boothwood Stile BL8 4NE	202	£3,632
Jan-24	£412,915	Detached	15 Bridleway Close BL8 1YU	109	£3,802
Nov-22	£301,992	Terraced	15 Clifford Drive BL9 6GG	100	£3,010
Mar-22	£494,406	Detached	15 Fletcher Close BL0 0FU	138	£3,588
Jun-24	£317,592	Terraced	15 Grain Road BL9 6GS	100	£3,165
Feb-23	£317,691	Semi-detached	15 Premier Way BL8 1QW	72	£4,384
May-23	£361,186	Detached	15 Shuttleworth Grove BL9 6GL	100	£3,623
Dec-23	£275,604	Terraced	150 Walmersley Old Road BL9 6SA	77	£3,574
Dec-23	£295,309	Terraced	152 Walmersley Old Road BL9 6SA	77	£3,829
Dec-21	£291,366	Semi-detached	154 Walmersley Old Road BL9 6SA	77	£3,778
Dec-21	£276,394	Semi-detached	156 Walmersley Old Road BL9 6SA	77	£3,584
Dec-21	£363,899	Detached	158 Walmersley Old Road BL9 6SA	118	£3,091
Nov-21	£650,557	Detached	16 Boothwood Stile BL8 4NE	167	£3,899
Aug-24	£415,509	Detached	16 Bridleway Close BL8 1YU	109	£3,826
Oct-22	£548,716	Detached	16 Fletcher Close BL0 0FU	185	£2,963
Nov-24	£220,405	Semi-detached	16 Grain Road BL9 6GS	59	£3,724
Jun-22	£277,708	Semi-detached	16 Greenbooth Road BL9 6GH	77	£3,601

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Feb-23	£242,596	Terraced	16 Premier Way BL8 1QW	63	£3,840
Dec-21	£363,899	Detached	160 Walmersley Old Road BL9 6SA	118	£3,091
Jan-24	£291,988	Semi-detached	17 Bridleway Close BL8 1YU	72	£4,029
Nov-22	£297,952	Terraced	17 Clifford Drive BL9 6GG	100	£2,969
Mar-22	£511,072	Detached	17 Fletcher Close BL0 0FU	146	£3,510
Mar-22	£511,072	Detached	17 Fletcher Close BL0 0FU	146	£3,510
Jun-24	£323,819	Terraced	17 Grain Road BL9 6GS	100	£3,227
Feb-23	£317,691	Semi-detached	17 Premier Way BL8 1QW	72	£4,384
May-23	£303,506	Semi-detached	17 Shuttleworth Grove BL9 6GL	77	£3,936
Apr-22	£550,340	Detached	18 Boothwood Stile BL8 4NE	139	£3,954
Mar-24	£250,818	Terraced	18 Bridleway Close BL8 1YU	63	£3,970
Oct-22	£553,796	Detached	18 Fletcher Close BL0 0FU	185	£2,991
Nov-24	£220,405	Semi-detached	18 Grain Road BL9 6GS	59	£3,724
Jun-22	£316,312	Detached	18 Greenbooth Road BL9 6GH	93	£3,401
Jan-19	£299,636	Semi-detached	18 Lowes Road BL9 6PJ	85	£3,528
Jan-23	£243,656	Terraced	18 Premier Way BL8 1QW	63	£3,857
Mar-22	£351,537	Semi-detached	19 Bleaklow Court BL8 4PT	100	£3,516
Mar-24	£279,915	Semi-detached	19 Bridleway Close BL8 1YU	72	£3,862
Mar-23	£330,086	Terraced	19 Clifford Drive BL9 6GG	100	£3,290
Nov-22	£220,405	Semi-detached	19 Fletcher Close BL0 0FU	72	£3,073
Jun-22	£340,195	Detached	19 Greenbooth Road BL9 6GH	100	£3,412

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Apr-23	£323,993	Semi-detached	19 Premier Way BL8 1QW	72	£4,471
May-23	£299,320	Semi-detached	19 Shuttleworth Grove BL9 6GL	77	£3,881
Sep-24	£342,563	Detached	2 Andrews Close BL8 1YW	88	£3,877
Oct-21	£372,484	Semi-detached	2 Bleaklow Court BL8 4PT	99	£3,764
Sep-23	£366,376	Semi-detached	2 Bridleway Close BL8 1YU	88	£4,146
Dec-23	£388,533	Detached	2 Clifford Drive BL9 6GG	114	£3,414
Dec-22	£710,619	Detached	2 Fletcher Close BL0 0FU	226	£3,140
Mar-24	£334,640	Semi-detached	2 Grain Road BL9 6GS	100	£3,335
Apr-22	£282,228	Semi-detached	2 Greenbooth Road BL9 6GH	77	£3,660
Jun-24	£290,073	Semi-detached	2 Redbrook Close BL9 6GT	79	£3,656
Dec-23	£303,768	Semi-detached	2 Schofield Road BL9 6GQ	79	£3,828
Aug-19	£805,573	Detached	2 The Island BL9 5QJ	156	£5,164
Apr-22	£540,527	Detached	20 Boothwood Stile BL8 4NE	135	£4,018
Jan-24	£244,352	Terraced	20 Bridleway Close BL8 1YU	63	£3,868
Dec-22	£553,266	Detached	20 Fletcher Close BL0 0FU	185	£2,988
Jul-22	£285,573	Terraced	20 Greenbooth Road BL9 6GH	100	£2,846
Oct-19	£292,857	Semi-detached	20 Lowes Road BL9 6PJ	85	£3,449
Jan-23	£238,472	Terraced	20 Premier Way BL8 1QW	63	£3,775
May-22	£358,755	Semi-detached	21 Bleaklow Court BL8 4PT	99	£3,626
May-22	£358,755	Semi-detached	21 Bleaklow Court BL8 4PT	99	£3,626
Jun-23	£396,829	Detached	21 Clifford Drive BL9 6GG	112	£3,553

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Jul-22	£220,405	Semi-detached	21 Fletcher Close BL0 0FU	72	£3,073
Jun-22	£340,195	Detached	21 Greenbooth Road BL9 6GH	100	£3,412
Jun-23	£299,169	Semi-detached	21 Premier Way BL8 1QW	72	£4,128
Apr-23	£301,685	Semi-detached	21 Shuttleworth Grove BL9 6GL	79	£3,802
Apr-22	£490,372	Detached	22 Boothwood Stile BL8 4NE	126	£3,887
Jan-24	£244,352	Terraced	22 Bridleway Close BL8 1YU	63	£3,868
Dec-22	£563,418	Detached	22 Fletcher Close BL0 0FU	185	£3,043
Jul-22	£279,180	Terraced	22 Greenbooth Road BL9 6GH	100	£2,782
Jan-23	£243,656	Terraced	22 Premier Way BL8 1QW	63	£3,857
Aug-21	£374,445	Terraced	23 Bleaklow Court BL8 4PT	99	£3,784
Jun-23	£399,898	Detached	23 Clifford Drive BL9 6GG	114	£3,514
Apr-22	£220,405	Terraced	23 Fletcher Close BL0 0FU	72	£3,073
Jul-22	£287,339	Semi-detached	23 Greenbooth Road BL9 6GH	100	£2,864
Apr-23	£381,562	Detached	23 Premier Way BL8 1QW	88	£4,318
Dec-24	£255,463	Semi-detached	235 Walshaw Road BL8 1NH	70	£3,666
Apr-22	£533,985	Detached	24 Boothwood Stile BL8 4NE	132	£4,036
Oct-23	£682,426	Detached	24 Fletcher Close BL0 0FU	226	£3,015
Sep-22	£274,269	Terraced	24 Greenbooth Road BL9 6GH	100	£2,733
Nov-19	£319,159	Semi-detached	24 Lowes Road BL9 6PJ	85	£3,758
Jul-23	£351,095	Detached	24 Premier Way BL8 1QW	88	£3,974
Jun-21	£375,907	Terraced	25 Bleaklow Court BL8 4PT	99	£3,799

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Jun-22	£220,405	Terraced	25 Fletcher Close BL0 0FU	72	£3,073
Jun-22	£220,405	Semi-detached	25 Fletcher Close BL0 0FU	72	£3,073
Jul-22	£285,195	Semi-detached	25 Greenbooth Road BL9 6GH	100	£2,842
May-23	£251,177	Semi-detached	25 Premier Way BL8 1QW	63	£3,976
Jun-22	£536,838	Detached	26 Boothwood Stile BL8 4NE	139	£3,857
Dec-22	£482,204	Detached	26 Fletcher Close BL0 0FU	138	£3,500
Dec-19	£317,256	Semi-detached	26 Lowes Road BL9 6PJ	85	£3,736
Jul-23	£407,067	Detached	26 Premier Way BL8 1QW	109	£3,741
Aug-21	£379,054	Terraced	27 Bleaklow Court BL8 4PT	99	£3,831
Sep-24	£298,230	Detached	27 Bridleway Close BL8 1YU	72	£4,115
Jul-22	£220,405	Terraced	27 Fletcher Close BL0 0FU	72	£3,073
Jul-22	£531,532	Detached	28 Boothwood Stile BL8 4NE	135	£3,951
Dec-22	£431,445	Detached	28 Fletcher Close BL0 0FU	107	£4,031
Sep-19	£429,900	Detached	28 Lowes Road BL9 6PJ	120	£3,584
Aug-23	£413,845	Detached	28 Premier Way BL8 1QW	109	£3,804
Jul-22	£504,942	Detached	28A Boothwood Stile BL8 4NE	126	£4,002
Sep-24	£390,925	Detached	29 Bridleway Close BL8 1YU	109	£3,599
Apr-22	£220,405	Terraced	29 Fletcher Close BL0 0FU	72	£3,073
May-23	£356,026	Detached	29 Premier Way BL8 1QW	88	£4,029
Sep-21	£363,766	Semi-detached	3 Bleaklow Court BL8 4PT	99	£3,676
Nov-22	£226,649	Terraced	3 Bridleway Close BL8 1YU	63	£3,587

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Mar-22	£274,914	Semi-detached	3 Clifford Drive BL9 6GG	100	£2,740
Nov-21	£516,176	Detached	3 Fletcher Close BL0 0FU	146	£3,545
Jun-24	£220,405	Semi-detached	3 Grain Road BL9 6GS	62	£3,567
Apr-22	£276,694	Semi-detached	3 Greenbooth Road BL9 6GH	100	£2,757
Aug-24	£332,457	Semi-detached	3 Redbrook Close BL9 6GT	100	£3,313
Jun-23	£298,134	Semi-detached	3 Shuttleworth Grove BL9 6GL	77	£3,866
Aug-20	£723,925	Detached	3 The Island BL9 5QJ	158	£4,583
Sep-22	£557,242	Detached	30 Boothwood Stile BL8 4NE	135	£4,142
Dec-22	£431,445	Detached	30 Fletcher Close BL0 0FU	107	£4,031
Jul-19	£318,938	Detached	30 Lowes Road BL9 6PJ	89	£3,587
Jan-24	£326,401	Semi-detached	30 Premier Way BL8 1QW	113	£2,894
Apr-22	£384,650	Terraced	31 Bleaklow Court BL8 4PT	99	£3,887
Apr-22	£220,405	Semi-detached	31 Fletcher Close BL0 0FU	72	£3,073
Jul-23	£412,156	Detached	31 Premier Way BL8 1QW	109	£3,788
Sep-22	£567,566	Detached	32 Boothwood Stile BL8 4NE	139	£4,078
Dec-22	£472,052	Detached	32 Fletcher Close BL0 0FU	136	£3,461
Sep-19	£307,072	Detached	32 Lowes Road BL9 6PJ	89	£3,454
Feb-24	£338,239	Semi-detached	32 Premier Way BL8 1QW	113	£2,999
Jan-22	£420,622	Terraced	33 Bleaklow Court BL8 4PT	99	£4,251
Apr-22	£220,405	Semi-detached	33 Fletcher Close BL0 0FU	72	£3,073
Sep-23	£316,690	Detached	33 Premier Way BL8 1QW	72	£4,370

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Dec-22	£421,045	Detached	34 Boothwood Stile BL8 4NE	98	£4,300
Jan-23	£434,184	Detached	34 Fletcher Close BL0 0FU	107	£4,057
Jun-20	£325,776	Semi-detached	34 Lowes Road BL9 6PJ	75	£4,345
Jul-23	£371,448	Detached	34 Premier Way BL8 1QW	101	£3,661
Oct-22	£273,344	Detached	35 Bleaklow Court BL8 4PT	99	£2,762
Jun-24	£398,672	Detached	35 Bridleway Close BL8 1YU	101	£3,929
Apr-22	£220,405	Semi-detached	35 Fletcher Close BL0 0FU	72	£3,073
Nov-23	£424,152	Detached	35 Premier Way BL8 1QW	109	£3,899
Apr-23	£590,384	Detached	36 Boothwood Stile BL8 4NE	135	£4,388
Dec-22	£487,280	Detached	36 Fletcher Close BL0 0FU	146	£3,347
Aug-20	£309,510	Semi-detached	36 Lowes Road BL9 6PJ	75	£4,128
Jul-23	£386,714	Detached	36 Premier Way BL8 1QW	101	£3,812
Jun-21	£483,447	Detached	37 Bleaklow Court BL8 4PT	99	£4,886
Jan-24	£323,105	Detached	37 Bridleway Close BL8 1YU	88	£3,657
Nov-23	£430,451	Detached	37 Premier Way BL8 1QW	109	£3,956
Jul-23	£584,912	Detached	38 Boothwood Stile BL8 4NE	139	£4,203
Nov-19	£374,678	Semi-detached	38 Lowes Road BL9 6PJ	108	£3,470
Jul-23	£361,271	Detached	38 Premier Way BL8 1QW	88	£4,089
Sep-24	£353,646	Detached	39 Premier Way BL8 1QW	88	£4,002
Nov-24	£270,125	Semi-detached	4 Andrews Close BL8 1YW	72	£3,727
Nov-21	£375,867	Semi-detached	4 Bleaklow Court BL8 4PT	99	£3,799

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Sep-23	£332,883	Semi-detached	4 Clifford Drive BL9 6GG	100	£3,317
Aug-21	£618,351	Detached	4 Fletcher Close BL0 0FU	185	£3,339
Aug-21	£618,351	Detached	4 Fletcher Close BL0 0FU	185	£3,339
Mar-24	£321,254	Semi-detached	4 Grain Road BL9 6GS	100	£3,202
Apr-22	£282,228	Semi-detached	4 Greenbooth Road BL9 6GH	77	£3,660
Jun-24	£317,984	Semi-detached	4 Redbrook Close BL9 6GT	100	£3,169
Jul-24	£544,272	Detached	40 Boothwood Stile BL8 4NE	135	£4,046
Nov-20	£342,645	Semi-detached	40 Lowes Road BL9 6PJ	108	£3,174
Oct-23	£312,552	Semi-detached	40 Premier Way BL8 1QW	88	£3,537
Apr-23	£731,512	Detached	42 Boothwood Stile BL8 4NE	198	£3,689
Sep-20	£353,211	Semi-detached	42 Lowes Road BL9 6PJ	108	£3,272
Sep-20	£344,118	Semi-detached	44 Lowes Road BL9 6PJ	108	£3,187
Oct-23	£414,703	Detached	44 Premier Way BL8 1QW	109	£3,818
Mar-19	£319,242	Detached	46 Lowes Road BL9 6PJ	88	£3,628
Nov-23	£349,985	Semi-detached	46 Premier Way BL8 1QW	113	£3,103
Feb-19	£421,649	Detached	48 Lowes Road BL9 6PJ	120	£3,515
Nov-23	£349,985	Semi-detached	48 Premier Way BL8 1QW	113	£3,103
Jun-21	£364,074	Semi-detached	5 Bleaklow Court BL8 4PT	99	£3,679
Jun-21	£739,441	Detached	5 Boothwood Stile BL8 4NE	202	£3,664
Nov-22	£224,220	Terraced	5 Bridleway Close BL8 1YU	63	£3,549
Apr-22	£300,881	Terraced	5 Clifford Drive BL9 6GG	100	£2,999

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Dec-21	£501,349	Detached	5 Fletcher Close BL0 0FU	138	£3,639
Dec-21	£501,349	Detached	5 Fletcher Close BL0 0FU	138	£3,639
Jun-24	£291,699	Semi-detached	5 Grain Road BL9 6GS	77	£3,783
Apr-22	£363,071	Detached	5 Greenbooth Road BL9 6GH	118	£3,084
Apr-24	£352,145	Detached	5 Greenbooth Road BL9 6GH	118	£2,991
Mar-23	£385,861	Semi-detached	5 Premier Way BL8 1QW	113	£3,421
Aug-24	£315,834	Semi-detached	5 Redbrook Close BL9 6GT	100	£3,148
Jun-23	£397,852	Detached	5 Shuttleworth Grove BL9 6GL	118	£3,380
Jun-20	£744,215	Terraced	5 The Island BL9 5QJ	242	£3,076
Aug-24	£394,734	Detached	50 Premier Way BL8 1QW	101	£3,891
Sep-24	£383,107	Detached	52 Premier Way BL8 1QW	101	£3,776
Dec-23	£292,280	Semi-detached	54 Premier Way BL8 1QW	72	£4,033
Mar-23	£306,008	Semi-detached	55 Clifford Drive BL9 6GG	77	£3,968
Aug-24	£285,544	Semi-detached	56 Premier Way BL8 1QW	72	£3,940
Sep-22	£370,629	Detached	57 Clifford Drive BL9 6GG	118	£3,148
May-24	£366,095	Detached	58 Premier Way BL8 1QW	88	£4,143
Sep-22	£361,337	Detached	59 Clifford Drive BL9 6GG	118	£3,070
Nov-24	£284,343	Semi-detached	6 Andrews Close BL8 1YW	72	£3,924
Oct-23	£335,867	Semi-detached	6 Clifford Drive BL9 6GG	100	£3,347
Aug-21	£618,351	Detached	6 Fletcher Close BL0 0FU	185	£3,339
Mar-24	£367,473	Detached	6 Grain Road BL9 6GS	100	£3,686

Date	HPI adj’ sale price	Type	Address	Sq. m	£/sq. m
Apr-22	£287,655	Terraced	6 Greenbooth Road BL9 6GH	100	£2,867
Nov-22	£338,039	Detached	6 Premier Way BL8 1QW	88	£3,826
Jul-24	£313,903	Semi-detached	6 Redbrook Close BL9 6GT	100	£3,128
Jan-24	£392,269	Detached	60 Premier Way BL8 1QW	101	£3,866
Aug-22	£357,683	Detached	61 Clifford Drive BL9 6GG	114	£3,143
Aug-24	£419,406	Detached	62 Premier Way BL8 1QW	109	£3,861
Sep-21	£349,331	Semi-detached	7 Bleaklow Court BL8 4PT	99	£3,530
Apr-21	£568,645	Detached	7 Boothwood Stile BL8 4NE	131	£4,350
Nov-22	£226,649	Terraced	7 Bridleway Close BL8 1YU	63	£3,587
Apr-22	£268,919	Terraced	7 Clifford Drive BL9 6GG	100	£2,680
Dec-21	£518,249	Detached	7 Fletcher Close BL0 0FU	146	£3,560
Aug-24	£288,199	Semi-detached	7 Grain Road BL9 6GS	77	£3,737
May-22	£281,328	Semi-detached	7 Greenbooth Road BL9 6GH	100	£2,804
Jun-24	£416,512	Detached	7 Millcroft Mews BL9 6GW	114	£3,660
Jan-23	£351,482	Detached	7 Premier Way BL8 1QW	88	£3,978
Aug-24	£303,367	Semi-detached	7 Redbrook Close BL9 6GT	77	£3,934
Jun-23	£321,602	Terraced	7 Shuttleworth Grove BL9 6GL	100	£3,205
Jun-20	£754,429	Semi-detached	7 The Island BL9 5QJ	242	£3,118
Mar-19	£423,343	Detached	71 Lowes Road BL9 6PJ	120	£3,529
Apr-19	£293,287	Terraced	73 Lowes Road BL9 6PJ	85	£3,454
Mar-19	£265,203	Terraced	75 Lowes Road BL9 6PJ	85	£3,123

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Sep-19	£291,238	Terraced	77 Lowes Road BL9 6PJ	85	£3,430
May-22	£340,218	Semi-detached	8 Bleaklow Court BL8 4PT	99	£3,438
Sep-23	£303,573	Semi-detached	8 Clifford Drive BL9 6GG	77	£3,937
Sep-21	£698,057	Detached	8 Fletcher Close BL0 0FU	226	£3,084
Mar-24	£304,122	Semi-detached	8 Grain Road BL9 6GS	77	£3,944
Apr-22	£284,349	Terraced	8 Greenbooth Road BL9 6GH	100	£2,834
Nov-22	£388,493	Detached	8 Premier Way BL8 1QW	109	£3,577
Oct-21	£362,140	Detached	9 Bleaklow Court BL8 4PT	99	£3,660
Apr-21	£418,923	Detached	9 Boothwood Stile BL8 4NE	98	£4,278
Nov-23	£419,952	Detached	9 Bridleway Close BL8 1YU	109	£3,867
Mar-22	£355,526	Detached	9 Clifford Drive BL9 6GG	114	£3,124
Dec-21	£422,484	Detached	9 Fletcher Close BL0 0FU	107	£3,947
May-24	£367,147	Detached	9 Grain Road BL9 6GS	100	£3,683
Apr-22	£285,548	Semi-detached	9 Greenbooth Road BL9 6GH	100	£2,846
Feb-23	£302,387	Detached	9 Premier Way BL8 1QW	72	£4,173
Jun-24	£290,073	Semi-detached	9 Redbrook Close BL9 6GT	77	£3,762
May-23	£316,734	Terraced	9 Shuttleworth Grove BL9 6GL	100	£3,156
Mar-20	£764,517	Terraced	9 The Island BL9 5QJ	253	£3,022
Apr-23	£409,058	Flat	10 The Mill Cobden Mill Court BL0 9GG	126	£3,247
Dec-20	£607,280	Semi-detached	11 The Island Railway Street BL9 5QJ	127	£4,781
Dec-20	£600,954	Semi-detached	15 The Island Railway Street BL9 5QJ	127	£4,732

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Sep-20	£614,963	Semi-detached	17 The Island Railway Street BL9 5QJ	127	£4,842
Dec-20	£603,484	Semi-detached	19 The Island Railway Street BL9 5QJ	127	£4,751
Mar-21	£91,421	Flat	26 Wharfside Apartments Prospect Terrace BL8 1DE	33	£2,811
Mar-22	£148,266	Flat	27 Wharfside Apartments Prospect Terrace BL8 1DE	36	£4,071
Dec-21	£313,286	Flat	3 The Mill Cobden Mill Court BL0 9GG	81	£3,871
Apr-21	£110,869	Flat	30 Wharfside Apartments Prospect Terrace BL8 1DE	38	£2,918
Apr-21	£110,869	Flat	30 Wharfside Apartments Prospect Terrace BL8 1DE	38	£2,918
Jan-21	£173,776	Flat	31 Wharfside Apartments Prospect Terrace BL8 1DE	38	£4,573
Jun-21	£160,222	Flat	32 Wharfside Apartments Prospect Terrace BL8 1DE	38	£4,216
Sep-21	£159,752	Flat	34 Wharfside Apartments Prospect Terrace BL8 1DE	41	£3,890
Aug-19	£179,913	Flat	35 Wharfside Apartments Prospect Terrace BL8 1DE	55	£3,260
Aug-21	£128,313	Flat	39 Wharfside Apartments Prospect Terrace BL8 1DE	52	£2,471
Apr-22	£260,079	Flat	4 The Mill Cobden Mill Court BL0 9GG	72	£3,612
Jan-21	£117,299	Flat	40 Wharfside Apartments Prospect Terrace BL8 1DE	38	£3,087
Feb-22	£169,277	Flat	41 Wharfside Apartments Prospect Terrace BL8 1DE	38	£4,455

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Apr-22	£166,450	Flat	43 Wharfside Apartments Prospect Terrace BL8 1DE	38	£4,380
Jul-21	£172,281	Flat	44 Wharfside Apartments Prospect Terrace BL8 1DE	66	£2,612
Jul-21	£172,281	Flat	44 Wharfside Apartments Prospect Terrace BL8 1DE	66	£2,612
Apr-21	£110,869	Flat	45 Wharfside Apartments Prospect Terrace BL8 1DE	38	£2,918
Apr-21	£110,869	Flat	45 Wharfside Apartments Prospect Terrace BL8 1DE	38	£2,918
Oct-21	£157,858	Flat	47 Wharfside Apartments Prospect Terrace BL8 1DE	36	£4,334
Aug-19	£186,226	Flat	49 Wharfside Apartments Prospect Terrace BL8 1DE	59	£3,137
Dec-21	£324,089	Flat	5 The Mill Cobden Mill Court BL0 9GG	94	£3,450
Apr-21	£125,241	Flat	51 Wharfside Apartments Prospect Terrace BL8 1DE	51	£2,464
Dec-21	£172,847	Flat	52 Wharfside Apartments Prospect Terrace BL8 1DE	64	£2,704
Jun-21	£299,027	Flat	6 The Mill Cobden Mill Court BL0 9GG	78	£3,836
Sep-21	£298,204	Flat	7 The Mill Cobden Mill Court BL0 9GG	81	£3,685
Sep-21	£298,204	Flat	7 The Mill Cobden Mill Court BL0 9GG	81	£3,685
Sep-21	£287,501	Flat	8 The Mill Cobden Mill Court BL0 9GG	76	£3,783
Sep-21	£287,501	Flat	8 The Mill Cobden Mill Court BL0 9GG	76	£3,783
Dec-21	£345,695	Flat	9 The Mill Cobden Mill Court BL0 9GG	96	£3,602
Dec-21	£345,695	Flat	9 The Mill Cobden Mill Court BL0 9GG	96	£3,602

Date	HPI adj' sale price	Type	Address	Sq. m	£/sq. m
Mar-25	£601,152	Semi-detached	Stone Lodge, Meadow Farm, BL8 3FU	164	£3,666
Mar-25	£547,293	Detached	18 Parkside View, M25 9AJ	138	£3,966
Mar-25	£393,498	Detached	16 Clifford Drive, BL9 6GG	118	£3,335
Jun-25	£285,708	Semi-detached	8 Goodshaw Fold, BL9 6GU	79	£3,617
Jun-25	£320,997	Semi-detached	21 Mill Road, BL9 6RF	77	£4,169
Jun-25	£284,746	Semi-detached	15 Newgate Avenue, BL9 6GR	77	£3,698
Jun-25	£315,934	Semi-detached	2 Goodshaw Fold, BL9 6GU	79	£3,999
Jun-25	£300,618	Semi-detached	9 Newgate Avenue, BL9 6GR	77	£3,904
Jun-25	£317,453	Terraced	7 Goodshaw Fold, BL9 6GU	102	£3,112
Jun-25	£408,081	Detached	1 Schofield Road, BL9 6GQ	99	£4,122
Jun-25	£316,440	Semi-detached	7 Newgate Avenue, BL9 6GR	77	£4,110
Jun-25	£295,327	Semi-detached	1 Goodshaw Fold, BL9 6GU	79	£3,738

Appendix C Homes on the market – advertised price

Developer	Site	Type	Bedrooms	SQM	£/unit	House type
nk	Norwood	Detached	5	283	950,000	
SME	Hawkshaw Close	Detached	6	297	£900,000	
SME	Windacre	Detached	6	296	£800,000	
SME	Bentley Gardens	Detached	4	165	£675,000	
Eccleston Homes	Willow Bank	Detached	4	151	£610,995	The New Haigh
Eccleston Homes	Willow Bank	Detached	4	151	£557,995	The New Willaston
Morris Homes	Greenmount Manor	Detached	4	140	£522,750	The Norfolk
Morris Homes	Greenmount Manor	Detached	4	136	£512,750	The Abingdon
Morris Homes	Greenmount Manor	Detached	4	136	£509,750	The Abingdon
Morris Homes	Greenmount Manor	Detached	4	126	£489,750	The Cranleigh
Eccleston Homes	Willow Bank	Detached	4	111	£471,995	The New Whalley
Barratt	Waldmers Wood	Detached	4	nk	£432,000	Kingsley
Morris Homes	Greenmount Manor	Detached	4	nk	£408,750	The Adlington
SME	Roedeer Gardens	Detached	4	104	£390,950	The Firswood

Developer	Site	Type	Bedrooms	SQM	£/unit	House type
Morris Homes	Greenmount Manor	Semi	3	103	£389,995	The New Lytham
Reside	Scholars Park	Detached	4	103	£375,950	
nk	School St	Detached	4	103	£375,950	The Firswood
SME	Bently Lane	Terrace	3	nk	£360,000	
Barratt	Waldmers Wood	Semi	3	nk	£358,000	Kingsville
Barratt	Waldmers Wood	Semi	3	nk	£358,000	Kingsville
Barratt	Waldmers Wood	Semi	3	nk	£357,000	Kingsville
Barratt	Waldmers Wood	Terrace	3	nk	£350,000	Kingsville
Barratt	Waldmers Wood	Terrace	3	nk	£346,000	Kingsville
SME	Roedeer Gardens	Detached	3	87	£339,950	The Newhey
Barratt	Waldmers Wood	Terrace	3	nk	£339,000	Moresby
Barratt	Waldmers Wood	Terrace	3	nk	£334,000	Ellerton
nk	School St	Terrace	4	105	£329,950	The Newbold
Morris Homes	Springside Rd	Semi	3	87	£326,750	The Disley

Developer	Site	Type	Bedrooms	SQM	£/unit	House type
SME	Richester Drive	Semi	3	nk	£325,000	
Eccleston Homes	Willow Bank	Semi	2	80	£319,995	The New Langho
nk	School St	Detached	3	87	£317,950	The Newhey
nk	School St	Detached	3	83	£310,950	The Hollinwood
nk	School St	Detached	3	83	£310,950	The Hollinwood
SME	Roedeer Gardens	Semi	3	79	£294,950	The Robinswood
SME	Roedeer Gardens	Semi	3	79	£294,950	The Bowker
SME	Roedeer Gardens	Semi	3	79	£294,950	The Bowker
SME	Roedeer Gardens	Semi	3	79	£294,950	The Bowker
Reside	Scholars Park	Semi	3	78	£285,950	The Bowker
nk	School St	Semi	3	78	£285,950	The Bowker
nk	School St	Semi	3	78	£285,950	The Bowker
nk	School St	Semi	3	79	£284,950	The Robinswood
SME	Roedeer Gardens	Semi	3	72	£274,950	The Cornbrook
Barratt	Waldmers Wood	Apartment	2	nk	£204,000	Falkirk

Developer	Site	Type	Bedrooms	SQM	£/unit	House type
Barratt	Waldmers Wood	Apartment	2	nk	£203,000	Falkirk
Barratt	Waldmers Wood	Apartment	2	nk	£202,000	Falkirk

Appendix D Values used to inform JPA1.2

Last 12 months -sold subject to contract and land registry transactions

Date	£Sale/SSTC	Type	Address	Sq. m	£/sq. m
2024/2025	£364,646	Detached house	6, Edwin Butterworth Drive	104	£3,511
2024/2025	£364,646	Detached house	22, Greenwood Way	97	£3,763
2024/2025	£477,538	Detached house	20, Edwin Butterworth Drive	135	£3,541
2024/2025	£360,650	Detached house	5, Edwin Butterworth Drive	104	£3,472
2024/2025	£289,717	Semi-detached house	18, Birch House Close	86	£3,371
2024/2025	£286,666	Semi-detached house	10, Greenwood Way	78	£3,628
2024/2025	£301,752	Semi-detached house	18, Greenwood Way	79	£3,774
2024/2025	£292,985	Semi-detached house	24, Greenwood Way	79	£3,660
2024/2025	£294,950	Semi-detached house	20, Greenwood Way	79	£3,685
2024/2025	£399,995	Detached house	Hopwood Meadow	107	£3,740
2024/2025	£484,995	Detached house	Hopwood Meadow	152	£3,193
2024/2025	£484,995	Detached house	Hopwood Meadow	152	£3,193
2024/2025	£339,995	Detached house	Hopwood Meadow	91	£3,742
2024/2025	£499,995	Detached house	Hopwood Meadow	142	£3,517
2024/2025	£399,995	Detached house	Hopwood Meadow	98	£4,065
2024/2025	£414,995	Detached house	Hopwood Meadow	113	£3,679
2024/2025	£414,995	Detached house	Hopwood Meadow	113	£3,679
2024/2025	£289,995	Semi-detached house	Hopwood Meadow	75	£3,892
2024/2025	£289,995	Semi-detached house	Hopwood Meadow	75	£3,892
2024/2025	£289,995	Semi-detached house	Hopwood Meadow	75	£3,892
2024/2025	£289,995	Semi-detached house	Hopwood Meadow	75	£3,892
2024/2025	£289,995	Semi-detached house	Hopwood Meadow	75	£3,892
2024/2025	£289,995	Semi-detached house	Hopwood Meadow	75	£3,892
2024/2025	£289,995	Semi-detached house	Hopwood Meadow	75	£3,892
2024/2025	£314,995	Semi-detached house	Hopwood Meadow	86	£3,681

Advertised price as available Winter 2025

Developer	Site	Type	Bedrooms	SQM	£/unit	House type	Units
Anwyl Homes	Whittle Brook Park	Semi-Detached	3 bedroom	86	£305,995	Altham	15
		Semi-Detached	3 bedroom	95	£346,995	Barrowford	14
		Semi-Detached	3 bedroom	112	£361,995	Edgeworth	19
		Semi-Detached	3 bedroom	103	£377,995	Dalton	10
		Semi-Detached	4 bedroom	121	£381,995	Kirkham	6
		Detached	4 bedroom	139	£467,995	Rufford	4
		Detached	4 bedroom	135	£483,995	Newburgh	16
		Detached	4 bedroom	140	£505,995	Tatham	5
Bellway	Hopwood Meadow	Semi-Detached	3 bedroom	106	£349,995	The Falkland	6
		Semi-Detached	3 bedroom	78	£314,995	The Tailor (P)	33
		Detached	5 bedroom	149	£499,995	The Hawthorne	12
		Detached	4 bedroom	107	£404,995	The Farrier	16

Developer	Site	Type	Bedrooms	SQM	£/unit	House type	Units
		Detached	4 bedroom	111	£452,995	The Scrivener	35
Eccleston Homes	Whittle Rise	Semi-Detached	3 bedroom	103	£339,995	The Lytham	4
		Detached	4 bedroom	107	£411,995	The Whalley	2
		Detached	3 bedroom	122	£497,995	The Birch	2
		Detached	4 bedroom	136	£516,995	The Haigh	2
		Detached	4 bedroom	140	£519,995	The Haigh VS	2
		Detached	4 bedroom	146	£542,995	The Formby	5
		Detached	4 bedroom	162	£602,995	The Heswall	3

Appendix E Land transactions and EUV assessment

Data from EGi				
Address	**Postcode**	**Size ha**	**Deal date**	**Achieved price (£)**
Plots A & B, Hattersley Industrial Estate, Stockport Road, Hyde, SK14 3QT	SK14 3QT	1.3	11/01/2022	£400,000
Land, Shepley Industrial Estate, Shepley Lane, Audenshaw, M34 5DW	M34 5DW	2.5	15/07/2017	£450,000
Land At, Borden Way, Hollins, Bury, BL9 8QF	BL9 8QF	3.7	10/11/2021	£2,200,000
Residential Development, Land At Barrowcroft, Bradley Lane, Wigan, WN6 0XQ	WN6 0XQ	5.5	15/04/2017	£5,000,000
Bevis Green Works, Mill Road, Bury, BL9 6RE	BL9 6RE	10.6	27/05/2020	£8,750,000
Gibfield Business Park, Gibfield Park Avenue, Atherton, M46 0SU	M46 0SU	77.8	31/10/2017	£4,100,000
Parcel Of Land, Platt Lane, Dobcross, Saddleworth, OL3 5QD	OL3 5QD	1.4	01/05/2020	£31,500
Development Opportunity, Land At, Groby Road North, Audenshaw, M34 5HQ	M34 5HQ	3.3	23/03/2018	£650,000

Farmland				
Organisation	**£/hectare**	**Location**	**Source**	**Period**
Knight Frank	£21,895	National	Farmland Index	2Q2025
Strutt & Parker	£23,969	National	English Estates & Farmland Market Review	Summer 2025
Savills	£18,409	North	Farmland Value Survey	Dec-24
Strutt & Parker	£22,703	North	English Estates & Farmland Market Review	Winter 24/25
Carter Jonas	£22,795	North West	Farmland Market update	2Q2025
Farmers Weekly	£17,251	North West	Northwest 2025 - Farmers weekly	2025
Overall Average	**£21,170**			
Average North/NW	**£20,290**			

Paddock land				
Site	**Price**	**acres**	**ha**	**£/ha**
Station Road, Blackrod	£15,000	0.18	0.07	£214,286
Rakes Head Lane, Slyne 1	£40,000	0.642	0.25	£160,000
Ings Lane, Rochdale	£20,000	0.602	0.24	£82,095

Thirlmere Close, Frodsham	£15,000	0.3	0.12	£123,553
Templecombe Dive, Bolton	£14,051	2.62	1.06	£13,252
Baker Road and Cullen Road, Runcorn	£7,000	0.43	0.17	£40,226
Land at Dearne Drive	£7,500	0.79	0.32	£23,459
Land at Hard Hills, South Stainmore	£35,000	1.89	0.76	£45,760
Crossbrook Way, Milnow	£20,000	1.17	0.47	£42,240
The Windings, Middlewich	£25,000	1.65	0.67	£37,440
Rakes Head Lane, Slyne 2	£45,000	1.79	0.72	£62,500
Land at Station Road, Blackrod	£15,000	0.18	0.073	£205,921
Land at, Ings Lane, Rochdale, Greater Manchester, Lancashire, OL127LQ	£14,000	0.602	0.243	£57,466
ES Dogford Rd, Royton	£44,000	2.24	0.91	£48,539

EUV RV estimate

EUV Calculation

Industrial low value site

Size of unit (GIA)	5500	sq m
Ratio of GEA to GIA	100.0%	
GEA	5500	sq m
NIA as % of GIA	95%	
NIA	5225	sq m
Floors	1.0	
Site coverage	55%	
Site area	1.00	Hectares

	User input cells
	Produced by model
	Key results
GEA	*Gross external area*
GIA	*Gross internal area*
NIA	*Net internal area*

SCHEME REVENUE				
Headline annual rent (in £s per sq m)			£65	
Adjustments			0%	
Net headline annual rent (in £s per sq m)			£ 65	
Annual rent for assesment (total) - NIA			£ 337,448	
Yield			8.50%	
(Yield times rent)			**£ 3,969,980**	
Less purchaser costs	6.80	% of yield x rent		
Existing Use Value				**£ 3,717,209**

SCHEME COSTS				
Demolition costs & clearance	£ -	per sq m	£ -	
Renovation for relet	£ 512	per sq m	£ 2,816,000	
Total construction costs				***£ 2,816,000***
Professional fees	8.00%	of scheme costs	£ 225,280	
Sales & Marketing	3%	of GDV	£ 111,516	
Total 'other costs'				***£ 336,796***
Finance costs	6.5%	Interest rate		
Refurb period	9	Months		
Finance costs for 100% of construction and other costs			£ 153,699	
Void finance period (in months)	12	Months	£ 204,932	
Total finance costs				***£ 358,631***
Total scheme costs				**£ 3,511,427**
Total value less refurb & relet costs				
Total				£ 205,782
Residual value	For the site			£ 205,782
	Equivalent per hectare			£ 205,782

Appendix F Testing results & appraisal summaries

Test Ref	Greenfield/ Brownfield	Dwg	Build Period	AH %	Gross Ha	GDV	Scheme RV BLV 4 PfE	Headroom per unit BLV 4 PfE	Scheme RV BLV 1	Headroom per unit BLV 1	Scheme RV BLV 2	Headroom per unit BLV 2	Scheme RV BLV 3	Headroom per unit BLV 3
Generic														
GBF1 0% AH - 5 units	Brownfield	5	4 Quarters	0%	0.140	£1,897,400	-£6,809	-£1,362	-£6,809	-£1,362	-£15,833	-£3,167	-£24,856	-£4,971
GBF1 0% AH - 5 units s106 £0	Brownfield	5	4 Quarters	0%	0.140	£1,897,400	£67,495	£13,499	£67,495	£13,499	£58,472	£11,694	£49,449	£9,890
GGF2 0% AH - 5 units	Greenfield	5	4 Quarters	0%	0.140	£1,897,400	£45,827	£9,165	£2,214	£443	-£42,903	-£8,581	-£88,020	-£17,604
GGF2 0% AH - 5 units s106 £0	Greenfield	5	4 Quarters	0%	0.140	£1,897,400	£120,131	£24,026	£76,519	£15,304	£31,402	£6,280	-£13,715	-£2,743
GBF3 10% AH - 15 units	Brownfield	15	5 Quarters	10%	0.430	£5,371,929	-£267,461	-£17,831	-£267,461	-£17,831	-£297,067	-£19,804	-£326,675	-£21,778
GBF3 10% AH - 15 units s106 £0 - 60SR40DMS	Brownfield	15	5 Quarters	10%	0.430	£5,352,594	-£62,784	-£4,186	-£62,784	-£4,186	-£92,391	-£6,159	-£121,998	-£8,133
GBF3 10% AH - 15 units s106 £0	Brownfield	15	5 Quarters	10%	0.430	£5,371,929	-£44,327	-£2,955	-£44,327	-£2,955	-£73,934	-£4,929	-£103,541	-£6,903
GBF3 10% AH - 15 units s106 £0 - 60%AR 40%DMS	Brownfield	15	5 Quarters	10%	0.430	£5,391,264	-£25,870	-£1,725	-£25,870	-£1,725	-£55,476	-£3,698	-£85,084	-£5,672
GGF4 10% AH - 15 units	Greenfield	15	5 Quarters	10%	0.430	£5,371,929	-£132,064	-£8,804	-£271,042	-£18,069	-£419,079	-£27,939	-£567,114	-£37,808
GGF4 10% AH - 15 units s106 £0 - 60%SR 40%DMS	Greenfield	15	5 Quarters	10%	0.430	£5,352,594	£72,613	£4,841	-£66,366	-£4,424	-£214,402	-£14,293	-£362,437	-£24,162
GGF4 10% AH - 15 units s106 £0	Greenfield	15	5 Quarters	10%	0.430	£5,371,929	£91,070	£6,071	-£47,908	-£3,194	-£195,945	-£13,063	-£343,980	-£22,932
GGF4 10% AH - 15 units s106 £0 - 60%AR 40%DMS	Greenfield	15	5 Quarters	10%	0.430	£5,391,264	£109,527	£7,302	-£29,451	-£1,963	-£177,487	-£11,832	-£325,522	-£21,701

Test Ref	Greenfield/ Brownfield	Dwg	Build Period	AH %	Gross Ha	GDV	Scheme RV BLV 4 PfE	Headroom per unit BLV 4 PfE	Scheme RV BLV 1	Headroom per unit BLV 1	Scheme RV BLV 2	Headroom per unit BLV 2	Scheme RV BLV 3	Headroom per unit BLV 3
GBF5 25% AH - 30 units	Brownfield	30	7 Quarters	25%	1.070	£9,783,045	-£541,950	-£18,065	-£277,186	-£9,240	-£304,643	-£10,155	-£330,488	-£11,016
GBF5 25% AH - 30 units s106 £0 - 60%SR 40%DMS	Brownfield	30	7 Quarters	25%	1.070	£9,686,370	-£187,184	-£6,239	£77,580	£2,586	£50,124	£1,671	£24,279	£809
GBF5 25% AH - 30 units s106 £0	Brownfield	30	7 Quarters	25%	1.070	£9,783,045	-£94,179	-£3,139	£170,584	£5,686	£143,128	£4,771	£117,283	£3,909
GBF5 25% AH - 30 units s106 £0 - 60%AR 40%DMS	Brownfield	30	7 Quarters	25%	1.070	£9,879,721	-£1,175	-£39	£263,589	£8,786	£236,132	£7,871	£210,287	£7,010
GGF6 25% AH - 30 units	Greenfield	30	7 Quarters	25%	1.070	£9,783,045	-£388,299	-£12,943	-£336,556	-£11,219	-£471,052	-£15,702	-£604,728	-£20,158
GGF6 25% AH - 30 units s106 £0 - 60%SR 40%DMS	Greenfield	30	7 Quarters	25%	1.070	£9,686,370	-£18,486	-£616	£33,257	£1,109	-£101,238	-£3,375	-£234,915	-£7,830
GGF6 25% AH - 30 units s106 £0	Greenfield	30	7 Quarters	25%	1.070	£9,783,045	£74,518	£2,484	£126,262	£4,209	-£8,234	-£274	-£141,911	-£4,730
GGF6 25% AH - 30 units s106 £0 - 60%AR 40%DMS	Greenfield	30	7 Quarters	25%	1.070	£9,879,721	£167,522	£5,584	£219,266	£7,309	£84,770	£2,826	-£48,906	-£1,630
GBF7 25% AH - 75 units	Brownfield	75	3 Years	25%	2.500	£24,457,642	-£451,660	-£6,022	£185,819	£2,478	£123,211	£1,643	£60,604	£808
GBF7 25% AH - 75 units s106 £0 - 60%SR 40%DMS	Brownfield	75	3 Years	25%	2.500	£24,215,925	£457,447	£6,099	£1,094,925	£14,599	£1,032,318	£13,764	£969,711	£12,929
GBF7 25% AH - 75 units s106 £0	Brownfield	75	3 Years	25%	2.500	£24,457,642	£696,218	£9,283	£1,333,696	£17,783	£1,271,089	£16,948	£1,208,482	£16,113
GBF7 25% AH - 75 units s106 £0 - 60%AR 40%DMS	Brownfield	75	3 Years	25%	2.500	£24,699,302	£935,023	£12,467	£1,572,501	£20,967	£1,509,894	£20,132	£1,447,287	£19,297
GGF8 25% AH - 75 units	Greenfield	75	3 Years	25%	2.500	£24,457,642	-£53,122	-£708	£70,241	£937	-£253,586	-£3,381	-£577,414	-£7,699

Test Ref	Greenfield/ Brownfield	Dwg	Build Period	AH %	Gross Ha	GDV	Scheme RV BLV 4 PfE	Headroom per unit BLV 4 PfE	Scheme RV BLV 1	Headroom per unit BLV 1	Scheme RV BLV 2	Headroom per unit BLV 2	Scheme RV BLV 3	Headroom per unit BLV 3
GGF8 25% AH - 75 units s106 £0 - 60%SR 40%DMS	Greenfield	75	3 Years	25%	2.500	£24,215,925	£855,984	£11,413	£979,347	£13,058	£655,520	£8,740	£331,692	£4,423
GGF8 25% AH - 75 units s106 £0	Greenfield	75	3 Years	25%	2.500	£24,457,642	£1,094,755	£14,597	£1,218,118	£16,242	£894,291	£11,924	£570,463	£7,606
GGF8 25% AH - 75 units s106 £0 - 60%AR 40%DMS	Greenfield	75	3 Years	25%	2.500	£24,699,302	£1,333,560	£17,781	£1,456,923	£19,426	£1,133,096	£15,108	£809,268	£10,790
Greenbelt							No BLV included	No BLV included						
GB 50% AH - 30 units 15% return + 14.5% mkt value	Greenfield	30	7 Quarters	50%	1.070	£9,200,411	£123,115	£4,104	n/a	n/a	n/a	n/a	n/a	n/a
GB 50% AH - 30 units reduced s106 15% return + 8% mkt value	Greenfield	30	7 Quarters	50%	1.070	£8,858,879	£121,280	£4,043	n/a	n/a	n/a	n/a	n/a	n/a
GB 50% AH - 30 units s106 £0 15% return + 5.5% mkt value	Greenfield	30	7 Quarters	50%	1.070	£8,688,113	£130,316	£4,344	n/a	n/a	n/a	n/a	n/a	n/a
GB 50% AH - 75 units 15% return +7.5% mkt value	Greenfield	75	3 Years	50%	2.500	£22,004,891	£274,506	£3,660	n/a	n/a	n/a	n/a	n/a	n/a
GB 50% AH - 75 units reduced s106 15% return +2% mkt value	Greenfield	75	3 Years	50%	2.500	£21,222,214	£304,838	£4,065	n/a	n/a	n/a	n/a	n/a	n/a
GB 50% AH - 75 units s106 £0 15% return +0% mkt value	Greenfield	75	3 Years	50%	2.500	£20,937,604	£491,561	£6,554	n/a	n/a	n/a	n/a	n/a	n/a
GB 50% AH - 200 units 15% return +13.5% mkt value	Greenfield	200	6 Years	50%	8.000	£59,609,436	£930,952	£4,655	n/a	n/a	n/a	n/a	n/a	n/a

Test Ref	Greenfield/ Brownfield	Dwg	Build Period	AH %	Gross Ha	GDV	Scheme RV BLV 4 PfE	Headroom per unit BLV 4 PfE	Scheme RV BLV 1	Headroom per unit BLV 1	Scheme RV BLV 2	Headroom per unit BLV 2	Scheme RV BLV 3	Headroom per unit BLV 3
GB 50% AH - 200 units reduced s106 15% return +7% mkt value	Greenfield	200	6 Years	50%	8.000	£57,389,478	£878,345	£4,392	n/a	n/a	n/a	n/a	n/a	n/a
GB 50% AH - 200 units £0 s106 15% return +5%mkt value	Greenfield	200	6 Years	50%	8.000	£56,023,350	£839,283	£4,196	n/a	n/a	n/a	n/a	n/a	n/a
Town centre AH scenarios - £0 s106														
TC1 15% AH 40AR:60:DM- 150 units - s106£0	Brownfield	150	3 Years	15%	1.750	£41,998,998	£25,643	£171	£197,889	£1,319	£25,643	£171	-£157,640	-£1,051
TC2 15% AH 40AR 60DM - 40 units - s106£0	Brownfield	40	8 Quarters	15%	0.670	£14,142,093	£60,362	£1,509	£129,319	£3,233	£60,362	£1,509	-£8,594	-£215
TC3 BtR BF 20% DMR - 100 units - s106£0	Brownfield	100	5 Quarters	20%	0.460	£20,077,474	£488,477	£4,885	£533,713	£5,337	£488,477	£4,885	£443,240	£4,432
TC4 BF 20% DMR - 200 units - s106£0	Brownfield	200	7 Quarters	20%	0.990	£40,154,947	£1,185,390	£5,927	£1,285,861	£6,429	£1,185,390	£5,927	£1,084,918	£5,425
Town centre future values and costs														
TC5 15% AH - 50 units - sale 6s £0 s106	Brownfield	100	8 Quarters	15%	0.450	£24,998,534	£77,600	£1,552	£99,630	£1,993	£77,600	£1,552	£52,924	£1,058

Test Ref	Greenfield/ Brownfield	Dwg	Build Period	AH %	Gross Ha	GDV	Scheme RV BLV 4 PfE	Headroom per unit BLV 4 PfE	Scheme RV BLV 1	Headroom per unit BLV 1	Scheme RV BLV 2	Headroom per unit BLV 2	Scheme RV BLV 3	Headroom per unit BLV 3
TC6 15% AH - 100 units - sale 6s £0 s106	Brownfield	50	6 Quarters	15%	0.230	£12,499,267	£582,120	£5,821	£626,812	£6,268	£582,120	£5,821	£537,429	£5,374
Simister & Bowlee - SHLAA nos														
Simister & Bowlee Bury (1,350 dwgs): 25% AH SR AR	Greenfield	1,350	16 Years	25%	60.780	£464,659,538	£8,910,707	£6,601	£12,056,131	£8,930	£3,799,394	£2,814	-£4,882,521	-£3,617
Simister & Bowlee Bury (1,350 dwgs): 25% AH AR	Greenfield	1,350	16 Years	25%	60.780	£472,134,825	£16,341,085	£12,105	£19,486,509	£14,434	£11,229,772	£8,318	£2,778,718	£2,058
Simister & Bowlee Bury (1,350 dwgs): 25% AH SR AR future	Greenfield	1,350	16 Years	25%	60.780	£669,109,734	£128,706,825	£95,338						
Simister & Bowlee Bury (1,350 dwgs): 25% AH AR future	Greenfield	1,350	16 Years	25%	60.780	£679,874,148	£138,984,767	£102,952						
Simister & Bowlee - developer nos														
Simister & Bowlee Bury (1,325 dwgs): 25% AH SR AR	Greenfield	1,325	16 Years	25%	60.780	£456,054,775	£7,979,983	£6,023	£11,125,406	£8,397	£2,840,058	£2,143	-£5,849,661	-£4,415
Simister & Bowlee Bury (1,325 dwgs): 25% AH AR	Greenfield	1,325	16 Years	25%	60.780	£463,391,588	£15,272,761	£11,527	£18,418,185	£13,901	£10,161,448	£7,669	£1,669,702	£1,260

Test Ref	Greenfield/ Brownfield	Dwg	Build Period	AH %	Gross Ha	GDV	Scheme RV BLV 4 PfE	Headroom per unit BLV 4 PfE	Scheme RV BLV 1	Headroom per unit BLV 1	Scheme RV BLV 2	Headroom per unit BLV 2	Scheme RV BLV 3	Headroom per unit BLV 3
Simister & Bowlee Bury (1,325 dwgs): 25% AH SR AR future	Greenfield	1,325	16 Years	25%	60.780	£656,718,877	£123,782,183	£93,421						
Simister & Bowlee Bury (1,325 dwgs): 25% AH AR future	Greenfield	1,325	16 Years	0%	60.780	£667,283,886	£133,849,770	£101,019						
Older persons housing														
OP1 sheltered - BF 0% AH	Brownfield	50	4 Years	0%	0.560	£13,750,000	-£5,731,798	-£114,636	-£5,731,798	-£114,636	-£5,779,699	-£115,594	-£5,827,599	-£116,552
OP1 sheltered - BF 0% AH s106£0	Brownfield	50	4 Years	0%	0.560	£13,750,000	-£5,516,069	-£110,321	-£5,516,069	-£110,321	-£5,563,969	-£111,279	-£5,611,870	-£112,237
OP2 extra care - BF 0% AH	Brownfield	60	4 Years	0%	0.670	£21,300,000	-£9,180,465	-£153,008	-£9,180,465	-£153,008	-£9,237,774	-£153,963	-£9,295,084	-£154,918
OP2 extra care - BF 0% AH s106£0	Brownfield	60	4 Years	0%	0.670	£21,300,000	-£8,921,589	-£148,693	-£8,921,589	-£148,693	-£8,978,898	-£149,648	-£9,036,209	-£150,603
Older persons housing sensitivity higher value														
OP sheltered - BF 0% AH	Brownfield	50	4 Years	0%	0.560	£18,125,000	-£1,833,217	-£36,664	-£1,833,217	-£36,664	-£1,877,775	-£37,556	-£1,922,334	-£38,447
OP sheltered - BF 0% AH s106£0	Brownfield	50	4 Years	0%	0.560	£18,125,000	-£1,632,538	-£32,651	-£1,632,538	-£32,651	-£1,677,097	-£33,542	-£1,721,655	-£34,433
OP extracare – BF 0% AH	Brownfield	60	4 Years	0%	0.670	£28,680,000	-£409,535	-£6,826	-£409,535	-£6,826	-£462,846	-£7,714	-£516,158	-£8,603

Test Ref	Greenfield/ Brownfield	Dwg	Build Period	AH %	Gross Ha	GDV	Scheme RV BLV 4 PfE	Headroom per unit BLV 4 PfE	Scheme RV BLV 1	Headroom per unit BLV 1	Scheme RV BLV 2	Headroom per unit BLV 2	Scheme RV BLV 3	Headroom per unit BLV 3
OP extracare – BF 0% AH s106£0	Brownfield	60	4 Years	0%	0.670	£28,680,000	-£168,721	-£2,812	-£168,721	-£2,812	-£222,031	-£3,701	-£275,343	-£4,589

Summary Report 3

Site Name	BW - BF VA: 1 : 0% AH - 5 units						
Site Information							
Date	30/10/2025	Updated		Compiled by	SV	Reference	BW - BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	0.14	hectares		5.00	530.0	22.5	22.5	575.0
	Gross Area	0.14	hectares	Market	5.00	530.0	22.5	22.5	575.0
	Net to Gross %	100.00%		Affordable	-	-	-	-	-
	Density	35.71	per net ha	% Affordable	0.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**5.00**	**5.00**	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	530.0	530.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	22.5	22.5	-	-	-						
Total NIA inc garages exc circ space (sq m)	**552.5**	**552.5**	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**1,897,400**	**1,897,400**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	379,480	379,480	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	3,580	3,580	-	-	-	-	-	-	-	-	-

Capital Contributions	
Total Capital contributions (£)	-
Total Revenue (£)	**1,897,400**

Scheme Development Costs

Land	92,400	*660,000*	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	1,617		
Land & associated fees Total	**94,017**	*671,550*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	1,038,270	1,038,270	-	-	-	-	-	-	-	-	-
Plot costs (£)	72,679	72,679	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	12,000	12,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**553**	**553**	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**1,122,949**	**1,122,949**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs	
Total Site Infrastructure Costs	89,707
Building Safety Levy	6,707
BNG/tree planting	1,210
M4(2)	6,720
Habitat bricks	500
M4(3)	2,000
S106 - houses	70,000
S106 - flats	-
S106 - older persons	-
Health	3,500
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**180,344**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	56,922	56,922	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	89,836	89,836	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**1,544,068**										

Development Period	1	Year
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	1,897,400	
Land & associated Fees - inc in interest calc	94,017	
Development Costs	1,450,051	
Finance	28,096	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	1,572,164	
Gross Residual Value inc land less finance (£)	**325,236**	
Total Developer/Contractor Return	332,045	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	-6,809	

Notes

Model ref GBF1

Summary Report 3

Site Name	BW - BF VA: 1 : 0% AH - 5 units s106 £0							
Site Information								
Date	30/10/2025	Updated		Compiled by	SV	Reference	BW - BF	

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.14	hectares			5.00	530.0	22.5	22.5	575.0
Gross Area	0.14	hectares	Market		5.00	530.0	22.5	22.5	575.0
Net to Gross %	100.00%		Affordable		-	-	-	-	-
Density	35.71	per net ha	% Affordable		0.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**5.00**	**5.00**	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	530.0	530.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	22.5	22.5	-	-	-						
Total NIA inc garages exc circ space (sq m)	**552.5**	**552.5**	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**1,897,400**	**1,897,400**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	379,480	379,480	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	3,580	3,580	-	-	-	-	-	-	-	-	-
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**1,897,400**										

Scheme Development Costs

Land	92,400	*660,000*	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	1,617		
Land & associated fees Total	**94,017**	*671,550*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	1,038,270	1,038,270	-	-	-	-	-	-	-	-	-
Plot costs (£)	72,679	72,679	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	12,000	12,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**553**	**553**	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**1,122,949**	**1,122,949**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs

Total Site Infrastructure Costs	89,707
Building Safety Levy	6,707
BNG/tree planting	1,210
M4(2)	6,720
Habitat bricks	500
M4(3)	2,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**106,844**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	56,922	56,922	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	89,836	89,836	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**1,470,568**										

Development Period	1	Year
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	1,897,400	
Land & associated Fees - inc in interest calc	94,017	
Development Costs	1,376,551	
Finance	27,292	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	1,497,860	
Gross Residual Value inc land less finance (£)	**399,540**	
Total Developer/Contractor Return	332,045	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**67,495**	

Notes

Model ref GBF1 no s106

Summary Report 3

Site Name	BW - GF VA: 1 : 0% AH - 5 units					
Site Information						
Date	03/11/2025	Updated		Compiled by	SV	Reference BW - GF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.14	hectares			5.00	530.0	22.5	22.5	575.0
Gross Area	0.14	hectares		Market	5.00	530.0	22.5	22.5	575.0
Net to Gross %	100.00%			Affordable	-	-	-	-	-
Density	35.71	per net ha		% Affordable	0.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**5.00**	**5.00**	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	530.0	530.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	22.5	22.5	-	-	-						
Total NIA inc garages exc circ space (sq m)	**552.5**	**552.5**	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**1,897,400**	**1,897,400**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	379,480	379,480	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	3,580	3,580	-	-	-	-	-	-	-	-	-
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**1,897,400**										

Scheme Development Costs

Land	43,400	*310,000*	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	760		
Land & associated fees Total	**44,160**	*315,429*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	1,038,270	1,038,270	-	-	-	-	-	-	-	-	-
Plot costs (£)	72,679	72,679	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	12,000	12,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**553**	**553**	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**1,122,949**	**1,122,949**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs

Total Site Infrastructure Costs	89,707
Building Safety Levy	6,707
BNG/tree planting	1,210
M4(2)	6,720
Habitat bricks	500
M4(3)	2,000
S106 - houses	70,000
S106 - flats	-
S106 - older persons	-
Health	3,500
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**180,344**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	56,922	56,922	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	89,836	89,836	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**1,494,211**										

Development Period	1	Year
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	1,897,400	
Land & associated Fees - inc in interest calc	44,160	
Development Costs	1,450,051	
Finance	25,317	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	1,519,528	
Gross Residual Value inc land less finance (£)	**377,872**	
Total Developer/Contractor Return	332,045	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**45,827**	

Notes

Model ref GGF2

Summary Report 3								
Site Name	BW - GF VA: 1 : 0% AH - 5 units s106 £0							
Site Information								
Date	03/11/2025	Updated		Compiled by	SV	Reference	BW - GF	

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	0.14	hectares		5.00	530.0	22.5	22.5	575.0
	Gross Area	0.14	hectares	Market	5.00	530.0	22.5	22.5	575.0
	Net to Gross %	100.00%		Affordable	-	-	-	-	-
	Density	35.71	per net ha	% Affordable	0.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**5.00**	**5.00**	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	530.0	530.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	22.5	22.5	-	-	-						
Total NIA inc garages exc circ space (sq m)	**552.5**	**552.5**	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**1,897,400**	**1,897,400**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	379,480	379,480	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	3,580	3,580	-	-	-	-	-	-	-	-	-
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**1,897,400**										

Scheme Development Costs

Land	43,400	*310,000*	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	760		
Land & associated fees Total	**44,160**	*315,429*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	1,038,270	1,038,270	-	-	-	-	-	-	-	-	-
Plot costs (£)	72,679	72,679	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	12,000	12,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**553**	**553**	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**1,122,949**	**1,122,949**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs

Total Site Infrastructure Costs	89,707
Building Safety Levy	6,707
BNG/tree planting	1,210
M4(2)	6,720
Habitat bricks	500
M4(3)	2,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**106,844**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	56,922	56,922	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	89,836	89,836	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**1,420,711**										

Development Period	1	Year
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	1,897,400	
Land & associated Fees - inc in interest calc	44,160	
Development Costs	1,376,551	
Finance	24,513	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	1,445,224	
Gross Residual Value inc land less finance (£)	**452,176**	
Total Developer/Contractor Return	332,045	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**120,131**	

Notes

Model ref GGF2 no s106

Summary Report 3

Site Name	BW - BF VA: 1 : 10% AH - 15 units							
Site Information								
Date	05/11/2025	Updated		Compiled by	SV	Reference	BW - BF	

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.38	hectares		15.00	1,559.2	60.8	62.5	1,682.5
Gross Area	0.43	hectares	Market	13.50	1,431.0	60.8	60.8	1,552.5
Net to Gross %	88.37%		Affordable	1.50	128.2	-	1.7	130.0
Density	39.47	per net ha	% Affordable	10.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**15.00**	**13.50**	**-**	**-**	**-**	**0.45**	**0.45**	**-**	**-**	**-**	**0.60**
Total NIA exc garages & circ space (sq m)	1,559.2	1,431.0	-	-	-	36.3	36.3	-	-	-	55.6
Garages (sq m)	60.8	60.8	-	-	-						
Total NIA inc garages exc circ space (sq m)	**1,620.0**	**1,491.8**	**-**	**-**	**-**	**36.3**	**36.3**	**-**	**-**	**-**	**55.6**
Tenure Split (by %)		90.00%				3.00%	3.00%				4.00%
Sales Revenue (£)	**5,371,929**	**5,122,980**	**-**	**-**	**-**	**45,115**	**64,450**	**-**	**-**	**-**	**139,384**
Average Revenue per unit	358,129	379,480	-	-	-	100,256	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,445	3,580	-	-	-	1,242	1,775	-	-	-	2,506
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**5,371,929**										

Scheme Development Costs

Land	283,800	*660,000*	*per gross ha*
SDLT at prevailing rate	3,690		
Agents Fees (1%), Legal Fees (0.75%) Total -	4,967		
Land & associated fees Total	**292,457**	*680,133*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	3,062,952	2,803,329	-	-	-	75,332	75,332	-	-	-	108,960
Plot costs (£)	214,407	196,233	-	-	-	5,273	5,273	-	-	-	7,627
Garage Build Costs (£)	32,400	32,400	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**1,622**	**1,492**	**-**	**-**	**-**	**37**	**37**	**-**	**-**	**-**	**56**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**3,309,758**	**3,031,962**	**-**	**-**	**-**	**80,605**	**80,605**	**-**	**-**	**-**	**116,587**
Policy & Infrastructure Costs											
Total Site Infrastructure Costs	264,639										
Building Safety Levy	18,110										
BNG/tree planting	3,630										
M4(2)	20,160										
Habitat bricks	1,500										
M4(3)	6,000										
S106 - houses	205,968										
S106 - flats	3,456										
S106 - older persons	-										
Health	10,500										
	-										
	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	**533,963**										
Sales & Marketing/Legal Fees (mkt)	153,689	153,689	-	-	-						
Sales & Marketing/Legal Fees (aff)	4,632					225	225	-	-	-	4,182
Professional Fees Total (£)	264,781	242,557	-	-	-	6,448	6,448	-	-	-	9,327
CIL (£)	-										
Total Development Costs (£)	**4,559,280**										

Development Period	5	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	5,371,929	
Land & associated Fees - inc in interest calc	292,457	
Development Costs	4,266,823	
Finance	163,076	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	4,722,356	
Gross Residual Value inc land less finance (£)	**649,573**	
Total Developer/Contractor Return	917,034	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	-267,461	

Notes

Model ref GBF3 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - BF VA: 1 : 10% AH - 15 units s106 £0 - 60%AR 40%DMS						
Site Information							
Date	14/11/2025	Updated		Compiled by	SV	Reference	BW - BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	0.38	hectares		15.00	1,559.2	60.8	62.5	1,682.5
	Gross Area	0.43	hectares	Market	13.50	1,431.0	60.8	60.8	1,552.5
	Net to Gross %	88.37%		Affordable	1.50	128.2	-	1.7	130.0
	Density	39.47	per net ha	% Affordable	10.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**15.00**	**13.50**	**-**	**-**	**-**	**-**	**0.90**	**-**	**-**	**-**	**0.60**
Total NIA exc garages & circ space (sq m)	1,559.2	1,431.0	-	-	-	-	72.6	-	-	-	55.6
Garages (sq m)	60.8	60.8	-	-	-						
Total NIA inc garages exc circ space (sq m)	**1,620.0**	**1,491.8**	**-**	**-**	**-**	**-**	**72.6**	**-**	**-**	**-**	**55.6**
Tenure Split (by %)		90.00%					6.00%				4.00%
Sales Revenue (£)	**5,391,264**	**5,122,980**	-	-	-	-	**128,900**	-	-	-	**139,384**
Average Revenue per unit	359,418	379,480	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,458	3,580	-	-	-	-	1,775	-	-	-	2,506
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**5,391,264**										

Scheme Development Costs

Land	283,800	*660,000*	*per gross ha*
SDLT at prevailing rate	3,690		
Agents Fees (1%), Legal Fees (0.75%) Total -	4,967		
Land & associated fees Total	**292,457**	*680,133*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	3,062,952	2,803,329	-	-	-	-	150,663	-	-	-	108,960
Plot costs (£)	214,407	196,233	-	-	-	-	10,546	-	-	-	7,627
Garage Build Costs (£)	32,400	32,400	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**1,622**	**1,492**	**-**	**-**	**-**	**-**	**74**	**-**	**-**	**-**	**56**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**3,309,758**	**3,031,962**	-	-	-	-	**161,209**	-	-	-	**116,587**
Policy & Infrastructure Costs											
Total Site Infrastructure Costs	264,639										
Building Safety Levy	18,110										
BNG/tree planting	3,630										
M4(2)	20,160										
Habitat bricks	1,500										
M4(3)	6,000										
S106 - houses	-										
S106 - flats	-										
S106 - older persons	-										
Health	-										
	-										
	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	**314,039**										
Sales & Marketing/Legal Fees (mkt)	153,689	153,689	-	-	-						
Sales & Marketing/Legal Fees (aff)	4,632					-	450	-	-	-	4,182
Professional Fees Total (£)	264,781	242,557	-	-	-	-	12,897	-	-	-	9,327
CIL (£)	-										
Total Development Costs (£)	**4,339,356**										

Development Period	5	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	5,391,264	
Land & associated Fees - inc in interest calc	292,457	
Development Costs	4,046,899	
Finance	159,584	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	4,498,940	
Gross Residual Value inc land less finance (£)	**892,324**	
Total Developer/Contractor Return	918,194	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-25,870**	

Notes

Model ref GBF3 no s106 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - GF VA: 1 : 10% AH - 15 units						
Site Information							
Date	05/11/2025	Updated		Compiled by	SV	Reference	BW - GF

Land and Developer Returns Assumptions

Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.38	hectares			15.00	1,559.2	60.8	62.5	1,682.5
Gross Area	0.43	hectares	Market		13.50	1,431.0	60.8	60.8	1,552.5
Net to Gross %	88.37%		Affordable		1.50	128.2	-	1.7	130.0
Density	39.47	per net ha	% Affordable		10.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**15.00**	**13.50**	**-**	**-**	**-**	**0.45**	**0.45**	**-**	**-**	**-**	**0.60**
Total NIA exc garages & circ space (sq m)	1,559.2	1,431.0	-	-	-	36.3	36.3	-	-	-	55.6
Garages (sq m)	60.8	60.8	-	-	-						
Total NIA inc garages exc circ space (sq m)	**1,620.0**	**1,491.8**	**-**	**-**	**-**	**36.3**	**36.3**	**-**	**-**	**-**	**55.6**
Tenure Split (by %)		90.00%				3.00%	3.00%				4.00%
Sales Revenue (£)	**5,371,929**	**5,122,980**	**-**	**-**	**-**	**45,115**	**64,450**	**-**	**-**	**-**	**139,384**
Average Revenue per unit	358,129	379,480	-	-	-	100,256	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,445	3,580	-	-	-	1,242	1,775	-	-	-	2,506

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**5,371,929**

Scheme Development Costs

Land	133,300	*310,000*	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	2,333		
Land & associated fees Total	**135,633**	*315,426*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	3,062,952	2,803,329	-	-	-	75,332	75,332	-	-	-	108,960
Plot costs (£)	214,407	196,233	-	-	-	5,273	5,273	-	-	-	7,627
Garage Build Costs (£)	32,400	32,400	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**1,622**	**1,492**	**-**	**-**	**-**	**37**	**37**	**-**	**-**	**-**	**56**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**3,309,758**	**3,031,962**	**-**	**-**	**-**	**80,605**	**80,605**	**-**	**-**	**-**	**116,587**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	264,639
Building Safety Levy	36,235
BNG/tree planting	17,055
M4(2)	20,160
Habitat bricks	1,500
M4(3)	6,000
S106 - houses	205,968
S106 - flats	3,456
S106 - older persons	-
Health	10,500
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**565,513**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	153,689	153,689	-	-	-						
Sales & Marketing/Legal Fees (aff)	4,632					225	225	-	-	-	4,182
Professional Fees Total (£)	264,781	242,557	-	-	-	6,448	6,448	-	-	-	9,327
CIL (£)	-										
Total Development Costs (£)	**4,434,006**										

Development Period	5	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	5,371,929	
Land & associated Fees - inc in interest calc	135,633	
Development Costs	4,298,373	
Finance	152,954	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	4,586,960	
Gross Residual Value inc land less finance (£)	**784,970**	
Total Developer/Contractor Return	917,034	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-132,064**	

Notes

Model ref GGF4 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - GF VA: 1 : 10% AH - 15 units s106 £0 - 60%AR 40%DMS							
Site Information								
Date	14/11/2025	Updated		Compiled by	SV	Reference	BW - GF	

Land and Developer Returns Assumptions

- Land & associated costs included in cashflow
- Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.38	hectares		15.00	1,559.2	60.8	62.5	1,682.5
Gross Area	0.43	hectares	Market	13.50	1,431.0	60.8	60.8	1,552.5
Net to Gross %	88.37%		Affordable	1.50	128.2	-	1.7	130.0
Density	39.47	per net ha	% Affordable	10.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**15.00**	**13.50**	**-**	**-**	**-**	**-**	**0.90**	**-**	**-**	**-**	**0.60**
Total NIA exc garages & circ space (sq m)	1,559.2	1,431.0	-	-	-	-	72.6	-	-	-	55.6
Garages (sq m)	60.8	60.8	-	-	-						
Total NIA inc garages exc circ space (sq m)	**1,620.0**	**1,491.8**	**-**	**-**	**-**	**-**	**72.6**	**-**	**-**	**-**	**55.6**
Tenure Split (by %)		90.00%					6.00%				4.00%
Sales Revenue (£)	**5,391,264**	**5,122,980**	**-**	**-**	**-**	**-**	**128,900**	**-**	**-**	**-**	**139,384**
Average Revenue per unit	359,418	379,480	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,458	3,580	-	-	-	-	1,775	-	-	-	2,506
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**5,391,264**										

Scheme Development Costs

Land	133,300	*310,000*	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	2,333		
Land & associated fees Total	**135,633**	*315,426*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	3,062,952	2,803,329	-	-	-	-	150,663	-	-	-	108,960
Plot costs (£)	214,407	196,233	-	-	-	-	10,546	-	-	-	7,627
Garage Build Costs (£)	32,400	32,400	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**1,622**	**1,492**	**-**	**-**	**-**	**-**	**74**	**-**	**-**	**-**	**56**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**3,309,758**	**3,031,962**	**-**	**-**	**-**	**-**	**161,209**	**-**	**-**	**-**	**116,587**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	264,639
Building Safety Levy	36,235
BNG/tree planting	17,055
M4(2)	20,160
Habitat bricks	1,500
M4(3)	6,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**345,589**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	153,689	153,689	-	-	-						
Sales & Marketing/Legal Fees (aff)	4,632					-	450	-	-	-	4,182
Professional Fees Total (£)	264,781	242,557	-	-	-	-	12,897	-	-	-	9,327
CIL (£)	-										
Total Development Costs (£)	**4,214,082**										

Development Period	5	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	5,391,264	
Land & associated Fees - inc in interest calc	135,633	
Development Costs	4,078,449	
Finance	149,462	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	4,363,543	
Gross Residual Value inc land less finance (£)	**1,027,721**	
Total Developer/Contractor Return	918,194	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**109,527**	

Notes

Model ref GGF4 no s106 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - BF VA: 1 : 25% AH - 30 units
Site Information	
Date	05/11/2025
Updated	
Compiled by	SV
Reference	BW - BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.91	hectares			30.00	3,026.2	101.3	109.9	3,237.4
Gross Area	1.07	hectares		Market	22.50	2,385.0	101.3	101.3	2,587.5
Net to Gross %	85.05%			Affordable	7.50	641.2	-	8.7	649.9
Density	32.97	per net ha		% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**30.00**	**22.50**	**-**	**-**	**-**	**2.25**	**2.25**	**-**	**-**	**-**	**3.00**
Total NIA exc garages & circ space (sq m)	3,026.2	2,385.0	-	-	-	181.6	181.6	-	-	-	278.1
Garages (sq m)	101.3	101.3	-	-	-						
Total NIA inc garages exc circ space (sq m)	**3,127.5**	**2,486.3**	**-**	**-**	**-**	**181.6**	**181.6**	**-**	**-**	**-**	**278.1**
Tenure Split (by %)		75.00%				7.50%	7.50%				10.00%
Sales Revenue (£)	**9,783,045**	**8,538,300**	-	-	-	**225,576**	**322,251**	-	-	-	**696,919**
Average Revenue per unit	326,102	379,480	-	-	-	100,256	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,233	3,580	-	-	-	1,242	1,775	-	-	-	2,506

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**9,783,045**

Scheme Development Costs

Land	460,100	*430,000*	*per gross ha*
SDLT at prevailing rate	12,505		
Agents Fees (1%), Legal Fees (0.75%) Total -	8,052		
Land & associated fees Total	**480,657**	*449,212*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	5,681,398	4,438,485	-	-	-	362,684	362,684	-	-	-	517,544
Plot costs (£)	397,698	310,694	-	-	-	25,388	25,388	-	-	-	36,228
Garage Build Costs (£)	54,000	54,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**3,136**	**2,486**	**-**	**-**	**-**	**186**	**186**	**-**	**-**	**-**	**278**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**6,133,096**	**4,803,179**	-	-	-	**388,072**	**388,072**	-	-	-	**553,772**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	490,873
Building Safety Levy	30,183
BNG/tree planting	7,260
M4(2)	40,320
Habitat bricks	3,000
M4(3)	12,000
S106 - houses	399,840
S106 - flats	17,280
S106 - older persons	-
Health	21,000
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,021,756**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	256,149	256,149	-	-	-						
Sales & Marketing/Legal Fees (aff)	23,158					1,125	1,125	-	-	-	20,908
Professional Fees Total (£)	490,648	384,254	-	-	-	31,046	31,046	-	-	-	44,302
CIL (£)	-										
Total Development Costs (£)	**8,405,463**										

Development Period	7	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	9,783,045	
Land & associated Fees - inc in interest calc	480,657	
Development Costs	7,924,806	
Finance	322,768	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	8,728,231	
Gross Residual Value inc land less finance (£)	**1,054,814**	
Total Developer/Contractor Return	1,596,764	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-541,950**	

Notes

Model ref GBF5 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - BF VA: 1 : 25% AH - 30 units s106 £0 - 60%AR 40%DMS						
Site Information							
Date	14/11/2025	Updated		Compiled by	SV	Reference	BW - BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.91	hectares		30.00	3,026.2	101.3	109.9	3,237.4
Gross Area	1.07	hectares	Market	22.50	2,385.0	101.3	101.3	2,587.5
Net to Gross %	85.05%		Affordable	7.50	641.2	-	8.7	649.9
Density	32.97	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**30.00**	**22.50**	**-**	**-**	**-**	**-**	**4.50**	**-**	**-**	**-**	**3.00**
Total NIA exc garages & circ space (sq m)	3,026.2	2,385.0	-	-	-	-	363.1	-	-	-	278.1
Garages (sq m)	101.3	101.3	-	-	-						
Total NIA inc garages exc circ space (sq m)	**3,127.5**	**2,486.3**	**-**	**-**	**-**	**-**	**363.1**	**-**	**-**	**-**	**278.1**
Tenure Split (by %)		75.00%					15.00%				10.00%
Sales Revenue (£)	**9,879,721**	**8,538,300**	-	-	-	-	**644,502**	-	-	-	**696,919**
Average Revenue per unit	329,324	379,480	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,265	3,580	-	-	-	-	1,775	-	-	-	2,506

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**9,879,721**

Scheme Development Costs

Land	460,100	*430,000*	*per gross ha*
SDLT at prevailing rate	12,505		
Agents Fees (1%), Legal Fees (0.75%) Total -	8,052		
Land & associated fees Total	**480,657**	*449,212*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	5,681,398	4,438,485	-	-	-	-	725,369	-	-	-	517,544
Plot costs (£)	397,698	310,694	-	-	-	-	50,776	-	-	-	36,228
Garage Build Costs (£)	54,000	54,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**3,136**	**2,486**	**-**	**-**	**-**	**-**	**372**	**-**	**-**	**-**	**278**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**6,133,096**	**4,803,179**	-	-	-	-	**776,145**	-	-	-	**553,772**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	490,873
Building Safety Levy	30,183
BNG/tree planting	7,260
M4(2)	40,320
Habitat bricks	3,000
M4(3)	12,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**583,636**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	256,149	256,149	-	-	-						
Sales & Marketing/Legal Fees (aff)	23,158					-	2,250	-	-	-	20,908
Professional Fees Total (£)	490,648	384,254	-	-	-	-	62,092	-	-	-	44,302
CIL (£)	-										
Total Development Costs (£)	**7,967,343**										

Development Period	7	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	9,879,721	
Land & associated Fees - inc in interest calc	480,657	
Development Costs	7,486,686	
Finance	310,988	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	8,278,331	
Gross Residual Value inc land less finance (£)	**1,601,389**	
Total Developer/Contractor Return	1,602,564	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-1,175**	

Notes

Model ref GBF5 no s106 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - GF VA: 1 : 25% AH - 30 units						
Site Information							
Date	05/11/2025	Updated		Compiled by	SV	Reference	BW - GF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.91	hectares		30.00	3,026.2	101.3	109.9	3,237.4
Gross Area	1.07	hectares	Market	22.50	2,385.0	101.3	101.3	2,587.5
Net to Gross %	85.05%		Affordable	7.50	641.2	-	8.7	649.9
Density	32.97	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**30.00**	**22.50**	**-**	**-**	**-**	**2.25**	**2.25**	**-**	**-**	**-**	**3.00**
Total NIA exc garages & circ space (sq m)	3,026.2	2,385.0	-	-	-	181.6	181.6	-	-	-	278.1
Garages (sq m)	101.3	101.3	-	-	-						
Total NIA inc garages exc circ space (sq m)	**3,127.5**	**2,486.3**	**-**	**-**	**-**	**181.6**	**181.6**	**-**	**-**	**-**	**278.1**
Tenure Split (by %)		75.00%				7.50%	7.50%				10.00%
Sales Revenue (£)	**9,783,045**	**8,538,300**	-	-	-	**225,576**	**322,251**	-	-	-	**696,919**
Average Revenue per unit	326,102	379,480	-	-	-	100,256	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,233	3,580	-	-	-	1,242	1,775	-	-	-	2,506

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**9,783,045**

Scheme Development Costs

Land	267,500	*250,000 per gross ha*
SDLT at prevailing rate	2,875	
Agents Fees (1%), Legal Fees (0.75%) Total -	4,681	
Land & associated fees Total	**275,056**	*257,062 per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	5,681,398	4,438,485	-	-	-	362,684	362,684	-	-	-	517,544
Plot costs (£)	397,698	310,694	-	-	-	25,388	25,388	-	-	-	36,228
Garage Build Costs (£)	54,000	54,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**3,136**	**2,486**	**-**	**-**	**-**	**186**	**186**	**-**	**-**	**-**	**278**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**6,133,096**	**4,803,179**	-	-	-	**388,072**	**388,072**	-	-	-	**553,772**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	490,873
Building Safety Levy	60,391
BNG/tree planting	34,110
M4(2)	40,320
Habitat bricks	3,000
M4(3)	12,000
S106 - houses	399,840
S106 - flats	17,280
S106 - older persons	-
Health	21,000
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,078,814**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	256,149	256,149	-	-	-						
Sales & Marketing/Legal Fees (aff)	23,158					1,125	1,125	-	-	-	20,908
Professional Fees Total (£)	490,648	384,254	-	-	-	31,046	31,046	-	-	-	44,302
CIL (£)	-										
Total Development Costs (£)	**8,256,920**										

Development Period	7	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	9,783,045	
Land & associated Fees - inc in interest calc	275,056	
Development Costs	7,981,864	
Finance	317,661	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	8,574,581	
Gross Residual Value inc land less finance (£)	**1,208,464**	
Total Developer/Contractor Return	1,596,764	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-388,299**	

Notes

Model ref GGF6 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - GF VA: 1 : 25% AH - 30 units s106 £0 - 60%AR 40%DMS						
Site Information							
Date	14/11/2025	Updated		Compiled by	SV	Reference	BW - GF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details						NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
					Dwellings				
	Net Area	0.91	hectares		30.00	3,026.2	101.3	109.9	3,237.4
	Gross Area	1.07	hectares	Market	22.50	2,385.0	101.3	101.3	2,587.5
	Net to Gross %	85.05%		Affordable	7.50	641.2	-	8.7	649.9
	Density	32.97	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**30.00**	**22.50**	**-**	**-**	**-**	**-**	**4.50**	**-**	**-**	**-**	**3.00**
Total NIA exc garages & circ space (sq m)	3,026.2	2,385.0	-	-	-	-	363.1	-	-	-	278.1
Garages (sq m)	101.3	101.3	-	-	-						
Total NIA inc garages exc circ space (sq m)	**3,127.5**	**2,486.3**	**-**	**-**	**-**	**-**	**363.1**	**-**	**-**	**-**	**278.1**
Tenure Split (by %)		75.00%					15.00%				10.00%
Sales Revenue (£)	**9,879,721**	**8,538,300**	-	-	-	-	**644,502**	-	-	-	**696,919**
Average Revenue per unit	329,324	379,480	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,265	3,580	-	-	-	-	1,775	-	-	-	2,506
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**9,879,721**										

Scheme Development Costs

Land	267,500	*250,000*	*per gross ha*
SDLT at prevailing rate	2,875		
Agents Fees (1%), Legal Fees (0.75%) Total -	4,681		
Land & associated fees Total	**275,056**	*257,062*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	5,681,398	4,438,485	-	-	-	-	725,369	-	-	-	517,544
Plot costs (£)	397,698	310,694	-	-	-	-	50,776	-	-	-	36,228
Garage Build Costs (£)	54,000	54,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**3,136**	**2,486**	**-**	**-**	**-**	**-**	**372**	**-**	**-**	**-**	**278**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**6,133,096**	**4,803,179**	**-**	**-**	**-**	**-**	**776,145**	**-**	**-**	**-**	**553,772**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	490,873
Building Safety Levy	60,391
BNG/tree planting	34,110
M4(2)	40,320
Habitat bricks	3,000
M4(3)	12,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**640,694**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	256,149	256,149	-	-	-						
Sales & Marketing/Legal Fees (aff)	23,158					-	2,250	-	-	-	20,908
Professional Fees Total (£)	490,648	384,254	-	-	-	-	62,092	-	-	-	44,302
CIL (£)	-										
Total Development Costs (£)	**7,818,800**										

Development Period	7	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	9,879,721	
Land & associated Fees - inc in interest calc	275,056	
Development Costs	7,543,744	
Finance	290,834	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	8,109,634	
Gross Residual Value inc land less finance (£)	**1,770,087**	
Total Developer/Contractor Return	1,602,564	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**167,522**	

Notes

Model ref GGF6 no s106 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - BF VA: 1 : 25% AH - 75 units						
Site Information							
Date	05/11/2025	Updated		Compiled by	SV	Reference	BW - BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	1.88	hectares		75.00	7,565.5	253.1	274.8	8,093.4
Gross Area	2.50	hectares	Market	56.25	5,962.5	253.1	253.1	6,468.8
Net to Gross %	75.20%		Affordable	18.75	1,603.0	-	21.7	1,624.7
Density	39.89	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**75.00**	**56.25**	**-**	**-**	**-**	**5.63**	**5.63**	**-**	**-**	**-**	**7.50**
Total NIA exc garages & circ space (sq m)	7,565.5	5,962.5	-	-	-	453.9	453.9	-	-	-	695.3
Garages (sq m)	253.1	253.1	-	-	-						
Total NIA inc garages exc circ space (sq m)	**7,818.7**	**6,215.6**	**-**	**-**	**-**	**453.9**	**453.9**	**-**	**-**	**-**	**695.3**
Tenure Split (by %)		75.00%				7.50%	7.50%				10.00%
Sales Revenue (£)	**24,457,642**	**21,345,750**	**-**	**-**	**-**	**563,951**	**805,644**	**-**	**-**	**-**	**1,742,297**
Average Revenue per unit	326,101	379,480	-	-	-	100,256	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,233	3,580	-	-	-	1,242	1,775	-	-	-	2,506

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**24,457,642**

Scheme Development Costs

Land	1,075,000	*430,000*	*per gross ha*
SDLT at prevailing rate	43,250		
Agents Fees (1%), Legal Fees (0.75%) Total -	18,813		
Land & associated fees Total	**1,137,063**	*454,825*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	13,481,203	10,511,888	-	-	-	871,795	871,795	-	-	-	1,225,726
Plot costs (£)	943,684	735,832	-	-	-	61,026	61,026	-	-	-	85,801
Garage Build Costs (£)	135,000	135,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**7,840**	**6,216**	**-**	**-**	**-**	**465**	**465**	**-**	**-**	**-**	**695**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**14,559,887**	**11,382,720**	**-**	**-**	**-**	**932,820**	**932,820**	**-**	**-**	**-**	**1,311,527**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	1,164,776
Building Safety Levy	75,458
BNG/tree planting	18,150
M4(2)	100,800
Habitat bricks	7,500
M4(3)	30,000
S106 - houses	999,603
S106 - flats	43,200
S106 - older persons	-
Health	52,500
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**2,491,987**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	640,373	640,373	-	-	-						
Sales & Marketing/Legal Fees (aff)	57,894					2,813	2,813	-	-	-	52,269
Professional Fees Total (£)	1,164,791	910,618	-	-	-	74,626	74,626	-	-	-	104,922
CIL (£)	-										
Total Development Costs (£)	**20,051,994**										

Development Period	3	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	24,457,642	
Land & associated Fees - inc in interest calc	1,137,063	
Development Costs	18,914,931	
Finance	865,396	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	20,917,390	
Gross Residual Value inc land less finance (£)	**3,540,252**	
Total Developer/Contractor Return	3,991,912	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-451,660**	

Notes

Model ref GBF7 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - BF VA: 1 : 25% AH - 75 units s106 £0 - 60%AR 40%DMS	**Land and Developer Returns Assumptions**
Site Information		Land & associated costs included in cashflow
		Developer & contractor returns excluded from cashflow

Date	14/11/2025	Updated		Compiled by	SV	Reference	BW - BF

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	1.88	hectares		75.00	7,565.5	253.1	274.8	8,093.4
	Gross Area	2.50	hectares	Market	56.25	5,962.5	253.1	253.1	6,468.8
	Net to Gross %	75.20%		Affordable	18.75	1,603.0	-	21.6	1,624.7
	Density	39.89	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**75.00**	**56.25**	-	-	-	-	**11.25**	-	-	-	**7.50**
Total NIA exc garages & circ space (sq m)	7,565.5	5,962.5	-	-	-	-	907.8	-	-	-	695.3
Garages (sq m)	253.1	253.1	-	-	-						
Total NIA inc garages exc circ space (sq m)	**7,818.6**	**6,215.6**	-	-	-	-	**907.8**	-	-	-	**695.3**
Tenure Split (by %)		75.00%					15.00%				10.00%
Sales Revenue (£)	**24,699,302**	**21,345,750**	-	-	-	-	**1,611,255**	-	-	-	**1,742,297**
Average Revenue per unit	329,324	379,480	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,265	3,580	-	-	-	-	1,775	-	-	-	2,506
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**24,699,302**										

Scheme Development Costs

Land	1,075,000	*430,000*	*per gross ha*
SDLT at prevailing rate	43,250		
Agents Fees (1%), Legal Fees (0.75%) Total -	18,813		
Land & associated fees Total	**1,137,063**	*454,825*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	13,481,170	10,511,888	-	-	-	-	1,743,557	-	-	-	1,225,726
Plot costs (£)	943,682	735,832	-	-	-	-	122,049	-	-	-	85,801
Garage Build Costs (£)	135,000	135,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**7,840**	**6,216**	-	-	-	-	**929**	-	-	-	**695**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**14,559,852**	**11,382,720**	-	-	-	-	**1,865,606**	-	-	-	**1,311,527**
Policy & Infrastructure Costs											
Total Site Infrastructure Costs	1,164,773										
Building Safety Levy	75,458										
BNG/tree planting	18,150										
M4(2)	100,800										
Habitat bricks	7,500										
M4(3)	30,000										
S106 - houses	-										
S106 - flats	-										
S106 - older persons	-										
Health	-										
	-										
	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	**1,396,681**										
Sales & Marketing/Legal Fees (mkt)	640,373	640,373	-	-	-						
Sales & Marketing/Legal Fees (aff)	57,894					-	5,625	-	-	-	52,269
Professional Fees Total (£)	1,164,788	910,618	-	-	-	-	149,248	-	-	-	104,922
CIL (£)	-										
Total Development Costs (£)	**18,956,650**										

Development Period	3	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	24,699,302	
Land & associated Fees - inc in interest calc	1,137,063	
Development Costs	17,819,587	
Finance	801,217	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	19,757,868	
Gross Residual Value inc land less finance (£)	**4,941,434**	
Total Developer/Contractor Return	4,006,411	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**935,023**	

Notes

Model ref GBF7 no s106 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - GF VA: 1 : 25% AH - 75 units						
Site Information							
Date	05/11/2025	Updated		Compiled by	SV	Reference	BW - GF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	1.88	hectares			75.00	7,565.5	253.1	274.8	8,093.4
Gross Area	2.50	hectares		Market	56.25	5,962.5	253.1	253.1	6,468.8
Net to Gross %	75.20%			Affordable	18.75	1,603.0	-	21.7	1,624.7
Density	39.89	per net ha		% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**75.00**	**56.25**	**-**	**-**	**-**	**5.63**	**5.63**	**-**	**-**	**-**	**7.50**
Total NIA exc garages & circ space (sq m)	7,565.5	5,962.5	-	-	-	453.9	453.9	-	-	-	695.3
Garages (sq m)	253.1	253.1	-	-	-						
Total NIA inc garages exc circ space (sq m)	**7,818.7**	**6,215.6**	**-**	**-**	**-**	**453.9**	**453.9**	**-**	**-**	**-**	**695.3**
Tenure Split (by %)		75.00%				7.50%	7.50%				10.00%
Sales Revenue (£)	**24,457,642**	**21,345,750**	**-**	**-**	**-**	**563,951**	**805,644**	**-**	**-**	**-**	**1,742,297**
Average Revenue per unit	326,101	379,480	-	-	-	100,256	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,233	3,580	-	-	-	1,242	1,775	-	-	-	2,506

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**24,457,642**

Scheme Development Costs

Land	625,000	*250,000*	*per gross ha*
SDLT at prevailing rate	20,750		
Agents Fees (1%), Legal Fees (0.75%) Total -	10,938		
Land & associated fees Total	**656,688**	*262,675*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	13,481,203	10,511,888	-	-	-	871,795	871,795	-	-	-	1,225,726
Plot costs (£)	943,684	735,832	-	-	-	61,026	61,026	-	-	-	85,801
Garage Build Costs (£)	135,000	135,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**7,840**	**6,216**	**-**	**-**	**-**	**465**	**465**	**-**	**-**	**-**	**695**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**14,559,887**	**11,382,720**	**-**	**-**	**-**	**932,820**	**932,820**	**-**	**-**	**-**	**1,311,527**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	1,164,776
Building Safety Levy	150,978
BNG/tree planting	85,275
M4(2)	100,800
Habitat bricks	7,500
M4(3)	30,000
S106 - houses	999,603
S106 - flats	43,200
S106 - older persons	-
Health	52,500
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**2,634,632**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	640,373	640,373	-	-	-						
Sales & Marketing/Legal Fees (aff)	57,894					2,813	2,813	-	-	-	52,269
Professional Fees Total (£)	1,164,791	910,618	-	-	-	74,626	74,626	-	-	-	104,922
CIL (£)	-										
Total Development Costs (£)	**19,714,264**										

Development Period	3	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	24,457,642	
Land & associated Fees - inc in interest calc	656,688	
Development Costs	19,057,576	
Finance	804,588	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	20,518,852	
Gross Residual Value inc land less finance (£)	**3,938,789**	
Total Developer/Contractor Return	3,991,912	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-53,122**	

Notes

Model ref GGF8 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	BW - GF VA: 1 : 25% AH - 75 units s106 £0 - 60%AR 40%DMS						
Site Information							
Date	14/11/2025	Updated		Compiled by	SV	Reference	BW - GF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	1.88	hectares			75.00	7,565.5	253.1	274.8	8,093.4
Gross Area	2.50	hectares		Market	56.25	5,962.5	253.1	253.1	6,468.8
Net to Gross %	75.20%			Affordable	18.75	1,603.0	-	21.6	1,624.7
Density	39.89	per net ha		% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**75.00**	**56.25**	-	-	-	-	**11.25**	-	-	-	**7.50**
Total NIA exc garages & circ space (sq m)	7,565.5	5,962.5	-	-	-	-	907.8	-	-	-	695.3
Garages (sq m)	253.1	253.1	-	-	-						
Total NIA inc garages exc circ space (sq m)	**7,818.6**	**6,215.6**	-	-	-	-	**907.8**	-	-	-	**695.3**
Tenure Split (by %)		75.00%					15.00%				10.00%
Sales Revenue (£)	**24,699,302**	**21,345,750**	-	-	-	-	**1,611,255**	-	-	-	**1,742,297**
Average Revenue per unit	329,324	379,480	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,265	3,580	-	-	-	-	1,775	-	-	-	2,506

Capital Contributions	
Total Capital contributions (£)	-
Total Revenue (£)	**24,699,302**

Scheme Development Costs

Land	625,000	*250,000*	*per gross ha*
SDLT at prevailing rate	20,750		
Agents Fees (1%), Legal Fees (0.75%) Total -	10,938		
Land & associated fees Total	**656,688**	*262,675*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	13,481,170	10,511,888	-	-	-	-	1,743,557	-	-	-	1,225,726
Plot costs (£)	943,682	735,832	-	-	-	-	122,049	-	-	-	85,801
Garage Build Costs (£)	135,000	135,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**7,840**	**6,216**	-	-	-	-	**929**	-	-	-	**695**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**14,559,852**	**11,382,720**	-	-	-	-	**1,865,606**	-	-	-	**1,311,527**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	1,164,773
Building Safety Levy	150,978
BNG/tree planting	85,275
M4(2)	100,800
Habitat bricks	7,500
M4(3)	30,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,539,326**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	640,373	640,373	-	-	-						
Sales & Marketing/Legal Fees (aff)	57,894					-	5,625	-	-	-	52,269
Professional Fees Total (£)	1,164,788	910,618	-	-	-	-	149,248	-	-	-	104,922

CIL (£)	-
Total Development Costs (£)	**18,618,920**

Development Period	3	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	24,699,302	
Land & associated Fees - inc in interest calc	656,688	
Development Costs	17,962,232	
Finance	740,410	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	19,359,330	
Gross Residual Value inc land less finance (£)	**5,339,972**	
Total Developer/Contractor Return	4,006,411	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**1,333,560**	

Notes

Model ref GGF8 no s106 - note 'First Homes' above refers to DMS affordable housing

Green Belt Models

Summary Report 3

Site Name	GB 50% AH - 30 units 15% return + 14.5% mkt		**Land and Developer Returns Assumptions**
Site Information			Land & associated costs included in cashflow
			Developer & contractor returns excluded from cashflow

Date	05/11/2025	Updated		Compiled by	SV	Reference	GB

Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.91	hectares		30.00	2,872.4	67.5	84.8	3,024.7
Gross Area	1.07	hectares	Market	15.00	1,590.0	67.5	67.5	1,725.0
Net to Gross %	85.05%		Affordable	15.00	1,282.4	-	17.3	1,299.7
Density	32.97	per net ha	% Affordable	50.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**30.00**	**15.00**	**-**	**-**	**-**	**-**	**9.00**	**-**	**-**	**-**	**6.00**
Total NIA exc garages & circ space (sq m)	2,872.4	1,590.0	-	-	-	-	726.2	-	-	-	556.2
Garages (sq m)	67.5	67.5	-	-	-						
Total NIA inc garages exc circ space (sq m)	**2,939.9**	**1,657.5**	**-**	**-**	**-**	**-**	**726.2**	**-**	**-**	**-**	**556.2**
Tenure Split (by %)		50.00%					30.00%				20.00%
Sales Revenue (£)	**9,200,411**	**6,517,569**	-	-	-	-	**1,289,004**	-	-	-	**1,393,837**
Average Revenue per unit	306,680	434,505	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,203	4,099	-	-	-	-	1,775	-	-	-	2,506
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**9,200,411**										

Scheme Development Costs

Land	-	-	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	-		
Land & associated fees Total	**-**	-	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	5,444,816	2,958,990	-	-	-	-	1,450,738	-	-	-	1,035,088
Plot costs (£)	381,137	207,129	-	-	-	-	101,552	-	-	-	72,456
Garage Build Costs (£)	36,000	36,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**2,957**	**1,658**	**-**	**-**	**-**	**-**	**744**	**-**	**-**	**-**	**556**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**5,861,953**	**3,202,119**	-	-	-	-	**1,552,289**	-	-	-	**1,107,544**
Policy & Infrastructure Costs											
Total Site Infrastructure Costs	470,432										
Building Safety Levy	40,261										
BNG/tree planting	34,110										
M4(2)	40,320										
Habitat bricks	3,000										
M4(3)	12,000										
S106 - houses	379,680										
S106 - flats	34,560										
S106 - older persons	-										
Health	21,000										
	-										
	-										
	-										
	-										
	-										
Total Policy & Infrastructure Costs (£)	**1,035,363**										
Sales & Marketing/Legal Fees (mkt)	195,527	195,527	-	-	-						
Sales & Marketing/Legal Fees (aff)	46,315					-	4,500	-	-	-	41,815
Professional Fees Total (£)	468,956	256,170	-	-	-	-	124,183	-	-	-	88,604
CIL (£)	-										
Total Development Costs (£)	**7,608,114**										

Development Period	7	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	9,200,411	
Land & associated Fees - inc in interest calc	-	
Development Costs	7,608,114	
Finance	274,822	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	7,882,936	
Gross Residual Value inc land less finance (£)	**1,317,474**	
Total Developer/Contractor Return	1,194,359	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**123,115**	

Notes

Summary Report 3

Site Name	GB VA: 1 : 50% AH - 75 units 15% return +7.5% mkt					
Site Information						
Date	05/11/2025	Updated		Compiled by	SV	Reference: GB

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	1.88	hectares		75.00	7,181.0	168.8	212.1	7,561.8
Gross Area	2.50	hectares	Market	37.50	3,975.0	168.8	168.8	4,312.5
Net to Gross %	75.20%		Affordable	37.50	3,206.0	-	43.3	3,249.3
Density	39.89	per net ha	% Affordable	50.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**75.00**	**37.50**	**-**	**-**	**-**	**-**	**22.50**	**-**	**-**	**-**	**15.00**
Total NIA exc garages & circ space (sq m)	7,181.0	3,975.0	-	-	-	-	1,815.5	-	-	-	1,390.5
Garages (sq m)	168.8	168.8	-	-	-						
Total NIA inc garages exc circ space (sq m)	**7,349.8**	**4,143.8**	**-**	**-**	**-**	**-**	**1,815.5**	**-**	**-**	**-**	**1,390.5**
Tenure Split (by %)		50.00%					30.00%				20.00%
Sales Revenue (£)	**22,004,891**	**15,297,788**	-	-	-	-	**3,222,511**	-	-	-	**3,484,593**
Average Revenue per unit	293,399	407,941	-	-	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,064	3,849	-	-	-	-	1,775	-	-	-	2,506
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**22,004,891**										

Scheme Development Costs

Land	-	-	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	-		
Land & associated fees Total	**-**	-	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	12,946,490	7,007,925	-	-	-	-	3,487,113	-	-	-	2,451,452
Plot costs (£)	906,254	490,555	-	-	-	-	244,098	-	-	-	171,602
Garage Build Costs (£)	90,000	90,000	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**7,393**	**4,144**	**-**	**-**	**-**	**-**	**1,859**	**-**	**-**	**-**	**1,391**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**13,942,744**	**7,588,480**	-	-	-	-	**3,731,211**	-	-	-	**2,623,053**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	1,118,577
Building Safety Levy	100,652
BNG/tree planting	85,275
M4(2)	100,800
Habitat bricks	7,500
M4(3)	30,000
S106 - houses	949,200
S106 - flats	86,400
S106 - older persons	-
Health	52,500
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**2,530,904**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	458,934	458,934	-	-	-						
Sales & Marketing/Legal Fees (aff)	115,788					-	11,250	-	-	-	104,538
Professional Fees Total (£)	1,115,420	607,078	-	-	-	-	298,497	-	-	-	209,844
CIL (£)	-										
Total Development Costs (£)	**18,163,789**										

Development Period	3	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	22,004,891	
Land & associated Fees - inc in interest calc	-	
Development Costs	18,163,789	
Finance	730,118	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	18,893,907	
Gross Residual Value inc land less finance (£)	**3,110,984**	
Total Developer/Contractor Return	2,836,478	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**274,506**	

Notes

Summary Report 3

Site Name	GB VA: 1 : 50% AH - 200 units 15% return +10.5% mkt					
Site Information						
Date	05/11/2025	Updated		Compiled by	SV	Reference: GB

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	5.71	hectares		200.00	19,149.4	450.0	565.5	20,164.9
Gross Area	8.00	hectares	Market	100.00	10,600.0	450.0	450.0	11,500.0
Net to Gross %	71.38%		Affordable	100.00	8,549.4	-	115.5	8,664.9
Density	35.03	per net ha	% Affordable	50.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Custom Build	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**200.00**	**90.00**	**-**	**10.00**	**-**	**-**	**60.00**	**-**	**-**	**-**	**40.00**
Total NIA exc garages & circ space (sq m)	19,149.4	9,540.0	-	1,060.0	-	-	4,841.4	-	-	-	3,708.0
Garages (sq m)	450.0	405.0	-	45.0	-						
Total NIA inc garages exc circ space (sq m)	**19,599.4**	**9,945.0**	**-**	**1,105.0**	**-**	**-**	**4,841.4**	**-**	**-**	**-**	**3,708.0**
Tenure Split (by %)		45.00%		5.00%			30.00%				20.00%
Sales Revenue (£)	**59,609,436**	**37,739,286**	**-**	**3,984,540**	**-**	**-**	**8,593,362**	**-**	**-**	**-**	**9,292,248**
Average Revenue per unit	298,047	419,325	-	398,454	-	-	143,223	-	-	-	232,306
Average Revenue per sq m GIA	3,113	3,956	-	3,759	-	-	1,775	-	-	-	2,506

Capital Contributions	
Total Capital contributions (£)	-
Total Revenue (£)	**59,609,436**

Scheme Development Costs

Land	-	-	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	-		
Land & associated fees Total	**-**	-	*per gross ha*

	Total	Market Sale	Market Rent	Custom Build	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	34,617,412	16,819,020	-	1,962,219	-	-	9,298,969	-	-	-	6,537,204
Plot costs (£)	2,423,219	1,177,331	-	137,355	-	-	650,928	-	-	-	457,604
Garage Build Costs (£)	241,200	216,000	-	25,200	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**19,715**	**9,945**	**-**	**1,105**	**-**	**-**	**4,957**	**-**	**-**	**-**	**3,708**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**37,281,831**	**18,212,351**	**-**	**2,124,774**	**-**	**-**	**9,949,897**	**-**	**-**	**-**	**6,994,808**

Policy & Infrastructure Costs	
Total Site Infrastructure Costs	4,770,279
Building Safety Levy	268,405
BNG/tree planting	227,400
M4(2)	268,800
Habitat bricks	20,000
M4(3)	80,000
S106 - houses	2,531,200
S106 - flats	230,400
S106 - older persons	-
Health	140,000
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**8,536,484**

	Total	Market Sale	Market Rent	Custom Build	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	1,251,715	1,132,179	-	119,536	-						
Sales & Marketing/Legal Fees (aff)	308,767					-	30,000	-	-	-	278,767
Professional Fees Total (£)	2,371,870	1,092,741	-	262,447	-	-	596,994	-	-	-	419,688
CIL (£)	-										
Total Development Costs (£)	**49,750,668**										

Development Period	6	Years
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	59,609,436	
Land & associated Fees - inc in interest calc	-	
Development Costs	49,750,668	
Finance	1,124,803	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	50,875,470	
Gross Residual Value inc land less finance (£)	**8,733,966**	
Total Developer/Contractor Return	7,803,014	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**930,952**	

Notes

Town Centre Models

Summary Report 3

Site Name	TC BF 15% AH 40AR:60:DM- 150 units - s106£0						
Site Information							
Date	11/11/2025	Updated		Compiled by	SV	Reference	TC BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	1.75	hectares		150.00	12,560.2	-	702.5	13,262.7
	Gross Area	1.75	hectares	Market	127.50	10,582.5	-	675.0	11,257.5
	Net to Gross %	100.00%		Affordable	22.50	1,977.7	-	27.5	2,005.2
	Density	85.71	per net ha	% Affordable	15.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**150.00**	**127.50**	**-**	**-**	**-**	**-**	**9.00**	**-**	**-**	**-**	**13.50**
Total NIA exc garages & circ space (sq m)	12,560.2	10,582.5	-	-	-	-	726.2	-	-	-	1,251.5
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**12,560.2**	**10,582.5**	**-**	**-**	**-**	**-**	**726.2**	**-**	**-**	**-**	**1,251.5**
Tenure Split (by %)		85.00%					6.00%				9.00%
Sales Revenue (£)	**41,998,998**	**37,349,850**	**-**	**-**	**-**	**-**	**1,289,004**	**-**	**-**	**-**	**3,360,143**
Average Revenue per unit	279,993	292,940	-	-	-	-	143,223	-	-	-	248,900
Average Revenue per sq m GIA	3,344	3,529	-	-	-	-	1,775	-	-	-	2,685
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**41,998,998**										

Scheme Development Costs

Land	1,816,500	*1,038,000*	*per gross ha*
SDLT at prevailing rate	80,325		
Agents Fees (1%), Legal Fees (0.75%) Total -	31,789		
Land & associated fees Total	**1,928,614**	*1,102,065*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	25,845,546	22,213,973	-	-	-	-	1,425,267	-	-	-	2,206,306
Plot costs (£)	-	-	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**13,263**	**11,258**	**-**	**-**	**-**	**-**	**754**	**-**	**-**	**-**	**1,251**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**25,845,546**	**22,213,973**	**-**	**-**	**-**	**-**	**1,425,267**	**-**	**-**	**-**	**2,206,306**

Policy & Infrastructure Costs

	-
Building Safety Levy	136,666
BNG/tree planting	36,300
M4(2)	201,600
Habitat bricks	15,000
M4(3)	60,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
Plot and infrastructure costs	3,132,500
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**3,582,066**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	1,120,496	1,120,496	-	-	-						
Sales & Marketing/Legal Fees (aff)	105,304					-	4,500	-	-	-	100,804
Professional Fees Total (£)	1,550,733	1,332,838	-	-	-	-	85,516	-	-	-	132,378
CIL (£)	-										
Total Development Costs (£)	**34,132,759**										

Development Period	3	Years
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	41,998,998	
Land & associated Fees - inc in interest calc	1,928,614	
Development Costs	32,204,145	
Finance	891,017	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	35,023,776	
Gross Residual Value inc land less finance (£)	**6,975,221**	
Total Developer/Contractor Return	6,949,578	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**25,643**	

Notes

Model ref TC1 no s106 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	TC BF 15% AH 40AR 60DM - 40 units - s106£0		
Site Information			
Date	12/11/2025	Updated	
Compiled by	SV	Reference	TC BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.67	hectares		40.00	4,131.4	-	7.3	4,138.7
Gross Area	0.67	hectares	Market	34.00	3,604.0	-	-	3,604.0
Net to Gross %	100.00%		Affordable	6.00	527.4	-	7.3	534.7
Density	59.70	per net ha	% Affordable	15.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**40.00**	**34.00**	**-**	**-**	**-**	**-**	**2.40**	**-**	**-**	**-**	**3.60**
Total NIA exc garages & circ space (sq m)	4,131.4	3,604.0	-	-	-	-	193.7	-	-	-	333.7
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**4,131.4**	**3,604.0**	**-**	**-**	**-**	**-**	**193.7**	**-**	**-**	**-**	**333.7**
Tenure Split (by %)		85.00%					6.00%				9.00%
Sales Revenue (£)	**14,142,093**	**12,902,320**	**-**	**-**	**-**	**-**	**343,734**	**-**	**-**	**-**	**896,038**
Average Revenue per unit	353,552	379,480	-	-	-	-	143,223	-	-	-	248,900
Average Revenue per sq m GIA	3,423	3,580	-	-	-	-	1,775	-	-	-	2,685

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**14,142,093**

Scheme Development Costs

Land	695,460	*1,038,000*	*per gross ha*
SDLT at prevailing rate	24,273		
Agents Fees (1%), Legal Fees (0.75%) Total -	12,171		
Land & associated fees Total	**731,904**	*1,092,394*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	8,123,874	7,060,236	-	-	-	-	409,881	-	-	-	653,757
Plot costs (£)	-	-	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**4,139**	**3,604**	**-**	**-**	**-**	**-**	**201**	**-**	**-**	**-**	**334**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**8,123,874**	**7,060,236**	**-**	**-**	**-**	**-**	**409,881**	**-**	**-**	**-**	**653,757**

Policy & Infrastructure Costs

	-
Building Safety Levy	43,753
BNG/tree planting	9,680
M4(2)	53,760
Habitat bricks	4,000
M4(3)	16,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
Plot and infrastructure costs	1,193,333
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,320,526**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	387,070	387,070	-	-	-						
Sales & Marketing/Legal Fees (aff)	28,081					-	1,200	-	-	-	26,881
Professional Fees Total (£)	649,910	564,819	-	-	-	-	32,790	-	-	-	52,301

CIL (£)	-
Total Development Costs (£)	**11,241,365**

Development Period	8	Quarters
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	14,142,093	
Land & associated Fees - inc in interest calc	731,904	
Development Costs	10,509,461	
Finance	472,232	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	11,713,597	
Gross Residual Value inc land less finance (£)	**2,428,496**	
Total Developer/Contractor Return	2,368,134	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**60,362**	

Notes

Model ref TC2 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	TC - BtR BF 20% DMR - 100 units - s106£0						
Site Information							
Date	11/11/2025	Updated		Compiled by	SV	Reference	TC - BtR BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	0.46	hectares		100.00	5,500.0	-	785.7	6,285.7
	Gross Area	0.46	hectares	Market	80.00	4,400.0	-	628.6	5,028.6
	Net to Gross %	100.00%		Affordable	20.00	1,100.0	-	157.1	1,257.1
	Density	217.39	per net ha	% Affordable	20.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**100.00**	-	**80.00**	-	-	-	-	**20.00**	-	-	-
Total NIA exc garages & circ space (sq m)	5,500.0	-	4,400.0	-	-	-	-	1,100.0	-	-	-
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**5,500.0**	-	**4,400.0**	-	-	-	-	**1,100.0**	-	-	-
Tenure Split (by %)			80.00%					20.00%			
Sales Revenue (£)	**20,077,474**	-	**16,727,579**	-	-	-	-	**3,349,895**	-	-	-
Average Revenue per unit	200,775	-	209,095	-	-	-	-	167,495	-	-	-
Average Revenue per sq m GIA	3,650	-	3,802	-	-	-	-	3,045	-	-	-

Capital Contributions	
Total Capital contributions (£)	-
Total Revenue (£)	**20,077,474**

Scheme Development Costs

Land	477,480	*1,038,000*	*per gross ha*
SDLT at prevailing rate	13,374		
Agents Fees (1%), Legal Fees (0.75%) Total -	8,356		
Land & associated fees Total	**499,210**	*1,085,239*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	14,356,571	-	11,485,257	-	-	-	-	2,871,314	-	-	-
Plot costs (£)	-	-	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	363,156	-	290,525	-	-	-	-	72,631	-	-	-
Total GIA inc circ space & garages (sq m)	**6,286**	-	**5,029**	-	-	-	-	**1,257**	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**14,719,728**	-	**11,775,782**	-	-	-	-	**2,943,945**	-	-	-

Policy & Infrastructure Costs	
	-
Building Safety Levy	61,047
BNG/tree planting	24,200
M4(2)	134,400
Habitat bricks	10,000
M4(3)	40,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
Plot and infrastructure costs	813,636
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,083,283**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	209,095	-	209,095	-	-						
Sales & Marketing/Legal Fees (aff)	41,874					-	-	41,874	-	-	-
Professional Fees Total (£)	861,394	-	689,115	-	-	-	-	172,279	-	-	-
CIL (£)	-										
Total Development Costs (£)	**17,414,583**										

Development Period	5	Quarters
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	20,077,474	
Land & associated Fees - inc in interest calc	499,210	
Development Costs	16,915,373	
Finance	166,666	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	17,581,249	
Gross Residual Value inc land less finance (£)	**2,496,224**	
Total Developer/Contractor Return	2,007,747	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**488,477**	

Notes

Model ref TC3

Summary Report 3

Site Name	BTR - TC BF 20% DMR - 200 units - s106£0
Site Information	

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Date	11/11/2025	Updated		Compiled by	SV	Reference	BTR - TC BF

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.99	hectares		200.00	11,000.0	-	1,361.9	12,361.9
Gross Area	0.99	hectares	Market	160.00	8,800.0	-	1,089.5	9,889.5
Net to Gross %	100.00%		Affordable	40.00	2,200.0	-	272.4	2,472.4
Density	202.02	per net ha	% Affordable	20.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**200.00**	-	**160.00**	-	-	-	-	**40.00**	-	-	-
Total NIA exc garages & circ space (sq m)	11,000.0	-	8,800.0	-	-	-	-	2,200.0	-	-	-
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**11,000.0**	-	**8,800.0**	-	-	-	-	**2,200.0**	-	-	-
Tenure Split (by %)			80.00%					20.00%			
Sales Revenue (£)	**40,154,947**	-	**33,455,158**	-	-	-	-	**6,699,789**	-	-	-
Average Revenue per unit	200,775	-	209,095	-	-	-	-	167,495	-	-	-
Average Revenue per sq m GIA	3,650	-	3,802	-	-	-	-	3,045	-	-	-

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**40,154,947**

Scheme Development Costs

Land	1,027,620	*1,038,000*	*per gross ha*
SDLT at prevailing rate	40,881		
Agents Fees (1%), Legal Fees (0.75%) Total -	17,983		
Land & associated fees Total	**1,086,484**	*1,097,459*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	28,234,590	-	22,587,672	-	-	-	-	5,646,918	-	-	-
Plot costs (£)	-	-	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	726,312	-	581,050	-	-	-	-	145,262	-	-	-
Total GIA inc circ space & garages (sq m)	**12,362**	-	**9,890**	-	-	-	-	**2,472**	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**28,960,903**	-	**23,168,722**	-	-	-	-	**5,792,180**	-	-	-

Policy & Infrastructure Costs

	-
Building Safety Levy	120,059
BNG/tree planting	48,400
M4(2)	268,800
Habitat bricks	20,000
M4(3)	80,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
Plot and infrastructure costs	1,771,919
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**2,309,178**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	418,189	-	418,189	-	-						
Sales & Marketing/Legal Fees (aff)	83,747					-	-	83,747	-	-	-
Professional Fees Total (£)	1,694,075	-	1,355,260	-	-	-	-	338,815	-	-	-

CIL (£)	-
Total Development Costs (£)	**34,552,577**

Development Period	7	Quarters
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	40,154,947	
Land & associated Fees - inc in interest calc	1,086,484	
Development Costs	33,466,093	
Finance	401,485	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	34,954,063	
Gross Residual Value inc land less finance (£)	**5,200,885**	
Total Developer/Contractor Return	4,015,495	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**1,185,390**	

Notes

Model ref TC4

Town Centre Models – Future Values & Costs

Summary Report 3

Site Name	Future - TC BF 15% AH - 50 units - sale 6s £0 s106
Site Information	

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Date	11/11/2025	Updated		Compiled by	SV	Reference	Future - TC BF

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	0.23	hectares		50.00	2,974.8	-	425.0	3,399.8
	Gross Area	0.23	hectares	Market	42.50	2,550.0	-	364.3	2,914.3
	Net to Gross %	100.00%		Affordable	7.50	424.8	-	60.7	485.5
	Density	217.39	per net ha	% Affordable	15.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**50.00**	**42.50**	**-**	**-**	**-**	**-**	**4.50**	**-**	**-**	**-**	**3.00**
Total NIA exc garages & circ space (sq m)	2,974.8	2,550.0	-	-	-	-	244.8	-	-	-	180.0
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**2,974.8**	**2,550.0**	**-**	**-**	**-**	**-**	**244.8**	**-**	**-**	**-**	**180.0**
Tenure Split (by %)		85.00%					9.00%				6.00%
Sales Revenue (£)	**12,516,063**	**11,368,512**	**-**	**-**	**-**	**-**	**545,689**	**-**	**-**	**-**	**601,862**
Average Revenue per unit	250,321	267,494	-	-	-	-	121,264	-	-	-	200,621
Average Revenue per sq m GIA	4,207	4,458	-	-	-	-	2,229	-	-	-	3,344

Capital Contributions	
Total Capital contributions (£)	-
Total Revenue (£)	**12,516,063**

Scheme Development Costs

Land	238,740	*1,038,000*	*per gross ha*
SDLT at prevailing rate	-		
Agents Fees (1%), Legal Fees (0.75%) Total -	4,178		
Land & associated fees Total	**242,918**	*1,056,165*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	8,538,866	7,319,520	-	-	-	-	702,674	-	-	-	516,672
Plot costs (£)	-	-	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**3,400**	**2,914**	**-**	**-**	**-**	**-**	**280**	**-**	**-**	**-**	**206**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**8,538,866**	**7,319,520**	**-**	**-**	**-**	**-**	**702,674**	**-**	**-**	**-**	**516,672**

Policy & Infrastructure Costs

	-
Building Safety Levy	35,379
BNG/tree planting	12,100
M4(2)	77,280
Habitat bricks	6,380
M4(3)	23,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
Plot and infrastructure costs	467,841
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**621,980**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	341,055	341,055	-	-	-						
Sales & Marketing/Legal Fees (aff)	20,306					-	2,250	-	-	-	18,056
Professional Fees Total (£)	683,109	585,562	-	-	-	-	56,214	-	-	-	41,334

CIL (£)	-
Total Development Costs (£)	**10,448,234**

Development Period	6 Quarters
Debit Interest Rate	7.00%
Credit Interest Rate	0.00%
Annual Discount Rate	0.00%
Revenue and Capital Contributions	12,516,063
Land & associated Fees - inc in interest calc	242,918
Development Costs	10,205,316
Finance	192,024
ADR Cost	0
Total Dev Costs Inc Finance & ADR Costs	10,640,258
Gross Residual Value inc land less finance (£)	**1,875,805**
Total Developer/Contractor Return	1,798,204
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**77,600**

Notes

Model ref TC5 - note 'First Homes' above refers to DMS affordable housing

Summary Report 3

Site Name	Future - TC BF 15% AH - 100 units - sale 6s £0 s106						
Site Information							
Date	11/11/2025	Updated		Compiled by	SV	Reference	Future - TC BF

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	0.45	hectares		100.00	5,949.6	-	849.9	6,799.5
	Gross Area	0.45	hectares	Market	85.00	5,100.0	-	728.6	5,828.6
	Net to Gross %	100.00%		Affordable	15.00	849.6	-	121.4	971.0
	Density	222.22	per net ha	% Affordable	15.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**100.00**	**85.00**	**-**	**-**	**-**	**-**	**9.00**	**-**	**-**	**-**	**6.00**
Total NIA exc garages & circ space (sq m)	5,949.6	5,100.0	-	-	-	-	489.6	-	-	-	360.0
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**5,949.6**	**5,100.0**	**-**	**-**	**-**	**-**	**489.6**	**-**	**-**	**-**	**360.0**
Tenure Split (by %)		85.00%					9.00%				6.00%
Sales Revenue (£)	**25,032,126**	**22,737,024**	-	-	-	-	**1,091,377**	-	-	-	**1,203,725**
Average Revenue per unit	250,321	267,494	-	-	-	-	121,264	-	-	-	200,621
Average Revenue per sq m GIA	4,207	4,458	-	-	-	-	2,229	-	-	-	3,344
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**25,032,126**										

Scheme Development Costs

Land	467,100	*1,038,000*	*per gross ha*
SDLT at prevailing rate	12,855		
Agents Fees (1%), Legal Fees (0.75%) Total -	8,174		
Land & associated fees Total	**488,129**	*1,084,731*	*per gross ha*

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	17,077,732	14,639,040	-	-	-	-	1,405,348	-	-	-	1,033,344
Plot costs (£)	-	-	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**6,800**	**5,829**	**-**	**-**	**-**	**-**	**560**	**-**	**-**	**-**	**411**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**17,077,732**	**14,639,040**	-	-	-	-	**1,405,348**	-	-	-	**1,033,344**

Policy & Infrastructure Costs

	-
Building Safety Levy	70,759
BNG/tree planting	24,200
M4(2)	154,560
Habitat bricks	12,760
M4(3)	46,000
S106 - houses	-
S106 - flats	-
S106 - older persons	-
Health	-
Plot and infrastructure costs	935,682
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,243,961**

	Total	Market Sale	Market Rent	Not Selected	Not Selected	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	682,111	682,111	-	-	-						
Sales & Marketing/Legal Fees (aff)	40,612					-	4,500	-	-	-	36,112
Professional Fees Total (£)	1,024,664	878,342	-	-	-	-	84,321	-	-	-	62,001
CIL (£)	-										
Total Development Costs (£)	**20,557,208**										

Development Period	8	Quarters
Debit Interest Rate	6.00%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	25,032,126	
Land & associated Fees - inc in interest calc	488,129	
Development Costs	20,069,079	
Finance	296,389	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	20,853,597	
Gross Residual Value inc land less finance (£)	**4,178,529**	
Total Developer/Contractor Return	3,596,409	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**582,120**	

Notes

Model ref TC6 - note 'First Homes' above refers to DMS affordable housing

Simister & Bowlee Models

Summary Report 3

Site Name	Simister & Bowlee Bury (1,350 dwgs) : 25% AH SR AR						
Site Information							
Date	06/01/2026	Updated		Compiled by	TM	Reference	Bowlee Bury (1,350 dwgs)

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	38.10	hectares		1,350.00	138,317.6	5,467.5	5,692.5	149,477.6
Gross Area	60.78	hectares	Market	1,012.50	109,026.0	5,467.5	5,467.5	119,961.0
Net to Gross %	62.68%		Affordable	337.50	29,291.6	-	225.0	29,516.6
Density	35.44	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**1,350.00**	**945.00**	**-**	**67.50**	**-**	**101.25**	**101.25**	**-**	**-**	**-**	**135.00**
Total NIA exc garages & circ space (sq m)	138,317.6	100,926.0	-	8,100.0	-	8,388.6	8,388.6	-	-	-	12,514.5
Garages (sq m)	5,467.5	4,252.5	-	1,215.0	-						
Total NIA inc garages exc circ space (sq m)	**143,785.1**	**105,178.5**	**-**	**9,315.0**	**-**	**8,388.6**	**8,388.6**	**-**	**-**	**-**	**12,514.5**
Tenure Split (by %)		70.00%		5.00%		7.50%	7.50%				10.00%
Sales Revenue (£)	**464,659,538**	**363,333,600**	-	**30,618,000**	-	**14,721,750**	**22,197,038**	-	-	-	**33,789,150**
Average Revenue per unit	344,192	384,480	-	453,600	-	145,400	219,230	-	-	-	250,290
Average Revenue per sq m GIA	3,359	3,600	-	3,780	-	1,755	2,646	-	-	-	2,700

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**464,659,538**

Scheme Development Costs

Land	15,195,000	*250,000*	*per gross ha*
SDLT at prevailing rate	749,250		
Agents Fees (1%), Legal Fees (0.75%) Total -	265,913		
Land & associated fees Total	**16,210,163**	*266,702*	*per gross ha*

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	208,464,066	150,177,888	-	12,655,440	-	13,504,581	13,504,581	-	-	-	18,621,576
Plot costs (£)	14,592,485	10,512,452	-	885,881	-	945,321	945,321	-	-	-	1,303,510
Garage Build Costs (£)	2,970,000	2,268,000	-	702,000	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**144,010**	**105,179**	**-**	**9,315**	**-**	**8,501**	**8,501**	**-**	**-**	**-**	**12,515**
Total Contingency - 3% Build Costs	6,780,797										
Total Build Cost (£)	**232,807,348**	**162,958,340**	-	**14,243,321**	-	**14,449,902**	**14,449,902**	-	-	-	**19,925,086**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	52,116,017
S106 education	11,925,352
S106 open space/recreation	5,537,700
Building Safety Levy	2,781,047
Strategic transport costs	16,999,705
Habitat bricks	135,000
BNG	1,534,950
M4(2)	1,814,400
M4 (3)	540,000
Site preparation	3,298,450
Holcroft Moss	49,950
S106 active travel/transport	945,000
Health	945,000
	-
	-
Total Policy & Infrastructure Costs (£)	**98,622,571**

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	11,818,548	10,900,008	-	918,540	-						
Sales & Marketing/Legal Fees (aff)	1,114,925					50,625	50,625	-	-	-	1,013,675
Professional Fees Total (£)	14,399,659	9,777,500	-	1,692,665	-	866,994	866,994	-	-	-	1,195,505

CIL (£)	-
Total Development Costs (£)	**374,973,213**

Development Period	16	Years
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	464,659,538	
Land & associated Fees - inc in interest calc	16,210,163	
Development Costs	358,763,050	
Finance	6,240,045	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	381,213,258	
Gross Residual Value inc land less finance (£)	**83,446,279**	
Total Developer/Contractor Return	74,535,572	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**8,910,707**	

Notes

Summary Report 3

Site Name	Simister & Bowlee Bury (1,350 dwgs) : 25% AH AR		
Site Information			
Date	06/01/2026	Updated	
Compiled by	TM	Reference	Bowlee Bury (1,350 dwgs)

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	38.10	hectares		1,350.00	138,317.6	5,467.5	5,692.5	149,477.6
Gross Area	60.78	hectares	Market	1,012.50	109,026.0	5,467.5	5,467.5	119,961.0
Net to Gross %	62.68%		Affordable	337.50	29,291.6	-	225.0	29,516.6
Density	35.44	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**1,350.00**	**945.00**	**-**	**67.50**	**-**	**-**	**202.50**	**-**	**-**	**-**	**135.00**
Total NIA exc garages & circ space (sq m)	138,317.6	100,926.0	-	8,100.0	-	-	16,777.1	-	-	-	12,514.5
Garages (sq m)	5,467.5	4,252.5	-	1,215.0	-						
Total NIA inc garages exc circ space (sq m)	**143,785.1**	**105,178.5**	**-**	**9,315.0**	**-**	**-**	**16,777.1**	**-**	**-**	**-**	**12,514.5**
Tenure Split (by %)		70.00%		5.00%			15.00%				10.00%
Sales Revenue (£)	**472,134,825**	**363,333,600**	-	**30,618,000**	-	-	**44,394,075**	-	-	-	**33,789,150**
Average Revenue per unit	349,730	384,480	-	453,600	-	-	219,230	-	-	-	250,290
Average Revenue per sq m GIA	3,413	3,600	-	3,780	-	-	2,646	-	-	-	2,700
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**472,134,825**										

Scheme Development Costs

Land	15,195,000	*250,000*	*per gross ha*
SDLT at prevailing rate	749,250		
Agents Fees (1%), Legal Fees (0.75%) Total -	265,913		
Land & associated fees Total	**16,210,163**	*266,702*	*per gross ha*

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	208,464,066	150,177,888	-	12,655,440	-	-	27,009,162	-	-	-	18,621,576
Plot costs (£)	14,592,485	10,512,452	-	885,881	-	-	1,890,641	-	-	-	1,303,510
Garage Build Costs (£)	2,970,000	2,268,000	-	702,000	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**144,010**	**105,179**	**-**	**9,315**	**-**	**-**	**17,002**	**-**	**-**	**-**	**12,515**
Total Contingency - 3% Build Costs	6,780,797										
Total Build Cost (£)	**232,807,348**	**162,958,340**	-	**14,243,321**	-	-	**28,899,803**	-	-	-	**19,925,086**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	52,116,017
S106 education	11,925,352
S106 open space/recreation	5,537,700
Building Safety Levy	2,781,047
Strategic transport costs	16,999,705
Habitat bricks	135,000
BNG	1,534,950
M4(2)	1,814,400
M4 (3)	540,000
Site preparation	3,298,450
Holcroft Moss	49,950
S106 active travel/transport	945,000
Health	945,000
	-
	-
Total Policy & Infrastructure Costs (£)	**98,622,571**

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	11,818,548	10,900,008	-	918,540	-						
Sales & Marketing/Legal Fees (aff)	1,114,925					-	101,250	-	-	-	1,013,675
Professional Fees Total (£)	14,399,659	9,777,500	-	1,692,665	-	-	1,733,988	-	-	-	1,195,505
CIL (£)	-										
Total Development Costs (£)	**374,973,213**										

Development Period	16	Years
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	472,134,825	
Land & associated Fees - inc in interest calc	16,210,163	
Development Costs	358,763,050	
Finance	5,836,437	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	380,809,650	
Gross Residual Value inc land less finance (£)	**91,325,175**	
Total Developer/Contractor Return	74,984,090	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**16,341,085**	

Notes

Summary Report 3

Site Name	Simister & Bowlee Bury (1,325 dwgs) : 25% AH SR AR		**Land and Developer Returns Assumptions**
Site Information			Land & associated costs included in cashflow
			Developer & contractor returns excluded from cashflow

Date	06/01/2026	Updated	22/05/2026	Compiled by	TM	Reference	Bowlee Bury (1,325 dwgs)

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	37.39	hectares		1,325.00	135,756.2	5,366.3	5,587.1	146,709.5
	Gross Area	60.78	hectares	Market	993.75	107,007.0	5,366.3	5,366.3	117,739.5
	Net to Gross %	61.52%		Affordable	331.25	28,749.2	-	220.8	28,970.0
	Density	35.44	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**1,325.00**	**927.50**	**-**	**66.25**	**-**	**99.38**	**99.38**	**-**	**-**	**-**	**132.50**
Total NIA exc garages & circ space (sq m)	135,756.2	99,057.0	-	7,950.0	-	8,233.2	8,233.2	-	-	-	12,282.8
Garages (sq m)	5,366.3	4,173.8	-	1,192.5	-						
Total NIA inc garages exc circ space (sq m)	**141,122.5**	**103,230.8**	**-**	**9,142.5**	**-**	**8,233.2**	**8,233.2**	**-**	**-**	**-**	**12,282.8**
Tenure Split (by %)		70.00%		5.00%		7.50%	7.50%				10.00%
Sales Revenue (£)	**456,054,775**	**356,605,200**	**-**	**30,051,000**	**-**	**14,449,143**	**21,786,008**	**-**	**-**	**-**	**33,163,425**
Average Revenue per unit	344,192	384,480	-	453,600	-	145,400	219,230	-	-	-	250,290
Average Revenue per sq m GIA	3,359	3,600	-	3,780	-	1,755	2,646	-	-	-	2,700

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**456,054,775**

Scheme Development Costs

Land	15,195,000	*250,000*	*per gross ha*
SDLT at prevailing rate	749,250		
Agents Fees (1%), Legal Fees (0.75%) Total -	265,913		
Land & associated fees Total	**16,210,163**	*266,702*	*per gross ha*

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	204,603,648	147,396,816	-	12,421,080	-	13,254,510	13,254,510	-	-	-	18,276,732
Plot costs (£)	14,322,255	10,317,777	-	869,476	-	927,816	927,816	-	-	-	1,279,371
Garage Build Costs (£)	2,915,000	2,226,000	-	689,000	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**141,343**	**103,231**	**-**	**9,143**	**-**	**8,344**	**8,344**	**-**	**-**	**-**	**12,283**
Total Contingency - 3% Build Costs	6,655,228										
Total Build Cost (£)	**228,496,131**	**159,940,593**	**-**	**13,979,556**	**-**	**14,182,326**	**14,182,326**	**-**	**-**	**-**	**19,556,103**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	51,150,912
S106 education	11,704,512
S106 open space/recreation	5,435,151
Building Safety Levy	2,729,546
Strategic transport costs	16,999,705
Habitat bricks	132,500
BNG	1,506,525
M4(2)	1,780,800
M4 (3)	530,000
Site preparation	3,298,450
Holcroft Moss	49,025
S106 active travel/transport	927,500
Health	927,500
	-
	-
Total Policy & Infrastructure Costs (£)	**97,172,126**

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	11,599,686	10,698,156	-	901,530	-						
Sales & Marketing/Legal Fees (aff)	1,094,278					49,688	49,688	-	-	-	994,903
Professional Fees Total (£)	14,133,000	9,596,436	-	1,661,319	-	850,940	850,940	-	-	-	1,173,366

CIL (£)	-
Total Development Costs (£)	**368,705,384**

Development Period	16	Years
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	456,054,775	
Land & associated Fees - inc in interest calc	16,210,163	
Development Costs	352,495,221	
Finance	6,214,122	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	374,919,506	
Gross Residual Value inc land less finance (£)	**81,135,269**	
Total Developer/Contractor Return	73,155,287	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**7,979,983**	

Notes

Summary Report 3

Site Name	Simister & Bowlee Bury (1,325 dwgs) : 25% AH AR								
Site Information									
Date	06/01/2026	Updated	22/05/2026	Compiled by	TM	Reference	Bowlee Bury (1,325 dwgs)		

Land and Developer Returns Assumptions
Land & associated costs included in cashflow
Developer & contractor returns excluded from cashflow

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	37.39	hectares		1,325.00	135,756.2	5,366.3	5,587.1	146,709.5
	Gross Area	60.78	hectares	Market	993.75	107,007.0	5,366.3	5,366.3	117,739.5
	Net to Gross %	61.52%		Affordable	331.25	28,749.2	-	220.8	28,970.0
	Density	35.44	per net ha	% Affordable	25.00%				

Scheme Revenue

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Total No of Units	**1,325.00**	**927.50**	**-**	**66.25**	**-**	**-**	**198.75**	**-**	**-**	**-**	**132.50**
Total NIA exc garages & circ space (sq m)	135,756.2	99,057.0	-	7,950.0	-	-	16,466.4	-	-	-	12,282.8
Garages (sq m)	5,366.3	4,173.8	-	1,192.5	-						
Total NIA inc garages exc circ space (sq m)	**141,122.4**	**103,230.8**	**-**	**9,142.5**	**-**	**-**	**16,466.4**	**-**	**-**	**-**	**12,282.8**
Tenure Split (by %)		70.00%		5.00%			15.00%				10.00%
Sales Revenue (£)	**463,391,588**	**356,605,200**	**-**	**30,051,000**	**-**	**-**	**43,571,963**	**-**	**-**	**-**	**33,163,425**
Average Revenue per unit	349,730	384,480	-	453,600	-	-	219,230	-	-	-	250,290
Average Revenue per sq m GIA	3,413	3,600	-	3,780	-	-	2,646	-	-	-	2,700
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**463,391,588**										

Scheme Development Costs

Land	15,195,000	*250,000*	*per gross ha*
SDLT at prevailing rate	749,250		
Agents Fees (1%), Legal Fees (0.75%) Total -	265,913		
Land & associated fees Total	**16,210,163**	*266,702*	*per gross ha*

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Build Cost (£)	204,603,620	147,396,816	-	12,421,080	-	-	26,508,992	-	-	-	18,276,732
Plot costs (£)	14,322,253	10,317,777	-	869,476	-	-	1,855,629	-	-	-	1,279,371
Garage Build Costs (£)	2,915,000	2,226,000	-	689,000	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**141,343**	**103,231**	**-**	**9,143**	**-**	**-**	**16,687**	**-**	**-**	**-**	**12,283**
Total Contingency - 3% Build Costs	6,655,227										
Total Build Cost (£)	**228,496,101**	**159,940,593**	**-**	**13,979,556**	**-**	**-**	**28,364,622**	**-**	**-**	**-**	**19,556,103**

Policy & Infrastructure Costs

Total Site Infrastructure Costs	51,150,905
S106 education	11,704,512
S106 open space/recreation	5,435,150
Building Safety Levy	2,729,546
Strategic transport costs	16,999,705
Habitat bricks	132,500
BNG	1,506,525
M4(2)	1,780,800
M4 (3)	530,000
Site preparation	3,298,450
Holcroft Moss	49,025
S106 active travel/transport	927,500
Health	927,500
	-
	-
Total Policy & Infrastructure Costs (£)	**97,172,118**

	Total	Market Sale	Market Rent	Custom Build	Self Build	Social Rent	Affordable Rent	Aff Private Rent	Equity Share	Shared Ownership	First Homes
Sales & Marketing/Legal Fees (mkt)	11,599,686	10,698,156	-	901,530	-						
Sales & Marketing/Legal Fees (aff)	1,094,278					-	99,375	-	-	-	994,903
Professional Fees Total (£)	14,132,999	9,596,436	-	1,661,319	-	-	1,701,877	-	-	-	1,173,366
CIL (£)	-										
Total Development Costs (£)	**368,705,344**										

Development Period	16	Years
Debit Interest Rate	6.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	463,391,588	
Land & associated Fees - inc in interest calc	16,210,163	
Development Costs	352,495,181	
Finance	5,817,987	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	374,523,331	
Gross Residual Value inc land less finance (£)	**88,868,256**	
Total Developer/Contractor Return	73,595,495	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**15,272,761**	

Notes

Older Person Housing Models

Summary Report 3

Site Name	BW - OP sheltered - BF 0% AH		**Land and Developer Returns Assumptions**
Site Information			Land & associated costs included in cashflow
			Developer & contractor returns excluded from cashflow
Date	27/11/2025	Updated	
Compiled by	SV	Reference	- OP sheltered - BF

Summary Details				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.50	hectares		50.00	3,250.0	-	970.8	4,220.8
Gross Area	0.56	hectares	Market	50.00	3,250.0	-	970.8	4,220.8
Net to Gross %	89.29%		Affordable	-	-	-	-	-
Density	100.00	per net ha	% Affordable	0.00%				

Scheme Revenue

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Total No of Units	**50.00**	**50.00**	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	3,250.0	3,250.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**3,250.0**	**3,250.0**	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**13,750,000**	**13,750,000**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	275,000	275,000	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	4,231	4,231	-	-	-	-	-	-	-	-	-
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**13,750,000**										

Scheme Development Costs

Land	369,600	*660,000*	*per gross ha*
SDLT at prevailing rate	7,980		
Agents Fees (1%), Legal Fees (0.75%) Total -	6,468		
Land & associated fees Total	**384,048**	*685,800*	*per gross ha*

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Build Cost (£)	10,843,182	10,843,182	-	-	-	-	-	-	-	-	-
Plot costs (£)	759,023	759,023	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**4,221**	**4,221**	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**11,602,205**	**11,602,205**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs

Total Site Infrastructure Costs	936,851
Part M4(2)	-
BNG - BF	10,850
	-
s106	150,000
Habitat bricks	5,000
Health	35,000
Building Safety Levy - BF	51,240
Void costs OP	100,000
Part M4(3)	20,000
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,308,941**

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Sales & Marketing/Legal Fees (mkt)	825,000	825,000	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	928,176	928,176	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**15,048,370**										

Development Period	4	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	13,750,000	
Land & associated Fees - inc in interest calc	384,048	
Development Costs	14,664,322	
Finance	2,027,178	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	17,075,548	
Gross Residual Value inc land less finance (£)	**-3,325,548**	
Total Developer/Contractor Return	2,406,250	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-5,731,798**	

Notes

Model ref OP1

Summary Report 3

Site Name	BW - OP sheltered - BF 0% AH s106£0	Land and Developer Returns Assumptions	
Site Information		Land & associated costs included in cashflow	
		Developer & contractor returns excluded from cashflow	

Date	27/11/2025	Updated		Compiled by	SV	Reference	- OP sheltered - BF

Summary Details

					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.50	hectares			50.00	3,250.0	-	970.8	4,220.8
Gross Area	0.56	hectares		Market	50.00	3,250.0	-	970.8	4,220.8
Net to Gross %	89.29%			Affordable	-	-	-	-	-
Density	100.00	per net ha		% Affordable	0.00%				

Scheme Revenue

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Total No of Units	**50.00**	**50.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total NIA exc garages & circ space (sq m)	3,250.0	3,250.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**3,250.0**	**3,250.0**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**13,750,000**	**13,750,000**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	275,000	275,000	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	4,231	4,231	-	-	-	-	-	-	-	-	-

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**13,750,000**

Scheme Development Costs

Land	369,600	*660,000*	*per gross ha*
SDLT at prevailing rate	7,980		
Agents Fees (1%), Legal Fees (0.75%) Total -	6,468		
Land & associated fees Total	**384,048**	*685,800*	*per gross ha*

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Build Cost (£)	10,843,182	10,843,182	-	-	-	-	-	-	-	-	-
Plot costs (£)	759,023	759,023	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**4,221**	**4,221**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**11,602,205**	**11,602,205**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs

Total Site Infrastructure Costs	936,851
Part M4(2)	-
BNG - BF	10,850
	-
s106	-
Habitat bricks	5,000
Health	-
Building Safety Levy - BF	51,240
Void costs OP	100,000
Part M4(3)	20,000
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,123,941**

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Sales & Marketing/Legal Fees (mkt)	825,000	825,000	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	928,176	928,176	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**14,863,370**										

Development Period	4	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	13,750,000	
Land & associated Fees - inc in interest calc	384,048	
Development Costs	14,479,322	
Finance	1,996,449	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	16,859,819	
Gross Residual Value inc land less finance (£)	**-3,109,819**	
Total Developer/Contractor Return	2,406,250	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-5,516,069**	

Notes

Model ref OP1 no s106

Summary Report 3

Site Name	BW - OP extra care - BF 0% AH						
Site Information							
Date	27/11/2025	Updated		Compiled by	SV	Reference	- OP extra care - BF

Land and Developer Returns Assumptions

Land & associated costs included in cashflow

Developer & contractor returns excluded from cashflow

Summary Details

				Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Net Area	0.60	hectares						
Gross Area	0.67	hectares	Market	60.00	4,350.0	-	2,342.3	6,692.3
Net to Gross %	89.55%		Affordable	-	-	-	-	-
Density	100.00	per net ha	% Affordable	0.00%				

Summary (totals)			Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
Total			60.00	4,350.0	-	2,342.3	6,692.3

Scheme Revenue

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Total No of Units	**60.00**	**60.00**	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	4,350.0	4,350.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**4,350.0**	**4,350.0**	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**21,300,000**	**21,300,000**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	355,000	355,000	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	4,897	4,897	-	-	-	-	-	-	-	-	-

Capital Contributions

Total Capital contributions (£)	-
Total Revenue (£)	**21,300,000**

Scheme Development Costs

Land	442,200	*660,000*	*per gross ha*
SDLT at prevailing rate	11,610		
Agents Fees (1%), Legal Fees (0.75%) Total -	7,739		
Land & associated fees Total	**461,549**	*688,879*	*per gross ha*

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Build Cost (£)	17,192,538	17,192,538	-	-	-	-	-	-	-	-	-
Plot costs (£)	1,203,478	1,203,478	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**6,692**	**6,692**	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**18,396,016**	**18,396,016**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs

Total Site Infrastructure Costs	1,485,435
Part M4(2)	-
BNG - BF	13,020
	-
s106	180,000
Habitat bricks	6,000
Health	42,000
Building Safety Levy - BF	81,245
Void costs OP	100,000
Part M4(3)	24,000
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,931,700**

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Sales & Marketing/Legal Fees (mkt)	1,278,000	1,278,000	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	1,471,681	1,471,681	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**23,538,946**										

Development Period	4	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	21,300,000	
Land & associated Fees - inc in interest calc	461,549	
Development Costs	23,077,397	
Finance	3,214,018	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	26,752,965	
Gross Residual Value inc land less finance (£)	**-5,452,965**	
Total Developer/Contractor Return	3,727,500	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-9,180,465**	

Notes

Model ref OP2

Summary Report 3

Site Name	BW - OP extra care - BF 0% AH s106£0		**Land and Developer Returns Assumptions**
Site Information			Land & associated costs included in cashflow
			Developer & contractor returns excluded from cashflow

Date	27/11/2025	Updated		Compiled by	SV	Reference	- OP extra care - BF

Summary Details					Dwellings	NIA (Exc garages & circ space)	Garages	Circ space	Total GIA (inc circ space & garages)
	Net Area	0.60	hectares		60.00	4,350.0	-	2,342.3	6,692.3
	Gross Area	0.67	hectares	Market	60.00	4,350.0	-	2,342.3	6,692.3
	Net to Gross %	89.55%		Affordable	-	-	-	-	-
	Density	100.00	per net ha	% Affordable	0.00%				

Scheme Revenue

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Total No of Units	**60.00**	**60.00**	-	-	-	-	-	-	-	-	-
Total NIA exc garages & circ space (sq m)	4,350.0	4,350.0	-	-	-	-	-	-	-	-	-
Garages (sq m)	-	-	-	-	-						
Total NIA inc garages exc circ space (sq m)	**4,350.0**	**4,350.0**	-	-	-	-	-	-	-	-	-
Tenure Split (by %)		100.00%									
Sales Revenue (£)	**21,300,000**	**21,300,000**	-	-	-	-	-	-	-	-	-
Average Revenue per unit	355,000	355,000	-	-	-	-	-	-	-	-	-
Average Revenue per sq m GIA	4,897	4,897	-	-	-	-	-	-	-	-	-
Capital Contributions											
Total Capital contributions (£)	-										
Total Revenue (£)	**21,300,000**										

Scheme Development Costs

Land	442,200	*660,000*	*per gross ha*
SDLT at prevailing rate	11,610		
Agents Fees (1%), Legal Fees (0.75%) Total -	7,739		
Land & associated fees Total	**461,549**	*688,879*	*per gross ha*

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Build Cost (£)	17,192,538	17,192,538	-	-	-	-	-	-	-	-	-
Plot costs (£)	1,203,478	1,203,478	-	-	-	-	-	-	-	-	-
Garage Build Costs (£)	-	-	-	-	-						
Additional Build Costs (£)	-	-	-	-	-	-	-	-	-	-	-
Total GIA inc circ space & garages (sq m)	**6,692**	**6,692**	-	-	-	-	-	-	-	-	-
Total Contingency - 0% Build Costs	-										
Total Build Cost (£)	**18,396,016**	**18,396,016**	-	-	-	-	-	-	-	-	-

Policy & Infrastructure Costs

Total Site Infrastructure Costs	1,485,435
Part M4(2)	-
BNG - BF	13,020
	-
s106	-
Habitat bricks	6,000
Health	-
Building Safety Levy - BF	81,245
Void costs OP	100,000
Part M4(3)	24,000
	-
	-
	-
	-
	-
Total Policy & Infrastructure Costs (£)	**1,709,700**

	Total	Market Sale	Not Selected	Not Selected	Self Build	Social Rent	Affordable Rent	Not Selected	Equity Share	Shared Ownership	Not Selected
Sales & Marketing/Legal Fees (mkt)	1,278,000	1,278,000	-	-	-						
Sales & Marketing/Legal Fees (aff)	-					-	-	-	-	-	-
Professional Fees Total (£)	1,471,681	1,471,681	-	-	-	-	-	-	-	-	-
CIL (£)	-										
Total Development Costs (£)	**23,316,946**										

Development Period	4	Years
Debit Interest Rate	7.50%	
Credit Interest Rate	0.00%	
Annual Discount Rate	0.00%	
Revenue and Capital Contributions	21,300,000	
Land & associated Fees - inc in interest calc	461,549	
Development Costs	22,855,397	
Finance	3,177,143	
ADR Cost	0	
Total Dev Costs Inc Finance & ADR Costs	26,494,089	
Gross Residual Value inc land less finance (£)	**-5,194,089**	
Total Developer/Contractor Return	3,727,500	
Gross Residual Value inc land less finance (£) less Dev & Cont Returns (£)	**-8,921,589**	

Notes

Model ref OP2 no s106