

APPENDIX 2

Turner Morum
9 Upper Crown Street, Reading
SUMMARY

Tab	Description	Total Units	Affordable % (Units)	RENTED	SHARED OWN	GDV	Development Costs	Residual Land Value	EUV	Surplus / Deficit	Viable/ Non-Viable?
1A	30% Affordable Housing	46	30%	10	4	£13,871,600	-£16,119,353	-£2,247,753	£873,750	-£3,121,503	NON-VIABLE
1B	0% Affordable Housing	46	0%	0	0	£15,634,000	-£17,114,574	-£1,480,574	£873,750	-£2,354,324	NON-VIABLE

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	Market	Affordable
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Private	1	25	13	542	50	7,045	655	£525.91	£285,000	£3,705,000		
2 bed flat	Private	2	33	11	710	66	7,809	726	£500.31	£355,182	£3,907,000		
3 bed flat/house	Private	3	32	8	1,014	94	8,116	754	£495.81	£503,000	£4,024,000		
TOTAL MARKET HOUSING			90	32	718	67	22,970	2,134	£506.57	£363,625	£11,636,000	£11,636,000	
Studio	Aff Rent	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Aff Rent	1	8	6	455	42	2,732	254	£263.19	£119,833	£719,000		
2 bed flat	Aff Rent	2	12	4	687	72	2,748	255	£250.54	£172,125	£688,500		
3 bed flat/house	Aff Rent	3	0	0	0	0	0	0	£0.00	£0	£0		
TOTAL AFF RENT			71%	20	10	548	51	5,480	£256.85	£140,750	£1,407,500		
Studio	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Shared Ownership	1	5	3	504	47	1,512	141	£368.44	£185,733	£557,200		
2 bed flat	Shared Ownership	2	3	1	773	72	773	72	£350.52	£270,900	£270,900		
3 bed flat/house	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0		
TOTAL SHARED OWNERSHIP			29%	8	4	571	53	2,285	£362.38	£207,025	£828,100		
TOTAL AFFORDABLE UNITS			30%	28	14	555	52	7,765	£287.90	£159,686	£2,235,600		£2,235,600
TOTAL GROSS DEVELOPMENT VALUE				118	46	668	62	30,735	£451.33	£301,557	£13,871,600		
Gross Ha/ Acres							0.20	0.49					
Net acres residential (incl frontage roads)							0.20	0.49					
Dwelling density net per Ha/ acre (all tenures)								93.08					
Sq ft per net acre (all tenures all uses)								62,192					
Average market units sales values ppsf								£507					
Less fees and marketing costs (market housing only) @									2.50%	(£290,900)	(£290,900.00)		
Less affordable disposal costs (affordable housing only) @									0.50%	(£11,178)			(£11,178.00)
Less commercial disposal costs (commercial units only) @									2.00%	£0			
Build Costs - RESIDENTIAL - Cost Plan OR BCIS £ per sq ft @ (see Tab 3)							130%	sqm 3,715	sq ft 39,988	£/sq ft £272.06	(£10,879,000)	(£8,130,484.70)	(£2,748,515)
								3,715	39,988	£272.06			
Contingency									5%	(£543,950)			
Construction Fees													
Architects & Planning								1.5%	(£163,185)		(£121,957.27)	(£121,957.27)	(£41,227.73)
Quantity Surveyor								1.5%	(£163,185)		(£121,957.27)	(£121,957.27)	(£41,227.73)
Engineers								1.5%	(£163,185)		(£121,957.27)	(£121,957.27)	(£41,227.73)
Proj Management & CDM								1.5%	(£163,185)		(£121,957.27)	(£121,957.27)	(£41,227.73)
								6.0%		(£652,740)	(£652,740)		
Developer Profit on Market Housing								20.0%	(£2,327,200)			(£2,327,200.00)	
Developer Profit on Affordable Housing								6.0%	(£134,136)				(£134,136.00)
Developer Profit on Commercial								15.0%	£0				
								17.7%		(£2,461,336)	(£2,461,336)		
GROSS SURPLUS BEFORE ABNORMALS, 106 etc											-£967,504	£399,586	-£823,140
Infrastructure and Abnormal Costs													-£248,325.00
S106 Costs										£0			
										(£16,710)			
COMMUTED SUM										(£16,710)			
CIL										£0			
										(£502,899)			
Purchasers Costs										(£502,899)			
								SDLT 3.80%		(£33,188)			
								Legals 1.50%		(£15,106)			
										(£46,294)			
Construction Finance Costs (Cashflow - see tab 5)										(£714,346)			
										(£714,346)			
										(£1,280,249)			
										(£1,280,249)			
Residual Land Value											-£2,247,753		
BASE EUV POSITION										£873,750			
Premium									0%	£0	£873,750		
Surplus / Deficit											-£3,121,503		
VIABLE/ NON-VIABLE?											NON-VIABLE		

Finance as a % of	
Costs	GDV
4.4%	5.1%

BLV as % of GDV
6%

0% Residual Appraisal Model

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	Market	Affordable	
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Private	1	38	22	513	48	11,289	1,049	£526.08	£269,955	£5,939,000			
2 bed flat	Private	2	48	16	708	66	11,330	1,053	£500.53	£354,438	£5,671,000			
3 bed flat/house	Private	3	32	8	1,014	94	8,116	754	£495.81	£503,000	£4,024,000			
TOTAL MARKET HOUSING				118	46	668	62	30,735	2,855	£508.67	£339,870	£15,634,000	£15,634,000	
Studio	Aff Rent	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Aff Rent	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	Aff Rent	2	0	0	0	0	0	0	£0.00	£0	£0			
3 bed flat/house	Aff Rent	3	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL AFF RENT			0%	0	0	0	0	0	£0.00	£0	£0			
Studio	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0			
1 bed flat	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0			
2 bed flat	Shared Ownership	2	0	0	0	0	0	0	£0.00	£0	£0			
3 bed flat/house	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0			
TOTAL SHARED OWNERSHIP			0%	0	0	0	0	0	£0.00	£0	£0			
TOTAL AFFORDABLE UNITS			0%	0	0	0	0	0	£0.00	£0	£0		£0	
TOTAL GROSS DEVELOPMENT VALUE				118	46	668	62	30,735	2,855	£508.67	£339,870	£15,634,000		
Gross Ha/ Acres							0.20	0.49						
Net acres residential (incl frontage roads)							0.20	0.49						
Dwelling density net per Ha/ acre (all tenures)								93.08						
Sq ft per net acre (all tenures all uses)								62,192						
Average market units sales values ppsf								£509						
Less fees and marketing costs (market housing only) @										2.50%	(£390,850)	(£390,850.00)		
Less affordable disposal costs (affordable housing only) @										0.50%	£0		£0.00	
Less commercial disposal costs (commercial units only) @										2.00%	£0			
Build Costs - RESIDENTIAL - Cost Plan OR BCIS £ per sq ft @ (see Tab 3)							130%	sqm	sq ft	£/sq ft				
								3,715	39,988	£272.06	(£10,879,000)	(£10,879,000.00)	£0	
								3,715	39,988	£272.06				
Contingency										5%	(£543,950)			
Construction Fees														
Architects & Planning								1.5%	(£163,185)			(£163,185.00)	£0.00	
Quantity Surveyor								1.5%	(£163,185)			(£163,185.00)	£0.00	
Engineers								1.5%	(£163,185)			(£163,185.00)	£0.00	
Proj Management & CDM								1.5%	(£163,185)			(£163,185.00)	£0.00	
								6.0%		(£652,740)	(£652,740)			
Developer Profit on Market Housing								20.0%	(£3,126,800)			(£3,126,800.00)		
Developer Profit on Affordable Housing								6.0%	£0				£0.00	
Developer Profit on Commercial								15.0%	£0					
								20.0%		(£3,126,800)	(£3,126,800)			
GROSS SURPLUS BEFORE ABNORMALS, 106 etc											£40,660	£584,610	£0	
Infrastructure and Abnormal Costs														
S106 Costs									£0				-£248,325.00	
									(£16,710)					
COMMUTED SUM									(£16,710)					
CIL									£0					
									(£653,769)					
Purchasers Costs									(£653,769)					
							SDLT 3.80%		(£33,188)					
							Legals 1.50%		(£13,106)					
									(£46,294)					
Construction Finance Costs (Cashflow - see tab 5)									(£804,462)					
										(£804,462)				
										(£1,521,234)				
											(£1,521,234)			
Residual Land Value											-£1,480,574			
BASE EUV POSITION										£873,750			BLV as % of GDV	
Premium									0%	£0	£873,750		6%	
Surplus / Deficit											-£2,354,324			
VIABLE/ NON-VIABLE?											NON-VIABLE			

Accommodation Schedule

Tab 2

Affordable		30%									
Ref	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	1	25	13	542	50	7,045	655	£525.91	£285,000	£3,705,000
Flat	Private	2	33	11	710	66	7,809	726	£500.31	£355,182	£3,907,000
Flat	Private	3	32	8	1,014	94	8,116	754	£495.81	£503,000	£4,024,000
Flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL PRIVATE RESIDENTIAL			90	32	718	67	22,970	2,134	£506.57	£363,625.00	£11,636,000
Flat	Rented	5	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	1	8	6	455	42	2,732	254	£263.19	£119,833	£719,000
Flat	Rented	2	12	4	687	64	2,748	255	£250.54	£172,125	£688,500
Flat	Rented	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL RENT			71%	20	548	51	5,480	509	£256.85	£140,750.00	£1,407,500
Flat	Shared O	5	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	1	5	3	504	47	1,512	141	£368.44	£185,733	£557,200
Flat	Shared O	2	3	1	773	72	773	72	£350.52	£270,900	£270,900
Flat	Shared O	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL SHARED OWN			29%	8	571	53	2,285	212	£362.38	£207,025.00	£828,100
TOTAL AFFORDABLE			24%	30%	28	14	555	52	£287.90	£159,685.71	£2,235,600
TOTAL RESIDENTIAL			*hab rooms	*units	118	46	668	62	£451.33	£301,556.52	£13,871,600

Affordable		0%									
Ref	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	1	38	22	513	48	11,289	1,049	£526.08	£269,955	£5,939,000
Flat	Private	2	48	16	708	66	11,330	1,053	£500.53	£354,438	£5,671,000
Flat	Private	3	32	8	1,014	94	8,116	754	£495.81	£503,000	£4,024,000
Flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL PRIVATE RESIDENTIAL			118	46	668	62	30,735	2,855	£508.67	£339,869.57	£15,634,000
Flat	Rented	5	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	1	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	2	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL RENT			0%	0	0	0	0	0	£0.00	£0.00	£0
Flat	Shared O	5	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	1	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	2	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL SHARED OWN			0%	0	0	0	0	0	£0.00	£0.00	£0
TOTAL AFFORDABLE			0%	0	0	0	0	0	£0.00	£0.00	£0
TOTAL RESIDENTIAL			*hab rooms	*units	118	46	668	62	£508.67	£339,869.57	£15,634,000

9 UPPER CROWN STREET, READING, RG1 2SS - COST PLAN 1 SUMMARY
IRONGATE PROPERTY ASSET MANAGEMENT LTD

DEVELOPMENT OF 2 NR BLOCKS **39,988** SQ FT **ALL AREAS APPROX**
 OF FLATS AND 1 NR TERRACE OF **3,715** M2 **GROSS INTERNAL (GIA)**
 HOUSES

	TOTAL	£ / SQ FT	£/M2	%
ELEMENT				
PRELIMINARIES	1,646,000	41.16	443.07	15.13%
TEMPORARY CAR PARK PROVISION	-	0.00	0.00	0.00%
DEMOLITION	250,000	6.25	67.29	2.30%
BRIDGE LINK TO INIGO HOUSE	100,000	2.50	26.92	0.92%
SITE PREPARATION	162,000	4.05	43.61	1.49%
UTILITIES & SERVICE CONNECTION	430,000	10.75	115.75	3.95%
RC BASEMENT CAR PARK & DECK	1,178,000	29.46	317.09	10.83%

2,120,000
BUILDING 1 (PRIVATE)
TERRACED HOUSES (4 NR)

SHELL & CORE	4				
SUBSTRUCTURE		28,000	0.70	7.54	0.26%
STEEL & UPPER FLOORS		32,000	0.80	8.61	0.29%
BALCONIES		-	0.00	0.00	0.00%
ROOF		76,000	1.90	20.46	0.70%
STAIRS		20,000	0.50	5.38	0.18%
EXTERNAL WALLS		64,000	1.60	17.23	0.59%
WINDOWS & EXT. DOORS		48,000	1.20	12.92	0.44%
INTERNAL WALLS		-	0.00	0.00	0.00%
EXTRA OVER FOR GABLES (2 NR		24,000	0.60	6.46	0.22%
HOUSE F.O. x 4:	4				
INT.WALLS & PARTITIONS		20,000	0.50	5.38	0.18%
INT.DOORS		24,000	0.60	6.46	0.22%
INTERNAL FINISHES		84,000	2.10	22.61	0.77%
FITTINGS		-	0.00	0.00	0.00%
KITCHENS		40,000	1.00	10.77	0.37%
SANITARYWARE		32,000	0.80	8.61	0.29%
MECHANICAL INSTALLATION		88,000	2.20	23.69	0.81%
ELECTRICAL INSTALLATION		56,000	1.40	15.07	0.51%

Total Houses GIA is **430** m2
4,629

	£/m2	£/Sq Ft	Avg/Unit
344,000	800.00	74.32	£ 86,000
636,000			

BUILDING 2 (PRIVATE)
BLOCK OF FLATS (28 NR)

SHELL & CORE					
SUBSTRUCTURE		39,000	0.98	10.50	0.36%
RC FRAME & UPPER FLOORS		723,000	18.08	194.62	6.65%
LIGHTWEIGHT CONSTRUCTION		(73,000)	-1.83	-19.65	-0.67%
BALCONIES		99,000	2.48	26.65	0.91%
ROOF		300,000	7.50	80.75	2.76%
STAIRS		45,000	1.13	12.11	0.41%
EXTERNAL WALLS		506,000	12.65	136.20	4.65%
WINDOWS & EXT. DOORS		272,000	6.80	73.22	2.50%
INTERNAL WALLS		178,000	4.45	47.91	1.64%
FLAT FIT OUT x 2:	28				
INT.WALLS & PARTITIONS		78,000	1.95	21.00	0.72%
INT.DOORS		98,000	2.45	26.38	0.90%
INTERNAL FINISHES		286,000	7.15	76.99	2.63%
FITTINGS		12,000	0.30	3.23	0.11%
KITCHENS		238,000	5.95	64.06	2.19%
SANITARYWARE		107,000	2.68	28.80	0.98%
MECHANICAL INSTALLATION		326,000	8.15	87.75	3.00%
ELECTRICAL INSTALLATION		204,000	5.10	54.91	1.88%
ADJUSTMENT FOR 2 & 3 BED FLATS		140,000	3.50	37.69	1.29%
COMMON PARTS					
COMMON PARTS/LANDLORD'S APPOINTMENT		87,000	2.18	23.42	0.80%
M&E SERVICES TO COMMON PARTS		139,000	3.48	37.42	1.28%
SPRINKLER INSTALLATIONS		83,000	2.08	22.34	0.76%
LIFT		60,000	1.50	16.15	0.55%

BUILT OFF TRANSFER DECK

Approx. reduction for lightweight construction over RC frame

Total Flats NIA is **1724** m2
18,557

	£/m2	£/Sq Ft	Avg/Unit
1,489,000	863.69	80.24	£ 53,179

3,947,000
BUILDING 3 (AFFORDABLE)
BLOCK OF FLATS (14 NR)

SHELL & CORE					
SUBSTRUCTURE		20,000	0.50	5.38	0.18%
RC FRAME & UPPER FLOORS		329,000	8.23	88.56	3.02%
LIGHTWEIGHT CONSTRUCTION		(33,000)	-0.83	-8.88	-0.30%
BALCONIES		81,000	2.03	21.80	0.74%
ROOF		137,000	3.43	36.88	1.26%
STAIRS		48,000	1.20	12.92	0.44%
EXTERNAL WALLS		326,000	8.15	87.75	3.00%
WINDOWS & EXT. DOORS		83,000	2.08	22.34	0.76%
INTERNAL WALLS		78,000	1.95	21.00	0.72%
FLAT FIT OUT x 1:	14				

BUILT OFF TRANSFER DECK

Approx. reduction for lightweight construction over RC frame

Total Flats NIA is **721** m2

3. Cost Plan 1 Summary

INT.WALLS & PARTITIONS	25,000	0.63	6.73	0.23%				
INT.DOORS	34,000	0.85	9.15	0.31%				7,761
INTERNAL FINISHES	119,000	2.98	32.03	1.09%				
FITTINGS	6,000	0.15	1.62	0.06%				
KITCHENS	91,000	2.28	24.50	0.84%				
SANITARYWARE	54,000	1.35	14.54	0.50%				
MECHANICAL INSTALLATION	137,000	3.43	36.88	1.26%				
ELECTRICAL INSTALLATION	84,000	2.10	22.61	0.77%				
ADJUSTMENT 2, 3 & 4 BED FLATS	120,000	3.00	32.30	1.10%	670,000	£/m2 929.26	£/Sq Ft 86.33	Avg/Unit £ 47,857
COMMON PARTS								
COMMON PARTS/LANDLORD'S APPLIANCES	59,000	1.48	15.88	0.54%				
M&E SERVICES TO COMMON PARTS	98,000	2.45	26.38	0.90%				
SPRINKLER INSTALLATIONS	39,000	0.98	10.50	0.36%				
LIFT	60,000	1.50	16.15	0.55%	1,995,000			
EXTERNALS								
EXTERNAL WORKS	165,000	4.13	44.41	1.52%				
LANDSCAPING	107,000	2.68	28.80	0.98%				
WALLS & FENCES, MINOR BUILDINGS	81,000	2.03	21.80	0.74%				
DRAINAGE	155,000	3.88	41.72	1.42%				
EXTERNAL LIGHTING	27,000							
BALANCE ITEM	-	0.00	0.00	0.00%	535,000			
SUB-TOTALS	10,879,000	271.38	2,921.13	100%				
MAIN CONTRACTOR'S P&OH'S - say 5%	Excluded							
PRICE/DESIGN RISK @ 5%	Excluded							
TOTAL CONSTRUCTION COST	10,879,000	272.05	2,928.40					
PROFESSIONAL FEES	-	-	-					
SECTION 106 & CIL FEES	-	-	-					
TOTAL PROJECT COST	10,879,000	272.05	2,928.40					
Say	10,879,000	272.05	2,928.40					

3. Cost Plan 1 Summary

Exclusions

As above and cost plan tabs plus

1. VAT:	
on professional fees	£ -
on commercial space	£ -
2. Finance charges.	Excluded
3. Direct supply items, loose fittings and furniture.	Excluded
4. Ground contamination.	Provisional allowance included
5. Section 278 Highway works.	Provisional allowance included
6. Archaeological, wildlife and other surveys.	N/A
7. Asbestos surveys and removal works	£ 25,000
8. Surface water retention systems.	Included
9. Sewer connections.	Included
10. PV panels on roof.	Included
11. New substation.	Provisional allowance of £150,000 included
12. Party wall works	Excluded
13. Temporary car park provision for 70 spaces for construction period.	£ 260,000
14. Demolition down to slab level excluded (assume separate contract).	Included
15. Underfloor heating mats in bathrooms.	£ 36,000
16. Fitted wardrobes	£ 65,000
17. Sprinkler installations to buildings 2 & 3.	Included
18. Structural/construction risk on re-use of existing car park structure.	#####
19. General price/design risk uplift and assumptions made: 5% to 10% =	£550k to £1,100k
20. Contractor's profit and overheads: 4% to 7.5% =	£440k to £820k

Notes

Base costs are current at 2Q25. Tender price inflation anticipated at approx. 2%-4% in 2025.

£ 330,000

Turner Morum
9 Upper Crown Street, Reading

CIL

Tab 4

		Existing	Chargeable m2	Rate (2015)	Indexed Rate (2025)	Charge
1A. S73 30%			2,805	£120.00	£179.28	£502,899
1B. S73 0%			3,647	£120.00	£179.28	£653,769

Turner Morum
9 Upper Crown Street, Reading

Cashflow Finance Calculation 30%

Summary	
Adopted Interest Rate Debit	6.50%
Total Finance Cost	-£714,346

30% Golden brick

Tab 5A

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	46	0	0	4	0	0	4	20	18	46
Market Completions	32							20	12	32
Affordable Completions	14			4			4		6	14
Market Flats	£11,636,000							£7,272,500	£4,363,500	£11,636,000
Affordable Flats	£2,235,600			£670,680			£670,680		£894,240	£2,235,600
Ground Rents								£0	£0	£0
Commercial GDV										£0
TOTAL INCOME		£0	£0	£670,680	£0	£0	£670,680	£7,272,500	£5,257,740	
Build Programme		0%	15%	18%	20%	23%	15%	10%	0%	100.00%
Infra Lead In		100%	0%	0%	0%	0%	0%	0%	0%	100.00%
CIL Breakdown		100%								100.00%
Agents & Marketing - Market	-£290,900							-£181,813	-£109,088	-£290,900
Affordable Disposal	-£11,178			-£3,353			-£3,353		-£4,471	-£11,178
Commercial Disposal	£0									£0
Cost Plan Build Costs	-£11,422,950	£0	-£1,713,443	-£1,999,016	-£2,284,590	-£2,570,164	-£1,713,443	-£1,142,295	£0	-£11,422,950
Technical Fees	-£652,740	£0	-£97,911	-£114,230	-£130,548	-£146,867	-£97,911	-£65,274	£0	-£652,740
Infrastructure & Abnormals	£0		£0							£0
Commuted Sum	£0	£0								£0
s106	-£16,710	£0	£0	£0	£0	£0	£0	-£10,443	-£6,266	-£16,710
CIL	-£502,899		-£502,899	£0	£0	£0	£0	£0	£0	-£502,899
EUV	-£873,750	-£873,750								-£873,750
SDLT	-£33,188	-£33,188								-£33,188
Legals	-£13,106	-£13,106								-£13,106
TOTAL EXPENDITURE		-£920,044	-£2,314,253	-£2,116,599	-£2,415,138	-£2,717,030	-£1,814,707	-£1,399,825	-£119,825	-£7,766,034
Net position		-£920,044	-£2,314,253	-£1,445,919	-£2,415,138	-£2,717,030	-£1,144,027	£5,872,675	£5,137,915	
Rolling Balance		-£920,044	-£3,249,247	-£4,747,967	-£7,240,259	-£10,074,944	-£11,382,689	-£5,694,982	-£649,610	
Finance rate	6.50%	-£14,951	-£52,800	-£77,154	-£117,654	-£163,718	-£184,969	-£92,543	-£10,556	-£714,346

Summary	
Adopted Interest Rate Debit	6.50%
Total Finance Cost	-£804,462

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	46	0	0	0	0	0	0	20	26	46
Market Completions	46							20	26	46
Affordable Completions	0			0			0		0	0
Market Flats	£15,634,000							£6,797,391	£8,836,609	£15,634,000
Affordable Flats	£0									£0
Ground Rents								£0	£0	£0
Commercial GDV										£0
TOTAL INCOME		£0	£0	£0	£0	£0	£0	£6,797,391	£8,836,609	
Build Programme		0%	15%	18%	20%	23%	15%	10%	0%	100.00%
Infra Lead In		100%	0%	0%	0%	0%	0%	0%	0%	100.00%
CIL Breakdown		100%								100.00%
Agents & Marketing - Market	-£390,850							-£169,935	-£220,915	-£390,850
Affordable Disposal	£0									£0
Commercial Disposal	£0									£0
Cost Plan Build Costs	-£11,422,950	£0	-£1,713,443	-£1,999,016	-£2,284,590	-£2,570,164	-£1,713,443	-£1,142,295	£0	-£11,422,950
Technical Fees	-£652,740	£0	-£97,911	-£114,230	-£130,548	-£146,867	-£97,911	-£65,274	£0	-£652,740
Infrastructure & Abnormals	£0		£0							£0
Commuted Sum	£0	£0								£0
s106	-£16,710	£0	£0	£0	£0	£0	£0	-£7,265	-£9,445	-£16,710
CIL	-£653,769		-£653,769	£0	£0	£0	£0	£0	£0	-£653,769
EUV	-£873,750	-£873,750								-£873,750
SDLT	-£33,188	-£33,188								-£33,188
Legals	-£13,106	-£13,106								-£13,106
TOTAL EXPENDITURE		-£920,044	-£2,465,123	-£2,113,246	-£2,415,138	-£2,717,030	-£1,811,354	-£1,384,769	-£230,360	-£7,913,550
Net position		-£920,044	-£2,465,123	-£2,113,246	-£2,415,138	-£2,717,030	-£1,811,354	£5,412,623	£8,606,249	
Rolling Balance		-£920,044	-£3,400,117	-£5,568,615	-£8,074,243	-£10,922,480	-£12,911,323	-£7,708,510	£772,476	
Finance rate	6.50%	-£14,951	-£55,252	-£90,490	-£131,206	-£177,490	-£209,809	-£125,263	£0	-£804,462