

REVENUE		File: Appraisal 2 Aff S106 27112023	
Type A - 3 Bed Semi Shared Equity 70% Om	12 units at 154,000.00 ea.		1,848,000
Type B - Semi 2 Bed Shared Equity 70% Om	4 units at 136,500.00 ea.		546,000
Type C - 1 Bed Apartment Social Rent 50%	8 units at 57,500.00 ea.		460,000
Type D - Semi - 3 Bed Shared Equity 70%	2 units at 154,000.00 ea.		308,000
Type E - 2 Bed Semi Shared Equity 70% Om	2 units at 136,500.00 ea.		273,000
Type C - Shared Equity 70% Omv	2 units at 80,500.00 ea.		161,000
Homes England Grant/ Msv Subsidy	30 units at 72,328.13 ea.		2,169,844
		REVENUE	5,765,844

COSTS			
Site Value		800,000	
Site Stamp Duty		29,500	
Site Legal Fees	at 0.50%	4,000	
Site Agency Fees	at 1.00%	8,000	
		Site Costs	841,500
Preliminaries		300,000	
Section 106		296,300	
Planning Application fee		12,000	
Site Preparation		106,500	
Contamination		25,000	
Ground Stabilisation		56,650	
External Works		308,838	
Drainage - Surface Water Attenuation		150,000	
		Initial Payments	1,255,288
Fixed Build Costs		2,902,712	
Contingency	at 3.00%	87,081	
Professional Fees	at 7.00%	203,190	
		Build Costs	3,192,983
Direct Sale Sales Agency marketing legal fees	at 1.50%	86,488	
		Disposal Fees	86,488
Marketing		30,000	
		End Payments	30,000
INTEREST	(See CASHFLOW)		294,651
8.50% pa	on Debt charged Monthly and compounded Monthly		
Site Costs	Month 1 (Jan 24)		

Preliminaries	Month 1 to 20 (Jan 24 - Aug 25)		
Section 106	Month 1 (Jan 24)		
Planning Application fee	Month 1 (Jan 24)		
Site Preparation	Month 1 to 4 (Jan 24 - Apr 24)		
Contamination	Month 1 to 4 (Jan 24 - Apr 24)		
Ground Stabilisation	Month 1 to 4 (Jan 24 - Apr 24)		
External Works	Month 1 to 20 (Jan 24 - Aug 25)		
Drainage - Surface Water Attenuation	Month 1 to 10 (Jan 24 - Oct 24)		
Building Costs	Month 1 to 20 (Jan 24 - Aug 25)		
Marketing	Month 4 to 20 (Apr 24 - Aug 25)		
Type A - 3 Bed Semi Shared Equity 70% Om (sale)	Month 17 to 20 (May 25 - Aug 25)		
Type B - Semi 2 Bed Shared Equity 70% Om (sale)	Month 18 to 19 (Jun 25 - Jul 25)		
Type C - 1 Bed Apartment Social Rent 50% (sale)	Month 18 to 19 (Jun 25 - Jul 25)		
Type D - Semi - 3 Bed Shared Equity 70% (sale)	Month 20 (Aug 25)		
Type E - 2 Bed Semi Shared Equity 70% Om (sale)	Month 20 (Aug 25)		
Type C - Shared Equity 70% Omv (sale)	Month 20 (Aug 25)		
Homes England Grant/ Msv Subsidy (sale)	Month 1 to 20 (Jan 24 - Aug 25)		
PROFIT	64,934	COSTS	5,700,910
PROFIT/SALE	1.13%	PROFIT/COST	1.14%
IRR	N/A		

Appendix 8 - Appraisal 2 100% AFF HOUSING + S106 - STATION WORKS

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Appendix 8 - Appraisal 2 100% AFF HOUSING + S106 - STATION WORKS

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Appraisal 2 Aff S106 27112023	11 - Nov 24	12 - Dec 24	13 - Jan 25	14 - Feb 25	15 - Mar 25	16 - Apr 25	17 - May 25	18 - Jun 25	19 - Jul 25	20 - Aug 25
Type A - 3 Bed Semi Shared Equity 70% Om (sale)	0	0	0	0	0	0	462,000	462,000	462,000	462,000
Type B - Semi 2 Bed Shared Equity 70% Om (sale)	0	0	0	0	0	0	0	273,000	273,000	0
Type C - 1 Bed Apartment Social Rent 50% (sale)	0	0	0	0	0	0	0	230,000	230,000	0
Type D - Semi - 3 Bed Shared Equity 70% (sale)	0	0	0	0	0	0	0	0	0	308,000
Type E - 2 Bed Semi Shared Equity 70% Om (sale)	0	0	0	0	0	0	0	0	0	273,000
Type C - Shared Equity 70% Omv (sale)	0	0	0	0	0	0	0	0	0	161,000
Homes England Grant/ Msv Subsidy (sale)	108,492	108,492	108,492	108,492	108,492	108,492	108,492	108,492	108,492	108,492
Site Value	0	0	0	0	0	0	0	0	0	0
Site Stamp Duty	0	0	0	0	0	0	0	0	0	0
Site Legal Fees	0	0	0	0	0	0	0	0	0	0
Site Agency Fees	0	0	0	0	0	0	0	0	0	0
Preliminaries	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000	-15,000
Section 106	0	0	0	0	0	0	0	0	0	0
Planning Application fee	0	0	0	0	0	0	0	0	0	0
Site Preparation	0	0	0	0	0	0	0	0	0	0
Contamination	0	0	0	0	0	0	0	0	0	0
Ground Stabilisation	0	0	0	0	0	0	0	0	0	0
External Works	-15,442	-15,442	-15,442	-15,442	-15,442	-15,442	-15,442	-15,442	-15,442	-15,442
Drainage - Surface Water Attenuation	0	0	0	0	0	0	0	0	0	0
Fixed Build Costs	-145,136	-145,136	-145,136	-145,136	-145,136	-145,136	-145,136	-145,136	-145,136	-145,136
Contingency	-4,354	-4,354	-4,354	-4,354	-4,354	-4,354	-4,354	-4,354	-4,354	-4,354
Professional Fees	-10,159	-10,159	-10,159	-10,159	-10,159	-10,159	-10,159	-10,159	-10,159	-10,159
Direct Sale Sales Agency marketing legal fees	-1,627	-1,627	-1,627	-1,627	-1,627	-1,627	-8,557	-16,102	-16,102	-19,687

Appendix 8 - Appraisal 2 100% AFF HOUSING + S106 - STATION WORKS

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Appraisal 2 Aff S106 27112023	21 - Sep 25	22 - Oct 25	23 - Nov 25
Type A - 3 Bed Semi Shared Equity 70% Om (sale)	0	0	0
Type B - Semi 2 Bed Shared Equity 70% Om (sale)	0	0	0
Type C - 1 Bed Apartment Social Rent 50% (sale)	0	0	0
Type D - Semi - 3 Bed Shared Equity70% (sale)	0	0	0
Type E - 2 Bed Semi Shared Equity 70% Om (sale)	0	0	0
Type C - Shared Equity 70% Omv (sale)	0	0	0
Homes England Grant/ Msv Subsidy (sale)	0	0	0
Site Value	0	0	0
Site Stamp Duty	0	0	0
Site Legal Fees	0	0	0
Site Agency Fees	0	0	0
Preliminaries	0	0	0
Section 106	0	0	0
Planning Application fee	0	0	0
Site Preparation	0	0	0
Contamination	0	0	0
Ground Stabilisation	0	0	0
External Works	0	0	0
Drainage - Surface Water Attenuation	0	0	0
Fixed Build Costs	0	0	0
Contingency	0	0	0
Professional Fees	0	0	0
Direct Sale Sales Agency marketing legal fees	0	0	0

Marketing	0	0	0
Balance B/F	64,934	64,934	64,934
Revenue	0	0	0
Outgoings	0	0	0
Interest	0	0	0
Balance C/F	64,934	64,934	64,934
Debt Intr %pa	8.50	8.50	8.50