
Greater Manchester Combined Authority

**Greater Manchester
Spatial Framework**

**Strategic Viability
Report – Stage 2
Allocated Sites
Viability Report**

Amended June 2021

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This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons Toolkit and is based on local authority level data supplied by GMCA, individual local authorities within Greater Manchester, consultant team inputs, promoters 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.

The assessment has been undertaken following national and professional standards, with objectivity, impartially, without interference and with reference to all appropriate available sources of information. No performance related or contingent fees have been sought.

| | | |
|------|---|----|
| 1 | Introduction | 1 |
| 1.1 | Objectives..... | 1 |
| 1.2 | The impact of COVID-19 | 4 |
| 1.3 | Implications of planning reform | 4 |
| 1.4 | Purpose of the Allocated Sites Viability Report | 4 |
| 1.5 | Consultation | 4 |
| 1.6 | National guidance and testing principles..... | 5 |
| 1.7 | Review of policies in the Spatial Framework and local policy..... | 5 |
| 2 | Testing approach and assumptions | 6 |
| 2.2 | Benchmark land values..... | 6 |
| 2.3 | Residential values | 7 |
| 2.4 | Build and site costs | 7 |
| 2.5 | Policy and mitigation costs | 7 |
| 2.6 | Residential fees and finance costs | 8 |
| 2.7 | Non residential assumptions and approach | 8 |
| 2.8 | Transport costs – residential and non residential sites..... | 12 |
| 3 | Allocation assumptions and testing..... | 14 |
| 3.1 | Summary of allocations tested and guide to the sensitivity testing and results tables | 14 |
| 3.2 | JPA1.1 (GMA1.1/GM1.1) Heywood Pilsworth, including Castlebrook Stables (Northern Gateway) ... | 26 |
| 3.3 | JPA1.2 (GMA1.2/GM1.2) Simister and Bowlee (Northern Gateway) | 31 |
| 3.4 | JPA2 (GMA2/GM2.1 - 2.3) Stakehill | 34 |
| 3.5 | JPA3.1/JPA3.2 (GMA3.1 Medipark Extension/GM11 & GMA3.2 Timperley Wedge/GM46)..... | 40 |
| 3.6 | JPA4 (GMA4/GM4) Bewshill Farm | 45 |
| 3.7 | JPA5 (GMA5/GM5) Chequerbent North | 48 |
| 3.8 | JPA6 (GMA6/GM6) West of Wingates/ M61 Junc 6..... | 51 |
| 3.9 | JPA7 (GMA7/GM7) Elton Reservoir | 54 |
| 3.10 | JPA8 (GMA8/GM8) Seedfield..... | 57 |
| 3.11 | JPA9 (GMA9/GM9) Walshaw | 60 |
| 3.12 | JPA10 (GMA10/GM10) Global Logistics | 63 |
| 3.13 | JPA11 (GMA11/GM12) Southwick Park | 66 |
| 3.14 | JPA12 (GMA12/GM14) Beal Valley | 69 |
| 3.15 | JPA13 (GMA13/GM22) Bottom Field Farm (Woodhouses)..... | 72 |
| 3.16 | JPA14 (GMA14/GM15) Broadbent Moss | 75 |
| 3.17 | JPA15 (GMA15/GM18) Chew Brook Vale (Robert Fletchers)..... | 78 |
| 3.18 | JPA16 (GMA16/GM16) Cowlshaw | 81 |

| | | |
|------|---|-----|
| 3.19 | JPA17 (GMA18/GM13) Land South of Coal Pit Lane (Ashton Road) | 84 |
| 3.20 | JPA18 (GMA19/GM19) South of Rosary Road | 87 |
| 3.21 | JPA19 (GMA20/GM23) Bamford and Norden | 90 |
| 3.22 | JPA20 (GMA21/GM24) Castleton Sidings | 93 |
| 3.23 | JPA21 (GMA22/GM25) Crimble Mill | 96 |
| 3.24 | JPA22 (GMA23/GM26) Land North of Smithy Bridge | 99 |
| 3.25 | JPA23 (GMA24/GM27) Newhey Quarry | 102 |
| 3.26 | JPA25 (GMA26/GM29) Trows Farm | 105 |
| 3.27 | JPA26 (GMA27/GM30) Land at Hazelhurst Farm | 108 |
| 3.28 | JPA27 (GMA28/GM31) East of Boothstown | 111 |
| 3.29 | JPA28 (GMA29/GM32) North of Irlam Station | 114 |
| 3.30 | JPA29 (GMA30/GM33) Port Salford Extension | 117 |
| 3.31 | JPA30 (GMA38/GM42) Ashton Moss West | 120 |
| 3.32 | JPA31 (GMA39/GM43) Godley Green Garden Village | 123 |
| 3.33 | JPA32 (GMA40/GM44) South of Hyde | 126 |
| 3.34 | JPA33 (GMA41/GM45) New Carrington | 129 |
| 3.35 | JPA34 (GMA42/GM48) M6 Junction 25 | 132 |
| 3.36 | JPA35 (GMA43/GM49) North of Mosley Common (GM49) | 135 |
| 3.37 | JPA36 (GMA44/GM50) Pocket Nook | 138 |
| 3.38 | JPA37 (GMA45/GM51) West of Gibfield | 141 |
| 4 | Summary of the results | 144 |
| 4.1 | Assessment of the viability of the allocated sites | 144 |
| 4.2 | Summary of results and interventions | 145 |
| | Appendix A – Serviced land values | 149 |
| | Appendix B - Explanatory note of the approach to developing and verifying costs for transport schemes | 150 |
| | Appendix C - Transport interventions for allocated sites | 158 |
| | Appendix D – Sensitivity assumptions and testing summary | 175 |
| | JPA1.1 (GMA1.1/GM1.1) Heywood Pilsworth, including Castlebrook Stables (Northern Gateway) | 176 |
| | JPA3.1/JPA3.2 (GMA3.1/GM11) Medipark Extension & (GMA3.2/GM46) Timperley Wedge S1 | 178 |
| | JPA9 (GMA9/GM9) Walshaw S1 | 180 |
| | JPA12 (GMA12/GM14) Beal Valley S1 | 182 |
| | JPA13 (GMA13/GM22) Bottom Field Farm (Woodhouses) S1 | 184 |
| | JPA15 (GMA15) Chew Brook Vale (Robert Fletchers) S1 | 186 |
| | JPA15 (GMA15) Chew Brook Vale (Robert Fletchers) S2 | 188 |

| | |
|---|-----|
| JPA16 (GMA16/GM16) Cowlshaw S1 | 190 |
| JPA17 (GMA18/GM13) Land South of Coal Pit Lane (Ashton Road) S1 | 192 |
| JPA18 (GMA19/GM19) South of Rosary Road S1..... | 194 |
| JPA20 (GMA21/GM24) Castleton Sidings S1..... | 196 |
| JPA21 (GMA22/GM25) Crimble Mill S1 | 198 |
| JPA21 (GMA22/GM25) Crimble Mill S2 | 200 |
| JPA22 (GMA23/GM26) Land North of Smithy Bridge S1..... | 202 |
| JPA 25 (GMA26/GM29) Trows Farm S1 | 204 |
| JPA33 (GMA41/GM45) New Carrington S1..... | 206 |
| | 207 |
| JPA33 (GMA41/GM45) New Carrington S2..... | 208 |
| JPA36 (GMA44/GM50) Pocket Nook S1..... | 210 |

1 Introduction

1.1 Objectives

- 1.1.1 In January 2019, the Greater Manchester Combined Authority (GMCA) published its revised draft Spatial Framework (GMSF), the Greater Manchester's Plan for Homes, Jobs and the Environment. The team of Three Dragons, Ward Williams Associates and Troy Planning and Design were commissioned to undertake a Viability Assessment of the Spatial Framework (VASF) to test whether the requirements of the National Planning Policy Framework (NPPF) are met, that is that the policy requirements in a plan should not threaten the development viability of the plan as a whole.
- 1.1.2 Within this broad aim, the GMCA sets out a number of objectives for the VASF that are summarised as being to:
- Meet the tests of soundness, using the approach to viability set out in guidance;
 - Address issues identified in consultation and engage with the development industry;
 - Provide a broad strategic understanding of viability, including costs and values, across Greater Manchester area based on current available information;
 - Test the viability and deliverability of an appropriate range of sample sites across Greater Manchester, including allocated sites;
 - Identify policies that will affect viability and examine the likely cumulative viability impact of the proposed policies and standards in the Plan.
- 1.1.3 The VASF comprises three linked reports, setting out the viability position across Greater Manchester and which includes two update reports. The three reports are:
- a) The Strategic Viability Report (SVRS1) and Technical Report (appendices) – plan policy testing of typologies representing site supply in Greater Manchester.
 - b) The Allocated Sites Viability Report – site specific testing of allocated sites identified in the Greater Manchester Spatial Framework (Stage 2); Amended June 2021.
 - c) Strategic Viability Stage 1 – Addendum June 2021.

Update June 2021

- 1.1.4 Following the decision of Stockport Council on 3rd December 2020, Greater Manchester's Plan for Homes Jobs and Environment (GMSF) is no longer being progressed. Instead, Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan councils have formed a new joint committee to develop a long term plan for jobs, new homes and sustainable growth in their boroughs. This plan is known as Places for Everyone (the replacement Spatial Framework) and will map out where development can take place in areas connected by sustainable transport links; creating new homes and jobs for people across the city-region and laying the foundations for new investment and innovation.
- 1.1.5 As a result of Stockport withdrawing from the GMSF process, the sites allocated in Stockport that were previously included in the Autumn 2020 version of this report have been removed – for clarity these were as follows:
- GMA 32 Former Offerton High School (GM35)

- GMA 33 Heald Green 1 (West) (GM37)
- GMA 36 Hyde Bank Meadows (GM39)
- GMA 37 Woodford Aerodrome (GM41)

1.1.6 It should also be noted that Salford and Oldham have altered housing numbers on five sites which has necessitated a reappraisal of these sites:

- GMA 29 North of Irlam Station (GM32)
- GMA 2 Stakehill (GM2)¹
- GMA 15 Chew Brook Vale (Robert Fletchers) (GM18)
- GMA17 Hanging Chadder (GM17)²
- GMA 18 Land South of Coal Pit Lane (Ashton Road) (GM13)

1.1.7 At this stage GMCA have requested that no further updates are undertaken, therefore all other sites are unchanged from those set out in the Autumn 2020 report.

1.1.8 Please note that the reference numbers and site names have changed several times during this work. Whilst most references have been changed there may be occasions where this has not been possible, and the older numbering is still used – therefore a key is supplied below setting out the numbering changes to clarify any discrepancies.

¹ Whilst there was a change to policy in respect of the anticipated employment floorspace at Stakehill, the revised policy wording still allows for the level of floorspace that has already been set out in the testing reported in Autumn 2020, therefore no changes are required to the testing.

² GMA17 Hanging Chadder is no longer an allocation.

Allocated Sites – Stage 2 Report – Amended June 2021

| 2019 Allocation Ref | 2019 Title | GMSF 2020 policy number | 2020 Title | PfE 2021 Policy number | PfE 2021 Policy Title |
|---------------------|--------------------------------------|-------------------------|---|------------------------|---|
| GMA1.1 | Northern Gateway Heywood Pilsworth | GMA1.1 | Heywood / Pilsworth (Northern Gateway) | JPA1.1 | Heywood / Pilsworth (Northern Gateway) |
| GMA1.2 | Northern Gateway Simister and Bowlee | GMA1.2 | Simister and Bowlee (Northern Gateway) | JPA1.2 | Simister and Bowlee (Northern Gateway) |
| GMA2 | Stakehill | GMA2 | Stakehill | JPA2 | Stakehill |
| GM11 | MediPark | GMA3.1 | Medipark | JPA3.1 | Medipark |
| GM46 | Timperley Wedge | GMA3.2 | Timperley Wedge | JPA3.2 | Timperley Wedge |
| GMA4 | Bewshill Farm | GMA4 | Bewshill Farm | JPA4 | Bewshill Farm |
| GMA5 | Chequerbent North | GMA5 | Chequerbent North | JPA5 | Chequerbent North |
| GMA6 | West of Wingates | GMA6 | West of Wingates / M61 Junction 6 | JPA6 | West of Wingates / M61 Junction 6 |
| GMA7 | Elton Reservoir | GMA7 | Elton Reservoir | JPA7 | Elton Reservoir |
| GMA8 | Seedfield | GMA8 | Seedfield | JPA8 | Seedfield |
| GMA9 | Walshaw | GMA9 | Walshaw | JPA9 | Walshaw |
| GMA10 | Global Logistics | GMA10 | Global Logistics | JPA10 | Global Logistics |
| GMA12 | Southwick Park | GMA11 | Southwick Park | JPA11 | Southwick Park |
| GMA14 | Beal Valley | GMA12 | Beal Valley | JPA12 | Beal Valley |
| GMA22 | Woodhouses | GMA13 | Bottom Field Farm (Woodhouses) | JPA13 | Bottom Field Farm (Woodhouses) |
| GMA15 | Broadbent Moss | GMA14 | Broadbent Moss | JPA14 | Broadbent Moss |
| GMA18 | Robert Fletchers | GMA15 | Chew Brook Vale (Robert Fletchers) | JPA15 | Chew Brook Vale (Robert Fletchers) |
| GMA16 | Cowlishaw | GMA16 | Cowlishaw | JPA16 | Cowlishaw |
| GMA17 | Hanging Chadder | GMA17 | Hanging Chadder | N/A | Deleted |
| GMA13 | Ashton Road Corridor | GMA18 | Land south of Coal Pit Lane (Ashton Road) | JPA17 | Land south of Coal Pit Lane (Ashton Road) |
| GMA19 | South of Rosary Road | GMA19 | South of Rosary Road | JPA18 | South of Rosary Road |
| GMA23 | Bamford and Norden | GMA20 | Bamford / Norden | JPA19 | Bamford / Norden |
| GMA24 | Castleton Sidings | GMA21 | Castleton Sidings | JPA20 | Castleton Sidings |
| GMA25 | Crimble Mill | GMA22 | Crimble Mill | JPA21 | Crimble Mill |
| GMA26 | Land north of Smithy Bridge | GMA23 | Land north of Smithy Bridge | JPA22 | Land north of Smithy Bridge |
| GMA27 | Newhey Quarry | GMA24 | Newhey Quarry | JPA23 | Newhey Quarry |
| GMA28 | Roch Valley | GMA25 | Roch Valley | JPA24 | Roch Valley |
| GMA29 | Trows Farm | GMA26 | Trows Farm | JPA25 | Trows Farm |
| GMA30 | Land at Hazelhurst Farm | GMA27 | Land at Hazelhurst Farm | JPA26 | Land at Hazelhurst Farm |
| GMA31 | East of Boothstown | GMA28 | East of Boothstown | JPA27 | East of Boothstown |
| GMA32 | North of Irlam Station | GMA29 | North of Irlam Station | JPA28 | North of Irlam Station |
| GMA33 | Port Salford Extension | GMA30 | Port Salford Extension | JPA29 | Port Salford Extension |
| GMA34 | Bredbury Park Extension | GMA31 | Bredbury Park Extension | N/A | Deleted |
| GMA35 | Former Oferton High School | GMA32 | Former Oferton High School | N/A | Deleted |
| GMA37 | Heald Green | GMA33 | Heald Green 1 (West) | N/A | Deleted |
| GMA40 | Griffen Farm/Stanley Green | GMA34 | Heald Green 2 | N/A | Deleted |
| GMA38 | High Lane | GMA35 | High Lane | N/A | Deleted |
| GMA39 | Hyde Bank Meadows | GMA36 | Hyde Bank Meadows | N/A | Deleted |
| GMA41 | Woodford Aerodrome | GMA37 | Woodford Aerodrome | N/A | Deleted |
| GMA42 | Ashton Moss West | GMA38 | Ashton Moss West | JPA30 | Ashton Moss West |
| GMA43 | Godley Green Garden Village | GMA39 | Godley Green Garden Village | JPA31 | Godley Green Garden Village |
| GMA44 | South of Hyde | GMA40 | South of Hyde | JPA32 | South of Hyde |
| GMA45 | New Carrington | GMA41 | New Carrington | JPA33 | New Carrington |
| GMA48 | M6 Jctn 25 | GMA42 | M6 Junction 25 | JPA34 | M6 Junction 25 |
| GMA49 | North of Mosley Common | GMA43 | North of Mosley Common | JPA35 | North of Mosley Common |
| GMA50 | Pocket Nook | GMA44 | Pocket Nook | JPA36 | Pocket Nook |
| GMA51 | West of Gibfield | GMA45 | West of Gibfield | JPA37 | West of Gibfield |

1.2 The impact of COVID-19

- 1.2.1 The evidence underpinning the earlier reports and the viability testing of the allocated sites, was collected during 2019 and 2020. It is too early to determine what the impact of COVID-19 pandemic will be on the construction industry, house prices, build costs and overall viability in the medium to long term period of the GMSF. Therefore, the analysis in the report reflects the pre COVID-19 situation.
- 1.2.2 The Stage 1 Addendum June 2021 report contains a further review of the impact of COVID-19 and other changes in values and costs since the evidence was collected in 2019 and 2020. In the context of this report, it is important to note that values have risen, and costs have generally lowered. The sensitivity testing for allocated sites that are marginal or unviable shows the impact of increases in values, consistent with the review of values and costs reported in the Stage 1 Addendum Report.

1.3 Implications of planning reform

- 1.3.1 In August 2020 the Government published its White Paper 'Planning for The Future'. The White Paper was accompanied by a consultation document, 'Changes to the current planning system'. Together, these documents propose radical reforms to the planning system – long and short term. Key changes include zoning of land in local plans into three types of area – Growth, Renewal and Protection - and replacing the current system of planning obligations and CIL with a single development levy to fund local infrastructure. As of September 2020, these proposals are subject to a consultation period and therefore could be subject to change. It is also noted that primary legislation may be required to bring forward the proposals. There is also very little detail as to how the proposals would be brought forward and operate in practice.
- 1.3.2 Whilst the government included its intention to take forward the reforms into legislation (as announced in the Queen's speech of 11th May 2021) there are no details available at this time and so this report relies on the current National Planning Policy Framework and associated Planning Practice Guidance.

1.4 Purpose of the Allocated Sites Viability Report

- 1.4.1 The Allocated Sites Viability Report (SVRS2) as amended in June 2021, sets out the impact of the GMSF's policies on the development viability of sites identified in the GMSF. Each site to be taken forward into the Submission Plan has been reviewed and tested separately.

1.5 Consultation

- 1.5.1 A series of meetings with planning, housing and delivery officers from the 10 Greater Manchester authorities has helped inform the testing. The meetings sought information about sites allocated in the GMSF as well as general background information across a range of policy and implementation issues.
- 1.5.2 In addition to the meetings with the local authority officers, meetings were also held with housing associations, particularly to help inform assumptions around affordable housing and with delivery teams to discuss the development of large sites.
- 1.5.3 Consultation was undertaken with Transport for Greater Manchester (TfGM) on potential transport requirements arising from the proposed allocated sites. The headline (transport cost) figures have been recorded within the testing results. The detail around the measures and

requirements are set out in ‘locality assessments’ prepared for each Greater Manchester local authority.

- 1.5.4 Where promoter details were provided to the consultant team by local authorities, site promoters were invited to discuss their sites with the consultant team. A programme of consultation with the promoters of the allocated sites was also undertaken to ensure that the viability testing for these sites uses realistic assumptions about the scale and type of development proposed and site-specific costs to be taken into account.
- 1.5.5 The level of detail and evidence provided varied greatly between the sites. The site specific consultations were in addition to the two development industry workshops, held in September 2019³ and that informed the testing.⁴

1.6 National guidance and testing principles

- 1.6.1 National guidance and testing principles have been reviewed in the (Stage 1) Strategic Viability Report section 2.

1.7 Review of policies in the Spatial Framework and local policy

Greater Manchester Spatial Framework

- 1.7.1 A review of the general policies in the Spatial Framework has been undertaken and is set out in section 3 of the Strategic Viability Report. The analysis of the viability implications of the policies in the Strategic Framework is set out in Appendix A of the Stage 1 Technical Report along with a commentary about how the implications are taken into account in the testing. The GMSF also sets out, individual policies for each of the allocated sites and, in discussion with each GM local authority these have been considered and, where relevant, reflected in the testing.
- 1.7.2 During the course of preparing the consultation version of the GMSF it should be noted that there have been a number of changes, from the revised draft 2019 GMSF, to the allocated sites, ranging from alternative boundaries to sites being removed, with the main changes set out in table 3.1.

Local policy review

- 1.7.3 We undertook an analysis of the most up to date development plan of each authority. The table in Appendix B in the Stage 1 Technical Report shows the date of the extant development plan and progress in updating the plan. As can be seen from the table, some of the extant plans were adopted prior to the publication in 2012 of the National Planning Policy Framework. Further detail is set out in section 3 of the Stage 1 Strategic Viability Report.

³ Two workshops were undertaken to offer invitees with diary options and to ensure that numbers attending the workshop were at a number that allowed for discussion between participants. A fuller consultation report will be available responding to comments.

⁴ See Appendix C of the Technical Report (which accompanies the Strategic Viability Report).

2 Testing approach and assumptions

- 2.1.1 The allocated sites are mainly proposed Green Belt releases and therefore are typically greenfield and on the edge of existing urban areas. Whilst there are some brownfield sites in part or whole, these are mostly under-utilised sites such as former heavy industry or former mills.
- 2.1.2 Allocations include residential led schemes, employment led schemes and mixed-use developments. The residential elements of sites are all modelled in the same way as the generic sites in the Strategic Viability Assessment, i.e. a residual approach, taking into account value and cost of development, including built form (please see Stage 1 Report for detail) . Sites for employment, including mixed use schemes, have all been modelled as serviced land, rather than built employment space.
- 2.1.3 Site characteristics, values and costs collected for the viability modelling drew on analysis of national and local datasets and policy documents and local consultations with the local authorities and the site promoters described above. Specialist cost consultant information from within the study team has also been used to inform development costs for the allocated sites.
- 2.1.4 Results of the testing are presented in terms of the ‘headroom’ available after the cost of the (benchmark) land value and return to the developer has been taken into account⁵. The ‘headroom’ also takes into account the costs of providing strategic transport measures that have been assessed by Transport for Greater Manchester (and noting that non-strategic transport costs within the sites have been allowed for elsewhere in the testing). It should be noted that these strategic transport costs have not been cash-flowed (as with other costs) as information is not available to show when costs will be incurred. The results presented in this report therefore need to be viewed as reasonable estimates of the true viability position but further detailed site assessments will be required, to take account of the timing of strategic transport costs when individual schemes are brought forward.
- 2.1.5 With some sites both a ‘base’ case and ‘sensitivity’ test are shown. The base case uses assumptions provided by the individual local authority, promoters and the GMCA as well as a set of standard assumptions consistent with the Stage 1 testing and, as far as possible, consistent across all the allocations. However, during the course of consultation with local authorities and the GMCA, alternative assumptions for some sites were suggested and these have been used for the sensitivity tests.

2.2 Benchmark land values

- 2.2.1 The principles and supporting evidence around benchmark land values has been set out in the Strategic Viability Report (section 6). For the purposes of the allocated sites they have all been considered as strategic greenfield with a benchmark land values of £250,000 per gross hectare⁶. Whilst some promoters during the consultation process indicated higher BLV, the approach has been to test the sites on a consistent basis.

⁵ Headroom is what is left after all the known costs have been taken away from the total value of the scheme. The developer return referenced here includes where applicable 17.5% return on GDV of market housing, 6% return (contractor) on affordable housing cost and 12% return on GDV service employment land.

⁶ Please note that a gross developable area has been used and not the ‘redline’ boundary. In some cases the red line boundary includes land that already benefits from planning permission or land where development is not anticipated such as large areas of retained open space.

2.3 Residential values

- 2.3.1 Greater Manchester has a large range of newbuild residential sales values reflecting the different levels of demand in different neighbourhoods, a wide geography and a wide range of dwelling sizes and build types.
- 2.3.2 For the allocated sites testing we have used a data and sense check approach, using the Land Registry data that informed the Strategic Viability Assessment as a starting point and then utilising local knowledge of the individual local authorities and site promoters. Each assumptions sheet sets out the values used for that individual allocated site.
- 2.3.3 Further details regarding the HM Land Registry data are set out in section 4 of the Strategic Viability Report. Whilst testing set out in the Stage 1 Strategic Viability Report uses a value area approach, the site allocations testing looks instead to the local ward(s) within which the allocated sites are located and the dwelling type average values per square metre for new builds within those wards. Where there are insufficient transactions (less than 10) then the value area average in which that ward is classed is used as a proxy.
- 2.3.4 These figures were then discussed with each of the local authorities in which the allocated site is located and for some allocations the local authority put forward alternative figures. These are set out as sensitivity tests to the standard approach.

2.4 Build and site costs

- 2.4.1 As with the Strategic Viability Report, development costs have been informed by cost consultants Ward Williams⁷. Further detail on the approach to development costs is set out in section 4 of the Strategic Viability Report.
- 2.4.2 Further information about the costs for individual allocations was provided by some site promoters and local authorities. The detail of the information varied considerably between sites. Where promoters and local authorities have provided detailed costs, these have been used to inform the testing assumptions. Where less detail has been provided, a degree of judgment has been required, based on the experience of the cost consultants and evidence from other allocated sites.

2.5 Policy and mitigation costs

- 2.5.1 Each local authority has provided the affordable housing assumptions, education requirements and open space/recreation allowances to be used within the testing based on their understanding on how their policies are applied.
- 2.5.2 There is a range of other policy and mitigation costs around accessibility, future homes standards, electric charging points and biodiversity net gain that need to be applied when undertaking the testing. These are applied in the same way as the generic testing and further detail can be found in section 4 of the Strategy Viability Assessment.

⁷ All costs are based on best available data but are approximate only and are not measured in accordance with any recognised standard. Consequently they should be regarded as high level estimates and should not be relied on for any other purpose than this study. When specific schemes are brought forward, more detailed costs should be sought.

2.6 Residential fees and finance costs

- 2.6.1 There is a range of other development assumptions that need to be taken into account in viability testing. For some of these variables, national guidance informs the assumptions used. For other assumptions, there are industry-standard values and which have been accepted at recent plan and CIL⁸ examinations. The list of assumptions and the evidence relied on for their use is set out in the table below.

Table 2.1 Other standard development costs

| Variable | Value used | Measure |
|--|------------------|--------------------------------|
| Developer return (market housing) | 17.5% | GDV (market) |
| Contractor return (affordable housing) | 6% | Construction cost (affordable) |
| Finance costs | 6% | Construction and land costs |
| Professional fees | c8% | Build cost |
| Marketing | 3% | GDV |
| SDLT (Stamp Duty) | Prevailing rates | |
| Agents and legal | 1.75% | Land value |

- 2.6.2 The toolkit used for the viability testing uses a cashflow which applies an interest charge when a scheme is in debit but no benefit is accumulated when a scheme is in credit.

2.7 Non residential assumptions and approach

- 2.7.1 The Strategic Viability Report did not include testing of non-residential uses and therefore did not include any description of a testing approach or assumptions used. However, some of the allocated sites are either solely non residential or have non residential elements within them (typically industrial and/or office developments). For this report we therefore have assembled information about the values and costs for these uses which are set out below. The testing undertaken uses the Three Dragons bespoke non residential model which has been used in previous viability studies and found sound at planning examinations.

Commercial development overview in Greater Manchester

- 2.7.2 **Offices** - Commentators suggest⁹ that there is a continued shortage of grade A office space and that take up has been strong from sectors such as technology, media and telecoms (TMT), Insurance/Financial sector and Public Services. Current top rents are reported to be £390/sq m in the city centre and £258/sq m out of town, and it is understood that underlying supply/demand dynamics of the occupational market remain positive. Take up of office space in 2019 was reported to be above the 10-year average and examples of new build offices include pre-lets (c.40% of floorspace).
- 2.7.3 **Industrial and Warehouse** - Commentators suggest¹⁰ that online retail and third-party logistics sectors appetite for space is growing, with increased amount of speculative build and a shortage of Grade A space. Much of the demand is for units of between 9,300 sq m and 23,200 sqm, but

⁸ Community Infrastructure Levy

⁹ Savills, 2020, Market in Minutes: Manchester Offices; Matthews & Goodman, 2019, Manchester Office Market; BisNow 2020; Deloitte, 2020, Manchester Crane Survey; CBRE, 2020, The Latest View on the Manchester Office Market; Avison Yong, 2020, The Big Nine

¹⁰ CBRE, 2019, Strong start to 2019 North West industrial market; JLL, 2019, Industrial Market Tracker; Cushman & Wakefield, 2019, Industrial Market Snapshot, Business Live 2019, Colliers, 2020, Property Snapshot; B8 Real estate, 2020, Market Update

with increasing demand for larger units of 46,000 sq m+. Prime industrial rents are reported to be c.£75/sq m with yields around 4.25%-4.75%. E-commerce is expected to fuel demand for logistics property and it is anticipated that logistics rent will grow by 2% pa over the next five years.

Approach

- 2.7.4 The review of the market commentary shows that for both office and industrial/warehouse development in the right locations, the market is relatively strong and that the delivery of new space is through a mixture of design & build and speculative development. For the purposes of this high-level testing, we have therefore chosen to assess the viability through the sale of serviced land on the allocated sites, rather than undertaking appraisals for new offices and industrial/warehouse units under different delivery arrangements.
- 2.7.5 This approach compares the potential value of a serviced site with the un-serviced benchmark land value and the cost of site servicing using the following assumptions:
- The assumed values of serviced land are drawn from a review of example transactions and market commentary.
 - The estimated costs of servicing the land are drawn from the cost consultant work undertaken as part of this study.
 - The un-serviced benchmark land values are drawn from the review undertaken as part of Stage 1 of this GMSF viability work.
- 2.7.6 This approach is by necessity a high-level estimation and we anticipate that the actual costs and values for individual sites will differ and will emerge as further technical reports become available as part of detailed planning of each site (e.g. specific demand and purchaser requirements, ground conditions, volumetrics, flood risk assessments etc.).

Serviced land values

- 2.7.7 The serviced land values are used to estimate the GDV for the serviced sites. These values are applied to the *net* areas for the serviced parcels.
- 2.7.8 Example transactions for 17 serviced land parcels covering 85ha vary between £514,000/ha to £4.3m/ha, with an average of £1.55m/ha. Within this, there is a cluster of well-connected serviced sites at between £1m and 1.8m/ha, and another cluster of sites between £0.8m/ha and £0.99m.
- 2.7.9 Other information includes:
- Commentators¹¹ suggest that prime commercial land is at least £1.7m/ha.
 - MHCLG¹² suggests that industrial land is £0.55m-£0.65m/ha (Bolton/Manchester) and that out-of-town office land is £0.6m-£1.35m/ha (Bolton/Manchester).
- 2.7.10 The commentators' estimates are at the higher end of the range of example transactions values, while the MHCLG estimates are generally below, with the exception of the out of town office serviced land.

¹¹ Colliers, Cushman & Wakefield, B8 Real Estate

¹² MHCLG, 2018, Land Value estimates for policy appraisal 2017

2.7.11 For the purposes of this viability testing the following estimated serviced land sales values have been used:

- Prime industrial and warehouse serviced land - £1.7m/ha, based on the upper end of the example transactions and commentators' views;
- Prime office serviced land – £1.35m/ha based on MHCLG estimates and within the range of example transactions;
- Other well-located commercial land - £1.25m/ha, set within the cluster of well-connected serviced sites between £1m and 1.8m/ha of the lower cluster of example transaction;
- 'Standard' serviced land for commercial uses - £0.65m/ha to £0.9m, with lower figure based on the MHCLG estimates and the higher figure the mid-point of the lower cluster of well-connected example sites. This also reads across to the benchmarks used for the residential viability testing, sitting within the range of brownfield land benchmarks.

2.7.12 The tables below set out the serviced land parcel value estimates for each of the GMSF allocated sites with non-residential components. The example transactions, commentators' estimates and the MHCLG estimates are set out in Appendix A.

Table 2.2 Serviced land values/ha for GMSF non-residential allocated sites

| LA | PfE 2021 Ref | Name | Uses | Estimated serviced land value benchmark/ha | Notes |
|-------------------|--------------|-------------------------------|------------|--|---|
| Bury / Rochdale | JPA1.1 | Northern Gateway | B2, B8 | £1.7m | Well located site with easy access to the motorway network. |
| Oldham / Rochdale | JPA2 | Stakehill | B1, B2, B8 | £1.7m | Well located site with easy access to the motorway network. |
| Bolton | JPA4 | Bewshill Farm | B2,B8 | £1.7m | Well located site with easy access to the motorway network. |
| Bolton | JPA5 | Chequerbent North | B2, B8 | £1.7m | Well located site with easy access to the motorway network. |
| Bolton | JPA6 | West of Wingates / M61 J6 | B2, B8 | £1.7m | Well located site with easy access to the motorway network. |
| Manchester | JPA10 | Global Logistics | B2, B8 | £1.7m | Well located site within an Enterprise Zone with easy access to the motorway network and to Manchester Airport. |
| Manchester | JBA3.1 | Roundthorn Medipark Extension | B1 | £1.35m | Complement to the existing Roundthorn Medipark |
| Oldham | JPA14 | Broadbent Moss | B1, B2, B8 | £1.25m | Extending the existing employment opportunities at Higginshaw Business Employment Area |
| Salford | JPA29 | Port Salford Extension | B1, B2, B8 | £1.7m | Well-connected and market-attractive industrial and warehousing location. |
| Stockport | N/A | | | | |
| Tameside | JPA30 | Ashton Moss West | B1, B2 | £1.35m-£1.7m | Well located site for key growth sectors with easy access to the motorway network. |
| Trafford | JPA33 | New Carrington | B2, B8 | £1.25m | Employment development on brownfield land as part of new settlement. |

| LA | PfE 2021 Ref | Name | Uses | Estimated serviced land value benchmark/ha | Notes |
|----------|--------------|------------------|------------|--|---|
| Trafford | JPA3.2 | Timperley Wedge | B1 | £1.25m | Site for office development close to MCR Airport & Hospital. |
| Wigan | JPA34 | M6, Junction 25 | B2, B8 | £1.7m | Well located site with easy access to the motorway network. |
| Wigan | JPA36 | Pocket Nook | B1, B2, B8 | £0.65m-£0.9m | Replacement employment development for relocation of uses displaced by HS2. |
| Wigan | JPA37 | West of Gibfield | B1, B2, B8 | £1.25m | Extension to the existing Gibfield Park Industrial Area |

Un-serviced land values

2.7.13 The un-serviced land values are used to estimate the purchase price of greenfield land, and form part of the costs of bringing forward serviced employment parcels. The estimates take account of the location (majority in greenbelt amendment locations) of the sites allocated in the GMSF as well as the benchmark used for the GMSF allocated sites residential viability appraisals. The un-serviced land benchmark is therefore £250,000/ ha, applied to the gross site area, and this is the same as for the residential appraisals.

Site servicing costs

2.7.14 The following cost items are included within the servicing costs:

- Cost plan items
 - Surveys
 - Enabling works
 - Site infrastructure
 - Landscaping
 - Utilities
 - Site abnormalities
 - Contingencies
 - Professional fees
- Viability testing items
 - Sales costs
 - SDLT
 - Finance

2.7.15 A range of other assumptions have been used in the testing which are set out below in Table 2.3:

Table 2.3 Other standard serviced employment land development costs

| Variable | Value used | Measure |
|---|-------------------|------------------------------------|
| SDLT | Prevailing rates | Benchmark land value |
| Agents and legal | 2% | Benchmark land value |
| Finance costs | 6% | Site infrastructure and land costs |
| Professional fees | 10.5% - 10.8% | Site infrastructure cost |
| Marketing | 3% | Serviced land GDV |
| Purchaser costs | 6.8% | Serviced land GDV |
| Developer return for serviced employment land | 12% | Serviced land GDV |

2.8 Transport costs – residential and non residential sites

- 2.8.1 Two types of transport costs have been modelled. The first are costs found within the site and include roads serving the development, immediate site access and provision for pedestrians and cyclists. These costs have been derived from different sources depending on the availability of information. The hierarchy of data sources was:
- Costs provided by site promoters (checked against the team’s standard costs);
 - Costs estimated by the team’s cost consultant on the basis of available master plans (noting that these are broad costs based on generalised assumptions about road lengths and specification etc);
 - Where there was no site specific information, a standard cost based on a proportion of all development costs (at circa 10%). This percentage was derived from an analysis of the site specific costs either provided by site promoters or based on the master plans (as set out above).
- 2.8.2 Separately, costs for strategic transport measures have been provided by Transport for Greater Manchester (TfGM) using Locality Assessments for each site. These measures include:
- Necessary Strategic Interventions – interventions with strategic implications for which the development will be expected to contribute or pay for, and which have to come forward in order for the development to be allocated;
 - Supporting Strategic Interventions – interventions with strategic impacts to which development would be expected to make a contribution where possible to enhance the connectivity of the site – these costs are not included in the viability calculations – this includes measures such as metrolink extensions and some motorway interventions;
 - Strategic road network mitigations – interventions with motorway implications to which development would be expected to contribute or pay for. Further work will be required with Highways England to understand the detail and final cost of these interventions;
 - Necessary local mitigations – includes measures such as improvements to off-site junction and public transport facilities which will be necessary for the development to be allocated.
- 2.8.3 In a number of cases, a road within the site has a wider strategic function and a cost for this was provided in the Locality Assessment. To avoid double counting of costs (e.g. as a strategic road and as an element of the ‘within sites’ costs), TfGM ensured that only the net additional costs were included in the strategic transport costs identified for each site.
- 2.8.4 Further information about the derivation of the strategic transport measures and costs is found in two appendices. Appendix B is a background explanatory note of the approach to developing

and verifying costs for transport schemes identified in the locality assessments. Appendix C lists the transport interventions for each allocated site.

3 Allocation assumptions and testing

3.1 Summary of allocations tested and guide to the sensitivity testing and results tables

- 3.1.1 Table 3.1 shows each of the allocated sites as set out in GMSF draft Jan 2019 and the testing that has been undertaken. It also sets out how each has been considered in terms of any changes from the GMSF draft including changes to boundaries, dwelling numbers and removal of sites as advised by each of the Greater Manchester local authorities.
- 3.1.2 Some of the allocations have been the subject of sensitivity tests at the request of the relevant local authority. The rationale for each of the sensitivity tests is set out for each allocation where these have been requested by the local authority, based on evidence available to them, but noting the evidence has not been verified by the consultant team.

Table 3.1 Summary of allocations and testing approach

| | Site Details | | | | | | | | Commentary |
|--------------------|--|-----------------------------|---|-------------------|-------------|------------|-----------------------------|------------|--|
| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
| JPA1.1 | GM Allocation 1.1 Heywood/Pilsworth (Northern Gateway) | GM1.1.1 | NG1 Strategic employment (Northern Gateway) | Bury | Employment | Base Model | 624,261 | | Local authority indicated that significant area of allocation is already within planning process and therefore that part of the allocation is excluded from viability assessment process. |
| | | GM1.1.2 | NG1 Castlebrook Stables (Northern Gateway) | Bury | Housing | Base Model | | 200 | Site split out from allocation for testing as it has limited relationship to the much larger employment allocation. |
| JPA1.2 | GM Allocation 1.2 Simister & Bowlee (Northern Gateway) | GM1.2 | Simister & Bowlee (Northern Gateway) | Bury / Rochdale | Mixed | Base Model | | 1,550 | Local authority has advised that the site allocation and development area has changed. |
| | GM Allocation 1.3 Whitefield (Northern Gateway) | GM1.3 | Pole Lane (Northern Gateway) | Bury | Mixed | Base Model | | 600 | Local authority has advised that allocation is to be removed |
| JPA2 | GM Allocation 2 Stakehill | GM2.1 | Stakehill | Rochdale | Housing | Base Model | | 1,380 | Local authority and consultant team agreed that allocation should be split out for testing purposes due to land ownership and delivery. Local authority advised reduced level of employment floorspace. |
| | | GM2.2 | Stakehill | Rochdale | Mixed | Base Model | 13,778 | 301 | |
| | | GM2.3 | Stakehill | Oldham / Rochdale | Employment | Base Model | 186,222 | | |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised Reference 2020 | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|---|-----------------------------|-----------------------------------|-----------------|-------------|---|-----------------------------|------------|--|
| | GM Allocation 3 Kingsway South | GM3.1 GM3.2 | Kingsway South | Oldham | Housing | Base Model | 310,000 | 700 | Local authority advised that allocation is to be removed. |
| JPA4 | GM Allocation 4 Bewshill Farm | GM4 | Bewshill Farm | Bolton | Employment | Base Model | 21,000 | | No change. |
| JPA5 | GM Allocation 5 Chequerbent North | GM5 | Chequerbent North | Bolton | Employment | Base Model | 25,000 | | No change. |
| JPA6 | GM Allocation 6 West of Wingates/ M61 J6 | GM6 | West of Wingates / M61 Junction 6 | Bolton | Employment | Base Model | 346,720 | | Local authority advised reduced level of employment floorspace (at 346,720 sq m) |
| JPA7 | GM Allocation 7 Elton Reservoir | GM7 | Elton Reservoir | Bury | Housing | Base Model | | 3,519 | No change. |
| JPA8 | GM Allocation 8 Seedfield | GM8 | Seedfield | Bury | Housing | Base Model | | 140 | No change. |
| JPA9 | GM Allocation 9 Walshaw | GM9 | Walshaw | Bury | Housing | Base Model | - | 1,250 | No change. |
| | | GM9 S1 | Walshaw | Bury | Housing | Sensitivity test: Increase values by 5% | - | 1,250 | Local authority requested sensitivity test. |
| JPA10 | GM Allocation 10 Global Logistics | GM10 | Global Logistics | Manchester | Employment | Base Model | 25,000 | | No change. |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|--|-----------------------------|--------------------------------------|-----------------|-------------|---|-----------------------------|------------|--|
| JPA3.1 | GM Allocation 11 Roundthorn Medipark Extension | GM11/ GMA3.1 | Roundthorn Medipark Extension | Manchester | Employment | Base Model | 86,000 | | Site is now part of cross boundary allocation (with Timperley Wedge). |
| JPA11 | GM Allocation 12 Southwick Park | GM12/ GMA11 | Southwick Park | Manchester | Housing | Base Model | - | 20 | No change |
| JPA17 | GM Allocation 13 Ashton Road Corridor | GM13 / GMA18 | Coal Pit Lane (Ashton Road Corridor) | Oldham | Housing | Base Model | | 175 | Renamed - Coal Pit Lane Site number reduced to 175 dwellings |
| | | GM13 S1 / GMA18 S1 | Coal Pit Lane (Ashton Road Corridor) | Oldham | Housing | Sensitivity test: Increase in selling prices by 17.5% | | 175 | Local authority requested sensitivity test. |
| JPA12 | GM Allocation 14 Beal Valley | GM14 | Beal Valley | Oldham | Housing | Base Model | | 482 | No change |
| | | GM14 S1 | Beal Valley | Oldham | Housing | Sensitivity test: Increase values by 15% | | 482 | Local authority requested sensitivity test. |
| JPA14 | GM Allocation 15 Broadbent Moss | GM15 / GMA14 | Broadbent Moss | Oldham | Mixed | Base Model | 21,720 | 1,373 | Local authority indicated that part of allocation is already within planning process and excluded from viability assessment process. |
| JPA16 | GM Allocation 16 Cowlshaw | GM16 | Cowlshaw | Oldham | Housing | Base Model | | 460 | No change. |
| | | GM16 S1 | Cowlshaw | Oldham | Housing | Sensitivity test: Increase values by 10% | | 460 | Local authority requested sensitivity test. |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|--|-----------------------------|-----------------------------------|-----------------|-------------|--|-----------------------------|------------|---|
| | GM Allocation 17 Hanging Chadder | GM17 | Hanging Chadder | Oldham | Housing | Base Model | | 260 | Local authority advised that allocation is to be removed. |
| | GM Allocation 18 Chew Brook Vale (Robert Fletcher) | GM18 / GMA15 | Chew Brook Vale (Robert Fletcher) | Oldham | Housing | Base Model | | 99 | Housing numbers the same but employment area removed, and site areas changed. Site area reduced to part of mill site only Dwellings reduced to 99 dwellings |
| JPA15 | GM Allocation 18 Chew Brook Vale (Robert Fletcher) | GM18 / GMA15 S1 & S2 | Chew Brook Vale (Robert Fletcher) | Oldham | Housing | Sensitivity test: Increase dwelling numbers to S1 135 and S2 150 | | 135 & 150 | New sensitivity tests to test impact of increasing dwelling numbers |
| JPA18 | GM Allocation 19 South of Rosary Road | GM19 | South of Rosary Road | Oldham | Housing | Base Model | | 60 | No change. |
| | | GM19 S1 | South of Rosary Road | Oldham | Housing | Sensitivity test: Increase values by 15% | | 60 | Local authority requested sensitivity test. |
| | GM Allocation 20 Spinners Way / Alderney Farm | GM20 | Spinners Way / Alderney Farm | Oldham | Housing | Base Model | | 50 | Local authority advised that allocation is to be removed. |
| | GM Allocation 21 Thrnham Old Road | GM21 | Thornham Old Road | Oldham | Housing | Base Model | | 600 | Local authority advised that allocation is to be removed. |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|---|-----------------------------|--------------------------------|-----------------|-------------|--|-----------------------------|------------|---|
| JPA13 | GM Allocation 22 Woodhouses | GM22/ GMA13 | Bottom Field Farm (Woodhouses) | Oldham | Housing | Base Model | | 30 | Local authority has stated that site size and dwelling numbers reduced |
| | | GM22/ GMA13 S1 | Bottom Field Farm (Woodhouses) | Oldham | Housing | Sensitivity test: Increase values by 10% | | 30 | Local authority requested sensitivity test. |
| JPA19 | GM Allocation 23 Bamford/ Norden | GM23 / GMA20 | Bamford / Norden | Rochdale | Housing | Base Model | | 450 | No change |
| JPA20 | GM Allocation 24 Castleton Sidings | GM24 / GMA21 | Castleton Sidings | Rochdale | Housing | Base Model | | 135 | No change |
| | | GM24 S1 | Castleton Sidings | Rochdale | Housing | Sensitivity test: Change to VA3 & reduce AH to 3.75% of GDV | | 135 | Local authority requested sensitivity test. |
| JPA21 | GM Allocation 25 Crimble Mill | GM25 / GMA22 | Crimble Mill | Rochdale | Housing | Base Model | | 250 | No change |
| | | GM25/ GMA22 S1 | Crimble Mill | Rochdale | Housing | Sensitivity test: Reduce mill refurbishment cost to £5m | | 250 | Local authority requested sensitivity test. |
| | | GM25/ GMA22 S2 | Crimble Mill | Rochdale | Housing | Sensitivity test: Increase values by 15% & reduce education cost | | 250 | Local authority requested sensitivity test. |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|--|-----------------------------|-----------------------------|-----------------|-------------|--|-----------------------------|------------|--|
| JPA26 | GM Allocation 26 Land North of Smithy Bridge | GM26/ GMA23 | Land North of Smithy Bridge | Rochdale | Housing | Base Model | - | 300 | No change |
| | | GM26/ GMA23 S1 | Land North of Smithy Bridge | Rochdale | Housing | Sensitivity test: Increase values by 10% | - | 300 | Local authority requested sensitivity test. |
| JPA23 | GM Allocation 27 Newhey Quarry | GM27/ GMA24 | Newhey Quarry | Rochdale | Housing | Base Model | - | 250 | No change |
| | GM Allocation 28 Roch Valley | GM28 | Roch Valley | Rochdale | Housing | Base Model | | | Local authority indicated that allocation is already within planning process and therefore excluded from viability assessment process. |
| JPA25 | GM Allocation 29 Trows Farm | GM29/ GMA26 | Trows Farm | Rochdale | Housing | Base Model | | 550 | Local authority advised dwelling number change. |
| | | GM29/ GMA26 S1 | Trows Farm | Rochdale | Housing | Sensitivity test: Change to VA3 & reduce AH to 2.5% of GDV | | 550 | Local authority requested sensitivity test. |
| JPA26 | GM Allocation 30 Land at Hazelhurst Farm | GM30/ GMA27 | Land at Hazelhurst Farm | Salford | Housing | Base Model | - | 400 | No change |
| JPA27 | GM Allocation 31 East of Boothstown | GM31/ GMA28 | East of Boothstown | Salford | Housing | Base Model | - | 300 | No change |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|--|-----------------------------|-------------------------------|-----------------|-------------|---|-----------------------------|------------|---|
| JPA28 | GM Allocation 32 North of Irlam Station | GM32/ GMA29 | North of Irlam Station | Salford | Housing | Base Model | - | 800 | Dwellings reduced to 800 dwellings |
| JPA29 | GM Allocation 33 Port Salford Extension | GM33/ GMA30 | Port Salford Extension | Salford | Employment | Base Model | 320,000 | - | No change |
| | GM Allocation 34 Bredbury Park Extension | GM34 | Bredbury Park Extension | Stockport | Employment | Base Model | 60,000 | | GMA 34 - Stockport withdrawn from GMSF |
| | GM Allocation 35 Former Offerton High School | GM35 | Former Offerton High School | Stockport | Housing | Base Model | - | 185 | GMA 32 - Stockport withdrawn from GMSF |
| | | GM35 S1 | Former Offerton High School | Stockport | Housing | Sensitivity test: Reduced AH to 20% | - | 185 | GMA 35 - Stockport withdrawn from GMSF |
| | GM Allocation 36 Gravel Bank / Unity Mill | GM36 | Gravel Bank Road / Unity Mill | Stockport | Housing | Base Model | | 250 | Local authority advised that allocation is to be removed. |
| | GM Allocation 37 Heald Green | GM37 | Heald Green | Stockport | Housing | Base Model | | 850 | GMA 33 - Stockport withdrawn from GMSF |
| | | GM37 S1 | Heald Green | Stockport | Housing | Sensitivity test: Reduce education cost | | 850 | GMA 33 - Stockport withdrawn from GMSF |
| | GM Allocation 38 High Lane | GM38 | High Lane | Stockport | Housing | Base Model | | 500 | GMA 35 - Stockport withdrawn from GMSF |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|--|-----------------------------|-----------------------------|-----------------|-------------|--|-----------------------------|------------|---|
| | GM Allocation 39 Hyde Bank Meadows | GM39 | Hyde Bank Meadows | Stockport | Housing | Base model | | 250 | GMA36 - Stockport withdrawn from GMSF |
| | | GM39 S1 | Hyde Bank Meadows | Stockport | Housing | Sensitivity test: Reduced education & increase values by 20% | | 250 | GMA36 - Stockport withdrawn from GMSF |
| | GM Allocation 40 Griffin Farm, Stanley Green | GM40 | Griffin Park, Stanley Green | Stockport | Housing | Base Model | | 525 | GMA34 - Stockport withdrawn from GMSF |
| | GM Allocation 41 Woodford Aerodrome | GM41 | Woodford Aerodrome | Stockport | Housing | Base Model | | 750 | GMA37 - Stockport withdrawn from GMSF |
| | | GM41S1 | Woodford Aerodrome | Stockport | Housing | Sensitivity test. Increased AH from 40% to 45% | | 750 | GMA37 - Stockport withdrawn from GMSF |
| JPA30 | GM Allocation 42 Ashton Moss West | GM42/ GMA38 | Ashton Moss West | Tameside | Employment | Base Model | 160,000 | | No change |
| JPA31 | GM Allocation 43 Godley Green Garden Village | GM43/ GMA39 | Godley Green Garden Village | Tameside | Housing | Base Model | | 2,350 | No change |
| JPA32 | GM Allocation 44 South of Hyde | GM44/ GMA40 | South of Hyde | Tameside | Housing | Base Model | | 442 | No change |
| JPA33 | GM Allocation 45 New Carrington | GM45 | New Carrington | Trafford | Mixed | Base Model | 276,822 | 3,846 | Local authority has stated that site size, dwelling numbers have reduced. Employment also reduced (to 103,365 sqm). |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|---|-----------------------------|--------------------------|-----------------|-------------|--|-----------------------------|------------|---|
| JPA33 | | GM45 S1 | New Carrington | Trafford | Mixed | Sensitivity test: Reduce AH to 15% | 276,822 | 3,846 | Local authority requested sensitivity test. |
| | | GM45 S2 | New Carrington | Trafford | Mixed | S2 - Sensitivity test: Reduced AH to 15% & increase values by 10% | 276,822 | 3,846 | Local authority requested sensitivity test. |
| JPA3.2 | GM Allocation 46 Timperley Wedge | GM46/ GMA3.1 | Timperley Wedge | Trafford | Mixed | Base Model | 60,000 | 2,546 | Local authority advised on an increase in dwellings. Site is now part of cross boundary allocation (with Medipark) JPA 3.1. |
| | | GM46/ GMA3.1 S1 | Timperley Wedge | Trafford | Mixed | Sensitivity test: Increase AH to 45% | 60,000 | 2,546 | Local authority requested sensitivity test. |
| | GM Allocation 47 Land South of Pennington | GM47 | Land South of Pennington | Wigan | Employment | Base Model | | | Local authority advised that allocation is to be removed. |
| JPA34 | GM Allocation 48 M6, Junction 25 | GM48 / GMA42 | M6, Junction 25 | Wigan | Mixed | Base Model | 140,000 | | Local authority advised site area has been changed |
| JPA35 | GM Allocation 49 North of Mosley Common | GM49 / GMA43 | North of Mosley Common | Wigan | Housing | Base Model | | 1,100 | Local authority stated that site size and dwelling numbers reduced |

Allocated Sites – Stage 2 Report – Amended June 2021

| PfE 2021 Reference | GMSF Revised Draft Jan19 Allocation Title | GMSF Revised 2020 Reference | Site Name | Local Authority | Scheme Type | Test Type | Employment floorspace (sqm) | Total Dwgs | Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report. |
|--------------------|---|-----------------------------|------------------|-----------------|-------------|--|-----------------------------|------------|---|
| JPA36 | GM Allocation 50 Pocket Nook | GM50/GMA44 | Pocket Nook | Wigan | Mixed | Base Model | 15,000 | 600 | No change |
| | | GM50/GMA34 S1 | Pocket Nook | Wigan | Mixed | Sensitivity test. Increased values using adjacent ward | 15,000 | 600 | Local authority requested sensitivity test. |
| JPA37 | GM Allocation 51 West of Gibfield | GM51/GMA45 | West of Gibfield | Wigan | Mixed | Base Model | 45,000 | 500 | Local authority stated that dwelling numbers reduced. |

- 3.1.4 A review of each allocation in the above table is set out on a site by site basis in the remainder of this report.
- 3.1.5 The first section provides a brief description of the site and includes, where applicable justification for sensitivity testing.
- 3.1.6 This is followed by a summary of the testing results as illustrated in the table below, along with a short commentary. shown in tabular form as set out below, with an explanation in italic as to what each column means.

Table 3.2 Results table guide

| Site Details | | | | | Scheme Results | | | |
|---|---|---|--|---|--|---|---|--|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/ Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| Our reference – see Table 3.2 for relation to GMSF allocation reference | Our reference – see Table 3.2 for relation to GMSF allocation reference | Location for allocation within Greater Manchester | Whether site is predominantly housing, employment or mixed | Whether the test is the 'Base' test or a sensitivity requested by the local authority | This is the residual value, including the land purchase and associated costs | This is as column 'f' but is less the developer return (profit) | This is the strategic transport cost provided by TfGM | This is column 'g' less the strategic transport cost in column 'h' |

- 3.1.7 The summary information is then supported by a schedule of the assumptions used in the base testing and print out of the toolkit results. The assumptions and testing results summary for the sensitivity testing is set out in Appendix D. Please note that the testing results sheet includes a gross residual figure, which matches the figure in column f in the results table described above.

3.2 JPA1.1 (GMA1.1/GM1.1) Heywood Pilsworth, including Castlebrook Stables (Northern Gateway)

Description

- This site has been tested as two parts, the strategic employment site of up to 1.2m employment floorspace and a residential site of 200 units at Castlebrook Stables.
- Some land identified within the allocation already benefits from planning permission, so residential development beyond the 200 units tested and a small proportion of the 1.2m employment floorspace has not been tested within this assessment.

Sensitivity test undertaken

- Yes – some of the floorspace is anticipated to come forward beyond the plan period. The base test includes development up to the plan period end, the sensitivity tests takes in all the proposed development, yet to receive planning permission.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|--------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA1.1 .1 | NG1 Strategic employment | Bury | Employment | Base | £81,284,000 | £59,990,000 | £76,430,000 | -£16,440,000 |
| JPA1.1 .2 | NG1 Castlebrook Stables | Bury | Housing | Base | £17,283,000 | | | |
| JPA1.1 .1 | NG1 Strategic employment | Bury | Employment | Sensitivity | £126m | £84,190,000 | £76,430,000 | £7,760,000 |
| JPA1.1 .2 | NG1 Castlebrook Stables | Bury | Housing | Sensitivity | £17,283,431 | | | |

Commentary

- JPA1.1.1 is a very large-scale employment site that is well located for the motorway network and should be able to attract good values for serviced land parcels. The underlying viability of providing serviced land is strong, with the ability to provide a contribution to the wider JPA 1.1 Heywood/Pilsworth scheme transport costs.
- The testing for the combined site, of JPA1.1 shows a positive residual land value of £98.6m which falls to £59.8m once developer and contractor returns have been accounted.
- However, this residual value is not sufficient to accommodate the strategic transport costs of £76.4m and, when these costs are included, there is a shortfall of just under £16.5m.

- The sensitivity test shows that if the whole site is considered the site would be viable, but this is reliant on transports costs remaining at the same level which may not be realistic.
- This allocation is a strategically important employment opportunity, both regionally and nationally. Whilst there will be a shortfall in relation to the development funding the full infrastructure requirements, due to the opportunity it presents to deliver a large, nationally significant employment led development, contributing to driving growth within the north of England, this site is likely to secure funding from other sources to support its delivery.

Base assumptions and testing summary

| | | | | | | |
|---|--|------------------------|-------------------|------------------|-----------------------------|--------------------------|
| Site information | | | | | | Source |
| Allocation (2020) | GMA1.1 Northern Gateway Heywood Pilsworth | | | | | |
| Allocated redline within GMSF (ha) | 638.41 | | | District | Bury | Council |
| | | | | Ward | Hopwood Hall Ward | |
| Site type | Employment | | | Name | Northern Gateway | Council |
| Area to be developed | 237.51 | | | Type | Strategic greenfield | Council |
| Gross Employment area (ha) | 237.51 | Non resi coverage | 40% | | | Council/Promoter |
| Employment floorspace (sqm) | 624,261 | B2, B8 | | | | GMSF /other |
| Total Development period (yrs) | 13.00 | for non-resi | | | | Consultant team/Promoter |
| Development mix and values | | | | | | Source |
| Non residential values | | | | | | |
| | Serviced land sales value | | | | | |
| Employment | £1,700,000.00 | per ha | | | | Consultant team |
| BLV | Employment | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 59,377,500 | 2,958,375 | 1,039,106 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | 8,300,000 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser cost | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| | SDLT applied at prevailing rate | | | | | HMRC |
| | Dev & Cont Return applied in Results sheet | | | | | PPG/Consultant team |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 81,790,000 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs | | | | | | |
| Other s106/s278 | £0.00 | total | | | £0 | Council |

Allocated Sites – Stage 2 Report – Amended June 2021

| Site information | | | | | | Source |
|---|---|----------------|-----------------|---------------------------|----------------------|------------------|
| Allocation (2020) | GMA1.1 Northern Gateway Heywood Pilsworth | | | | | |
| Allocated redline within GMSF (ha) | 638.40 | | | District | Bury | Draft GMSF Jan19 |
| Site type | Housing | | | Ward Name | Unsworth Ward | |
| Area to be developed | 7.847 | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 200 | | | | | Council |
| Gross Residential area (ha) | 5.747 | | | | | Council |
| Gross Employment area (ha) | - | | | | | |
| Open space (ha) | 2.100 | | | | | |
| Total Development period (yrs) | 5 | | | | | Consultant team |
| Development mix and values | | | | | | Source |
| Density | 34.80 | | DPH | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Discount Market Sale | |
| 150.00 | 50.00 | - | 30.00 | 10.00 | 10.00 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 52 | 0% | - | £2,974 | | |
| Terrace | 104 | 15.8% | 23.7 | £2,765 | | Consultant team |
| Semi | 93 | 35.3% | 52.9 | £2,750 | | |
| Detached | 123 | 48.9% | 73.4 | £3,079 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 52 | 0.0% | - | £103.85 | | Council |
| Terrace | 104 | 15.8% | 4.7 | £126.92 | | |
| Semi | 93 | 35.3% | 10.6 | £155.77 | | |
| Detached | 123 | 48.9% | 14.7 | £201.92 | | |
| Intermediate | | | | Selling price 35% share | | |
| Flats | 52 | 0.0% | - | £2,974 | | Council |
| Terrace | 104 | 15.8% | 1.6 | £2,765 | | |
| Semi | 93 | 35.3% | 3.5 | £2,750 | | |
| Detached | 123 | 48.9% | 4.9 | £3,079 | | |
| Discount Market Sale | | | | | | |
| Flats | 52 | 0.0% | - | £2,231 | | Council |
| Terrace | 104 | 15.8% | 1.6 | £2,074 | | |
| Semi | 93 | 35.3% | 3.5 | £2,063 | | |
| Detached | 123 | 48.9% | 4.9 | £2,310 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voids/ Bad debts | 4.00% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 35.00% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 1,961,750 | 87,588 | 34,331 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,002.57 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs & contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £3,166.37 | per dwelling | | | £0 | Council |
| Education (House) | £3,166.37 | per dwelling | | | £633,274 | Council |
| Recreation | £2,831.64 | per dwelling | | | £566,328 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £227,400 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £300,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £146,842 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £293,684 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £141,053 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £63,158 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £0 | Consultant team |
| Total Development Contributions | | | | | £2,371,739 | |

| Non-residential viability assessment model | | | | | | | |
|--|---------------------|---------------------|--------------|---------------------|--------------|---------------------|----------------|
| Summary | | | | | | | |
| Scheme GM 1.1.1 | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Total floorspace (sq m) | 624261 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 624261 sq m |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% |
| | | GEA | 0 sq m | GEA | 0 sq m | GEA | 624261 sq m |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% |
| | | NIA | 0 sq m | NIA | 0 sq m | NIA | 593047.95 sq m |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 |
| Total site area (ha) | 237.5100 | Floors | 5 | Floors | 1.50 | Floors | 1.00 |
| Developable site area (ha) | 156.1 | Site coverage | 40% | Site coverage | 40% | Site coverage | 40% |
| Net to gross | 66% | Site area | 0.0 Hectares | Site area | 0.0 Hectares | Site area | 156.1 Hectares |
| SCHEME REVENUE | | | | | | | |
| Serviced Land £/ha | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| | | | | £ | 1,700,000 | £ | 1,700,000 |
| Gross scheme value | | | £0 | | £0 | | £265,310,925 |
| Less purchaser costs | | | 6.80% | | 6.80% | | 6.80% |
| Gross Development Value | | | £0 | £0 | £0 | £0 | £248,418,469 |
| Total GDV | £ 248,418,469 | | | | | | |
| SITE BENCHMARK | | | | | | | |
| Benchmark per ha | £250,000.0 | | | | | | |
| Site benchmark | | £59,377,500 | | | | | |
| SDLT | | £2,958,375 | | | | | |
| Agents and legal | 1.75% | £1,039,106 | | | | | |
| Total site purchase costs | £63,374,981 | | | | | | |
| SCHEME COSTS | | | | | | | |
| Build costs | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| External costs (% bc) | £0 | 10.00% | £0 | 10.00% | £0 | 0.00% | £0 |
| Construction costs | | | £0 | | £0 | | £0 |
| Total construction costs | | | | | | | |
| Site preparation/infrastructure | £81,790,000 | | £ - | | £ - | | £ 81,790,000 |
| Professional fees (% cc&sp/inf) | £8,830,000 | 0.00% | £0 | 0.00% | £0 | 10.80% | £8,830,000 |
| Sales and lettings costs (% GDV) | £7,452,554 | 3.00% | £0 | 3.00% | £0 | 3.00% | £7,452,554 |
| Planning obligations | | | £ - | | £ - | | |
| Other policy costs | | | £ - | | £ - | | |
| Other costs | | | £0 | | £0 | | £98,072,554 |
| Total 'other costs' | £98,072,554 | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | |
| Build period (months) | | | | | | | |
| Finance costs | | | £5,687,450 | | | | |
| Void finance period (in months) | 0 | | £0 | | | | |
| Total finance costs | £5,687,450 | | | | | | |
| | £ 81,283,484 | | | | | | |
| Developer return % gdv | | 0.0% | £0 | 0.0% | £0 | 0.0% | |
| | 32.7% | | | | | | |
| Total scheme costs | £167,134,985 | | | | | | |
| RESIDUAL VALUE | | | | | | | |
| For the scheme | £ 81,283,484 | | | | | | |
| Equivalent per hectare | £ 520,830 | | | | | | |

Summary Results

| | | | | | |
|--------------------|--------------------------------------|--------------|---|----------------|---------------------|
| Site Details | GMCA Testing - Site specific testing | Site Address | Castlebrook Stables Northern Gateway, Housing | Site Reference | GM Allocation 1.1.2 |
| Scheme Description | 200 dwgs | Notes | | Application No | Unsworth Ward |
| | | | | Date Saved | 30/07/2020 |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 7.65 ha | Total | 200.00 | | 21,864.6 |
| Net Area | 5.76 ha | Market Housing | 150.00 | | 16,412.7 |
| Net to Gross Ratio | 73.2% | Affordable Housing | 50.00 | | 5,471.9 |
| Density | 34.90 dwgs per net ha | % Affordable Housing | 25.00% | | |

| | Total | Market | Affordable Housing | | | | |
|------------------------------------|------------|------------|--------------------|-----------------|-------------------|----------------------|------------------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | Discount Market Sale | Shared Ownership |
| Total No of Dwellings | 200.00 | 150.00 | - | 30.00 | - | 10.00 | 10.00 |
| Total GIA (sq m) | 21,864.6 | 16,412.7 | - | 3,282.7 | - | 1,094.6 | 1,094.6 |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 15.0% | 0.0% | 5.0% | 5.0% |
| Total Revenue | 56,267,776 | 48,196,600 | - | 3,599,637 | - | 2,409,200 | 2,062,339 |
| Average Revenue per unit | 281,339 | 321,244 | - | 119,656 | - | 240,920 | 206,234 |
| Average Revenue per sq m GIA | 2,571 | 2,936 | - | 1,094 | - | 2,201 | 1,902 |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 56,267,776 | | | | | | |

| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m |
|---|------------|------------|--------------------|-----------------|-------------------|----------------------|------------------|--------------|----------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | Discount Market Sale | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 21,940,843 | 16,454,981 | - | 3,291,137 | - | 1,097,413 | 1,097,413 | 1,003 | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | |
| Professional Fees | 1,755,267 | 1,316,390 | - | 263,291 | - | 97,793 | 97,793 | 80 | |
| Marketing Costs (market housing) | 1,445,598 | 1,445,598 | - | - | - | - | - | 88 | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | |
| Exceptional Development Costs | 10,115,923 | 7,596,942 | - | 1,517,386 | - | 505,796 | 505,796 | 462 | |
| Planning Obligations Costs | 2,371,740 | | | | | | | 108 | |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | | |
| Total Development Costs | 37,629,372 | | | | | | | 168,147 | |
| Total Operating Profit | 18,638,405 | | | | | | | 862 | |

| |
|----------------------------|
| 8.0% build costs |
| 3.0% market revenue |
| 0.0% affordable revenue |
| 0.0% CIL as % Revenue |
| £0.00 per market sq m |
| 0.0% CIL as % Dev Costs |
| 0.0% market revenue |
| 0.0% aff build & prof fees |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 5 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 56,267,776 |
| Total Development Cost | 37,629,372 |
| Finance Cost | 1,354,974 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 38,984,346 |
| Gross Residual Value | 17,283,431 |
| Agents Fees | 205,372 |
| Legal Fees | 62,149 |
| Stamp Duty | 653,672 |
| Net Residual Value | 16,142,239 |
| per gross ha | 2,057,122 |
| per net ha | 2,898,611 |
| per dwelling | 80,711 |
| per market dwelling | 107,616 |

| |
|----------------------------------|
| 1.25% residual value (post SDLT) |
| 0.50% residual value (post SDLT) |
| Based on HMRC SDLT rates |

Notes: (use Alt+Enter to start a new line)

3.3 JPA1.2 (GMA1.2/GM1.2) Simister and Bowlee (Northern Gateway)

Description

- This site allocation is of 1,550; of which 1,350 are within Bury and the remaining 200 within Rochdale.
- Those within Bury have been tested using policy requirements relevant to Bury, including a requirement for 25% affordable housing. Those in Rochdale have been tested using Rochdale’s policies, which includes a contribution to affordable housing equal to 7.5% of GDV.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|--------------------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity Test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA1.2 | Simister & Bowlee (Northern Gateway) | Bury / Rochdale | Housing | Base | £116,621,000 | £48,040,000 | £16,330,000 | £31,710,000 |

Commentary

- The testing indicates a headroom of £116.6m, or £48.0m once developer and contractor returns have been taken into account.
- This is greater than the assessed transport requirement, estimated as £16.3m and therefore considered viable.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|---|-------------------|-----------------|---------------------------|----------------------|-----------------|
| Allocation (2020) | GMA1.2 Northern Gateway Simister and Bowlee | | | | | |
| Allocated redline within GMSF (ha) | 217.18 | | | District | Bury / Rochdale | GMSF |
| | | | | Ward | Holyrood Ward | |
| Site type | Housing | | | Name | Northern Gateway | |
| Area to be developed | 96.97 | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 1,550 | | | | | Council |
| Gross Residential area (ha) | 96.97 | | | | | Council |
| Gross Employment area (ha) | - | | | | | |
| Open space (ha) | 29.09 | | | | | |
| Total Development period (yrs) | 10 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 22.83 | DPH | | | | GMSF |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Discount Market Sale | |
| | 1,212.50 | 337.50 | - | 202.50 | 67.50 | 67.50 |
| | | | | | | Council |
| | Floor area | Mix | Number | Selling Price (£ per sqm) | | |
| Market housing | sqm | | | | | Consultant team |
| Flats | 52 | 5.0% | 60.63 | £2,974 | | |
| Terrace | 104 | 15.0% | 181.88 | £2,765 | | |
| Semi | 93 | 33.5% | 406.19 | £2,750 | | |
| Detached | 123 | 46.5% | 563.81 | £3,079 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 52 | 5.0% | 10.13 | £103.85 | | Council |
| Terrace | 104 | 15.0% | 30.38 | £126.92 | | |
| Semi | 93 | 33.5% | 67.84 | £155.77 | | |
| Detached | 123 | 46.5% | 94.16 | £201.92 | | |
| Intermediate | | | | Selling price 35% share | | |
| Flats | 52 | 5.0% | 3.38 | £2,974 | | Council |
| Terrace | 104 | 15.0% | 10.13 | £2,765 | | |
| Semi | 93 | 33.5% | 22.61 | £2,750 | | |
| Detached | 123 | 46.5% | 31.39 | £3,079 | | |
| Discount Market Sale | | | | specify | | |
| Flats | 52 | 5.0% | 3.38 | £2,231 | | Council |
| Terrace | 104 | 15.0% | 10.13 | £2,074 | | |
| Semi | 93 | 33.5% | 22.61 | £2,063 | | |
| Detached | 123 | 46.5% | 31.39 | £2,310 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voids/ Bad debts | 4.00% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 35.00% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 24,243,194 | 1,201,660 | 424,256 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,002.57 | per sqm | | | | Consultant team |
| B1 | n/a | per sqm | | | | |
| B2 | n/a | per sqm | | | | |
| B8 | n/a | per sqm | | | | |
| Retail | n/a | per sqm | | | | |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Aff Marketing fees | 0.00% | of affordable GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | HMRC |
| SDLT | applied at prevailing rate | | | | | PPG |
| Dev & Cont Return | applied in Results sheet | | | | | |
| Broad Infrastructure Cost Assumption | | | | | | Consultant team |
| Site Infrastructure (General) | 25% | of build costs | | | | |
| Broad abnormals/site prep assumption | | | | | | Consultant team |
| Site Preparation (General) | £45,000 | per ha | | | | |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Bury Education (dwellings) | £3,166.37 | per dwelling | | | £4,274,600 | Council |
| Rochdale Education (dwellings) | £4,620.00 | per dwelling | | | £924,000 | Council |
| Rochdale Open space | £3,098.47 | per flat | | | £30,985 | Council |
| Rochdale Open space | £4,131.29 | per house | | | £784,945 | Council |
| Offsite AH Contribution | £4,690,163 | total | | | £4,690,163 | Council |
| Bury (Recreation) | £2,769.66 | per dwelling | | | £4,292,966 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £1,762,350 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £2,325,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £1,081,125 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £2,162,250 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £1,038,500 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £465,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £116,250 | Consultant team |
| Total Development Contributions | | | | | | £23,948,134 |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|-----------------|---------------|----------------------------------|---|-------------------|-------------------|-------------------|---------------------|-----------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Simister & Bowlee Northern Gateway, Housing | | | Site Reference | GM allocation 1.2 | |
| Scheme Description | 1,550 dwgs | | | Notes | | | | Application No | Holyrood Ward | |
| | | | | | | | | Date Saved | 06/10/2020 | |
| Site Details | | | | | | Dwellings | | GIA (sq m) | | |
| Gross Area | 96.97 | ha | | Total | 1,550.00 | | 165,600.5 | | | |
| Net Area | 87.90 | ha | | Market Housing | 1,212.50 | | 129,542.3 | | | |
| Net to Gross Ratio | 70.0% | | | Affordable Housing | 337.50 | | 36,058.2 | | | |
| Density | 22.83 | dwgs per net ha | | % Affordable Housing | 21.77% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | | |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | Discount Mkt Sale | Shared Ownership | | |
| Total No of Dwellings | 1,550.00 | | 1,212.50 | - | 202.50 | - | 67.50 | 67.50 | | |
| Total GIA (sq m) | 165,600.5 | | 129,542.3 | - | 21,634.9 | - | 7,211.6 | 7,211.6 | | |
| Tenure Split (by % dwellings) | | | 78.2% | 0.0% | 13.1% | 0.0% | 4.4% | 4.4% | | |
| Total Revenue | 432,597,113 | | 379,445,813 | - | 23,630,697 | - | 15,834,160 | 13,686,454 | | |
| Average Revenue per unit | 279,095 | | 312,945 | - | 116,696 | - | 234,680 | 202,762 | | |
| Average Revenue per sq m GIA | 2,612 | | 2,929 | - | 1,092 | - | 2,196 | 1,698 | | |
| Total Capital Contributions | - | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 432,597,113 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | Per dwelling | per sq m |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | Discount Mkt Sale | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 166,344,112 | | 130,124,023 | - | 21,732,063 | - | 7,244,016 | 7,244,016 | 107,319 | 1,004 |
| Additional Dwelling Standards | - | | - | - | - | - | - | - | - | - |
| Professional Fees | 13,307,529 | | 10,409,922 | - | 1,736,664 | - | 579,521 | 579,521 | 8,586 | 80 |
| Marketing Costs (market housing) | 11,383,374 | | 11,383,374 | - | - | - | - | - | 9,388 | 88 |
| Marketing Costs (aff housing) | - | | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 88,453,125 | | 69,193,170 | - | 11,555,973 | - | 3,851,991 | 3,851,991 | 97,067 | 534 |
| Planning Obligations Costs | 23,948,134 | | | | | | | | 15,450 | 148 |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | | | |
| Total Development Costs | 303,436,274 | | | | | | | | 195,765 | 1,832 |
| Total Operating Profit | 129,160,839 | | | | | | | | 83,330 | 780 |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 10 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 432,597,113 | | | | | | | | | |
| Total Development Cost | 303,436,274 | | | | | | | | | |
| Finance Cost | 12,539,642 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 315,975,916 | | | | | | | | | |
| Gross Residual Value | 116,621,197 | | | | | | | | | |
| Agents Fees | 1,365,006 | | | 1.26% residual value (post SDLT) | | | | | | |
| Legal Fees | 554,003 | | | 0.50% residual value (post SDLT) | | | | | | |
| Stamp Duty | 5,820,560 | | | Based on HMRC SDLT rates | | | | | | |
| Net Residual Value | 108,861,626 | | | | | | | | | |
| | per gross ha | | | | | | | | | |
| | 1,122,597 | | | | | | | | | |
| | per net ha | | | | | | | | | |
| | 1,603,264 | | | | | | | | | |
| | per dwelling | | | | | | | | | |
| | 70,233 | | | | | | | | | |
| | per market dwelling | | | | | | | | | |
| | 69,780 | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

3.4 JPA2 (GMA2/GM2.1 - 2.3) Stakehill

Description

- The site has been tested in three parts. Part 1 of 1,380 homes within the part of the site that lies north of the A627. Part 2 and 3 refer to the part of the site that is south of the A627; part 2 provides analysis of the mixed-use scheme (with 301 residential units) and part 3 as an employment scheme.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-----------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA2.1 | Stakehill | Rochdale | Housing | Base | £64,276,000 | £26,000,000 | £14,750,000 | £11,250,000 |
| JPA2.2 | Stakehill | Rochdale | Mixed | Base | £17,639,000 | | | |
| JPA2.3 | Stakehill | Oldham/Rochdale | Employment | Base | £23,296,000 | | | |

Commentary

- The combined residual value of the three sites (a mix of housing, mixed use and employment development) is sufficient to meet the strategic transport costs identified, with further headroom of c£11m.

Base assumptions and testing summary – on following pages

| Site Information | | | | | | Source |
|--|----------------------------|-------------------|-----------------|---------------------------|-----------------------|-----------------|
| Allocation (2020) | GMA2 Stakehill | | | | | |
| Allocated redline within GMSF (ha) | 93.26 | | | District | Rochdale | GMSF |
| | | | | Ward | Chadderton North Ward | |
| Site type | Mixed | | | Name | Stakehill | |
| Area to be developed | 48 | | | Type | Strategic greenfield | |
| Dwellings (units) | 1,380 | | | | | Council |
| Gross Residential area (ha) | 48 | | | | | |
| Gross Employment area (ha) | 0 | | | | | |
| Other space (ha) | 1.1 | | | | | Site plan |
| Total Development period (yrs) | 10 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | 41.40 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 1,380.0 | - | - | 0 | 0 | 0 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 5.0% | 69.0 | £2,384 | | |
| Terrace | 85 | 15.0% | 207.0 | £2,424 | | Consultant team |
| Semi | 84 | 33.5% | 462.3 | £2,462 | | Promoter |
| Detached | 109 | 46.5% | 641.7 | £2,636 | | |
| | BLV | Mixed | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 12,000,000 | 589,500 | 210,000 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,002.83 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | Source |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Aff Marketing fees | 0.00% | of affordable GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | HMRC |
| SDLT | applied at prevailing rate | | | | | PPG |
| Dev & Cont Return | applied in Results sheet | | | | | |
| Broad Infrastructure Cost Assumption | | | | | | Source |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | Source |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £4,620.00 | per dwelling | | | £6,375,600 | Council |
| Open Space (Flat) | £3,098.47 | per dwelling | | | £213,794 | Council |
| Open Space (House) | £4,131.29 | per dwelling | | | £5,416,121 | Council |
| Offsite AH Contribution | £24,990,075 | | | | £24,990,075 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £1,569,060 | Consultant team |
| Biodiversity Net Gain (Employment) | £0 | per gross hectare | | | £0 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £2,070,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £962,550 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £1,925,100 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £924,600 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £414,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £103,500 | Consultant team |
| Total Development Contributions | | | | | £44,964,401 | |

| Site information | | | | | | Source | |
|--|----------------------------|----------------|-----------------|---------------------------|-----------------------|-------------------|---------|
| Allocation (2020) | GMA2 Stakehill | | | | | | |
| Allocated redline within GMSF (ha) | 93.26 | | | District | Rochdale | GMSF | |
| | | | | Ward | Chadderton North Ward | | |
| Site type | Mixed | | | Name | Stakehill | | |
| Area to be developed | 12.1 | | | Type | Strategic greenfield | | |
| Dwellings (units) | 301 | | | | | Council | |
| Gross Residential area (ha) | 8.57 | | | | | | |
| Gross Employment area (ha) | 3.53 | | | | | | |
| Employment floorspace (sqm) | 13,778 | B1, B2, B8 | | | | Promoter | |
| Total Development period (yrs) | 5 | | | | | Council | |
| Development mix and values | | | | | | Source | |
| Density | 41.40 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| | 301.0 | - | - | - | - | Council | |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | | |
| Semi | 84 | 89.4% | 269.0 | £2,462 | | Consultant team | |
| Detached | 109 | 10.6% | 32.0 | £2,636 | | Promoter | |
| Non residential values | | | | | | | |
| Serviced land sales value | £5,482,818 total | | | | | Consultant team | |
| BLV Mixed | | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 3,025,000 | 140,750 | 52,938 | Stage 1 report | |
| Build Costs | | | | | | Source | |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team | |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team | |
| Semi | £932.80 | per sqm | | | | Consultant team | |
| Detached | £1,056.00 | per sqm | | | | Consultant team | |
| Blended rate used for houses | £949.27 | per sqm | | | | Consultant team | |
| Other Development Costs | | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team | |
| Professional Fees | 8.00% | of build costs | | | | Consultant team | |
| Finance Rate | 6.00% | | | | | Consultant team | |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team | |
| Agents & Legals | 1.75% | of land value | | | | Consultant team | |
| Serviced employment land cost | £2,371,227 total | | | | | Consultant team | |
| SDLT | applied at prevailing rate | | | | | HMRC | |
| Dev & Cont Return | applied in Results sheet | | | | | PPG | |
| Broad Infrastructure Cost Assumption | | | | | | | |
| Site Infrastructure (General) | 25% of build costs | | | | | Consultant team | |
| Broad abnormal/site prep assumption | | | | | | | |
| Site Preparation (General) | £45,000 per ha | | | | | Consultant team | |
| Policy Costs | | | | | | Total | |
| Policy Costs (Local) | | | | | | | |
| Education (dwellings) | £4,620.00 | per dwelling | | | £1,390,620 | Council | |
| Open Space (House) | £4,131.29 | per dwelling | | | £1,243,518 | Council | |
| Offsite AH Contribution | £4,862,256 total | | | | | £4,862,256 | Council |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £342,237 | Consultant team | |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £451,500 | Consultant team | |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £48,000 | Consultant team | |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £96,000 | Consultant team | |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £538,000 | Consultant team | |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £0 | Consultant team | |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £0 | Consultant team | |
| Total Development Contributions | | | | | | £8,972,132 | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|--------------------|----------------------|-------------------|----------------|-----------------------|---|--------------------|------------------|---------------------|----------------------------|--|-----------------------|-------------------------|---------------------|-------------------------------|------------|--|-------|----------|--|-----------|----------------|----------|--|-----------|--------------------|---|--|---|----------------------|-------|--|---|--|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Stakehill 1, Housing | | Site Reference | GM Allocation 2.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 1,380 dwellings | | Notes | | | Application No | Chadderton North Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 29/07/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>43.00 ha</td> </tr> <tr> <td>Net Area</td> <td>33.30 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>69.4%</td> </tr> <tr> <td>Density</td> <td>41.44 dwgs per net ha</td> </tr> </tbody> </table> | | | Site Details | | Gross Area | 43.00 ha | Net Area | 33.30 ha | Net to Gross Ratio | 69.4% | Density | 41.44 dwgs per net ha | <table border="1"> <thead> <tr> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>1,380.00</td> <td></td> <td>131,356.7</td> </tr> <tr> <td>Market Housing</td> <td>1,380.00</td> <td></td> <td>131,356.7</td> </tr> <tr> <td>Affordable Housing</td> <td>-</td> <td></td> <td>-</td> </tr> <tr> <td>% Affordable Housing</td> <td>0.00%</td> <td></td> <td>-</td> </tr> </tbody> </table> | | | Dwellings | | GIA (sq m) | | Total | 1,380.00 | | 131,356.7 | Market Housing | 1,380.00 | | 131,356.7 | Affordable Housing | - | | - | % Affordable Housing | 0.00% | | - | | |
| Site Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 43.00 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 33.30 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 69.4% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 41.44 dwgs per net ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 1,380.00 | | 131,356.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 1,380.00 | | 131,356.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing | - | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Affordable Housing | 0.00% | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 1,380.00 | 1,380.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 131,356.7 | 131,356.7 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 333,201,000 | 333,201,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 241,460 | 241,460 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,537 | 2,537 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 333,201,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 132,061,079 | 132,061,079 | - | - | - | - | - | 95,711 | 1,006 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 10,566,486 | 10,566,486 | - | - | - | - | - | 7,667 | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 9,996,030 | 9,996,030 | - | - | - | - | - | 7,244 | 76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 61,197,796 | 61,197,796 | - | - | - | - | - | 44,339 | 456 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 44,964,401 | - | - | - | - | - | - | 32,663 | 342 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 258,795,784 | - | - | - | - | - | - | 187,533 | 1,970 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 74,405,216 | - | - | - | - | - | - | 53,917 | 566 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | <table border="1"> <tr> <td>8.0% build costs</td> </tr> <tr> <td>3.0% market revenue</td> </tr> <tr> <td>#DIV/0! affordable revenue</td> </tr> <tr> <td>0.0% CIL as % Revenue</td> </tr> <tr> <td>£0.00 per market sq m</td> </tr> <tr> <td>0.0% CIL as % Dev Costs</td> </tr> <tr> <td>0.0% market revenue</td> </tr> <tr> <td>#DIV/0! aff build & prof fees</td> </tr> </table> | | 8.0% build costs | 3.0% market revenue | #DIV/0! affordable revenue | 0.0% CIL as % Revenue | £0.00 per market sq m | 0.0% CIL as % Dev Costs | 0.0% market revenue | #DIV/0! aff build & prof fees | | | | | | | | | | | | | | | | | | | | |
| 8.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| #DIV/0! affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% CIL as % Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% CIL as % Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| #DIV/0! aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 10 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 333,201,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 258,795,784 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 10,128,994 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 268,924,778 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 64,276,222 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 763,411 | 1.28% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 305,365 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 3,203,311 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 60,004,135 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per gross ha | 1,250,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per net ha | 1,801,928 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per dwelling | 43,481 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per market dwelling | 43,481 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|-----------------|---------------|----------------------------------|--|-------------------|----------|-------------------|-----------------------|-----------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Stakehill 2, Mixed Emp & retail costs and revenue added 20/9/20 | | | Site Reference | GM Allocation 2.2 | |
| Scheme Description | 301 dwellings | | | Notes | | | | Application No | Chadderton North Ward | |
| | | | | | | | | Date Saved | 23/09/2020 | |
| Site Details | | | | | | Dwellings | | GIA (sq m) | | |
| Gross Area | 8.57 | ha | | Total | 301.00 | | 26,084.0 | | | |
| Net Area | 8.57 | ha | | Market Housing | 301.00 | | 26,084.0 | | | |
| Net to Gross Ratio | 100.0% | | | Affordable Housing | - | | - | | | |
| Density | 35.12 | dwgs per net ha | | % Affordable Housing | 0.00% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | | |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Total No of Dwellings | 301.00 | | 301.00 | - | - | - | - | - | - | |
| Total GIA (sq m) | 26,084.0 | | 26,084.0 | - | - | - | - | - | - | |
| Tenure Split (by % dwellings) | | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| Total Revenue | 64,867,000 | | 64,867,000 | - | - | - | - | - | - | |
| Average Revenue per unit | 215,505 | | 215,505 | - | - | - | - | - | - | |
| Average Revenue per sq m GIA | 2,487 | | 2,487 | - | - | - | - | - | - | |
| Total Capital Contributions | 5,482,818 | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 70,349,818 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | Per dwelling | per sq m |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 24,760,759 | | 24,760,759 | - | - | - | - | - | 82,262 | 949 |
| Additional Dwelling Standards | - | | - | - | - | - | - | - | - | - |
| Professional Fees | 1,980,861 | | 1,980,861 | - | - | - | - | - | 6,561 | 76 |
| Marketing Costs (market housing) | 1,946,010 | | 1,946,010 | - | - | - | - | - | 6,469 | 75 |
| Marketing Costs (aff housing) | - | | - | - | - | - | - | - | #DIV/0! | #DIV/0! |
| Exceptional Development Costs | 14,641,872 | | 14,641,872 | - | - | - | - | - | 48,644 | 561 |
| Planning Obligations Costs | 8,792,131 | | | | | | | | 29,210 | 337 |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | - | - |
| Contractor's Return (Aff housing) | - | | | | | | | | #DIV/0! | #DIV/0! |
| Total Development Costs | 52,121,632 | | | | | | | | 173,162 | 1,998 |
| Total Operating Profit | 18,228,186 | | | | | | | | 60,559 | 699 |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 5 years | | | | | | | | | |
| Debit Interest Rate | 8.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 70,349,818 | | | | | | | | | |
| Total Development Cost | 52,121,632 | | | | | | | | | |
| Finance Cost | 588,960 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 52,710,592 | | | | | | | | | |
| Gross Residual Value | 17,639,226 | | | | | | | | | |
| Agents Fees | 209,597 | | | 1.25% residual value (post SDLT) | | | | | | |
| Legal Fees | 83,839 | | | 0.50% residual value (post SDLT) | | | | | | |
| Stamp Duty | 871,461 | | | Based on HMRC SDLT rates | | | | | | |
| Net Residual Value | 16,474,329 | | | | | | | | | |
| per gross ha | 1,922,325 | | | | | | | | | |
| per net ha | 1,922,325 | | | | | | | | | |
| per dwelling | 54,732 | | | | | | | | | |
| per market dwelling | 54,732 | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

| Non-residential viability assessment model | | | | | | | |
|--|--------------------|---------------------|--------------|---------------------|---------------|---------------------|---------------|
| Summary | | | | | | | |
| Scheme GM2.3 | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Total floorspace (sq m) | 186222 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 40000 sq m | Size of unit (GIA) | 146222 sq m |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% |
| | | GEA | 0 sq m | GEA | 40000 sq m | GEA | 146222 sq m |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% |
| | | NIA | 0 sq m | NIA | 38000 sq m | NIA | 138910.9 sq m |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 |
| Total site area (ha) | 64.8 | Floors | 5 | Floors | 1.00 | Floors | 1.00 |
| Developable site area (ha) | 46.6 | Site coverage | 40% | Site coverage | 40% | Site coverage | 40% |
| Net to gross | 72% | Site area | 0.0 Hectares | Site area | 10.0 Hectares | Site area | 36.6 Hectares |
| SCHEME REVENUE | | | | | | | |
| Serviced Land £/ha | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| | | | | £ | 1,700,000 | £ | 1,700,000 |
| Gross scheme value | | £0 | | £17,000,000 | | £62,144,350 | |
| Less purchaser costs | | 6.80% | | 6.80% | | 6.80% | |
| Gross Development Value | | £0 | £0 | £15,917,603 | £0 | £58,187,594 | |
| Total GDV | £ 74,105,197 | | | | | | |
| SITE BENCHMARK | | | | | | | |
| Benchmark per ha | £250,000 | | | | | | |
| Site benchmark | | £16,197,500 | | | | | |
| SDLT | | £799,375 | | | | | |
| Agents and legal | 1.75% | £283,456 | | | | | |
| Total site purchase costs | £17,280,331 | | | | | | |
| SCHEME COSTS | | | | | | | |
| Build costs | £0 | £0 | | £0 | £0 | £0 | |
| External costs (% bc) | £0 | 10.00% | £0 | 10.00% | £0 | 0.00% | £0 |
| Construction costs | | £0 | | £0 | £0 | £0 | |
| Total construction costs | | | | | | | |
| Site preparation/infrastructure | £26,919,798 | £ | - | £ | 5,782,302 | £ | 21,137,495 |
| Professional fees (% cc&sp/inf) | £2,906,260 | 0.00% | £0 | 10.80% | £624,257 | 10.80% | £2,282,003 |
| Sales and lettings costs (% GDV) | £2,223,156 | 3.00% | £0 | 3.00% | £477,528 | 3.00% | £1,745,628 |
| Planning obligations | | £ | - | £ | - | | |
| Other policy costs | | £ | - | £ | - | | |
| Other costs | | £0 | | £6,884,088 | | £25,165,126 | |
| Total 'other costs' | £32,049,214 | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | |
| Build period (months) | | | | | | | |
| Finance costs | | £1,480,061 | | | | | |
| Void finance period (in months) | 0 | £0 | | | | | |
| Total finance costs | £1,480,061 | | | | | | |
| Developer return % gdv | £ 23,295,591 | 0.0% | £0 | 0.0% | £0 | 0.0% | |
| | 31.4% | | | | | | |
| Total scheme costs | £50,809,606 | | | | | | |
| RESIDUAL VALUE | | | | | | | |
| For the scheme | £ 23,295,591 | | | | | | |
| Equivalent per hectare | £ 500,383 | | | | | | |

3.5 JPA3.1/JPA3.2 (GMA3.1 Medipark Extension/GM11 & GMA3.2 Timperley Wedge/GM46)

Description

- These two allocations have now been brought together as one cross boundary allocation (Manchester CC and Trafford BC)
- The Medipark is an employment site, whilst the adjacent Timperley Wedge area is a mixed use site

Sensitivity test undertaken

- Yes – Affordable Housing at the Timperley Wedge site has been increased to 45%. Policy in October 2020 revised draft sets affordable housing at a minimum of 40%, therefore Council requested the higher figure to test impact as a sensitivity test.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|--------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA3.1 | Medipark Extension | Manchester | Employment | Base | £2,266,834 | £124,530,000 | £45,500,000 | £79,030,000 |
| JPA3.2 | Timperley Wedge | Trafford | Mixed | Base | £257,570,405 | | | |
| JPA3.1 | Medipark Extension | Manchester | Employment | Sensitivity | £2,266,834 | £48,860,000 | £45,500,000 | £3,360,000 |
| JPA3.2 | Timperley Wedge | Trafford | Mixed | Sensitivity | £156,467,921 | | | |

Commentary

- In combination, under both the base and sensitivity tests, the finding suggests the schemes are viable.
- The employment site at JPA3.1 is an extension to the existing Medipark and should be able to attract considerable values for serviced office land parcels – however, with an individual site residual value after developer return of just over £0.4m, the inclusion of a significant transport package (circa £15m) means that, on its own, the site would not be viable.
- For JPA 3.2 both the main and the sensitivity test show positive residual values. Developer return on the base test is £133m and on the sensitivity, test is £108m. Once this is accounted for the residual values are £124m and £49m (e.g. £257m minus £133m equals £124m), both of which can accommodate the strategic transport costs at circa £31m.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| | | | | | | |
|---|----------------------------|------------------------|------------------|----------------|--------------------------------|-----------------|
| Site information | | | | | | Source |
| Allocation (2020) | GMA3.1 MediPark | | | | | |
| Allocated redline within GMSF (ha) | 21.40 | | | District | Manchester | Council |
| | | | | Ward | Baguley Ward | Council |
| Site type | Mixed | | | Name | Roundthorn Medipark Ext | Council |
| Area to be developed | 14.690 | | | Land Type | Strategic greenfield | Council |
| Gross Employment area (ha) | 14.69 | Non resi coverage | 35% | | | Council |
| Employment floorspace (sqm) | 86,000 | B1 | | | | Council |
| Total Development period (yrs) | 7 | | | | | Council |
| Development mix and values | | | | | | Source |
| Non residential values | | | | | | |
| | Serviced land sales value | | | | | |
| Employment | £1,350,000 | per ha | | | | Consultant team |
| BLV Mixed | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,672,500 | 173,125 | 64,269 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | £766,944 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing/sales/lettings fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser costs | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure | £7,103,971 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Other s106/s278 | £0 | per dwelling | | | £0 | Council |

| Site information | | | | | | | Source |
|--|-------------------------------|----------------|-----------------|---------------------------|-------------|----------------------|--------------------------|
| Allocation (2020) | GMA3.2 Timperley Wedge | | | | | | |
| Allocated redline within GMSF (ha) | 224.34 | | | | District | Trafford | Council |
| | | | | | Ward | Hale Barns Ward | Council |
| Site type | Mixed | | | | Name | Timperley Wedge | |
| Area to be developed | 71.8 | | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 2,546 | | | | | | |
| Gross Residential area (ha) | 70.2 | | | | | | Council |
| Gross Employment area (ha) | 11.5 | | | | | | Council |
| Employment floorspace (sqm) | 60,000 | | | | | | |
| Total Development period (yrs) | 17 | | | | | | Council |
| Development mix and values | | | | | | | Source |
| Density | 45.33 | DPH | | | | | |
| Market % | Affordable | Social Rent | Affordable Rent | Intermediate | Other | | |
| | 1,782.2 | 763.8 | 381.90 | 0 | 381.90 | 0 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | | |
| Flats | 55 | 25.0% | 445.6 | £3,712 | | | Consultant team |
| Terrace | 99 | 30.0% | 534.7 | £3,722 | | | Consultant team |
| Semi | 135 | 30.0% | 534.7 | £4,013 | | | |
| Detached | 147 | 15.0% | 267.3 | £3,951 | | | |
| Social Rent | | | | Weekly rent | | | |
| Flats | 53 | 30.0% | 114.6 | £87.69 | | | Council |
| Terrace | 86 | 70.0% | 267.3 | £87.69 | | | |
| Intermediate | | | | Selling price 100% share | | | |
| Flats | 53 | 30.0% | 114.6 | £3,712 | | | Council |
| Terrace | 86 | 70.0% | 267.3 | £3,722 | | | Council |
| Social and Affordable Rent Assumptions | | | | | | | |
| Management/Maintenance | £1,000 | | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | | Council / RP's |
| Capitalisation | 6% | | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | | |
| Rental Factor | 2.75% | | | | | | Council / RP's |
| Share Size | 25% | | | | | | Council / RP's |
| Capitalisation | 6.0% | | | | | | Council / RP's |
| Non residential values | | | | | | | |
| Serviced land sales value | £8,778,090 | total | | | | | Consultant team |
| BLV | Mixed | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 17,950,000 | 887,000 | 314,125 | | Stage 1 report |
| Build Costs | | | | | | | Source |
| Blended rate for flats and houses | £1,161.00 | per sqm | | | | | Consultant team |
| Other Development Costs | | | | | | | |
| Plot costs | £35,766,805 | total | | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | | Consultant team |
| Finance Rate | 6.00% | | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | | Consultant team |
| Serviced employment land cost | £4,662,103 | total | | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | | |
| Site Infrastructure (General) | £87,207,780 | total | | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | | |
| Site Preparation (General) | £14,019,075 | total | | | | | Consultant team |
| Archaeological | £650,000 | total | | | | | Council |
| Policy Costs | | | | | | | Total |
| Policy Costs (Local) | | | | | | | |
| Education | £8,665,543 | total | | | £8,665,543 | | Council - £6m P, £2.7m S |
| Open Space | £0 | per dwelling | | | £0 | | Within Site Infra |
| Other s106/s278 | £5,000 | per dwelling | | | £12,730,000 | | Council |
| CIL | £21,137,337 | Total | | | £21,137,337 | | Council |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £2,894,802 | | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £3,819,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £400,995 | | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £801,990 | | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £1,069,320 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £2,138,640 | | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £1,012,035 | | Consultant team |
| | | | | | £54,669,662 | | |

| Non-residential viability assessment model | | | | | | | | | |
|--|-------|---------------------|----------------|---------------------|---------------|---------------------|--------------|---------------------|--------------|
| Summary | | | | | | | | | |
| Scheme GM11 | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Total floorspace (sq m) | 86000 | Size of unit (GIA) | 86000 sq m | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 0 sq m | Ratio of GEA to GIA | 100.0% |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% |
| | | GEA | 86000 sq m | GEA | 0 sq m | GEA | 0 sq m | GEA | 0 sq m |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% |
| | | NIA | 81700 sq m | NIA | 0 sq m | NIA | 0 sq m | NIA | 0 sq m |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 | Rooms | 250 |
| Total site area (ha) | 14.69 | Floors | 2.00 | Floors | 1.00 | Floors | 1.00 | Floors | 1.00 |
| Developable site area (ha) | 12.29 | Site coverage | 35% | Site coverage | 35% | Site coverage | 35% | Site coverage | 35% |
| Net to gross | 84% | Site area | 12.29 Hectares | Site area | 0.0 Hectares | Site area | 0.0 Hectares | Site area | 0.0 Hectares |
| SCHEME REVENUE | | | | | | | | | |
| Serviced Land £/ha | | £ 1,350,000 | | | £ - | | | £ - | |
| Gross scheme value | | £16,585,714 | | | £0 | | | £0 | |
| Less purchaser costs | | 6.80% | | | 6.80% | | | 6.80% | |
| Gross Development Value | | £15,529,695 | | | £0 | | | £0 | |
| Total GDV | | £ 15,529,695 | | | £0 | | | £0 | |
| SITE BENCHMARK | | | | | | | | | |
| Benchmark per ha | | £250,000 | | | | | | | |
| Site benchmark | | £3,672,500 | | | | | | | |
| SDLT | | £173,125 | | | | | | | |
| Agents and legal | | 1.75% £64,269 | | | | | | | |
| Total site purchase costs | | £3,909,894 | | | | | | | |
| SCHEME COSTS | | | | | | | | | |
| Build costs | | £0 | | | £0 | | | £0 | |
| External costs (% bc) | | 10.00% | | | 10.00% | | | 0.00% | |
| Construction costs | | £0 | | | £0 | | | £0 | |
| Total construction costs | | £0 | | | £0 | | | £0 | |
| Site preparation/infrastructure | | £7,103,971 | | | £ - | | | £ - | |
| Professional fees (% cc&sp/inf) | | 10.80% £766,944 | | | 0.00% £0 | | | 0.00% £0 | |
| Sales and lettings costs (% GDV) | | 3.00% £465,891 | | | 3.00% £0 | | | 3.00% £0 | |
| Planning obligations | | £ - | | | £ - | | | £ - | |
| Other policy costs | | £ - | | | £ - | | | £ - | |
| Other costs | | £8,336,807 | | | £0 | | | £0 | |
| Total 'other costs' | | £8,336,807 | | | £0 | | | £0 | |
| Finance costs (interest rate) | | 6.0% | | | | | | | |
| Build period (months) | | 108 | | | | | | | |
| Finance costs | | £1,016,161 | | | | | | | |
| Void finance period (in months) | | 0 | | | | | | | |
| Total finance costs | | £1,016,161 | | | £0 | | | £0 | |
| RV | | £ 2,266,834 | | | | | | | |
| Developer return | | 0.0% | | | 0.0% | | | 0.0% | |
| Developer return % gdv | | 14.6% | | | | | | | |
| Total scheme costs | | £13,262,861 | | | £0 | | | £0 | |
| RESIDUAL VALUE | | | | | | | | | |
| For the scheme | | £ 2,266,834 | | | | | | | |
| Equivalent per hectare | | £ 184,510 | | | | | | | |

| Summary Results | | | | | | | | | | |
|---|-----------------------|-------------|----------------------------------|-----------------|------------------------|--------------|------------------|----------------|----------------------|----------|
| Site Details | GMCA Testing | | | Site Address | Timperley Wedge, Mixed | | | Site Reference | GM46 Timperley Wedge | |
| Scheme Description | 2846 dwellings | | | Notes | | | | Application No | Hale Barns Ward | |
| | | | | | | | | Date Saved | 23/09/2020 | |
| Site Details | | | | | | Dwellings | | | GIA (sq m) | |
| Gross Area | 71.50 ha | | | | Total | 2,546.00 | | | 251,102.5 | |
| Net Area | 56.16 ha | | | | Market Housing | 1,782.50 | | | 191,663.5 | |
| Net to Gross Ratio | 78.2% | | | | Affordable Housing | 763.50 | | | 59,439.3 | |
| Density | 45.33 dwgs per net ha | | | | % Affordable Housing | 29.99% | | | | |
| Scheme Revenue | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | |
| Total No of Dwellings | 2,546.00 | 1,782.50 | 381.75 | - | - | - | 381.75 | | | |
| Total GIA (sq m) | 251,102.5 | 191,663.5 | 29,719.6 | - | - | - | 29,719.6 | | | |
| Tenure Split (by % dwellings) | | 70.0% | 15.0% | 0.0% | 0.0% | 0.0% | 15.0% | | | |
| Total Revenue | 815,319,161 | 732,859,000 | 18,307,997 | - | - | - | 64,152,164 | | | |
| Average Revenue per unit | 320,235 | 411,141 | 47,956 | - | - | - | 166,048 | | | |
| Average Revenue per sq m GIA | 3,247 | 3,824 | 616 | - | - | - | 2,158 | | | |
| Total Capital Contributions | 8,778,090 | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 824,097,251 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | Per dwelling | per sq m |
| Build Cost (inc external works & contingency) | 291,444,929 | 222,456,164 | 34,494,383 | - | - | - | 34,494,383 | | 114,472 | 1,161 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | | - | - |
| Professional Fees | 21,959,370 | 16,694,212 | 2,597,079 | - | - | - | 2,597,079 | | 6,585 | 87 |
| Marketing Costs (market housing) | 21,956,770 | 21,956,770 | - | - | - | - | - | | 12,334 | 116 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | | - | - |
| Exceptional Development Costs | 161,456,665 | 113,038,646 | 24,209,021 | - | - | - | 24,209,021 | | 63,416 | 643 |
| Planning Obligations Costs | 33,532,325 | - | - | - | - | - | - | | 13,171 | 134 |
| Commercial Elements Costs | - | - | - | - | - | - | - | | - | - |
| Community Infrastructure Levy | 21,136,897 | - | - | - | - | - | - | | - | - |
| Developer's Return for Risk and Profit | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | | - | - |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | | - | - |
| Total Development Costs | 551,415,179 | - | - | - | - | - | - | | 216,561 | 2,196 |
| Total Operating Profit | 272,682,072 | - | - | - | - | - | - | | 107,102 | 1,086 |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 17 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 824,097,251 | | | | | | | | | |
| Total Development Cost | 551,415,179 | | | | | | | | | |
| Finance Cost | 15,111,665 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 566,526,847 | | | | | | | | | |
| Gross Residual Value | 257,570,405 | | | | | | | | | |
| Agents Fees | 3,059,760 | | 1.25% residual value (post SDLT) | | | | | | | |
| Legal Fees | 1,223,512 | | 0.50% residual value (post SDLT) | | | | | | | |
| Stamp Duty | 12,565,020 | | Based on HMRC SDLT rates | | | | | | | |
| Net Residual Value | 240,420,093 | | | | | | | | | |
| | per gross ha | | 3,346,469 | | | | | | | |
| | per net ha | | 4,260,965 | | | | | | | |
| | per dwelling | | 94,431 | | | | | | | |
| | per market dwelling | | 134,876 | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

3.6 JPA4 (GMA4/GM4) Bewshill Farm

Description

- Employment site to provide a modest extension to the successful Logistics North with a focus on industrial and warehousing uses reflecting the existing uses at Logistics North.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|---------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA4 | Bewshill Farm | Bolton | Employment | Base | £2,661,000 | £1,740,000 | £160,000 | £1,580,000 |

Commentary

- This relatively small-scale employment site is well located for the motorway network and should be able to attract good values for serviced land parcels.
- Transport costs are relatively low as access is via existing provision for Logistics North and therefore it is estimated that the proposed scheme will be able to meet transport costs identified for the scheme.

Base assumptions and testing summary – on following pages

| | | | | | | |
|---|----------------------------|------------------------|------------------|---------------|-----------------------------|-----------------|
| Site information | | | | | | Source |
| Allocation (2020) | GMA4 Bewshill Farm | | | | | |
| Allocated redline within GMSF (ha) | 5.57 | | | District | Bolton | Council |
| | | | | Ward | Hulton Ward | |
| Site type | Employment | | | Name | Bewshill Farm | |
| Area to be developed | 5.57 | | | Land Type | Strategic greenfield | Council |
| Gross Employment area (ha) | 5.57 | Non resi coverage | 40% | | | Council |
| Total Development period (yrs) | 5 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Non residential values | Serviced land sales value | | | | | |
| Employment | £1,700,000.00 | per ha | | | | Consultant team |
| BLV | Employment | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 1,392,500 | 59,125 | 24,369 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | £301,724 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing/sales/lettings fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser cost | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure | £2,794,779 | total | | | | Consultant team |
| Policy Costs | | | | | | |
| | | | | | Total | |
| Policy Costs (Local) | | | | | | |
| Other s106/s278 | £0.00 | per dwelling | | | £0 | Council |

| Non-residential viability assessment model | | | | | | | | | |
|--|-------|---------------------|--------------|---------------------|---------------|---------------------|--------------|--------------|--|
| Summary | | | | | | | | | |
| Scheme GM4 | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Total floorspace (sq m) | 21000 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 5000 sq m | Size of unit (GIA) | 16000 sq m | | |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | | |
| | | GEA | 0 sq m | GEA | 5000 sq m | GEA | 16000 sq m | | |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% | | |
| | | NIA | 0 sq m | NIA | 4750 sq m | NIA | 15200 sq m | | |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 | | |
| Total site area (ha) | 5.6 | Floors | 5 | Floors | 1.50 | Floors | 1.00 | | |
| Developable site area (ha) | 4.8 | Site coverage | 40% | Site coverage | 40% | Site coverage | 40% | | |
| Net to gross | 87% | Site area | 0.0 Hectares | Site area | 0.8 Hectares | Site area | 4.0 Hectares | | |
| SCHEME REVENUE | | | | | | | | | |
| Serviced Land £/ha | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| | | | | | £ 1,700,000 | | | £ 1,700,000 | |
| Gross scheme value | | £0 | | | £1,416,667 | | | £6,800,000 | |
| Less purchaser costs | | 6.80% | | | 6.80% | | | 6.80% | |
| Gross Development Value | | £0 | | | £1,326,467 | | | £0 | |
| Total GDV | | £ 7,693,508 | | | | | | | |
| SITE BENCHMARK | | | | | | | | | |
| Benchmark per ha | | £250,000 | | | | | | | |
| Site benchmark | | £1,392,500 | | | | | | | |
| SDLT | | £59,125 | | | | | | | |
| Agents and legal | | 1.75% | | | £24,369 | | | | |
| Total site purchase costs | | £1,475,994 | | | | | | | |
| SCHEME COSTS | | | | | | | | | |
| Build costs | | £0 | | | £0 | | | £0 | |
| External costs (% bc) | | 10.00% | | | 10.00% | | | 0.00% | |
| Construction costs | | £0 | | | £0 | | | £0 | |
| Total construction costs | | | | | | | | | |
| Site preparation/infrastructure | | £2,794,779 | | | £ 481,859 | | | £ 2,312,921 | |
| Professional fees (% cc&sp/inf) | | £301,724 | | | 10.80% | | | £52,021 | |
| Sales and lettings costs (% GDV) | | £230,805 | | | 3.00% | | | £39,794 | |
| Planning obligations | | £ - | | | £ - | | | £ - | |
| Other policy costs | | £ - | | | £ - | | | £ - | |
| Other costs | | £0 | | | £573,674 | | | £2,753,635 | |
| Total 'other costs' | | £3,327,309 | | | | | | | |
| Finance costs (interest rate) | | 6.0% | | | | | | | |
| Build period (months) | | | | | | | | | |
| Finance costs | | £229,400 | | | | | | | |
| Void finance period (in months) | | 0 | | | | | | | |
| Total finance costs | | £229,400 | | | | | | | |
| Developer return % gdv | | £ 2,660,805 | | | 0.0% | | | £0 | |
| | | 34.6% | | | | | | | |
| Total scheme costs | | £5,032,703 | | | | | | | |
| RESIDUAL VALUE | | | | | | | | | |
| For the scheme | | £ 2,660,805 | | | | | | | |
| Equivalent per hectare | | £ 550,511 | | | | | | | |

3.7 JPA5 (GMA5/GM5) Chequerbent North

Description

- This employment site located on the M61 corridor is identified for logistics and industrial uses. Given the success of Logistics North it is likely to be attractive to market.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA5 | Chequerbent North | Bolton | Employment | Base | £3,612,000 | £2,020,000 | £930,000 | £1,090,000 |

Commentary

- This employment site is well located for the motorway network and should be able to attract good values for serviced land parcels.
- It is estimated that it will be able to meet transport costs identified for the scheme.

Base assumptions and testing summary – on following pages

| | | | | | | |
|---|-------------------------------|----------------------------|------------------|----------------|-------------------------------|-----------------|
| Site information | | | | | | Source |
| Allocation (2020) | GMA5 Chequerbent North | | | | | |
| Allocated redline within GMSF (ha) | 15.77 | | | District | Bolton | |
| | | | | Ward | Westhoughton North and | Council |
| Site type | Employment | | | Name | Chequerbent North | |
| Area to be developed | 12.74 | | | Land Type | Strategic greenfield | Council |
| Gross Employment area (ha) | 12.74 | Non resi coverage | 30% | | | |
| Employment floorspace (sqm) | 25,000 | B2, B8 | | | | Council |
| Total Development period (yrs) | 4.0 | for non resi | | | | Council |
| Development mix and values | | | | | | Source |
| Non residential values | | | | | | |
| | Serviced land sales value | | | | | |
| Employment | £1,700,000.00 | per ha | | | | Consultant team |
| | BLV | Employment | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,185,000 | 148,750 | 55,738 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | £520,214 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing/sales/lettings fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser costs | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure | £4,818,585 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Other s106/s278 | £0 | per dwelling | | | £0 | Council |

| Non-residential viability assessment model | | | | | | | | | |
|--|---------------------|---------------------|--------------|---------------------|---------------|---------------------|--------------|--------------|------------|
| Summary | | | | | | | | | |
| Scheme GM5 | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Total floorspace (sq m) | 25000 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 25000 sq m | | |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | | |
| | | GEA | 0 sq m | GEA | 0 sq m | GEA | 25000 sq m | | |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% | | |
| | | NIA | 0 sq m | NIA | 0 sq m | NIA | 23750 sq m | | |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 | | |
| Total site area (ha) | 12.74 | Floors | 5 | Floors | 1.50 | Floors | 1.00 | | |
| Developable site area (ha) | 8.33 | Site coverage | 40% | Site coverage | 40% | Site coverage | 30% | | |
| Net to gross | 65% | Site area | 0.0 Hectares | Site area | 0.0 Hectares | Site area | 8.3 Hectares | | |
| SCHEME REVENUE | | | | | | | | | |
| Scheme GM5 | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Serviced Land £/ha | | | | | | | £ 1,700,000 | | |
| Gross scheme value | | | £0 | | £0 | | £14,166,667 | | |
| Less purchaser costs | | | 6.80% | | 6.80% | | 6.80% | | |
| Gross Development Value | | | £0 | £0 | £0 | £0 | £13,264,669 | | |
| Total GDV | £ 13,264,669 | | | | | | | | |
| SITE BENCHMARK | | | | | | | | | |
| Benchmark per ha | £250,000 | | | | | | | | |
| Site benchmark | | | £3,185,000 | | | | | | |
| SDLT | | | £148,750 | | | | | | |
| Agents and legal | 1.75% | | £55,738 | | | | | | |
| Total site purchase costs | £3,389,488 | | | | | | | | |
| SCHEME COSTS | | | | | | | | | |
| Scheme GM5 | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Build costs | £0 | | £0 | | £0 | £0 | | £0 | |
| External costs (% bc) | £0 | | 10.00% | | 10.00% | £0 | | 0.00% | £0 |
| Construction costs | | | £0 | | | £0 | | | £0 |
| Total construction costs | £0 | | | | | | | | |
| Site preparation/infrastructure | £4,818,585 | | £ - | | £ - | | | £ 4,818,585 | |
| Professional fees (% cc&sp/inf) | £520,214 | | 0.00% | £0 | 0.00% | £0 | | 10.80% | £520,214 |
| Sales and lettings costs (% GDV) | £397,940 | | 3.00% | £0 | 3.00% | £0 | | 3.00% | £397,940 |
| Planning obligations | | | £ - | | £ - | | | | |
| Other policy costs | | | £ - | | £ - | | | | |
| Other costs | | | £0 | | £0 | | | | £5,736,740 |
| Total 'other costs' | £5,736,740 | | | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | | | |
| Build period (months) | | | | | | | | | |
| Finance costs | | | £526,669 | | | | | | |
| Void finance period (in months) | 0 | | £0 | | | | | | |
| Total finance costs | £526,669 | | | | | | | | |
| | £ 3,611,773 | | | | | | | | |
| Developer return % gdv | | | 0.0% | £0 | 0.0% | £0 | | 0.0% | |
| | 27.2% | | | | | | | | |
| Total scheme costs | £9,652,896 | | | | | | | | |
| RESIDUAL VALUE | | | | | | | | | |
| For the scheme | £ 3,611,773 | | | | | | | | |
| Equivalent per hectare | £ 433,413 | | | | | | | | |

3.8 JPA6 (GMA6/GM6) West of Wingates/ M61 Junc 6

Description

- This is a relatively large employment site, located on the M61 corridor. This is an attractive area for employment and is anticipated to be a major focus for advanced manufacturing and distribution.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-----------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA6 | West of Wingate /M61 Junc 6 | Bolton | Employment | Base | £43,198,000 | £27,600,000 | £6,290,000 | £21,310,000 |

Commentary

- This large-scale employment site is well located for the motorway network and should be able to attract good values for serviced land parcels.
- It is estimated that it will be able to meet transport costs identified for the scheme.

Base assumptions and testing summary – on following pages

| | | | | | | |
|---|------------------------------|----------------------------|-------------------|------------------|--|--------------------------|
| Site information | | | | | | Source |
| Allocation (2020) | GMA6 West of Wingates | | | | | |
| Allocated redline within GMSF (ha) | 183.11 | | | District | Bolton | |
| Site type | Employment | | | Ward | Westhoughton North and | Council Proforma |
| Area to be developed | 92.9 | | | Name | West of Wingates / M61 Junction 6 | |
| Gross Employment area (ha) | 92.9 | Non resi coverage | 40% | Land Type | Strategic greenfield | |
| Employment floorspace (sqm) | 346,720 | B2, B8 | | | | Council |
| Total Development period (yrs) | 12 | for non resi | | | | Consultant team/Promoter |
| Development mix and values | | | | | | Source |
| Non residential values | | | | | | |
| Employment | Serviced land sales value | | | | | Consultant team |
| | £1,700,000.00 | per ha | | | | |
| | BLV | Employment | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 23,215,000 | 1,150,250 | 406,263 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | £5,098,932 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing/sales/lettings fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser costs | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure | £47,229,928 | total | | | | Consultant team |
| Policy Costs | | | | | | |
| | | | | | Total | |
| Policy Costs (Local) | | | | | | |
| Other s106/s278 | £0 | per dwelling | | | £0 | Council |

| Non-residential viability assessment model | | | | | | | |
|--|----------------------|---------------------|--------------|---------------------|---------------|---------------------|---------------|
| Summary | | | | | | | |
| Scheme GM6 | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Total floorspace (sq m) | 346720 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 60000 sq m | Size of unit (GIA) | 286720 sq m |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% |
| | | GEA | 0 sq m | GEA | 60000 sq m | GEA | 286720 sq m |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% |
| | | NIA | 0 sq m | NIA | 57000 sq m | NIA | 272384 sq m |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 |
| Total site area (ha) | 92.9 | Floors | 5 | Floors | 1.50 | Floors | 1.00 |
| Developable site area (ha) | 81.7 | Site coverage | 40% | Site coverage | 40% | Site coverage | 40% |
| Net to gross | 88% | Site area | 0.0 Hectares | Site area | 10.0 Hectares | Site area | 71.7 Hectares |
| SCHEME REVENUE | | | | | | | |
| Serviced Land £/ha | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| | | | | £ | 1,700,000 | £ | 1,700,000 |
| Gross scheme value | | £0 | | £17,000,000 | | £121,856,000 | |
| Less purchaser costs | | 6.80% | | 6.80% | | 6.80% | |
| Gross Development Value | | £0 | £0 | £15,917,603 | £0 | £0 | £114,097,378 |
| Total GDV | £ 130,014,981 | | | | | | |
| SITE BENCHMARK | | | | | | | |
| Benchmark per ha | £250,000 | | | | | | |
| Site benchmark | | £23,215,000 | | | | | |
| SDLT | | £1,150,250 | | | | | |
| Agents and legal | 1.75% | £406,263 | | | | | |
| Total site purchase costs | £24,771,513 | | | | | | |
| SCHEME COSTS | | | | | | | |
| Build costs | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| External costs (% bc) | £0 | 10.00% | £0 | 10.00% | £0 | 0.00% | £0 |
| Construction costs | | £0 | | £0 | | £0 | |
| Total construction costs | £0 | | | | | | |
| Site preparation/infrastructure | £47,229,928 | £ | - | £ | 5,782,312 | £ | 41,447,615 |
| Professional fees (% cc&sp/inf) | £5,098,932 | 0.00% | £0 | 10.80% | £624,257 | 10.80% | £4,474,675 |
| Sales and lettings costs (% GDV) | £3,900,449 | 3.00% | £0 | 3.00% | £477,528 | 3.00% | £3,422,921 |
| Planning obligations | | £ | - | £ | - | | |
| Other policy costs | | £ | - | £ | - | | |
| Other costs | | £0 | | £6,884,098 | | £49,345,212 | |
| Total 'other costs' | £56,229,309 | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | |
| Build period (months) | | | | | | | |
| Finance costs | | £5,816,087 | | | | | |
| Void finance period (in months) | 0 | £0 | | | | | |
| Total finance costs | £5,816,087 | | | | | | |
| Developer return % gdv | £ 43,198,072 | 0.0% | £0 | 0.0% | £0 | 0.0% | |
| | 33.2% | | | | | | |
| Total scheme costs | £86,816,909 | | | | | | |
| RESIDUAL VALUE | | | | | | | |
| For the scheme | £ 43,198,072 | | | | | | |
| Equivalent per hectare | £ 528,870 | | | | | | |

3.9 JPA7 (GMA7/GM7) Elton Reservoir

Description

- Elton Reservoir will bring forward one of the GMSF’s largest allocations and provide a diverse mix of house types and affordable housing provision for the Bury areas. Whilst it is a large area it includes extensive areas of open land not being brought forward for development.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-----------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA7 | Elton Reservoir | Bury | Housing | Base | £236,652,930 | £103,150,000 | £55,260,000 | £47,890,000 |

Commentary

- This scheme produces a strong residual value which can comfortably accommodate the identified strategic transport costs.

Base assumptions and testing summary – on following pages

| Site information | | | | | | | Source |
|--------------------------------------|----------------------------|----------------|-----------------|-----------------------------------|---------------------|----------------------|--|
| Allocation (2020) | GMA7 Elton Reservoir | | | | | | |
| Allocated redline boundary (ha) | 225.98 | | | | District | Bury | Promoter |
| | | | | | Ward | Radcliffe East Ward | |
| Site type | Housing | | | | Name | Elton Reservoir | |
| Area to be developed | 190.4 | | | | Type | Strategic greenfield | Promoter |
| Dwellings (units) | 3,519 | | | | | | Promoter |
| Gross Residential Area (Ha) | 100.4 | | | | | | |
| Employment (ha) | 0 | | | | | | |
| Open space (ha) | 90 | | | | | | |
| Total Development period (yrs) | 21 | | | | | | Promoter |
| Residential requirements and Values | | | | | | | Source |
| Density | 18.48 | DPH | | | | | Promoter |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | DMS | | |
| | 2,640.00 | 879.00 | - | 351.60 | | 527.40 | Promoter |
| Market housing | Floor area sqm | Mix | Number | Selling Price (Based on promoter) | | | |
| Flats | - | | | - | | | |
| Terrace | - | | | - | | | |
| 3 bed semi | 85.94 | 33% | 881.00 | ADE 240,500: BCFG 222,000 | ADE 406: BCFG 475 | | Promoter |
| 3 bed Detached | 95.23 | 27% | 704.00 | ADE 292,125: BCFG 271,625 | ADE 325: BCFG 379 | | |
| 4 bed detached | 116.13 | 40% | 1,055.00 | ADE 337,500: BCFG 312,500 | ADE 487: BCFG 568 | | |
| Other 2 | - | | | - | | | |
| Affordable Rent | | | | 55% of MV | | | |
| 1 bed flat | 51.10 | 23% | 81.20 | ADE 69,575: BCFG 63,525 | ADE 42: BCFG 39.2 | | Promoter |
| 2 bed flat | 60.39 | 23% | 80.80 | ADE 78,650: BCFG 71,500 | ADE 41.6: BCFG 39.2 | | |
| 2 bed terrace | 65.03 | 39% | 138.00 | ADE 100,100: BCFG 92,400 | ADE 60: BCFG 78 | | |
| 3 bed terrace | 74.32 | 15% | 51.60 | ADE 114,400: BCFG 105,600 | ADE 18.4: BCFG 33.2 | | |
| DMS | | | | 75% of MV | | | |
| 1 bed flat | 51.10 | 23% | 121.80 | ADE 94,875: BCFG 86,625 | ADE 63: BCFG 58.8 | | Promoter |
| 2 bed flat | 60.39 | 23% | 121.20 | ADE 107,250: BCFG 97,500 | ADE 62.4: BCFG 58.8 | | |
| 2 bed terrace | 65.03 | 39% | 207.00 | ADE 136,500: BCFG 126,000 | ADE 90: BCFG 117 | | |
| 3 bed terrace | 74.32 | 15% | 77.40 | ADE 156,400: BCFG 144,000 | ADE 27.6: BCFG 49.8 | | |
| BLV | Housing | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 27,350,000 | 1,357,000 | 478,625 | | Elton Parkland Scheme Appraisal Assumptions |
| Build Costs | | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | | Consultant team |
| Flats 3to5 | £1,047.20 | per sqm | | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | | Consultant team |
| Blended rate used for houses | £1,012.78 | per sqm | | | | | Consultant team |
| Other Development Costs | | | | | | | |
| Plot costs & Contingency | £32,467,426 | total | | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | | Consultant team |
| Finance Rate | 6.00% | | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | | PPG |
| Infrastructure | | | | | | | |
| Site infrastructure | £81,168,564 | total | | | | | Promoter/consultant team |
| Abnormals/Site Prep | | | | | | | |
| Abnormals | £21,010,913 | total | | | | | Promoter |
| Policy Costs | | | | | | | |
| Policy Costs (local) | | | | | | | |
| Other s106/s278 | £6,380.99 | per dwelling | | | £22,454,692 | | Promoter |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £4,001,103 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £5,278,500 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £2,638,500 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £5,277,000 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £1,762,000 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £948,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £607,500 | | Consultant team |

| Summary Results | | | | | | | | | | | |
|---|--------------|-----------------|----------------------------------|----------------------|-------------------|-----------------|------------|----------------|--------------------|----------------------------|--|
| Site Details | GMCA Testing | | | Site Address | | | | Site Reference | GM7 Elton Parkland | | |
| Scheme Description | | | | Notes | | | | Application No | Reddiffe East Ward | | |
| | | | | | | | | Date Saved | 01/09/2020 | | |
| Site Details | | | | Dwellings | | | GIA (sq m) | | | | |
| Gross Area | 195.87 | ha | | Total | 3,519.00 | | 319,810.2 | | | | |
| Net Area | 85.03 | ha | | Market Housing | 2,640.00 | | 265,215.7 | | | | |
| Net to Gross Ratio | 43.4% | | | Affordable Housing | 879.00 | | 54,594.5 | | | | |
| Density | 41.39 | dwgs per net ha | | % Affordable Housing | 24.98% | | | | | | |
| Scheme Revenue | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Affordable Rent | DMS | | | | |
| Total No of Dwellings | 3,519.00 | 2,640.00 | - | - | - | 351.60 | 527.40 | | | | |
| Total GIA (sq m) | 319,810.2 | 265,215.7 | - | - | - | 21,837.8 | 32,756.7 | | | | |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 0.0% | 0.0% | 10.0% | 15.0% | | | | |
| Total Revenue | 836,113,000 | 743,674,000 | - | - | - | 30,350,400 | 62,088,600 | | | | |
| Average Revenue per unit | 237,600 | 281,695 | - | - | - | 86,321 | 117,726 | | | | |
| Average Revenue per sq m GIA | 2,614 | 2,804 | - | - | - | 1,390 | 1,895 | | | | |
| Total Capital Contributions | - | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | |
| Total Scheme Revenue | 836,113,000 | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Affordable Rent | DMS | Per dwelling | per sq m | | |
| Build Cost (inc external works & contingency) | 324,674,256 | 268,605,183 | - | - | - | 22,427,629 | 33,641,444 | 92,263 | 1,015 | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | |
| Professional Fees | 25,973,940 | 21,488,415 | - | - | - | 1,794,210 | 2,691,315 | 7,381 | 81 | 8.0% build costs | |
| Marketing Costs (market housing) | 22,310,220 | 22,310,220 | - | - | - | - | - | 8,451 | 84 | 3.0% market revenue | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | |
| Exceptional Development Costs | 163,832,528 | 122,909,313 | - | - | - | 16,369,286 | 24,553,929 | 46,557 | 512 | | |
| Planning Obligations Costs | 42,967,295 | | | | | | | 12,210 | 134 | | |
| Commercial Elements Costs | - | | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | 0.0% CIL as %Revenue | |
| Developer's Return for Risk and Profit | | | | | | | | | | £0.00 per market sq m | |
| Developer's Return (Market housing) | - | | | | | | | - | - | 0.0% CIL as %Dev Costs | |
| Contractor's Return (Aff housing) | - | | | | | | | - | - | 0.0% market revenue | |
| Total Development Costs | 579,758,239 | | | | | | | 164,751 | 1,813 | 0.0% aff build & prof fees | |
| Total Operating Profit | 256,354,761 | | | | | | | 72,849 | 802 | | |
| Finance Costs and Residual Value | | | | | | | | | | | |
| DCF Period | 21 years | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | |
| Revenue and Capital Contributions | 836,113,000 | | | | | | | | | | |
| Total Development Cost | 579,758,239 | | | | | | | | | | |
| Finance Cost | 19,701,831 | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 599,460,070 | | | | | | | | | | |
| Gross Residual Value | 236,652,930 | | | | | | | | | | |
| Agents Fees | 2,810,385 | | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 1,124,154 | | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 11,822,146 | | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 220,896,245 | | | | | | | | | | |
| per gross ha | 1,127,770 | | | | | | | | | | |
| per net ha | 2,597,862 | | | | | | | | | | |
| per dwelling | 62,772 | | | | | | | | | | |
| per market dwelling | 83,673 | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | |

3.10 JPA8 (GMA8/GM8) Seedfield

Description

- Mainly consisting of former playing fields, with the remaining part of land brownfield, this site provides an opportunity to deliver a diverse mix of house types and affordable housing

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-----------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA8 | Seedfield | Bury | Housing | Base | £5,266,000 | £540,000 | £0 | £540,000 |

Commentary

- The site shows a positive headroom.
- As no strategic transport costs have been identified for the site, its residual value is unchanged and the site is considered viable.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site information | | | | | | Source |
|--|----------------------------|----------------|------------------|---------------------------|-----------------------------|-----------------|
| Allocation (2020) | GMA8 Seedfield | | | | | |
| Allocated redline within GMSF (ha) | 5.13 | | | District | Bury | Council |
| Site type | Housing | | | Ward | Moorside Ward | Council |
| Area to be developed | 3.5 | | | Name | Seedfield | |
| Dwellings (units) | 140 | | | Type | Strategic greenfield | |
| Gross Residential area (ha) | 3.5 | | | | | |
| Gross Employment area (ha) | 0 | | | | | |
| Total Development period (yrs) | 4.0 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 40.00 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Discount Market Sale | |
| | 105.00 | 35.00 | 21.00 | 7.00 | 7.00 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 0.0% | - | £2,384 | | |
| Terrace | 85 | 15.8% | 16.6 | £2,424 | | Consultant team |
| Semi | 84 | 35.3% | 37.0 | £2,462 | | |
| Detached | 109 | 48.9% | 51.4 | £2,636 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 65 | 0.0% | - | £103.85 | | Council |
| Terrace | 85 | 15.8% | 3.3 | £126.92 | | Council |
| Semi | 84 | 35.3% | 7.4 | £155.77 | | |
| Detached | 109 | 48.9% | 10.3 | £201.92 | | |
| Intermediate | | | | Selling price 35% share | | |
| Flats | 65 | 0.0% | - | £2,384 | | Council |
| Terrace | 85 | 15.8% | 1.1 | £2,424 | | |
| Semi | 84 | 35.3% | 2.5 | £2,462 | | |
| Detached | 109 | 48.9% | 3.4 | £2,636 | | |
| Discount Market Sale | | | | | | |
| Flats | 65 | 0.0% | - | £1,788 | | Council |
| Terrace | 85 | 15.8% | 1.1 | £1,818 | | |
| Semi | 84 | 35.3% | 2.5 | £1,847 | | |
| Detached | 109 | 48.9% | 3.4 | £1,977 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voids/ Bad debts | 4.00% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 35.00% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 1,283,110 | 53,656 | 22,454 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,002.83 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Demolition Costs | £600,000 | | | | | Council |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £3,166.37 | per dwelling | | | £0 | |
| Education (House) | £3,166.37 | per dwelling | | | £443,292 | Council |
| Recreation | £2,831.64 | per dwelling | | | £396,430 | Council |
| Playing pitch relocation | £250,000 | total | | | £250,000 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £159,180 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £210,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £102,789 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £205,579 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £98,737 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £44,211 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £0 | Consultant team |
| Total Development Contributions | | | | | | £1,910,217 |

| Summary Results | | | | | | | | | |
|---|--|-----------------|----------------------------------|--------------------|-------------------|----------------|------------------|-------------------------|----------|
| Site Details | GM8 | | Site Address | Seedfield, Housing | | Site Reference | GM Allocation 8 | | |
| Scheme Description | 140 dwgs, 0 sqm employment, 0sq retail | | Notes | | | Application No | Moorside Ward | | |
| | | | | | | Date Saved | 16/09/2020 | | |
| Site Details | | | | Dwellings | GIA (sq m) | | | | |
| Gross Area | 5.13 | ha | Total | 140.00 | 13,494.6 | | | | |
| Net Area | 3.50 | ha | Market Housing | 105.00 | 10,121.6 | | | | |
| Net to Gross Ratio | 68.2% | | Affordable Housing | 35.00 | 3,373.0 | | | | |
| Density | 40.00 | dwgs per net ha | % Affordable Housing | 25.00% | | | | | |
| Scheme Revenue | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Total No of Dwellings | 140.00 | 105.00 | - | 21.00 | - | 7.00 | 7.00 | | |
| Total GIA (sq m) | 13,494.6 | 10,121.6 | - | 2,024.8 | - | 674.1 | 674.1 | | |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 15.0% | 0.0% | 5.0% | 5.0% | | |
| Total Revenue | 30,746,642 | 25,830,400 | - | 2,512,890 | - | 1,289,000 | 1,114,352 | | |
| Average Revenue per unit | 219,619 | 246,004 | - | 119,661 | - | 184,143 | 159,193 | | |
| Average Revenue per sq m GIA | 2,278 | 2,552 | - | 1,241 | - | 1,912 | 1,653 | | |
| Total Capital Contributions | - | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | |
| Total Scheme Revenue | 30,746,642 | | | | | | | | |
| Scheme Development Costs | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 13,532,790 | 10,150,244 | - | 2,030,530 | - | 676,008 | 676,008 | 96,663 | 1,003 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - |
| Professional Fees | 1,082,623 | 812,020 | - | 162,442 | - | 54,081 | 54,081 | 7,733 | 80 |
| Marketing Costs (market housing) | 774,912 | 774,912 | - | - | - | - | - | 7,380 | 77 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 6,926,873 | 5,195,155 | - | 1,039,031 | - | 346,344 | 346,344 | 49,478 | 513 |
| Planning Obligations Costs | 1,910,217 | - | - | - | - | - | - | 13,644 | 142 |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - |
| Total Development Costs | 24,227,415 | | | | | | | 173,053 | 1,795 |
| Total Operating Profit | 6,519,227 | | | | | | | 46,566 | 483 |
| Finance Costs and Residual Value | | | | | | | | 0.0% built costs | |
| DCF Period | 4 years | | | | | | | 3.0% market revenue | |
| Debit Interest Rate | 6.0% | | | | | | | 0.0% affordable revenue | |
| Credit Interest Rate | 0.0% | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | |
| Revenue and Capital Contributions | 30,746,642 | | | | | | | | |
| Total Development Cost | 24,227,415 | | | | | | | | |
| Finance Cost | 1,253,543 | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 25,480,958 | | | | | | | | |
| Gross Residual Value | 5,265,684 | | | | | | | | |
| Agents Fees | 62,661 | | 1.25% residual value (post SDLT) | | | | | | |
| Legal Fees | 25,064 | | 0.50% residual value (post SDLT) | | | | | | |
| Stamp Duty | 252,784 | | Based on HMRC SDLT rates | | | | | | |
| Net Residual Value | 4,925,174 | | | | | | | | |
| per gross ha | 959,699 | | | | | | | | |
| per net ha | 1,407,193 | | | | | | | | |
| per dwelling | 35,180 | | | | | | | | |
| per market dwelling | 46,906 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | |

3.11 JPA9 (GMA9/GM9) Walshaw

Description

- The site has the potential to deliver around 1,250 houses, providing a diverse mix of house types and affordable housing provision for the local area.
- However, this number of new homes will require significant improvements to the local highways network to accommodate increased traffic generation.

Sensitivity test undertaken

- Yes – The local authority has indicated that the allocation is in a popular residential area and is closely linked with Walshaw and the areas to the west of Bury where house prices are typically higher than other parts of the town. The site has been modelled with a small (5%) increase in house prices, which is considered appropriate for this location.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-----------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA9 | Walshaw | Bury | Housing | Base | £46,194,000 | £4,790,000 | £9,050,000 | -£4,260,000 |
| JPA9 | Walshaw | Bury | Housing | Sensitivity | £60,164,000 | £16,750,000 | £9,050,000 | £7,700,000 |

Commentary

- Without a contribution to strategic transport costs, the scheme produces a positive residual value both for the main and the sensitivity test.
- However, an increase in house prices of around 5% would be required to accommodate the strategic transport costs identified.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|----------------------------|----------------|-----------------|---------------------------|----------------------|-----------------|
| Allocation (2020) | GMA9 Walshaw | | | | | |
| Allocated redline within GMSF (ha) | 63.93 | | | District | Bury | Council |
| Site type | Housing | | | Ward | Tottington Ward | |
| Area to be developed | 63.93 | | | Name | Walshaw | |
| Dwellings (units) | 1,250 | | | Land Type | Strategic greenfield | Council |
| Gross residential area (ha) | 37.5 | | | | | Council |
| Employment (ha) | 0 | | | | | Promoter |
| Open space (ha) | 26 | | | | | |
| Total Development period (yrs) | 12.00 | | | | | Promoter |
| Residential requirements and Values | | | | | | Source |
| Density | 33.33 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Discount Market Sale | |
| | 937.50 | 312.50 | - | 187.50 | 62.50 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 5.0% | 46.9 | £2,384 | | Consultant team |
| Terrace | 85 | 15.0% | 140.6 | £2,424 | | |
| Semi | 84 | 33.5% | 314.1 | £2,462 | | |
| Detached | 109 | 46.5% | 435.9 | £2,636 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 65 | 5.0% | 9.4 | £103.85 | | Council |
| Terrace | 85 | 15.0% | 28.1 | £126.92 | | Council |
| Semi | 84 | 33.5% | 62.8 | £155.77 | | |
| Detached | 109 | 46.5% | 87.2 | £201.92 | | |
| Intermediate | | | | Selling price 35% share | | |
| Flats | 65 | 5.0% | 3.1 | £2,384 | | Council |
| Terrace | 85 | 15.0% | 9.4 | £2,424 | | |
| Semi | 84 | 33.5% | 20.9 | £2,462 | | |
| Detached | 109 | 46.5% | 29.1 | £2,636 | | |
| Discount Market Sale | | | | specify | | |
| Flats | 65 | 5.0% | 3.1 | £1,788 | | Council |
| Terrace | 85 | 15.0% | 9.4 | £1,818 | | |
| Semi | 84 | 33.5% | 20.9 | £1,847 | | |
| Detached | 109 | 46.5% | 29.1 | £1,977 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 35.00% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 15,981,299 | 788,565 | 279,673 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,002.83 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs & Contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Infrastructure | | | | | | |
| Site Infrastructure | 25% | of build costs | | | | Consultant team |
| Abnormals/Site Prep | | | | | | |
| Site prep | £45,000 | per hectare | | | | |
| Policy Costs (Site Specific) | | | | | | |
| Onsite School | £4,000,000 | total | | | £4,000,000 | Council |
| Recreation | £2,768.54 | per dwelling | | | £3,460,675 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £1,421,250 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £1,875,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £871,875 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £1,743,750 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £837,500 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £375,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £93,750 | |

3.12 JPA10 (GMA10/GM10) Global Logistics

Description

- This employment allocation provides an opportunity for economic growth around and associated with Manchester Airport.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA10 | Global Logistics | Manchester | Employment | Base | £2,054,000 | £1,390,000 | £1,080,000 | £310,000 |

Commentary

- This small-scale employment site is within an Enterprise Zone and well located for the motorway network, and should be able to attract good values for serviced land parcels.
- It should be able to meet transport costs identified for the scheme although this will make the site marginal in viability terms.

Base assumptions and testing summary – on following pages

| | | | | | |
|---|-------------------------------|------------------------|----------------|---------------|--|
| Site information | | | | | Source |
| Allocation (2020) | GMA10 Global Logistics | | | | |
| Allocated redline within GMSF (ha) | 19.92 | | | District | Manchester Council |
| | | | | Ward | Woodhouse Park Ward |
| Site type | Employment | | | Name | Global Logistics |
| Area to be developed | 3.50 | | | Land Type | Strategic greenfield Council |
| Gross Employment area (ha) | 3.50 | Non resi coverage | 45% | | Council |
| Employment floorspace (sqm) | 25,000 | B2, B8 | | | Council |
| Total Development period (yrs) | 5 | | | | Consultant team |
| Development mix and values | | | | | Source |
| Non residential values | | | | | |
| | Serviced land sales value | | | | |
| Employment | £1,700,000.00 | per ha | | | Consultant team |
| BLV Employment | | | Total | SDLT | Fees |
| £ per ha gross | £250,000 | | 875,000 | 33,250 | 15,313 Stage 1 report |
| Build Costs | | | | | Source |
| Other Development Costs | | | | | |
| Professional Fees | £215,352 | total | | | Consultant team |
| Finance Rate | 6.00% | | | | Consultant team |
| Marketing/sales/lettings fees | 3.00% | of serviced site value | | | Consultant team |
| Purchaser costs | 6.80% | of serviced site value | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | Consultant team |
| SDLT | applied at prevailing rate | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | |
| Site Infrastructure | £1,994,741 | total | | | Consultant team |
| Policy Costs (Local) | | | | | |
| Other s106/s278 | £0.0 | per dwelling | | £0 | Council |

| Non-residential viability assessment model | | | | | | | |
|--|-------------------|---------------------|---------------|---------------------|---------------|---------------------|---------------|
| Summary | | | | | | | |
| Scheme GM10 | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Total floorspace (sq m) | 25000 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 15000 sq m | Size of unit (GIA) | 10,000 sq m |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% |
| | | GEA | 0 sq m | GEA | 15000 sq m | GEA | 10000 sq m |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% |
| | | NIA | 0 sq m | NIA | 14250 sq m | NIA | 9500 sq m |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 |
| Total site area (ha) | 3.5 | Floors | 6 | Floors | 3 | Floors | 1.05 |
| Developable site area (ha) | 3.4 | Site coverage | 90% | Site coverage | 45% | Site coverage | 45% |
| Net to gross | 99% | Site area | 0.00 Hectares | Site area | 1.33 Hectares | Site area | 2.12 Hectares |
| SCHEME REVENUE | | | | | | | |
| Serviced Land £/ha | | | | £ | 1,700,000 | £ | 1,700,000 |
| Gross scheme value | | £0 | | £2,266,667 | | £3,597,884 | |
| Less purchaser costs | | 6.80% | | 6.80% | | 6.80% | |
| Gross Development Value | | £0 | | £2,122,347 | | £3,368,805 | |
| Total GDV | £ 5,491,152 | | | | | | |
| SITE BENCHMARK | | | | | | | |
| Benchmark per ha | £250,000 | | | | | | |
| Site benchmark | | £875,000 | | | | | |
| SDLT | | £33,250 | | | | | |
| Agents and legal | 1.75% | £15,313 | | | | | |
| Total site purchase costs | £923,563 | | | | | | |
| SCHEME COSTS | | | | | | | |
| Build costs | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| External costs (% bc) | £0 | 10.00% | £0 | 10.00% | £0 | 0.00% | £0 |
| Construction costs | | | £0 | | £0 | | £0 |
| Total construction costs | £0 | | | | | | |
| Site preparation/infrastructure | £1,994,741 | £ | - | £ | 770,974 | £ | 1,223,768 |
| Professional fees (% cc&sp/inf) | £215,352 | 0.00% | £0 | 10.80% | £83,234 | 10.80% | £132,118 |
| Sales and lettings costs (% GDV) | £164,735 | 3.00% | £0 | 3.00% | £63,670 | 3.00% | £101,064 |
| Planning obligations (EV charging) | | £ | - | £ | - | | - |
| Other policy costs | | £ | - | £ | - | | - |
| Other costs | | | £0 | | £917,878 | | £1,456,950 |
| Total 'other costs' | £2,374,828 | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | |
| Build period (months) | 0 | | | | | | |
| Finance costs for construction and other costs | | £138,917 | | | | | |
| Void finance period (in months) | 0 | £0 | | | | | |
| Total finance costs | £138,917 | | | | | | |
| Developer return % gdv | £ 2,053,845 | 0.0% | £0 | 0.0% | £0 | 37.4% | £2,053,845 |
| | 37.4% | | | | | | |
| Total scheme costs | £3,437,307 | | | | | | |
| RESIDUAL VALUE | | | | | | | |
| For the scheme | £ 2,053,845 | | | | | | |
| Equivalent per gross hectare | £ 586,813 | | | | | | |
| Equivalent per net hectare | £ 595,363 | | | | | | |

3.13 JPA11 (GMA11/GM12) Southwick Park

Description

- The site is the smallest site allocated in the GMSF, at 20-units. No affordable housing is included and there is very limited mitigation required.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|----------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA11 | Southwick Park | Manchester | Housing | Base | £2,503,000 | £1,550,000 | £0 | £1,550,000 |

Commentary

- The site generates a residual value of £1.55m after developer and contractor returns are accounted for. There are no strategic transport costs.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|---|----------------------------|-----------------|---------------------------|------------------------------|-----------------|
| Allocation (2020) | GMA11 Southwick Park | | | | | |
| Allocated redline within GMSF (ha) | 0.97 | | | District | Manchester | Council |
| | | | | Ward | Brooklands Ward (Manchester) | |
| Site type | Housing | | | Name | Southwick Park | |
| Area to be developed | 0.97 | | | Land Type | Strategic greenfield | |
| Dwellings (units) | 20 | | | | | Council |
| Gross Residential area (ha) | 0.97 | | | | | Council |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 1 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 20.62 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 20 | - | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| | Flats | 0.0% | - | £2,974 | | Council |
| | Terrace | 50.0% | 10.0 | £2,765 | | |
| | Semi | 50.0% | 10.0 | £2,750 | | |
| | Detached | 0.0% | - | £3,079 | | |
| BLV | Housing | | Total | SDLT | Fees | |
| | £ per ha gross | £250,000 | 242,820 | 1,856 | 4,249 | Consultant team |
| Build Costs | | | | | | Source |
| | Terraced | £946.00 | per sqm | | | Consultant team |
| | Semi | £932.80 | per sqm | | | Consultant team |
| | Detached | £1,056.00 | per sqm | | | Consultant team |
| | Blended rate used for houses | £939.77 | per sqm | | | Consultant team |
| Other Development Costs | | | | | | |
| | Plot costs & contingency | 15.00% | of build costs | | | Consultant team |
| | Professional Fees | 8.00% | of build costs | | | Consultant team |
| | Finance Rate | 6.00% | | | | Consultant team |
| | Marketing Fees | 3.00% | of market GDV | | | Consultant team |
| | Agents & Legals | 1.75% | of land value | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| | Site Infrastructure | 0% | of build costs | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| | Site prep | £45,000 | per hectare | | | |
| Policy Costs | | | | | | |
| | Policy Costs (Local) | | | Total | | |
| | Other (specify) | £0 | per dwelling | £0 | | Council |
| | Policy Costs (National & GMSF) | | | | | |
| | Biodiversity Net Gain | £1,137 | per dwelling | £22,740 | | Consultant team |
| | Adaptable dwellings | £1,500 | per dwelling | £30,000 | | Consultant team |
| | Future Homes Standard (Semi) | £2,000 | per semi | £20,000 | | Consultant team |
| | Future Homes Standard (Terraced) | £2,000 | per terraced | £20,000 | | Consultant team |
| Total Development Contributions | | | | £92,740 | | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|------------|--------------------|-------------------------|-------------------|----------------|------------------|----------------------------------|----------------------------------|--------------------------|---|-----------------------|---|--|--|-----------|--|------------|--|-------|-------|--|---------|----------------|-------|--|---------|--------------------|---|--|---|----------------------|-------|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Southwick Park, Housing | | Site Reference | GM Allocation 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 20 dwellings, 0sqm emp, 0sqm retail | | Notes | | | Application No | Brooklands Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 08/07/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.97 ha</td> </tr> <tr> <td>Net Area</td> <td>0.97 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>100.0%</td> </tr> <tr> <td>Density</td> <td>20.62 dwgs per net ha</td> </tr> </tbody> </table> | | | Site Details | | Gross Area | 0.97 ha | Net Area | 0.97 ha | Net to Gross Ratio | 100.0% | Density | 20.62 dwgs per net ha | <table border="1"> <thead> <tr> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>20.00</td> <td></td> <td>1,970.0</td> </tr> <tr> <td>Market Housing</td> <td>20.00</td> <td></td> <td>1,970.0</td> </tr> <tr> <td>Affordable Housing</td> <td>-</td> <td></td> <td>-</td> </tr> <tr> <td>% Affordable Housing</td> <td>0.00%</td> <td></td> <td></td> </tr> </tbody> </table> | | | Dwellings | | GIA (sq m) | | Total | 20.00 | | 1,970.0 | Market Housing | 20.00 | | 1,970.0 | Affordable Housing | - | | - | % Affordable Housing | 0.00% | | | | |
| Site Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.97 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.97 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 100.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 20.62 dwgs per net ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 20.00 | | 1,970.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 20.00 | | 1,970.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing | - | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Affordable Housing | 0.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 20.00 | 20.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 1,970.0 | 1,970.0 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 5,440,000 | 5,440,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 272,000 | 272,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,761 | 2,761 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 5,440,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 1,851,347 | 1,851,347 | - | - | - | - | - | 92,567 | 940 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 148,108 | 148,108 | - | - | - | - | - | 7,405 | 75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 163,200 | 163,200 | - | - | - | - | - | 8,160 | 83 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 570,336 | 570,336 | - | - | - | - | - | 28,517 | 290 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 92,740 | - | - | - | - | - | - | 4,637 | 47 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 2,825,731 | - | - | - | - | - | - | 141,287 | 1,434 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 2,614,269 | - | - | - | - | - | - | 130,713 | 1,327 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | 0.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | No DCF | years | | | | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | #DIV/0! affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | 0.0% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 5,440,000 | | | | | | | 0.0% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 2,825,731 | | | | | | | 0.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 111,081 | | | | | | | #DIV/0! aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 2,936,811 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 2,503,189 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 29,854 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 11,942 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 114,650 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 2,346,742 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 2,419,322 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,419,322 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 117,337 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 117,337 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tbody> <tr> <td>1.25% residual value (post SDLT)</td> </tr> <tr> <td>0.50% residual value (post SDLT)</td> </tr> <tr> <td>Based on HMRC SDLT rates</td> </tr> </tbody> </table> | | | | | | | | 1.25% residual value (post SDLT) | 0.50% residual value (post SDLT) | Based on HMRC SDLT rates | <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.14 JPA12 (GMA12/GM14) Beal Valley

Description

- The site is located near to existing residential communities but does offer the potential to provide high quality housing in an attractive setting

Sensitivity test undertaken

- Yes - Market values increased by 15%. The site offers the opportunity to provide a significant number of new homes that will help to diversify Oldham's housing stock and contribute to meeting housing needs. Along with the neighbouring Broadbent Moss site and the new Metrolink stop with associated park and ride, the Council consider that the site has the potential to create a new housing market at a significant scale and in a sustainable and accessible location. They therefore believe it is reasonable to assume that a development in this location would be popular, with accelerated sales rates and values.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| GM14/GMA 12 | Beal Valley | Oldham | Housing | Base | £17,977,555 | -£980,000 | £11,320,000 | -£12,300,000 |
| GM14/GMA 12 | Beal Valley | Oldham | Housing | Sensitivity | £36,066,648 | £14,310,000 | £11,320,000 | £2,990,000 |

Commentary

- The site is marginal with the main test without the c£11.3m strategic transport costs. With these costs, this site is in deficit by c£12.3m.
- With an increase in market values of 15%, the site is viable with an £14.3m residual value. This is adequate to cover the strategic transport costs of c£11.3m and therefore the site would be viable under this scenario.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site Information | | | | | | Source |
|--|----------------------------|----------------|-----------------|---------------------------|----------------------|-----------------|
| Allocation (2020) | GMA12 Beal Valley | | | | | |
| Allocated redline within GMSF (ha) | 51.04 | | | District | Oldham | |
| | | | | Ward | Royton South Ward | Council |
| Site type | Housing | | | Name | Beal Valley | |
| Area to be developed | 13.74 | | | Type | Strategic greenfield | |
| Dwellings (units) | 482 | | | | | Council |
| Gross Residential area (ha) | 13.74 | | | | | |
| Gross Employment area (ha) | - | | | | | Council |
| Total Development period (yrs) | 10 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 35.08 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 410.00 | 72.00 | - | 36.00 | 36.00 | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Consultant team |
| Semi | 84 | 33.6% | 137.7 | £2,290 | | Council |
| Detached | 109 | 66.4% | 272.3 | £2,688 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 53 | 16.9% | 6.1 | £83.08 | | Council |
| Terrace | 86 | 83.1% | 29.9 | £101.26 | | |
| Intermediate | | | | | | |
| Flats | 53 | 16.9% | 6.1 | £1,907 | | Council |
| Terrace | 86 | 83.1% | 29.9 | £1,905 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,435,000 | 161,250 | 60,113 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,062.50 | per sqm | | | | Consultant team |
| Terraced | £979.02 | per sqm | | | | Consultant team |
| Semi | £965.36 | per sqm | | | | Consultant team |
| Detached | £1,092.86 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,048.45 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot & contingency costs | £5,037,205 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £13,778,527 | total | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £6,729,391 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per dwelling | | £19,678 | | Council |
| Education (House) | £1,612.97 | per dwelling | | £757,773 | | Council |
| Space & Recreation (House & Flats) | £3,246.13 | per dwelling | | £1,564,635 | | Council |
| Other s106/s278 | £0.00 | per dwelling | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £548,034 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £723,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £408,450 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £816,900 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £275,400 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £119,600 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £18,300 | | Consultant team |
| Total Development Contributions | | | | £5,251,770 | | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|--------------------|-----------------------|-------------------|----------------|-------------------|--------------|--------------------|-------|---------|-----------------------|--|--|--|-----------|--|------------|--|-------|--------|--|----------|----------------|--------|--|----------|--------------------|-------|--|---------|----------------------|--------|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Beale Valley, Housing | | Site Reference | GM Allocation 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 482 dwellings. | | Notes | | | Application No | Rayton South Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 20/08/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>19.83 ha</td> </tr> <tr> <td>Net Area</td> <td>13.74 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>70.0%</td> </tr> <tr> <td>Density</td> <td>35.05 dwgs per net ha</td> </tr> </tbody> </table> | | | Site Details | | Gross Area | 19.83 ha | Net Area | 13.74 ha | Net to Gross Ratio | 70.0% | Density | 35.05 dwgs per net ha | <table border="1"> <thead> <tr> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>482.00</td> <td></td> <td>47,108.8</td> </tr> <tr> <td>Market Housing</td> <td>410.00</td> <td></td> <td>41,247.5</td> </tr> <tr> <td>Affordable Housing</td> <td>72.00</td> <td></td> <td>5,861.3</td> </tr> <tr> <td>% Affordable Housing</td> <td>14.94%</td> <td></td> <td></td> </tr> </tbody> </table> | | | Dwellings | | GIA (sq m) | | Total | 482.00 | | 47,108.8 | Market Housing | 410.00 | | 41,247.5 | Affordable Housing | 72.00 | | 5,861.3 | % Affordable Housing | 14.94% | | | | |
| Site Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 19.83 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 13.74 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 70.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 35.05 dwgs per net ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 482.00 | | 47,108.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 410.00 | | 41,247.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing | 72.00 | | 5,861.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Affordable Housing | 14.94% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 482.00 | 410.00 | - | 36.00 | - | - | 36.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 47,108.8 | 41,247.5 | - | 2,930.6 | - | - | 2,930.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 85.1% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 113,782,672 | 106,222,300 | - | 2,040,672 | - | - | 5,519,700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 236,064 | 259,079 | - | 56,665 | - | - | 163,325 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,415 | 2,675 | - | 696 | - | - | 1,883 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 113,782,672 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 49,401,272 | 43,245,941 | - | 3,077,665 | - | - | 3,077,665 | 102,492 | 1,049 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 3,705,098 | 3,243,446 | - | 230,825 | - | - | 230,825 | 7,687 | 79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 3,196,669 | 3,196,669 | - | - | - | - | - | 7,772 | 77 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 29,201,486 | 24,839,438 | - | 2,181,024 | - | - | 2,181,024 | 60,584 | 620 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 5,251,771 | - | - | - | - | - | - | 10,896 | 111 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 90,746,293 | - | - | - | - | - | - | 166,270 | 1,920 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 23,036,379 | - | - | - | - | - | - | 47,793 | 489 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 9 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 113,782,672 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 90,746,293 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 6,059,824 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 96,805,117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 17,977,555 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 213,615 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 85,446 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 886,376 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 16,790,117 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 855,329 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,221,988 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 34,834 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 40,952 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.15 JPA13 (GMA13/GM22) Bottom Field Farm (Woodhouses)

Description

- This allocation has been significantly changed since the revised draft 2019 GMSF. The site is now the second smallest allocation, occupying a very small site at the lower part of the original allocation.

Sensitivity test undertaken

- Yes - Increased selling prices by 10%. The Council consider that the location of the site in Woodhouses within a strong housing market provides the potential to deliver a range of high-quality housing in an appealing location. Recent development in the area has shown it commands high values. It is therefore reasonable to assume that a development in this location would be popular with accelerated sales rates and values.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|--------------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA13 | Bottom Field Farm (Woodhouses) | Oldham | Housing | Base | £987,371 | £10,000 | £60,000 | -£50,000 |
| JPA13 | Bottom Field Farm (Woodhouses) | Oldham | Housing | Sensitivity | £1,552,604 | £470,000 | £60,000 | £410,000 |

Commentary

- Based on the appraisal of a 30 unit scheme there is a residual value of £0.01m. Although strategic transport costs are low, they do take the scheme into a negative, albeit marginal.
- The sensitivity testing at 10% higher sales values produces a more viable site with a stronger residual value.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source | |
|--|----------------------------|---|-----------------|---------------------------|-----------------------------|-----------------|--|
| Allocation (2020) | | GMA13 Bottom Field Farm (Woodhouses) | | | | | |
| Allocated redline within GMSF (ha) | 0.98 | | | District | Oldham | Council | |
| | | | | Ward | Falsworth East Ward | | |
| Site type | Housing | | | Name | Woodhouses | | |
| Area to be developed | 0.98 | | | Type | Strategic greenfield | Council | |
| Dwellings (units) | 30 | | | | | Council | |
| Gross Residential area (ha) | 0.98 | | | | | Council | |
| Gross Employment area (ha) | - | | | | | | |
| Total Development period (yrs) | 1 | | | | | | |
| Development mix and values | | | | | | Source | |
| Density | 38.46 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| 25.50 | 4.50 | - | 2.25 | 2.25 | - | | |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Council | |
| Semi | 86 | 41.9% | 10.7 | £2,170 | | Consultant team | |
| Detached | 101 | 58.1% | 14.8 | £2,329 | | | |
| Affordable Rent | | | | Weekly rent | | | |
| Flats | 53 | 0.0% | - | £83.08 | | Council | |
| Terrace | 86 | 100.0% | 2.3 | £101.26 | | | |
| Intermediate | | | | | | | |
| Flats | 53 | 0.0% | - | £1,740 | | Council | |
| Terrace | 86 | 100.0% | 2.3 | £1,726 | | | |
| Social and Affordable Rent Assumptions | | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's | |
| Voids/ Bad debts | 4% | | | | | Council / RP's | |
| Repairs reserve | 500 | | | | | Council / RP's | |
| Capitalisation | 6% | | | | | Council / RP's | |
| BLV Housing | | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 245,000 | 1,900 | 4,288 | Stage 1 report | |
| Build Costs | | | | | | Source | |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team | |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team | |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team | |
| Terraced | £946.00 | per sqm | | | | Consultant team | |
| Semi | £932.80 | per sqm | | | | Consultant team | |
| Detached | £1,056.00 | per sqm | | | | Consultant team | |
| Blended rate used for houses | £1,000.44 | per sqm | | | | Consultant team | |
| Other Development Costs | | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team | |
| Professional Fees | 8.00% | of build costs | | | | Consultant team | |
| Finance Rate | 6.00% | | | | | Consultant team | |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team | |
| Agents & Legals | 1.75% | of land value | | | | Consultant team | |
| SDLT | applied at prevailing rate | | | | | HMRC | |
| Dev & Cont Return | applied in Results sheet | | | | | PPG | |
| Broad Infrastructure Cost Assumption | | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team | |
| Broad abnormal/site prep assumption | | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team | |
| Policy Costs | | | | | | Total | |
| Policy Costs (Local) | | | | | | | |
| Education (Flat) | £1,612.97 | Per flat | | | £0 | Council | |
| Education (House) | £1,612.97 | per house | | | £48,389 | Council | |
| Space & Recreation (House & Flats) | £3,242.97 | per dwelling | | | £97,289 | Council | |
| Other (specify) | £0.00 | per dwelling | | | £0 | Council | |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £34,110 | Consultant team | |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £45,000 | Consultant team | |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £22,233 | Consultant team | |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £44,466 | Consultant team | |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £21,356 | Consultant team | |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £9,000 | Consultant team | |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £0 | Consultant team | |
| Total Development Contributions | | | | | £321,843 | | |

| Summary Results | | | | | | | | | | | | |
|---|--------------------------------------|--|----------------------------------|----------------------|-----------------|-------------------|--------------|------------------|----------------------|--|--------------|----------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Housing | | | Site Reference | GM Allocation 22 | | | |
| Scheme Description | 30 dwgs | | | Notes | | | | Application No | Fallsworth east Ward | | | |
| | | | | | | | | Date Saved | 26/09/2020 | | | |
| Site Details | | | | | | Dwellings | | | GIA (sq m) | | | |
| Gross Area | 0.96 | | ha | Total | | 30.00 | | | 2,802.3 | | | |
| Net Area | 0.76 | | ha | Market Housing | | 26.50 | | | 2,415.3 | | | |
| Net to Gross Ratio | 79.6% | | | Affordable Housing | | 4.50 | | | 387.0 | | | |
| Density | 38.46 | | dwgs per net ha | % Affordable Housing | | 15.00% | | | | | | |
| Scheme Revenue | | | | | | | | | | | | |
| | Total | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Total No of Dwellings | 30.00 | | 26.50 | - | 2.25 | - | - | 2.25 | | | | |
| Total GIA (sq m) | 2,802.3 | | 2,415.3 | - | 193.6 | - | - | 193.5 | | | | |
| Tenure Split (by % dwellings) | | | 95.0% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | | | | |
| Total Revenue | 5,946,169 | | 5,479,860 | - | 133,309 | - | - | 333,000 | | | | |
| Average Revenue per unit | 198,206 | | 214,896 | - | 69,248 | - | - | 148,000 | | | | |
| Average Revenue per sq m GIA | 2,122 | | 2,289 | - | 669 | - | - | 1,721 | | | | |
| Total Capital Contributions | | | | | | | | | | | | |
| Total Commercial Elements | | | | | | | | | | | | |
| Total Scheme Revenue | 5,946,169 | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | |
| | Total | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | Per dwelling | per sq m |
| Build Cost (inc external works & contingency) | 2,803,533 | | 2,416,363 | - | 193,566 | - | - | 193,566 | | | 93,451 | 1,000 |
| Additional Dwelling Standards | | | | | | | | | | | - | - |
| Professional Fees | 224,263 | | 193,309 | - | 15,457 | - | - | 15,457 | | | 7,470 | 80 |
| Marketing Costs (market housing) | 164,396 | | 164,396 | - | - | - | - | - | | | 6,447 | 66 |
| Marketing Costs (aff housing) | | | | | | | | | | | - | - |
| Exceptional Development Costs | 1,276,531 | | 1,056,051 | - | 96,740 | - | - | 96,740 | | | 42,651 | 466 |
| Planning Obligations Costs | 321,843 | | | | | | | | | | 10,728 | 115 |
| Commercial Elements Costs | | | | | | | | | | | | |
| Community Infrastructure Levy | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | |
| Developer's Return (Market housing) | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | | | | | | | | | | | | |
| Total Development Costs | 4,790,585 | | | | | | | | | | 169,660 | 1,710 |
| Total Operating Profit | 1,155,583 | | | | | | | | | | 36,519 | 412 |
| Finance Costs and Residual Value | | | | | | | | | | | | |
| DCF Period | No DCF | | years | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | | | | | |
| Revenue and Capital Contributions | 5,946,169 | | | | | | | | | | | |
| Total Development Cost | 4,790,585 | | | | | | | | | | | |
| Finance Cost | 168,212 | | | | | | | | | | | |
| Annual Discount Rate Cost | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 4,958,797 | | | | | | | | | | | |
| Gross Residual Value | 987,371 | | | | | | | | | | | |
| Agents Fees | 11,852 | | 1.28% residual value (post SDLT) | | | | | | | | | |
| Legal Fees | 4,741 | | 0.50% residual value (post SDLT) | | | | | | | | | |
| Stamp Duty | 38,850 | | Based on HMRC SDLT rates | | | | | | | | | |
| Net Residual Value | 931,929 | | | | | | | | | | | |
| | per gross ha | | 960,948 | | | | | | | | | |
| | per net ha | | 1,194,780 | | | | | | | | | |
| | per dwelling | | 31,064 | | | | | | | | | |
| | per market dwelling | | 36,546 | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | |

3.16 JPA14 (GMA14/GM15) Broadbent Moss

Description

- Large housing site with potential to enhance the housing offer within the borough and, given the scale of the site, has the potential to contribute significantly to the delivery of Oldham's housing need with a capacity of around 1,450 new homes.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|----------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA14 | Broadbent Moss | Oldham | Mixed | Base | £69,130,000 | £18,720,000 | £18,230,000 | £490,000 |

Commentary

- The site produces a substantial residual value of c£18.7m but this only just matches the strategic transport costs and so the site is only marginally viable when the transport costs are taken into account.
- Note that the relatively small-scale employment component of this mixed-use site is an extension of the Higginsshaw Business Employment Area. Delivery of the employment component of the mixed-use development is found to be marginal and unlikely to be able to make contributions to the transport costs identified for the wider scheme.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source | |
|--|----------------------------|-----------------------------|-------------------|--------------------------------|-----------------------------|------------------|--|
| Allocation (2020) | | GMA14 Broadbent Moss | | | | | |
| Allocated redline within GMSF (ha) | 81.73 | | | District | Oldham | Council | |
| | | | | Ward | Royton South Ward | Council | |
| Site type | Mixed | | | Name | Broadbent Moss | | |
| Area to be developed | 57.75 | | | Type | Strategic greenfield | | |
| Dwellings (units) | 1,373 | | | | | Council | |
| Gross Residential area (ha) | 51.39 | | | | | Council | |
| Gross Employment area (ha) | 6.36 | | | | | | |
| Employment floorspace (sqm) | 21,720 | B1, B2, B8 | | | | | |
| Total Development period (yrs) | 15 | | | | | Council | |
| Development mix and values | | | | | | Source | |
| Density | 38.17 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| | 1,167.05 | 205.95 | - | 102.975 | 102.975 | - | |
| | | | | | | Council | |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | | |
| Flats | 65 | 5.0% | 58.4 | £2,384 | | Consultant team | |
| Terrace | 85 | 15.0% | 175.1 | £2,382 | | | |
| Semi | 84 | 33.5% | 391.0 | £2,290 | | | |
| Detached | 109 | 46.5% | 542.7 | £2,688 | | | |
| Affordable Rent | | | | Rent | | | |
| Flats | 53 | 30.0% | 30.9 | £83.08 | | Council Proforma | |
| Terrace | 86 | 70.0% | 72.1 | £101.26 | | | |
| Intermediate | | | | Based on transfer value of 80% | | | |
| Flats | 53 | 30.0% | 30.9 | £1,907 | | Council Proforma | |
| Terrace | 86 | 70.0% | 72.1 | £1,905 | | | |
| Social and Affordable Rent Assumptions | | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's | |
| Voids/ Bad debts | 4% | | | | | Council / RP's | |
| Repairs reserve | £500 | | | | | Council / RP's | |
| Capitalisation | 6% | | | | | Council / RP's | |
| Non residential values | | | | | | | |
| serviced employment land sales value | £5,810,594 total | | | | | Consultant team | |
| | BLV | Mixed | Total | SDLT | Fees | | |
| | £ per ha gross | £250,000 | 14,436,429 | 711,321 | 252,638 | Consultant team | |
| Build Costs | | | | | | Source | |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team | |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team | |
| Terraced | £946.00 | per sqm | | | | Consultant team | |
| Semi | £932.80 | per sqm | | | | Consultant team | |
| Detached | £1,056.00 | per sqm | | | | Consultant team | |
| Blended rate for houses | £996.92 | per sqm | | | | Consultant team | |
| Other Development Costs | | | | | | | |
| Plot costs | 10.00% of build costs | | | | | Consultant team | |
| Professional Fees | 8.00% of build costs | | | | | Consultant team | |
| Finance Rate | 6.00% | | | | | Consultant team | |
| Marketing Fees | 3.00% of market GDV | | | | | Consultant team | |
| Agents & Legals | 1.75% of land value | | | | | Consultant team | |
| Serviced employment land cost | £3,354,900 total | | | | | Consultant team | |
| SDLT | applied at prevailing rate | | | | | HMRC | |
| Dev & Cont Return | applied in Results sheet | | | | | PPG | |
| Broad Infrastructure Cost Assumption | | | | | | | |
| Site Infrastructure (General) | 25% of build costs | | | | | Consultant team | |
| Broad abnormal/site prep assumption | | | | | | | |
| Site Preparation (General) | £45,000 per ha | | | | | Consultant team | |
| Policy Costs | | | | | | Total | |
| Policy Costs (Local) | | | | | | | |
| Education (Flat) | £1,612.97 | per detached | | £193,778 | | Council | |
| Education (House) | £1,612.97 | per detached | | £2,020,830 | | Council | |
| Space & Recreation (House & Flats) | £3,243.09 | per dwelling | | £4,452,769 | | Council | |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | £1,561,101 | | Consultant team | |
| Adaptable dwellings | £1,500.00 | per dwelling | | £2,059,500 | | Consultant team | |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | £814,017 | | Consultant team | |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | £1,628,035 | | Consultant team | |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | £781,924 | | Consultant team | |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | £638,445 | | Consultant team | |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | £180,206 | | Consultant team | |
| Total Development Contributions | | | | | £14,330,605 | | |

| Summary Results | | | | | | | | | | |
|---|--|----------------------------------|-------------|----------------------|-----------------------|------|------------------|----------------|-------------------|-------------------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Broadbent Moss, Mixed | | | Site Reference | GM Allocation 15 | |
| Scheme Description | 1373 dwellings, 21,720sqm emp, 0sqm retail | | | Notes | | | | Application No | Royton South Ward | |
| | | | | | | | | Date Saved | 23/09/2020 | |
| Site Details | | | | Dwellings | | | GIA (sq m) | | | |
| Gross Area | 57.75 | ha | | Total | 1,373.00 | | 127,123.5 | | | |
| Net Area | 35.97 | ha | | Market Housing | 1,167.05 | | 111,086.8 | | | |
| Net to Gross Ratio | 62.3% | | | Affordable Housing | 205.95 | | 16,036.7 | | | |
| Density | 38.17 | dwgs per net ha | | % Affordable Housing | 15.00% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | Total | | Market | | Affordable Housing | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Total No of Dwellings | 1,373.00 | | - | 102.98 | - | - | 102.98 | | | |
| Total GIA (sq m) | 127,123.5 | | - | 8,018.3 | - | - | 8,018.3 | | | |
| Tenure Split (by % dwellings) | | 85.0% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | | | |
| Total Revenue | 299,050,953 | | - | 5,633,816 | - | - | 14,941,641 | | | |
| Average Revenue per unit | 217,808 | | - | 54,711 | - | - | 145,100 | | | |
| Average Revenue per sq m GIA | 2,352 | | - | 703 | - | - | 1,863 | | | |
| Total Capital Contributions | 5,810,594 | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 304,861,547 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | Total | | Market | | Affordable Housing | | | Per dwelling | | per sq m |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Build Cost (inc external works & contingency) | 127,333,723 | | - | 8,133,129 | - | - | 8,133,129 | 92,741 | 1,002 | |
| Additional Dwelling Standards | - | | - | - | - | - | - | - | - | |
| Professional Fees | 10,186,698 | | - | 650,650 | - | - | 650,650 | 7,419 | 80 | 8.0% build costs |
| Marketing Costs (market housing) | 8,354,265 | | - | - | - | - | - | 7,158 | 75 | 3.0% market revenue |
| Marketing Costs (aff housing) | - | | - | - | - | - | - | - | - | 0.0% affordable revenue |
| Exceptional Development Costs | 65,634,597 | | - | 4,922,595 | - | - | 4,922,595 | 47,804 | 516 | |
| Planning Obligations Costs | 14,330,605 | | - | - | - | - | - | 10,437 | 113 | |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | | | |
| Total Development Costs | 225,839,888 | | | | | | | | | |
| Total Operating Profit | 79,021,659 | | | | | | | | | |
| | | | | | | | | 164,486 | 1,777 | |
| | | | | | | | | 57,554 | 622 | |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 15 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 304,861,547 | | | | | | | | | |
| Total Development Cost | 225,839,888 | | | | | | | | | |
| Finance Cost | 9,890,671 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 235,730,559 | | | | | | | | | |
| Gross Residual Value | 69,130,988 | | | | | | | | | |
| Agents Fees | 821,062 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 328,425 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 3,446,049 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 64,535,452 | | | | | | | | | |
| | per gross ha | 1,117,497 | | | | | | | | |
| | per net ha | 1,794,147 | | | | | | | | |
| | per dwelling | 47,003 | | | | | | | | |
| | per market dwelling | 55,298 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

3.17 JPA15 (GMA15/GM18) Chew Brook Vale (Robert Fletchers)

Description

- The site comprises the redundant Robert Fletchers mill complex. It is in a desirable area in a gateway location into the Peak District National Park. The testing has only considered the residential elements of the proposals. Whilst other uses around leisure and tourism may come forward, these are unlikely to attract significant policy requirements and are limited in scale when compared to the residential proposals.
- The council has reduced the allocation to only include the Fletchers Mill complex to minimise Green Belt land and maximise use of brownfield land. A reduced capacity is proposed to reflect flood risk constraints. The promoters have also provided further information on development costs around decontamination and site preparation, which has significantly increased the cost basis for the testing.

Sensitivity test undertaken

- Yes – the site promoters are undertaking further work on flood risk which has potential to allow more of the site to come forward. The potential increase in dwellings is unknown at present and therefore two further options have been provided with S1- 135 dwellings and S2 - 150 dwellings.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA15 | Chew Brook Vale (Robert Fletchers) | Oldham | Housing | Base | £7,340,000 | £1,940,000 | £7,020,000 | -£5,080,000 |
| JPA15 | Chew Brook Vale (Robert Fletchers) | Oldham | Housing | Sensitivity | £14,710,000 | £7,160,000 | £7,020,000 | £140,000 |
| JPA15 | Chew Brook Vale (Robert Fletchers) | Oldham | Housing | Sensitivity | £17,750,000 | £9,300,000 | £7,020,000 | £2,280,000 |

Commentary

- The site lies within one of the strongest housing value markets within Greater Manchester, but the GDV with 99 units is not sufficient to cover the site remediation costs and strategic transport costs.
- If flood risk concerns can be overcome and dwelling numbers increased to 135 units then the scheme becomes marginal in viability terms. However, as there is known potential for further costs of remediation, an increase to at least 150 dwellings may be required to bring the site forward for development (with a residual value of just over £2.2m).

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site information | | | | | | Source |
|---|---|----------------|-----------------|---------------------------|------------------------|------------------|
| Allocation (2020) | GMA15 Chew Brook Vale (Robert Fletchers) | | | | | |
| Allocated redline within GMSF (ha) | 5.35 | | | District | Oldham | Council |
| | | | | Ward | Saddleworth South Ward | |
| Site type | Housing | | | Name | Robert Fletchers | |
| Area to be developed | 2.74 | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 99 | | | | | |
| Gross Residential area (ha) | 2.19 | | | | | |
| Gross Employment area (ha) | 0 | | | | | |
| Total Development period (yrs) | 6 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 45.21 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 84.0 | 15.0 | - | 7.50 | 7.50 | - |
| | | | | | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 59.30 | 16.1% | 13.50 | £3,712 | | Consultant team |
| Terrace | 119.58 | 62.5% | 52.50 | £3,722 | | Promoter |
| Refurbed Flats | 58.50 | 15.5% | 13.00 | £3,712 | | |
| Refurbed Bungalow | 110.00 | 1.2% | 1.00 | £3,951 | | |
| Refurbed Terrace | 55.00 | 4.8% | 4.00 | £3,722 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 54.90 | 100.0% | 7.50 | £83.08 | | Council Proforma |
| Terrace | | | | £101.26 | | |
| Intermediate | | | | | | |
| Flats | | | | £2,970 | | Council Proforma |
| Terrace | 112.00 | 100.0% | 7.50 | £2,978 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 685,000 | 23,750 | 11,988 | Stage 1 report |
| Build Costs | | | | | | Source |
| New Flats | £1,073.60 | per sqm | | | | Consultant team |
| Refurbed Flats | £1,532.00 | per sqm | | | | Council |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Refurbished Terraced | £1,532.00 | per sqm | | | | Consultant team |
| Refurbished Bungalow | £1,532.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £946.00 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £1,522,000 | per ha | | | | Promoter |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per flat | | £54,841 | | Council |
| Education (House) | £1,612.97 | per house | | £104,843 | | Council |
| Park & Recreation (House & Flats) | £3,245.31 | per dwelling | | £321,286 | | Council |
| Other (specify) | £0.00 | per dwelling | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £112,563 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £148,500 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £1,500 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £3,000 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £0 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £128,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £51,000 | | Consultant team |
| Total Development Contributions | | | | £925,533 | | |

| Summary Results | | | | | | | | | |
|---|---|-----------------|----------------------------------|-------------------------|-------------------|----------------|------------------------|--------------|----------|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Robert Fletchers, Mixed | | Site Reference | GM Allocation 18 | | |
| Scheme Description | 99, 0sqm emp, 0sqm retail AH reduced from 30% to 15% New Mix based on promoter discussions 26th May | | Notes | | | Application No | Saddleworth South Ward | | |
| | | | | | | Date Saved | 31/05/2021 | | |
| Site Details | | | | Dwellings | GIA (sq m) | | | | |
| Gross Area | 5.35 | ha | Total | 99.00 | 9,640.0 | | | | |
| Net Area | 2.74 | ha | Market Housing | 84.00 | 8,342.5 | | | | |
| Net to Gross Ratio | 51.2% | | Affordable Housing | 15.00 | 1,297.5 | | | | |
| Density | 36.13 | dwgs per net ha | % Affordable Housing | 15.15% | | | | | |
| Scheme Revenue | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Total No of Dwellings | 99.00 | 84.00 | - | 7.50 | - | - | 7.50 | | |
| Total GIA (sq m) | 9,640.0 | 8,342.5 | - | 457.5 | - | - | 840.0 | | |
| Tenure Split (by % dwellings) | | 84.8% | 0.0% | 7.6% | 0.0% | 0.0% | 7.6% | | |
| Total Revenue | 33,350,362 | 30,408,500 | - | 444,362 | - | - | 2,497,500 | | |
| Average Revenue per unit | 336,872 | 362,006 | - | 59,248 | - | - | 333,000 | | |
| Average Revenue per sq m GIA | 3,460 | 3,645 | - | 977 | - | - | 2,973 | | |
| Total Capital Contributions | - | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | |
| Total Scheme Revenue | 33,350,362 | | | | | | | | |
| Scheme Development Costs | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 9,979,867 | 8,694,055 | - | 491,172 | - | - | 794,640 | 100,807 | 1,035 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - |
| Professional Fees | 798,389 | 695,524 | - | 39,294 | - | - | 63,571 | 8,065 | 83 |
| Marketing Costs (market housing) | 912,255 | 912,255 | - | - | - | - | - | 10,860 | 109 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 12,356,392 | 10,484,211 | - | 936,090 | - | - | 936,090 | 124,812 | 1,282 |
| Planning Obligations Costs | 925,533 | | | | | | | 9,349 | 96 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - |
| Contractor's Return (Aff housing) | - | | | | | | | - | - |
| Total Development Costs | 24,972,436 | | | | | | | 252,247 | 2,591 |
| Total Operating Profit | 8,377,926 | | | | | | | 84,626 | 869 |
| Finance Costs and Residual Value | | | | | | | | | |
| DCF Period | 6 years | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | |
| Revenue and Capital Contributions | 33,350,362 | | | | | | | | |
| Total Development Cost | 24,972,436 | | | | | | | | |
| Finance Cost | 1,037,090 | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 26,009,527 | | | | | | | | |
| Gross Residual Value | 7,340,836 | | | | | | | | |
| Agents Fees | 87,304 | | 1.25% residual value (post SDLT) | | | | | | |
| Legal Fees | 34,921 | | 0.50% residual value (post SDLT) | | | | | | |
| Stamp Duty | 356,542 | | Based on HMRC SDLT rates | | | | | | |
| Net Residual Value | 6,862,069 | | | | | | | | |
| per gross ha | 1,282,630 | | | | | | | | |
| per net ha | 2,504,405 | | | | | | | | |
| per dwelling | 69,314 | | | | | | | | |
| per market dwelling | 81,691 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | |

3.18 JPA16 (GMA16/GM16) Cowlshaw

Description

- The site is described as being in an attractive area with a potential to provide a range of high quality housing including affordable housing.

Sensitivity test undertaken

- Yes - Market values increased by 10%. The local authority has indicated that the location of the site is in a strong housing market that provides the potential to deliver a range of high-quality housing and contribute towards the diversification of the housing stock within the area and borough-wide. It is reasonable to assume that a development in this location would be popular, with accelerated sales rates and values.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------------|-----------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| GM16/ GMA 16 | Cowlshaw | Oldham | Housing | Base | £13,800,000 | -£2,280,000 | £200,000 | -£2,480,000 |
| GM16/ GMA 16 | Cowlshaw | Oldham | Housing | Sensitivity | £24,742,000 | £7,090,000 | £200,000 | £6,890,000 |

Commentary

- The site produces a negative residual value with the base test but, with an increase in market values of 10%, the residual value becomes positive at c£7m.
- This is sufficient to meet the strategic transport costs which, at c£0.2m, are relatively modest by comparison with the costs to be met by other sites.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site information | | | | | | Source |
|--|----------------------------|----------------|-----------------|---------------------------|------------------------|--------------------|
| Allocation (2020) | GMA16 Cowlshaw | | | | | |
| Allocated redline within GMSF (ha) | 32.21 | | | District | Oldham | Council Proforma |
| Site type | Housing | | | Ward | Crompton Ward (Oldham) | Council Proforma |
| Area to be developed | 13.58 | | | Name | Cowlshaw | |
| Dwellings (units) | 460 | | | Land Type | Strategic greenfield | |
| Gross Residential area (ha) | 13.58 | | | | | |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 15 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 33.87 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 391.00 | 69.00 | - | 34.50 | 34.50 | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 5.0% | 19.6 | £2,384 | | Council & Promoter |
| Terrace | 85 | 15.0% | 58.7 | £2,399 | | Consultant team |
| Semi | 84 | 33.5% | 131.0 | £2,450 | | |
| Detached | 109 | 46.5% | 181.8 | £2,421 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 53 | 30.0% | 10.4 | £83.08 | | Council Proforma |
| Terrace | 86 | 70.0% | 24.2 | £101.26 | | |
| Intermediate | | | | | | |
| Flats | 53 | 30.0% | 10.4 | £1,907 | | Council Proforma |
| Terrace | 86 | 70.0% | 24.2 | £1,919 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,395,000 | 159,250 | 59,413 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,083.75 | per sqm | | | | Consultant team |
| Terraced | £979.02 | per sqm | | | | Consultant team |
| Semi | £965.36 | per sqm | | | | Consultant team |
| Detached | £1,092.86 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,031.72 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs & Contingency | 6,896,663 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure | 12,969,338 | total | | | | Consultant team |
| Broad abnormalities/site prep assumption | | | | | | |
| Site prep & Abnormals | 1,360,144 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per dwelling | | | £64,922 | Council |
| Education (House) | £1,612.97 | per dwelling | | | £677,044 | Council |
| Space & Recreation (House & Flats) | £0.00 | per dwelling | | | £0 | Consultant team |
| Other (specify) | £0.00 | per dwelling | | | £0 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £523,020 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £690,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £272,723 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £545,445 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £261,970 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £213,900 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £60,375 | Consultant team |
| Total Development Contributions | | | | | £3,309,399 | |

Summary Results

| | | | | | |
|--------------------|--------------------------------------|--------------|-------------------|----------------|------------------|
| Site Details | GMCA Testing - Site specific testing | Site Address | Cowlshaw, Housing | Site Reference | GM Allocation 18 |
| Scheme Description | 460 dwellings | Notes | | Application No | Crompton Ward |
| | | | | Date Saved | 13/09/2020 |

| Site Details | | | | Dwellings | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|-----------|------------|
| Gross Area | 32.21 ha | Total | 460.00 | 42,590.8 | |
| Net Area | 13.55 ha | Market Housing | 391.00 | 37,217.7 | |
| Net to Gross Ratio | 42.2% | Affordable Housing | 69.00 | 5,372.8 | |
| Density | 33.87 dwgs per net ha | % Affordable Housing | 15.00% | | |

| | Total | Market | Affordable Housing | | | | |
|-------------------------------|------------|------------|--------------------|-----------------|-------------------|------|------------------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership |
| Total No of Dwellings | 460.00 | 391.00 | - | 34.50 | - | - | 34.50 |
| Total GIA (sq m) | 42,590.8 | 37,217.7 | - | 2,696.4 | - | - | 2,696.4 |
| Tenure Split (by % dwellings) | | 85.0% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% |
| Total Revenue | 96,894,535 | 89,976,920 | - | 1,897,515 | - | - | 5,030,100 |
| Average Revenue per unit | 210,640 | 230,120 | - | 54,711 | - | - | 145,600 |
| Average Revenue per sq m GIA | 2,275 | 2,418 | - | 703 | - | - | 1,872 |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 96,894,535 | | | | | | |

| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m |
|---|------------|------------|--------------------|-----------------|-------------------|-----|------------------|--------------|----------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 44,078,208 | 38,471,854 | - | 2,803,327 | - | - | 2,803,327 | 95,822 | 1,035 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - |
| Professional Fees | 3,305,868 | 2,985,367 | - | 210,250 | - | - | 210,250 | 7,187 | 78 |
| Marketing Costs (market housing) | 2,899,308 | 2,899,308 | - | - | - | - | - | 6,904 | 73 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 24,839,605 | 21,113,837 | - | 1,862,966 | - | - | 1,862,966 | 64,000 | 663 |
| Planning Obligations Costs | 3,309,669 | - | - | - | - | - | - | 7,195 | 78 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | | |
| Total Development Costs | 78,232,859 | | | | | | | 170,071 | 1,837 |
| Total Operating Profit | 18,661,677 | | | | | | | 40,665 | 438 |

| |
|----------------------------|
| 7.6% build costs |
| 3.0% market revenue |
| 0.0% affordable revenue |
| 0.0% CfL as %Revenue |
| £0.00 per market sq m |
| 0.0% CfL as %Dev Costs |
| 0.0% market revenue |
| 0.0% aff build & prof fees |

| Finance Costs and Residual Value | | |
|---|------------|----------------------------------|
| DCF Period | 15 years | |
| Debit Interest Rate | 6.0% | |
| Credit Interest Rate | 0.0% | |
| Annual Discount Rate | 0.0% | |
| Revenue and Capital Contributions | 96,894,535 | |
| Total Development Cost | 78,232,859 | |
| Finance Cost | 4,860,790 | |
| Annual Discount Rate Cost | - | |
| Total Dev Cost, Finance Cost & ADR Cost | 83,093,649 | |
| Gross Residual Value | 13,800,887 | |
| Agents Fees | 184,017 | 1.25% residual value (post SDLT) |
| Legal Fees | 65,607 | 0.50% residual value (post SDLT) |
| Stamp Duty | 679,544 | Based on HMRC SDLT rates |
| Net Residual Value | 12,891,719 | |
| per gross ha | 400,289 | |
| per net ha | 949,317 | |
| per dwelling | 28,025 | |
| per market dwelling | 32,971 | |

Notes: (use Alt+Enter to start a new line)

3.19 JPA17 (GMA18/GM13) Land South of Coal Pit Lane (Ashton Road)

Description

- The sites have the potential to meet local housing need in the immediate vicinity and across the borough and contribute to and enhance the housing mix within the area through adding to the type and range of housing available. However, it is in a currently low value area and therefore a viable position will be a challenge.

Sensitivity test undertaken

- Yes - Market values increased by 17.5%. The site provides a significant amount of new homes, in a sustainable and accessible location, that will help to diversify Oldham's housing stock and contribute to meeting housing needs. The Council consider it is therefore reasonable to assume that a development in this location would be popular, with higher sales values than are general for the area.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|---|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA17 | Land South of Coal Pit Lane (Ashton Road) | Oldham | Housing | Base | £1,310,000 | -£3,950,000 | £790,000 | -£4,740,000 |
| JPA17 | Land South of Coal Pit Lane (Ashton Road) | Oldham | Housing | Sensitivity | £6,950,000 | £790,000 | £790,000 | £0 |

Commentary

- The main test (with an affordable housing requirement of 10%) gives a negative residual value of c£4m. The shortfall increases to £4.7m when the strategic transport costs are included.
- The sensitivity test provides an appraisal of the site with an increase in sales prices by 17.5%. This results in a residual value of £0.8m after accounting for the strategic transport costs. It should be noted that a 17.5% increase in market values is a significant uplift.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site information | | | | | | Source |
|--|--|----------------|-----------------|---------------------------|----------------------|-----------------|
| Allocation (2020) | GMA18 Land south of Coal Pit Lane (Ashton Road) | | | | | |
| Allocated redline within GMSF (ha) | 19.90 | | | District | Oldham | |
| Site type | Housing | | | Ward | Medlock Vale Ward | |
| Area to be developed | 7.59 | | | Name | Ashton Road Corridor | |
| Dwellings (units) | 175 | | | Type | Strategic greenfield | Council |
| Gross Residential area (ha) | 6.07 | | | | | Council |
| Gross Employment area (ha) | 0 | | | | | Council |
| Total Development period (yrs) | 6 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 22.44 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 157.50 | 17.50 | - | 8.750 | 8.750 | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Council |
| Semi | 93 | 60.0% | 94.500 | £1,857 | | |
| Semi | 111 | 35.0% | 55.125 | £1,857 | | Consultant team |
| Detached | 122 | 5.0% | 7.875 | £1,999 | | |
| Social Rent | | | | Rent | | |
| Flats | 53 | 0.0% | - | £62 | | Council |
| Terrace | 86 | 100.0% | - | £76 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 53 | 0.0% | - | £83.08 | | Council |
| Terrace | 86 | 100.0% | 8.750 | £101.26 | | |
| Intermediate | | | | | | |
| Flats | 53 | 0.0% | - | £1,442 | | Council |
| Terrace | 86 | 100.0% | 8.750 | £1,486 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 1,897,500 | 84,375 | 33,206 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £932.80 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | |
| Detached | £1,056.00 | per sqm | | | | |
| Blended rate used for houses | £939.65 | per sqm | | | | |
| Other Development Costs | | | | | | |
| Plot costs & Contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | Per flat | | | £0 | Council |
| Education (House) | £1,612.97 | per house | | | £282,270 | Council |
| pace & Recreation (House & Flats) | £3,237.77 | per dwelling | | | £566,610 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £198,975 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £262,500 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £11,813 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £23,625 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £299,250 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £35,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £0 | Consultant team |
| Total Development Contributions | | | | | £1,680,042 | |

Summary Results

| | | | | | |
|--------------------|--------------------------------------|--------------|-----------------------------------|----------------|-------------------|
| Site Details | GMCA Testing - Site specific testing | Site Address | Coal Pit Lane (Ashton Rd) Housing | Site Reference | GM Allocation 21 |
| Scheme Description | 175 dwellings, 0sqm emp, 0sqm retail | Notes | | Application No | Medlock Vale Ward |
| | | | | Date Saved | 07/06/2021 |

| Site Details | | Dwellings | GIA (sq m) |
|--------------------|-----------------------|----------------------|------------|
| Gross Area | 19.90 ha | Total | 175.00 |
| Net Area | 7.59 ha | Market Housing | 157.50 |
| Net to Gross Ratio | 38.1% | Affordable Housing | 17.50 |
| Density | 23.06 dwgs per net ha | % Affordable Housing | 10.00% |

Scheme Revenue

| | Total | Market | Affordable Housing | | | | |
|-------------------------------|------------|------------|--------------------|-----------------|-------------------|------|------------------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership |
| Total No of Dwellings | 175.00 | 157.50 | - | 8.75 | - | - | 8.75 |
| Total GIA (sq m) | 17,348.7 | 15,843.7 | - | 752.5 | - | - | 752.5 |
| Tenure Split (by % dwellings) | 90.0% | 90.0% | 0.0% | 5.0% | 0.0% | 0.0% | 5.0% |
| Total Revenue | 31,216,923 | 29,578,500 | - | 518,423 | - | - | 1,120,000 |
| Average Revenue per unit | 178,382 | 187,800 | - | 59,248 | - | - | 128,000 |
| Average Revenue per sq m GIA | 1,799 | 1,867 | - | 689 | - | - | 1,488 |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 31,216,923 | | | | | | |

Scheme Development Costs

| | Total | Market | Affordable Housing | | | | Per dwelling | per sq m | |
|---|------------|------------|--------------------|-----------------|-------------------|-----|--------------|----------|------------------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | | | Shared Ownership |
| Build Cost (inc external works & contingency) | 16,301,718 | 14,887,544 | - | 707,087 | - | - | 707,087 | 93,153 | 940 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - |
| Professional Fees | 1,304,137 | 1,191,004 | - | 56,567 | - | - | 56,567 | 7,452 | 75 |
| Marketing Costs (market housing) | 887,355 | 887,355 | - | - | - | - | - | 5,634 | 56 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 8,062,202 | 7,255,982 | - | 403,110 | - | - | 403,110 | 46,070 | 465 |
| Planning Obligations Costs | 1,680,043 | | | | | | | 9,600 | 97 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - |
| Contractor's Return (Aff housing) | - | | | | | | | - | - |
| Total Development Costs | 28,235,455 | | | | | | | 161,345 | 1,628 |
| Total Operating Profit | 2,981,468 | | | | | | | 17,037 | 172 |

8.0% build costs
3.0% market revenue
0.0% affordable revenue
0.0% CIL as %Revenue
£0.00 per market sq m
0.0% CIL as %Dev Costs
0.0% market revenue
0.0% aff build & prof fees

Finance Costs and Residual Value

| | |
|---|------------|
| DCF Period | 6 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 31,216,923 |
| Total Development Cost | 28,235,455 |
| Finance Cost | 1,675,535 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 29,910,990 |
| Gross Residual Value | 1,305,933 |
| Agents Fees | 15,639 |
| Legal Fees | 6,256 |
| Stamp Duty | 54,797 |
| Net Residual Value | 1,229,241 |
| per gross ha | 61,771 |
| per net ha | 161,955 |
| per dwelling | 7,024 |
| per market dwelling | 7,805 |

1.25% residual value (post SDLT)
0.50% residual value (post SDLT)
Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

3.20 JPA18 (GMA19/GM19) South of Rosary Road

Description

- The site has potential to deliver around 60 new homes within Fitton Hill (which falls within the 10% most deprived neighbourhoods in the country), thereby contributing to and enhancing the housing mix within the area and adding to the type and range of housing available. Due to the lower values anticipated there is no affordable housing requirement on this site.

Sensitivity test undertaken

- Yes - Increased selling prices by 15%. The council is working to bring forward a number of brownfield sites within the Fitton Hill estate, adjacent to Rosary Road. As part of improving the local environment and wider neighbourhood, there will be enhancements to existing open space and green infrastructure throughout the area as well as a replacement local shopping centre. GMA19 also lies close to the southern end of Snipe Clough which is a 160 acre site in the Green Belt that is to be home to 'Northern Roots', the UK's largest urban farm and eco park. Given these factors the Council considers it is reasonable to assume that a development in this location would have increased sales values than are general for the area.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|----------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA18 | South of Rosary Road | Oldham | Housing | Base | £526,000 | -£1,270,000 | £60,000 | -£1,330,000 |
| JPA18 | South of Rosary Road | Oldham | Housing | Base | £2,045,000 | -£10,000 | £60,000 | -£70,000 |

Commentary

- The main test shows that the residual value is negative at circa -£1.3m. The anticipated transport costs for the site are relatively minor (£60,000).
- An increase in sales values of 15% produces a marginal scheme.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--------------------------------------|-----------------------------------|----------------|-----------------|---------------------------|-----------------------------|--------------------|
| Allocation (2020) | GMA19 South of Rosary Road | | | | | |
| Allocated redline within GMSF (ha) | 2.65 | | | District | Oldham | Council |
| | | | | Ward | Medlock Vale Ward | |
| Site type | Housing | | | Name | South of Rosary Road | |
| Area to be developed | 2.02 | | | Type | Strategic greenfield | Consultant team |
| Dwellings (units) | 60 | | | | | Council |
| Gross Residential area (ha) | 1.68 | | | | | Council |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 3.0 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 35.71 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 60.00 | | | | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 66 | 0.0% | | | £1,803 | Council & Promoter |
| Terrace | 86 | 30.0% | 18.0 | | £1,819 | Consultant team |
| Semi | 84 | 21.7% | 13.0 | | £1,857 | |
| Detached | 93 | 48.3% | 29.0 | | £1,999 | |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 504,000 | 14,700 | 8,820 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £998.89 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per detached | | £0 | | Council |
| Education (House) | £1,612.97 | per detached | | £96,778 | | Council |
| Space & Recreation (House & Flats) | £3,242.98 | per dwelling | | £194,579 | | Council |
| Other (specify) | £0.00 | per dwelling | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | £68,220 | | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | £90,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | £43,500 | | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | £87,000 | | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | £26,000 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | £36,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | £0 | | Consultant team |
| Total Development Contributions | | | | | | £642,077 |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|----------------------|--------------------|-----------------|----------------------------|--------------|------------------|----------------------------------|-----------------------|------------|---------|-------|-------|--|---------|----------|---------|----------------|-------|--|---------|--------------------|-------|--------------------|---|--|---|---------|-----------------------|----------------------|-------|--|---|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | South f Rosary Rd. Housing | | Site Reference | GM allocation 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 60 dwellings. | | | Notes | | | Application No | Medlock Vale ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | Date Saved | 23/07/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>2.65 ha</td> <td>Total</td> <td>60.00</td> <td></td> <td>5,337.0</td> </tr> <tr> <td>Net Area</td> <td>1.68 ha</td> <td>Market Housing</td> <td>60.00</td> <td></td> <td>5,337.0</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>63.3%</td> <td>Affordable Housing</td> <td>-</td> <td></td> <td>-</td> </tr> <tr> <td>Density</td> <td>35.71 dwgs per net ha</td> <td>% Affordable Housing</td> <td>0.00%</td> <td></td> <td>-</td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 2.65 ha | Total | 60.00 | | 5,337.0 | Net Area | 1.68 ha | Market Housing | 60.00 | | 5,337.0 | Net to Gross Ratio | 63.3% | Affordable Housing | - | | - | Density | 35.71 dwgs per net ha | % Affordable Housing | 0.00% | | - | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 2.65 ha | Total | 60.00 | | 5,337.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 1.68 ha | Market Housing | 60.00 | | 5,337.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 63.3% | Affordable Housing | - | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 35.71 dwgs per net ha | % Affordable Housing | 0.00% | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 60.00 | 60.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 5,337.0 | 5,337.0 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 10,230,000 | 10,230,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 170,500 | 170,500 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 1,917 | 1,917 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 10,230,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 5,331,076 | 5,331,076 | - | - | - | - | - | 88,851 | 999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 426,486 | 426,486 | - | - | - | - | - | 7,108 | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 308,900 | 308,900 | - | - | - | - | - | 5,115 | 58 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 2,468,990 | 2,468,990 | - | - | - | - | - | 41,150 | 463 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 842,077 | - | - | - | - | - | - | 10,701 | 120 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 9,175,529 | - | - | - | - | - | - | 162,926 | 1,719 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 1,054,471 | - | - | - | - | - | - | 17,575 | 198 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | 0.0% CIL as %Revenue | £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 3 years | | | | | | | 0.0% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 10,230,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 9,175,529 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 529,967 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 9,705,496 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 524,504 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 6,380 | | | | | | | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 2,544 | | | | | | | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 15,725 | | | | | | | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 499,875 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 188,348 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 297,545 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 8,331 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 6,331 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.21 JPA19 (GMA20/GM23) Bamford and Norden

Description

- Norden and Bamford are well-established residential areas to the west of Rochdale town centre and the Council considers there is a strong market demand for housing within the area. It is one of the most significant areas of larger, higher value housing and is considered to be a desirable and aspirational place to live.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|--------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA19 | Bamford and Norden | Rochdale | Housing | Base | £30,324,000 | £5,750,000 | £1,810,000 | £3,940,000 |

Commentary

- The scheme produces a residual land value of £5.8m which is sufficient to meet anticipated strategic transport cost.

Base assumptions and testing summary – on following pages

| Site information | | | | | | | Source |
|--|---------------------------------|----------------|------------------|---------------------------|----------------|-----------------------------|--------------------|
| Allocation (2020) | GMA20 Bamford and Norden | | | | | | |
| Allocated redline within GMSF (ha) | 35.48 | | | | District | Rochdale | Council |
| Site type | Housing | | | | Ward | Norden Ward | Council |
| Area to be developed | 25.98 | | | | Name | Bamford / Norden | |
| Dwellings (units) | 450 | | | | Type | Strategic greenfield | |
| Gross Residential area (ha) | 25.98 | | | | | | Council |
| Gross Employment area (ha) | - | | | | | | |
| Total Development period (yrs) | 9 | | | | | | Promoter |
| Development mix and values | | | | | | | Source |
| Density | 32.14 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| 450.00 | - | - | 0 | 0 | 0 | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | | Council & Promoter |
| Flats | 52 | 5.0% | 22.5 | £2,974 | | | Consultant team |
| Terrace | 104 | 15.0% | 67.5 | £2,765 | | | |
| Semi | 93 | 33.5% | 150.8 | £2,750 | | | |
| Detached | 123 | 46.5% | 209.3 | £3,067 | | | |
| BLV Housing | | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 6,495,000 | 314,250 | 113,663 | | Stage 1 report |
| Build Costs | | | | | | | Source |
| Blended rate used for houses and flats | £1,038.95 | per sqm | | | | | Consultant team |
| Other Development Costs | | | | | | | |
| Plot costs | £8,555,925 | total | | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | | Consultant team |
| Finance Rate | 6.00% | | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | | |
| Site Infrastructure (General) | £13,545,000 | total | | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | | |
| Site Preparation (General) | £1,670,550 | total | | | | | Consultant team |
| Policy Costs | | | | | | | Total |
| Policy Costs (Local) | | | | | | | |
| Education (dwellings) | £4,620.10 | per dwelling | | | £2,079,045 | | Council & Promoter |
| Open Space & Recreation (Flat) | £3,098.47 | per flat | | | £69,716 | | Council |
| Open Space & Recreation (House) | £4,131.29 | per house | | | £1,766,126 | | Council |
| Offsite AH Contribution | £10,528,805 | Total | | | £10,528,805 | | Council |
| s106/s278 | £0.00 | per dwelling | | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £511,650 | | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £675,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £313,875 | | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £627,750 | | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £301,500 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £135,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £33,750 | | Consultant team |
| Total Development Contributions | | | | | | | £17,042,217 |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|-------------|----------------------------------|-----------------|-------------------------|-----------|------------------|-------------------------------|------------------|--|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Bamford Norden, Housing | | | Site Reference | GM Allocation 23 | |
| Scheme Description | 450 dwellings | | | Notes | | | | Application No | Norden Ward | |
| | | | | | | | | Date Saved | 02/08/2020 | |
| Site Details | | | | | | Dwellings | | | GIA (sq m) | |
| Gross Area | 25.98 ha | | | | Total | 450.00 | | | 48,077.6 | |
| Net Area | 14.00 ha | | | | Market Housing | 450.00 | | | 48,077.6 | |
| Net to Gross Ratio | 53.9% | | | | Affordable Housing | - | | | - | |
| Density | 32.14 dwgs per net ha | | | | % Affordable Housing | 0.00% | | | | |
| Scheme Revenue | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Total No of Dwellings | 450.00 | 450.00 | - | - | - | - | - | | | |
| Total GIA (sq m) | 48,077.6 | 48,077.6 | - | - | - | - | - | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | |
| Total Revenue | 140,406,750 | 140,406,750 | - | - | - | - | - | | | |
| Average Revenue per unit | 312,015 | 312,015 | - | - | - | - | - | | | |
| Average Revenue per sq m GIA | 2,920 | 2,920 | - | - | - | - | - | | | |
| Total Capital Contributions | - | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 140,406,750 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Build Cost (inc external works & contingency) | 49,950,171 | 49,950,171 | - | - | - | - | - | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | | | |
| Professional Fees | 3,746,263 | 3,746,263 | - | - | - | - | - | | | |
| Marketing Costs (market housing) | 4,212,203 | 4,212,203 | - | - | - | - | - | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | | | |
| Exceptional Development Costs | 30,694,388 | 30,694,388 | - | - | - | - | - | | | |
| Planning Obligations Costs | 17,042,217 | - | - | - | - | - | - | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | | | |
| Total Development Costs | 105,645,241 | - | - | - | - | - | - | | | |
| Total Operating Profit | 34,761,509 | - | - | - | - | - | - | | | |
| | | | | | | | | Per dwelling | per sq m | |
| | | | | | | | | 111,000 | 1,039 | |
| | | | | | | | | - | - | |
| | | | | | | | | 8,328 | 78 | |
| | | | | | | | | 9,360 | 88 | |
| | | | | | | | | #DIV/0! | #DIV/0! | |
| | | | | | | | | 88,210 | 638 | |
| | | | | | | | | 37,872 | 364 | |
| | | | | | | | | 7.6% build costs | | |
| | | | | | | | | 3.0% market revenue | | |
| | | | | | | | | #DIV/0! affordable revenue | | |
| | | | | | | | | 0.0% CfL as %Revenue | | |
| | | | | | | | | £0.00 per market sq m | | |
| | | | | | | | | 0.0% CfL as %Dev Costs | | |
| | | | | | | | | 0.0% market revenue | | |
| | | | | | | | | #DIV/0! aff build & prof fees | | |
| | | | | | | | | #DIV/0! | #DIV/0! | |
| | | | | | | | | 234,767 | 2,197 | |
| | | | | | | | | 77,248 | 723 | |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 9 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 140,406,750 | | | | | | | | | |
| Total Development Cost | 105,645,241 | | | | | | | | | |
| Finance Cost | 4,437,822 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 110,083,063 | | | | | | | | | |
| Gross Residual Value | 30,323,687 | | | | | | | | | |
| Agents Fees | 360,228 | | 1.25% residual value (post SDLT) | | | | | | | |
| Legal Fees | 144,090 | | 0.50% residual value (post SDLT) | | | | | | | |
| Stamp Duty | 1,505,694 | | Based on HMRC SDLT rates | | | | | | | |
| Net Residual Value | 28,313,687 | | | | | | | | | |
| | per gross ha | | 1,089,828 | | | | | | | |
| | per net ha | | 2,022,406 | | | | | | | |
| | per dwelling | | 62,919 | | | | | | | |
| | per market dwelling | | 62,919 | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

3.22 JPA20 (GMA21/GM24) Castleton Sidings

Description

- The site offers the opportunity to deliver high quality housing in a sustainable and accessible location. The site is well placed to utilise existing community facilities and social infrastructure.
- The development of the site is important to facilitate the extension of the East Lancashire Railway (ELR) from Heywood to Castleton – although this does not impact on site viability.

Sensitivity test undertaken

- Yes – change value area and reduce affordable housing contribution. The Council considers that Castleton offers significant opportunity as an area for growth and regeneration, based primarily on the existing and potential accessibility of the area via a range of transport modes. As a result of this, Castleton has been identified as a key location for development in both the borough's Growth Plan and Rochdale Corridor Strategy and which includes around 1,500 new homes and associated facilities.
- In addition, Castleton is located on the Rochdale Canal which provides additional walking and cycling links as well as recreational and visual opportunities. Together, these opportunities are expected to bring a real change to the area which will be reflected in its attractiveness with a subsequent uplift in values.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA20 | Castleton Sidings | Rochdale | Housing | Base | -£1,028,000 | -£5,400,000 | £110,000 | -£5,510,000 |
| JPA20 | Castleton Sidings | Rochdale | Housing | Sensitivity | £4,881,000 | -£360,000 | £110,000 | -£470,000 |

Commentary

- The main test provides a negative residual value of -£5m, which is slightly worsened when the anticipated strategic transport costs of £0.1m are included.
- The scheme becomes marginally viable with the increase in market values and reduction in affordable housing requirement.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--------------------------------------|--------------------------------|----------------|------------------|---------------------------|-----------------------------|--------------------|
| Allocation (2020) | GMA21 Castleton Sidings | | | | | |
| Allocated redline within GMSF (ha) | 11.50 | | | District | Rochdale | Council |
| Site type | Housing | | | Ward | Castleton Ward | |
| Area to be developed | 5.29 | | | Name | Castleton Sidings | |
| Dwellings (units) | 135 | | | Type | Strategic greenfield | |
| Gross Residential area (ha) | 5.29 | | | | | Council |
| Gross Employment area (ha) | - | | | | | Council & Promoter |
| Total Development period (yrs) | 3 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | 36.49 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 135.00 | - | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 68 | 17.8% | 24.0 | £2,175 | | Council & Promoter |
| Terrace | 79 | 26.0% | 35.0 | £2,140 | | Consultant team |
| Semi | 86 | 26.0% | 35.0 | £2,147 | | |
| Detached | 101 | 30.0% | 41.0 | £2,192 | | |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 1,322,500 | 55,625 | 23,144 | |
| Build Costs | | | | | | Source |
| Blended rate for houses and flats | £1,031.60 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | £1,851,150 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £3,775,669 | total | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £536,156 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £4,620 | per dwelling | | | £623,700 | Council |
| Open Space (Flat) | £0 | per dwelling | | | £0 | Council |
| Open Space (House) | £0 | per dwelling | | | £0 | Council |
| Offsite AH Contribution | £1,875,557 | Total | | | £1,875,557 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £153,495 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £202,500 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £61,500 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £123,000 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £70,000 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £70,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £36,000 | Consultant team |
| Total Development Contributions | | | | | | £3,215,752 |

Summary Results

| | | | | | |
|--------------------|--------------------------------------|--------------|----------------------------|----------------|------------------|
| Site Details | GMCA Testing - Site specific testing | Site Address | Castleton Sidings, Housing | Site Reference | GM Allocation 24 |
| Scheme Description | 135 dwellings. | Notes | | Application No | Castleton Ward |
| | | | | Date Saved | 02/09/2020 |

| Site Details | | Dwellings | | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|------------|
| Gross Area | 5.29 ha | Total | 135.00 | 11,730.4 |
| Net Area | 3.70 ha | Market Housing | 135.00 | 11,730.4 |
| Net to Gross Ratio | 69.9% | Affordable Housing | - | - |
| Density | 36.49 dwgs per net ha | % Affordable Housing | 0.00% | |

| | Total | Market | Affordable Housing | | | | |
|-------------------------------|------------|------------|--------------------|-----------------|-------------------|------|------------------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership |
| Total No of Dwellings | 135.00 | 135.00 | - | - | - | - | - |
| Total GIA (sq m) | 11,730.4 | 11,730.4 | - | - | - | - | - |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% |
| Total Revenue | 26,003,000 | 26,003,000 | - | - | - | - | - |
| Average Revenue per unit | 185,207 | 185,207 | - | - | - | - | - |
| Average Revenue per sq m GIA | 2,131 | 2,131 | - | - | - | - | - |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 25,003,000 | | | | | | |

| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m |
|---|------------|------------|--------------------|-----------------|-------------------|-----|------------------|--------------|----------|
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 12,101,061 | 12,101,061 | - | - | - | - | 89,638 | 1,032 | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | |
| Professional Fees | 907,591 | 907,591 | - | - | - | - | 6,723 | 77 | |
| Marketing Costs (market housing) | 750,090 | 750,090 | - | - | - | - | 5,556 | 64 | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | #DIV/0! | #DIV/0! | |
| Exceptional Development Costs | 7,564,244 | 7,564,244 | - | - | - | - | 56,031 | 648 | |
| Planning Obligations Costs | 3,215,752 | | | | | | 23,820 | 274 | |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | - | - | |
| Contractor's Return (Aff housing) | - | | | | | | #DIV/0! | #DIV/0! | |
| Total Development Costs | 24,538,748 | | | | | | 181,769 | 2,092 | |
| Total Operating Profit | 464,252 | | | | | | 3,439 | 40 | |

| | |
|-------------------------|-------------------------------|
| 7.5% build costs | #DIV/0! build costs |
| 3.0% market revenue | #DIV/0! affordable revenue |
| 0.0% CIL as %Revenue | |
| £0.00 per market sq m | |
| 0.0% CIL as % Dev Costs | |
| 0.0% market revenue | #DIV/0! aff build & prof fees |

| Finance Costs and Residual Value | |
|---|-------------|
| DCF Period | 3 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 25,003,000 |
| Total Development Cost | 24,538,748 |
| Finance Cost | 1,492,630 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 26,031,377 |
| Gross Residual Value | (1,028,377) |
| Agents Fees | - |
| Legal Fees | - |
| Stamp Duty | - |
| Net Residual Value | (1,028,377) |
| per gross ha | (194,400) |
| per net ha | (277,940) |
| per dwelling | (7,618) |
| per market dwelling | (7,618) |

| |
|----------------------------------|
| 0.00% residual value (post SDLT) |
| 0.00% residual value (post SDLT) |
| Based on HMRC SDLT rates |

Notes: (use Alt+Enter to start a new line)

3.23 JPA21 (GMA22/GM25) Crimble Mill

Description

- The site provides an opportunity to deliver high quality homes in an attractive location which can also secure the future of Crimble Mill. However viability will be challenging on such a site even with the enabling development.

Sensitivity test undertaken

- Yes – S1 Mill renovation costs of £5m. The first sensitivity test is with a lower cost of £5m for the renovation of the mill. The cost is based on information received from the site promoter.
- Yes – S2 Increased selling prices by 15% and reduction in education contribution. The ward in which Crimble Mill is located is in Value Area 5. The Council consider that the riverside setting for Crimble Mill, along with the listed mill and adjacent award-winning Queens Park will deliver housing that is likely to achieve significantly higher values than those found elsewhere in this ward and Heywood as a whole. It is anticipated that these values will be more aligned to the adjacent ward which is in Value Area 3.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|--------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA21 | Crimble Mill | Rochdale | Housing | Base | £3,955,000 | -£9,400,000 | £660,000 | -£10,060,000 |
| JPA21 | Crimble Mill | Rochdale | Housing | Sensitivity | £9,815,000 | -£3,540,000 | £660,000 | -£4,200,000 |
| JPA21 | Crimble Mill | Rochdale | Housing | Sensitivity | £16,178,000 | £830,000 | £660,000 | £170,000 |

Commentary

- The main test shows a negative scheme residual value of -£9.4m, which worsens to -£10m once strategic transport costs (£0.7m) are included.
- It is only at sensitivity test S2 with an increase in market values of 15% and a reduction in education contribution that the scheme becomes viable with the strategic transport costs included. Viability, though, remains marginal.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--------------------------------------|---------------------------|----------------------------|------------------|---------------------------|-----------------------------|-----------------|
| Allocation (2020) | GMA22 Crimble Mill | | | | | |
| Allocated redline within GMSF (ha) | 16.75 | | | District | Rochdale | Council |
| | | | | Ward | North Heywood Ward | |
| Site type | Housing | | | Name | Crimble Mill | |
| Area to be developed | 12.56 | | | Type | Strategic greenfield | |
| Dwellings (units) | 250 | | | | | |
| Gross Residential area (ha) | 12.56 | | | | | Council |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 5 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | Net | Gross | | | | |
| DPH | 24.88 | 19.90 | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 212.50 | 37.50 | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 311.06 | 4% | 10 | £2,383.91 | | Council |
| Detached | 109.00 | 96% | 240 | £2,635.87 | | Consultant team |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,140,625 | 146,531 | 54,961 | |
| Build Costs | | | | | | Source |
| Mill Conversion | £9,730,000 | total | | | | Consultant team |
| Blended rate for houses | £1,092.82 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 6,271,931 | total | | | | Consultant team |
| Professional Fees | 7.24% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Aff Marketing fees | 0.00% | of affordable GDV | | | | |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 6,744,860 | total | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | 2,511,025 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £4,620.00 | per dwelling | | £1,155,000 | | Council |
| Offsite AH Contribution | £2,863,867 | Total | | £2,863,867 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £272,880 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £375,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £360,000 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £720,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £15,000 | | Consultant team |
| Total Development Contributions | | | | | | £5,761,747 |

| Summary Results | | | | | | | | | |
|---|---|-----------------|----------------------------------|------------------------|--------------------------|-------------------|-------------------------|---------------------|-----------------|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Crimble Mill, Housing | | Site Reference | GM Allocation 25 | | |
| Scheme Description | 250 dwellings, 10 flats in converted mill buildings | | Notes | | | Application No | North Heywood Ward | | |
| | | | | | | Date Saved | 07/07/2020 | | |
| Site Details | | | | Dwellings | | GIA (sq m) | | | |
| Gross Area | 12.56 | ha | Total | 250.00 | | 29,270.6 | | | |
| Net Area | 10.05 | ha | Market Housing | 250.00 | | 29,270.6 | | | |
| Net to Gross Ratio | 80.0% | | Affordable Housing | - | | - | | | |
| Density | 24.68 | dwgs per net ha | % Affordable Housing | 0.00% | | | | | |
| Scheme Revenue | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Total No of Dwellings | 250.00 | 250.00 | - | - | - | - | - | | |
| Total GIA (sq m) | 29,270.6 | 29,270.6 | - | - | - | - | - | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Total Revenue | 76,300,000 | 76,300,000 | - | - | - | - | - | | |
| Average Revenue per unit | 305,200 | 305,200 | - | - | - | - | - | | |
| Average Revenue per sq m GIA | 2,607 | 2,607 | - | - | - | - | - | | |
| Total Capital Contributions | - | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | |
| Total Scheme Revenue | 76,300,000 | | | | | | | | |
| Scheme Development Costs | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 38,318,159 | 38,318,159 | - | - | - | - | - | 153,273 | 1,309 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - |
| Professional Fees | 2,774,235 | 2,774,235 | - | - | - | - | - | 11,097 | 95 |
| Marketing Costs (market housing) | 2,269,000 | 2,269,000 | - | - | - | - | - | 9,166 | 76 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! |
| Exceptional Development Costs | 18,869,933 | 18,869,933 | - | - | - | - | - | 75,480 | 645 |
| Planning Obligations Costs | 5,761,747 | | | | | | | 23,047 | 197 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - |
| Contractor's Return (Aff housing) | - | | | | | | | #DIV/0! | #DIV/0! |
| Total Development Costs | 68,013,074 | | | | | | | 272,062 | 2,324 |
| Total Operating Profit | 8,286,926 | | | | | | | 33,148 | 283 |
| Finance Costs and Residual Value | | | | | | | | | |
| DCF Period | 5 years | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | |
| Revenue and Capital Contributions | 76,300,000 | | | | | | | | |
| Total Development Cost | 68,013,074 | | | | | | | | |
| Finance Cost | 4,332,254 | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 72,345,328 | | | | | | | | |
| Gross Residual Value | 3,954,672 | | | | | | | | |
| Agents Fees | 47,093 | | 1.25% residual value (post SDLT) | | | | | | |
| Legal Fees | 18,837 | | 0.50% residual value (post SDLT) | | | | | | |
| Stamp Duty | 187,234 | | Based on HMRC SDLT rates | | | | | | |
| Net Residual Value | 3,701,509 | | | | | | | | |
| | per gross ha | 294,706 | | | | | | | |
| | per net ha | 368,309 | | | | | | | |
| | per dwelling | 14,806 | | | | | | | |
| | per market dwelling | 14,806 | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | |

3.24 JPA22 (GMA23/GM26) Land North of Smithy Bridge

Description

- This site provides opportunity to deliver a high quality housing scheme and associated facilities which maximises the potential of this sustainable location. Any proposal can take advantage of its setting close to Hollingworth Lake and build on the existing and proposed residential offer within the area.

Sensitivity test undertaken

- Yes - Increased selling prices by 10%. The site is located adjacent to Hollingworth Lake and the country park, with excellent rail access to the regional centre and a range of local services and facilities including proposed new primary and secondary schools. The Council consider that this location is therefore expected to realise values beyond the ward average.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA22 | North of Smithy Bridge | Rochdale | Housing | Base | £11,718,000 | -£1,590,000 | £2,650,000 | -£4,240,000 |
| JPA22 | North of Smithy Bridge | Rochdale | Housing | Sensitivity | £19,096,000 | £4,460,000 | £2,650,000 | £1,810,000 |

Commentary

- The main test demonstrates a negative residual value of -£1.6m, which worsens to -£4.2m once strategic transport costs are included.
- Increasing sales values by 10%, provides a positive scheme residual value, which can meet the anticipated strategic transport costs.

Base assumptions and testing summary – on following pages

| Site Information | | | | | | Source | |
|--|-----------------------------------|----------------|-----------------|---------------------------|-----------------------------|-----------------|--|
| Allocation (2020) | GMA23 Land north of Smithy Bridge | | | | | | |
| Allocated redline boundary (ha) | 20.31 | | | District | Rochdale | Council | |
| Site type | Housing | | | Ward | Littleborough Lakeside Ward | | |
| Developable Area (ha) (BLV applied here) | 19.16 | | | Name | Land North of Smithy Bridge | | |
| Dwellings (units) | 300 | | | Type | Strategic greenfield | | |
| Gross Residential area (ha) | 19.16 | | | | | Consultant team | |
| Employment (ha) | | | | | | | |
| Total Development period (yrs) | 7.0 | | | | | Promoter | |
| Residential requirements and Values | | | | | | Source | |
| Density | 30.00 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| 300.00 | - | - | - | - | - | Council | |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Promoter | |
| Semi | 84 | 40.0% | 120.0 | £2,413 | | Promoter | |
| Detached | 109 | 60.0% | 180.0 | £2,636 | | Consultant team | |
| BLV Housing | | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 4,790,502 | 229,025 | 83,834 | Consultant team | |
| Build Costs | | | | | | Source | |
| Terraced | £946.00 | per sqm | | | | Consultant team | |
| Semi | £932.80 | per sqm | | | | Consultant team | |
| Detached | £1,056.00 | per sqm | | | | Consultant team | |
| Blended rate for houses | £1,014.19 | per sqm | | | | Consultant team | |
| Other Development Costs | | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team | |
| Professional Fees | 8.00% | of build costs | | | | Consultant team | |
| Finance Rate | 6.00% | | | | | Consultant team | |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team | |
| Agents & Legals | 1.75% | of land value | | | | Consultant team | |
| SDLT | applied at prevailing rate | | | | | HMRC | |
| Dev & Cont Return | applied in Results sheet | | | | | PPG | |
| Infrastructure | | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team | |
| Abnormals/Site Prep | | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team | |
| Policy Costs (Site Specific) | | | | | | | |
| Open Space (Flat) | £3,098.47 | per dwelling | | £0 | | Council | |
| Open Space (House) | £4,131.29 | per dwelling | | £1,239,387 | | Council | |
| Education (dwellings) | £4,620.00 | per dwelling | | £1,386,000 | | Council | |
| Offsite AH Contribution | £5,703,101 | | | £5,703,101 | | Council | |
| Policy Costs (Generic) | | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | £341,100 | | Consultant team | |
| Adaptable dwellings | £1,500.00 | per dwelling | | £450,000 | | Consultant team | |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | £270,000 | | Consultant team | |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | £540,000 | | Consultant team | |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | £240,000 | | Consultant team | |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | £0 | | Consultant team | |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | £0 | | Consultant team | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|--------------------|-------------------------------------|-------------------|----------------|------------------|--------------|----------|--------|----------|----------|----------------|--------|--------------------|-------|--------------------|---|---------|-----------------------|----------------------|-------|--|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Land North of Smyth Bridge, Housing | | Site Reference | GM Allocation 26 | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 300 dwellings | | Notes | | | Application No | VA3 | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 18/09/2020 | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>20.31 ha</td> <td>Total</td> <td>300.00</td> </tr> <tr> <td>Net Area</td> <td>10.00 ha</td> <td>Market Housing</td> <td>300.00</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>49.2%</td> <td>Affordable Housing</td> <td>-</td> </tr> <tr> <td>Density</td> <td>30.00 dwgs per net ha</td> <td>% Affordable Housing</td> <td>0.00%</td> </tr> </tbody> </table> | | | Site Details | | Dwellings | GIA (sq m) | Gross Area | 20.31 ha | Total | 300.00 | Net Area | 10.00 ha | Market Housing | 300.00 | Net to Gross Ratio | 49.2% | Affordable Housing | - | Density | 30.00 dwgs per net ha | % Affordable Housing | 0.00% | | | | | |
| Site Details | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 20.31 ha | Total | 300.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 10.00 ha | Market Housing | 300.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 49.2% | Affordable Housing | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 30.00 dwgs per net ha | % Affordable Housing | 0.00% | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 300.00 | 300.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 29,700.0 | 29,700.0 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 76,020,000 | 76,020,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 253,400 | 253,400 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,560 | 2,560 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 76,020,000 | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 30,121,146 | 30,121,146 | - | - | - | - | - | 100,404 | 1,014 | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | |
| Professional Fees | 2,409,692 | 2,409,692 | - | - | - | - | - | 8,032 | 81 | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 2,280,600 | 2,280,600 | - | - | - | - | - | 7,602 | 77 | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 18,559,971 | 18,559,971 | - | - | - | - | - | 55,200 | 558 | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 10,169,588 | - | - | - | - | - | - | 33,899 | 342 | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 61,540,897 | - | - | - | - | - | - | 205,138 | 2,072 | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 14,479,103 | - | - | - | - | - | - | 48,264 | 488 | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 7 years | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 76,020,000 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 61,540,897 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 2,781,321 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 64,302,218 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 11,717,782 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 139,280 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 55,712 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 576,369 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 10,947,401 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per gross ha | 539,015 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per net ha | 1,094,740 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per dwelling | 36,491 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per market dwelling | 36,491 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.25 JPA23 (GMA24/GM27) Newhey Quarry

Description

- This allocation is described as being able to provide an opportunity to deliver a high quality development incorporating a range of house types in an attractive and spectacular setting.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|---------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA23 | Newhey Quarry | Rochdale | Housing | Base | £21,120,000 | £7,430,000 | £330,000 | £7,100,000 |

Commentary

- The scheme produces a significant residual value at circa £7.4m, which readily accommodates the strategic transport costs at circa £0.3m.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site Information | | | | | | Source |
|--|--------------------------------------|----------------------------|-----------------|---------------------------|-------------------------|----------------------------|
| Allocation (2020) | GMA24 Newhey Quarry | | | | | |
| Allocated redline within GMSF (ha) | 13.56 | | | District | Rochdale | Council |
| | | | | Ward | Milnrow and Newhey Ward | Promoter |
| Site type | Housing | | | Name | Newhey Quarry | |
| Area to be developed | 11.43 | | | Type | Strategic greenfield | |
| Dwellings (units) | 250 | | | | | Council |
| Gross Residential area (ha) | 11.43 | | | | | |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 6.0 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | 31.25 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 250.0 | - | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| | Flats | 52 | 5.0% | 12.5 | £2,974 | Council & promoter |
| | Terrace | 104 | 15.0% | 37.5 | £2,765 | Consultant team |
| | Semi | 93 | 33.5% | 83.8 | £2,750 | |
| | Detached | 123 | 46.5% | 116.3 | £3,079 | |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 2,857,143 | 132,357 | 50,000 | Stage 1 report |
| Build Costs | | | | | | Source |
| | Flats 1to2 | £1,047.20 | per sqm | | | Consultant team |
| | Flats 3to5 | £1,073.60 | per sqm | | | Consultant team |
| | Flats 6 | £1,610.00 | per sqm | | | Consultant team |
| | Terraced | £946.00 | per sqm | | | Consultant team |
| | Semi | £932.80 | per sqm | | | Consultant team |
| | Detached | £1,056.00 | per sqm | | | Consultant team |
| | Blended rate for houses | £1,002.57 | per sqm | | | Consultant team |
| Other Development Costs | | | | | | |
| | Plot costs | 10.00% | of build costs | | | Consultant team |
| | Professional Fees | 8.00% | of build costs | | | Consultant team |
| | Finance Rate | 6.00% | | | | Consultant team |
| | Marketing Fees | 3.00% | of market GDV | | | Consultant team |
| | Agents & Legals | 1.75% | of land value | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| | Site Infrastructure (General) | 25% | of build costs | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| | Site Preparation (General) | £160,000 | per ha | | | Consultant team & Promoter |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| | Education (dwellings) | £4,620.00 | per dwelling | | £1,155,000 | Council |
| | Open Space (Flat) | £3,098.47 | per dwelling | | £38,731 | Council |
| | Open Space (House) | £4,131.29 | per dwelling | | £981,181 | Council |
| | Offsite AH Contribution | £5,862,704 | total | | £5,862,704 | Council |
| | Other s106/s278 | £0 | per dwelling | | £0 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| | Biodiversity Net Gain | £1,137 | per dwelling | | £284,250 | Consultant team |
| | Adaptable dwellings | £1,500 | per dwelling | | £375,000 | Consultant team |
| | Electric charging vehicle (Detached) | £1,500 | per detached | | £174,375 | Consultant team |
| | Future Homes Standard (Detached) | £3,000 | per detached | | £348,750 | Consultant team |
| | Future Homes Standard (Semi) | £2,000 | per semi | | £167,500 | Consultant team |
| | Future Homes Standard (Terraced) | £2,000 | per terraced | | £75,000 | Consultant team |
| | Future Homes Standard (Flat) | £1,500 | per flat | | £18,750 | Consultant team |
| Total Development Contributions | | | | | £9,481,241 | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|----------------------------------|--------------|------------------------|-------------------|-------------------------------|----------------------|------------|----------|-------|--------|----------|---------|----------------|--------|--------------------|-------|--------------------|---|---------|-----------------------|----------------------|-------|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Newhey Quarry, Housing | | Site Reference | GM Allocation 27 | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 250 dwellings. | | Notes | | | Application No | Minrow & Newhey Ward | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 29/06/2020 | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>11.43 ha</td> <td>Total</td> <td>250.00</td> </tr> <tr> <td>Net Area</td> <td>8.00 ha</td> <td>Market Housing</td> <td>250.00</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>70.0%</td> <td>Affordable Housing</td> <td>-</td> </tr> <tr> <td>Density</td> <td>31.25 dwgs per net ha</td> <td>% Affordable Housing</td> <td>0.00%</td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | GIA (sq m) | Gross Area | 11.43 ha | Total | 250.00 | Net Area | 8.00 ha | Market Housing | 250.00 | Net to Gross Ratio | 70.0% | Affordable Housing | - | Density | 31.25 dwgs per net ha | % Affordable Housing | 0.00% | | | | |
| Site Details | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 11.43 ha | Total | 250.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 8.00 ha | Market Housing | 250.00 | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 70.0% | Affordable Housing | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 31.25 dwgs per net ha | % Affordable Housing | 0.00% | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 250.00 | 250.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 26,709.8 | 26,709.8 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 78,236,250 | 78,236,250 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 312,946 | 312,946 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,929 | 2,929 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 78,236,250 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 26,829,698 | 26,829,698 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 2,146,376 | 2,146,376 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 2,347,068 | 2,347,068 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 14,598,696 | 14,598,696 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 9,481,241 | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 55,403,086 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 22,833,164 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | |
| | | 107,319 | | 1,004 | | | | | | | | | | | | | | | | | | | | | | | |
| | | - | | - | | | | | | | | | | | | | | | | | | | | | | | |
| | | 8,586 | | 80 | | 8.0% build costs | | | | | | | | | | | | | | | | | | | | | |
| | | 9,388 | | 88 | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | |
| | | #DIV/0! | | #DIV/0! | | #DIV/0! affordable revenue | | | | | | | | | | | | | | | | | | | | | |
| | | 56,395 | | 547 | | | | | | | | | | | | | | | | | | | | | | | |
| | | 37,926 | | 366 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 0.0% CIL as % Revenue | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 0.0% CIL as % Dev Costs | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 0.0% market revenue | | | | | | | | | | | | | | | | | | | | | |
| | | #DIV/0! | | #DIV/0! | | #DIV/0! aff build & prof fees | | | | | | | | | | | | | | | | | | | | | |
| | | 221,612 | | 2,074 | | | | | | | | | | | | | | | | | | | | | | | |
| | | 91,333 | | 855 | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 6 years | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 78,236,250 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 55,403,086 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 1,713,822 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 57,116,607 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 21,119,643 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 260,927 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 100,371 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 1,045,482 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 19,722,863 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per gross ha | 1,726,536 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per net ha | 2,465,366 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per dwelling | 78,691 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per market dwelling | 78,691 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.26 JPA25 (GMA26/GM29) Trows Farm

Description

- This site of over 300 dwellings whilst located close to an existing residential area, the values are relatively low and therefore viability will be challenging.

Sensitivity test undertaken

- Yes - Changed value area to VA3 and reduced the affordable housing provision to 2.5%. Council considers that Castleton offers significant opportunity as an area for growth and regeneration, based primarily on the existing and potential accessibility of the area via a range of transport modes. As a result of this, Castleton has been identified as a key location for development in both the borough's Growth Plan and Rochdale Corridor Strategy and which includes around 1,500 new homes and associated facilities.
- In addition, Castleton is located by the Rochdale Canal which provides additional walking and cycling links as well as recreational and visual opportunities. Together, these opportunities are expected to bring a real change to the area which will be reflected in its attractiveness with a subsequent uplift in values.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA25 | Trows Farm | Rochdale | Housing | Base | -£858,000 | -£20,990,000 | £1,190,000 | -£22,180,000 |
| JPA25 | Trows Farm | Rochdale | Housing | Sensitivity | £23,164,000 | -£510,000 | £1,190,000 | -£1,700,000 |

Commentary

- The main test shows a negative residual value of circa -£20.1m, which worsens to -£22m once strategic transport costs are included.
- The sensitivity test produces a scheme with a positive residual value but this becomes unviable when strategic transport costs are included. With a slight reduction in developer return to just over 16% the site would be viable and could accommodate the strategic infrastructure costs.

Base assumptions and testing summary – on following pages

| Site Information | | | | | | Source |
|--|----------------------------|----------------|-----------------|---------------------------|----------------------|--------------------|
| Allocation (2020) | GMA26 Trows Farm | | | | | |
| Allocated redline within GMSF (ha) | 21.11 | | | District | Rochdale | Council |
| | | | | Ward | Castleton Ward | Promoter |
| Site type | Housing | | | Name | Trows Farm | |
| Area to be developed | 21.11 | | | Type | Strategic greenfield | |
| Dwellings (units) | 550 | | | | | Council |
| Gross Residential area (ha) | 21.11 | | | | | |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 8 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 36.64 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 550.00 | - | - | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Terrace | 85 | 15.8% | 86.8 | £2,140 | | Council & promoter |
| Semi | 84 | 35.3% | 193.9 | £2,147 | | Consultant team |
| Detached | 109 | 48.9% | 269.2 | £2,192 | | |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 5,278,134 | 253,407 | 92,367 | Stage 1 report |
| Build Costs | | | | | | Source |
| Blended rate for houses and flats | £1,035.48 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | £10,960,163 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £15,271,988 | total | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £3,499,125 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £4,620.00 | per dwelling | | £2,541,000 | | Council |
| Open Space (Flat) | £3,098.47 | per dwelling | | £0 | | Council |
| Open Space (House) | £4,131.29 | per dwelling | | £0 | | Council |
| Offsite AH Contribution | £4,316,059 | total | | £4,316,059 | | Council |
| Other s106/s278 | £0 | per dwelling | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £625,350 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £825,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £403,816 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £807,632 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £387,895 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £173,684 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £0 | | Consultant team |
| Total Development Contributions | | | | £10,080,435 | | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|----------------------------|--------------------|---------------------|-------------------|----------------|------------------|----------------------------------|----------------------------------|--------------------------|-----------------------|----------|-----------------------|----------|--------------------|-------|----------------------|---|---------|-----------------------|----------------------------|---|--|--|--|--|
| Site Details | GMCA Testing – Site specific testing | | Site Address | Trows Farm, Housing | | Site Reference | GM Allocation 29 | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 550 dwellings. | | Notes | | | Application No | Castleton Ward | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 24/09/2020 | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>21.11 ha</td> <td>Total 550.00</td> <td>53,016.8</td> </tr> <tr> <td>Net Area</td> <td>15.01 ha</td> <td>Market Housing 550.00</td> <td>53,016.8</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>71.1%</td> <td>Affordable Housing -</td> <td>-</td> </tr> <tr> <td>Density</td> <td>36.64 dwgs per net ha</td> <td>% Affordable Housing 0.00%</td> <td>-</td> </tr> </tbody> </table> | | | Site Details | | Dwellings | GIA (sq m) | Gross Area | 21.11 ha | Total 550.00 | 53,016.8 | Net Area | 15.01 ha | Market Housing 550.00 | 53,016.8 | Net to Gross Ratio | 71.1% | Affordable Housing - | - | Density | 36.64 dwgs per net ha | % Affordable Housing 0.00% | - | | | | |
| Site Details | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 21.11 ha | Total 550.00 | 53,016.8 | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 15.01 ha | Market Housing 550.00 | 53,016.8 | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 71.1% | Affordable Housing - | - | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 36.64 dwgs per net ha | % Affordable Housing 0.00% | - | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 550.00 | 550.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 53,016.8 | 53,016.8 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 115,056,400 | 115,056,400 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 209,193 | 209,193 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,170 | 2,170 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 115,056,400 | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 54,897,636 | 54,897,636 | - | - | - | - | - | 99,814 | 1,035 | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | |
| Professional Fees | 4,117,338 | 4,117,338 | - | - | - | - | - | 7,488 | 78 | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 3,451,692 | 3,451,692 | - | - | - | - | - | 6,278 | 65 | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 35,355,184 | 35,355,184 | - | - | - | - | - | 64,282 | 667 | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 10,050,436 | - | - | - | - | - | - | 16,328 | 190 | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | |
| Total Development Costs | 107,902,486 | - | - | - | - | - | - | 196,168 | 2,035 | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 7,153,914 | - | - | - | - | - | - | 13,007 | 135 | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | 7.6% build costs | | | | | | | | | | | | | | | | | | |
| DCF Period | 8 years | | | | | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 8.0% | | | | | | | #DIV/0! affordable revenue | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 115,056,400 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 107,902,486 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 8,011,589 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 115,914,055 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | (857,655) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | (10,721) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | (4,289) | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | (842,646) | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | (39,917) | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | (56,139) | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | (1,532) | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | (1,532) | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>1.25% residual value (post SDLT)</td> </tr> <tr> <td>0.50% residual value (post SDLT)</td> </tr> <tr> <td>Based on HMRC SDLT rates</td> </tr> </table> | | | | | | | | 1.25% residual value (post SDLT) | 0.50% residual value (post SDLT) | Based on HMRC SDLT rates | 0.0% CIL as % Revenue | | | | | | | | | | | | | | | |
| 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | £0.00 per market sq m | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 0.0% CIL as % Dev Costs | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 0.0% market revenue | | | | | | | | | | | | | | | | | | |
| | | | | | | | | #DIV/0! aff build & prof fees | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.27 JPA26 (GMA27/GM30) Land at Hazelhurst Farm

Description

- Land at Hazelhurst to the east of the M60 and south of the A580 East Lancashire Road will be developed for around 400 dwellings, with a requirement for 50% affordable housing. The site benefits from close proximity to stops for the Leigh-Salford-Manchester bus rapid transit service, providing good public transport access to the employment and leisure opportunities in the City Centre.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-----------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA26 | Hazelhurst Farm | Salford | Housing | Base | £38,640,000 | £18,390,000 | £440,000 | £17,950,000 |

Commentary

- The scheme produces a residual value in excess of £18m, which can comfortably accommodate the relatively modest strategic (local mitigation) transport costs.

Base assumptions and testing summary – on following pages

| Site information | | | | | | | Source |
|--|-------------------------------|----------------|-----------------|---------------------------|-------------------------|--------------------|--------|
| Allocation (2020) | GMA27 Land at Hazelhurst Farm | | | | | | |
| Allocated redline boundary (ha) | 15.62 | | | District | Salford | Council | |
| | | | | Ward | Worsley Ward | | |
| Site type | Housing | | | Name | Land at Hazelhurst Farm | | |
| Operable Area (ha) (BLV applied here) | 14.3 | | | Type | Strategic greenfield | Council | |
| Dwellings (units) | 400 | | | | | Council | |
| Gross Residential area (ha) | 11.44 | | | | | Council | |
| Employment (ha) | | | | | | | |
| Total Development period (yrs) | 7 | | | | | Council & Promoter | |
| Residential requirements and Values | | | | | | | Source |
| Density | 34.97 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| 200.0 | 200.0 | 75.0 | 75.0 | 50.0 | - | Council | |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | | |
| Flats | 55 | 0.0% | - | £3,712 | | Council | |
| Terrace | 99 | 10.0% | 20.0 | £3,722 | | Consultant team | |
| Semi | 135 | 40.0% | 80.0 | £4,013 | | | |
| Detached | 147 | 50.0% | 100.0 | £3,951 | | | |
| Social Rent | | | | Weekly Rent | | | |
| Flats | 53 | 0.0% | - | £93.74 | | Council | |
| Terrace | 86 | 100.0% | 75.0 | £104.24 | | | |
| Affordable Rent | | | | Weekly Rent | | | |
| Flats | 53 | 0.0% | - | £138.08 | | Council | |
| Terrace | 86 | 100.0% | 75.0 | £166.85 | | | |
| Intermediate | | | | Selling price 100% share | | | |
| Flats | 53 | 0.0% | - | £3,712 | | Council | |
| Terrace | 86 | 100.0% | 50.0 | £3,722 | | | |
| Social and Affordable Rent Assumptions | | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's | |
| Voids/ Bad debts | 4% | | | | | Council / RP's | |
| Repairs reserve | 500 | | | | | Council / RP's | |
| Capitalisation | 6% | | | | | | |
| Intermediate Assumptions | | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's | |
| Share Size | 35.00% | | | | | Council / RP's | |
| Capitalisation | 6.00% | | | | | Council / RP's | |
| BLV | Housing | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 3,575,000 | 168,250 | 62,563 | Consultant team | |
| Build Costs | | | | | | | Source |
| Blended rate for houses | £1,167.86 | per sqm | | | | Consultant team | |
| Other Development Costs | | | | | | | |
| Plot costs & contingency | £6,659,625 | of build costs | | | | Consultant team | |
| Professional Fees | 7.50% | of build costs | | | | Consultant team | |
| Finance Rate | 6.00% | | | | | Consultant team | |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team | |
| Agents & Legals | 1.75% | of land value | | | | Consultant team | |
| SDLT | applied at prevailing rate | | | | | HMRC | |
| Dev & Cont Return | applied in Results sheet | | | | | PPG | |
| Infrastructure | | | | | | | |
| Site Infrastructure (General) | £13,861,050 | total | | | | Consultant team | |
| Abnormals/Site Prep | | | | | | | |
| Site Preparation (General) | £2,212,350 | total | | | | Consultant team | |
| Policy Costs (Site Specific) | | | | | | | |
| Education (Flat) | £0.00 | | | Total | £0 | Council | |
| Education (House) | £2,384.42 | | | | £953,768 | Council | |
| Open Space & Recreation (Flat) | £3,546.00 | | | | £0 | Council | |
| Open Space & Recreation (House) | £6,548.00 | | | | £2,619,200 | Council | |
| Other s106/s278 | £1,650.00 | | | | £0 | Council | |
| Policy Costs (Generic) | | | | | | | |
| Biodiversity Net Gain | £1,137.00 | | | Total | £454,800 | Consultant team | |
| Adaptable dwellings | £1,500.00 | | | | £600,000 | Consultant team | |
| Electric charging vehicle (Detached) | £1,500.00 | | | | £150,000 | Consultant team | |
| Future Homes Standard (Detached) | £3,000.00 | | | | £300,000 | Consultant team | |
| Future Homes Standard (Semi) | £2,000.00 | | | | £160,000 | Consultant team | |
| Future Homes Standard (Terraced) | £2,000.00 | | | | £440,000 | Consultant team | |
| Future Homes Standard (Flat) | £1,500.00 | | | | £0 | Consultant team | |
| Total Development Contributions | | | | | £5,677,768 | | |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|----------------------|----------------------------------|-------------------|----------------|------------------|--------------|----------|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Land at Hazelhurst Farm, Housing | | Site Reference | GM Allocation 30 | | | |
| Scheme Description | 400 dwellings. | | Notes | | | Application No | Worsley Ward | | | |
| | | | | | | Date Saved | 10/07/2020 | | | |
| Site Details | | | | Dwellings | GIA (sq m) | | | | | |
| Gross Area | 14.30 | ha | Total | 400.00 | 44,690.0 | | | | | |
| Net Area | 11.44 | ha | Market Housing | 200.00 | 27,480.0 | | | | | |
| Net to Gross Ratio | 80.0% | | Affordable Housing | 200.00 | 17,200.0 | | | | | |
| Density | 34.97 | dwgs per net ha | % Affordable Housing | 50.00% | | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Total No of Dwellings | 400.00 | 200.00 | 75.00 | 75.00 | - | - | 50.00 | | | |
| Total GIA (sq m) | 44,690.0 | 27,480.0 | 6,450.0 | 6,450.0 | - | - | 4,300.0 | | | |
| Tenure Split (by % dwellings) | | 50.0% | 18.8% | 18.8% | 0.0% | 0.0% | 12.5% | | | |
| Total Revenue | 132,352,683 | 106,820,000 | 4,629,576 | 8,536,440 | - | - | 10,366,667 | | | |
| Average Revenue per unit | 330,682 | 544,100 | 61,728 | 113,819 | - | - | 207,333 | | | |
| Average Revenue per sq m GIA | 2,962 | 3,990 | 718 | 1,323 | - | - | 2,411 | | | |
| Total Capital Contributions | - | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 132,352,683 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Build Cost (inc external works & contingency) | 52,179,956 | 32,092,793 | 7,532,697 | 7,532,697 | - | - | 5,021,796 | 130,400 | 1,166 | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | |
| Professional Fees | 3,913,499 | 2,408,969 | 564,952 | 564,952 | - | - | 376,635 | 9,764 | 88 | |
| Marketing Costs (market housing) | 3,264,600 | 3,264,600 | - | - | - | - | - | 16,323 | 119 | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | |
| Exceptional Development Costs | 26,538,336 | 13,269,419 | 4,976,032 | 4,976,032 | - | - | 3,317,355 | 66,347 | 594 | |
| Planning Obligations Costs | 5,677,785 | - | - | - | - | - | - | 14,194 | 127 | |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - | |
| Contractor's Return (Aff housing) | - | | | | | | | - | - | |
| Total Development Costs | 91,574,690 | | | | | | | 228,937 | 2,050 | |
| Total Operating Profit | 40,777,993 | | | | | | | 101,945 | 913 | |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 7 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 132,352,683 | | | | | | | | | |
| Total Development Cost | 91,574,690 | | | | | | | | | |
| Finance Cost | 2,137,661 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 93,712,351 | | | | | | | | | |
| Gross Residual Value | 38,640,112 | | | | | | | | | |
| Agents Fees | 482,733 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 193,093 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 2,021,506 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 35,942,781 | | | | | | | | | |
| per gross ha | 2,513,481 | | | | | | | | | |
| per net ha | 3,141,651 | | | | | | | | | |
| per dwelling | 89,657 | | | | | | | | | |
| per market dwelling | 179,714 | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

3.28 JPA27 (GMA28/GM31) East of Boothstown

Description

- The area between the existing settlement of Boothstown and the RHS Garden Bridgewater site between Leigh Road and the Bridgewater Canal, will be developed for around 300 dwellings. The site will be developed at a low density and to an exceptional quality, primarily targeting the top end of the housing market.
- However, there is also a requirement to deliver 50% affordable housing, some of which may be off site in order to best meet identified affordable housing need

Sensitivity test undertaken

- The scheme produces a positive residual value of circa £5.4m, which can accommodate the strategic transport costs and remain viable.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|--------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA27 | East of Boothstown | Salford | Housing | Base | £25,800,000 | £10,610,000 | £350,000 | £10,260,000 |

Commentary

- The scheme produces a positive residual value of circa £10m, which can accommodate the strategic (local mitigation) transport costs.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|---------------------------------|----------------|-----------------|---------------------------|----------------------|-----------------|
| Allocation (2020) | GMA28 East of Boothstown | | | | | |
| Allocated redline within GMSF (ha) | 28.94 | | | District | Salford | Council |
| | | | | Ward | Worsley Ward | Council |
| Site type | Housing | | | Name | East of Boothstown | |
| Area to be developed | 17.6 | | | Type | Strategic greenfield | |
| Dwellings (units) | 300 | | | | | |
| Gross Residential area (ha) | 17.6 | | | | | |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 6 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | 21.28 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 150.0 | 150.0 | 56.25 | 56.25 | 37.50 | 0 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 55 | 0.0% | - | £3,712 | | |
| Terrace | 99 | 10.0% | 15.0 | £3,722 | | Council |
| Semi | 135 | 40.0% | 60.0 | £4,013 | | Consultant team |
| Detached | 147 | 50.0% | 75.0 | £3,951 | | |
| Social Rent | | | | Weekly Rent | | |
| Flats | 53 | 0.0% | - | £93.74 | | Council |
| Terrace | 86 | 100.0% | 56.3 | £104.24 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 53 | 0.0% | - | £138.08 | | Council |
| Terrace | 86 | 100.0% | 56.3 | £166.85 | | |
| Intermediate | | | | Selling price 100% share | | |
| Flats | 53 | 0.0% | - | £3,712 | | Council |
| Terrace | 86 | 100.0% | 37.5 | £3,722 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 35.00% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 4,400,000 | 209,500 | 77,000 | Stage 1 report |
| Build Costs | | | | | | Source |
| Blended rate for houses | £1,167.93 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs & contingency | £5,248,688 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £10,723,125 | total | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £2,483,250 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £0.00 | per dwelling | | | £0 | Council |
| Education (House) | £2,384.42 | per dwelling | | | £715,326 | Council |
| Open Space & Recreation (Flat) | £3,546.00 | per dwelling | | | £0 | Council |
| Open Space & Recreation (House) | £6,548.00 | per dwelling | | | £1,964,400 | Council |
| Other s106/s278 | £1,650.00 | Per flat | | | £0 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £341,100 | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £450,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £112,500 | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £225,000 | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £120,000 | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £330,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £0 | Consultant team |
| Total Development Contributions | | | | | £4,258,326 | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|----------------------------------|--------------------|----------------------------|-------------------|----------------|------------------|-----------------------------------|------------|----------------------------------|------------|----------------------|----------------------------------|---------------------------|--------------------|---|---------------------------|-----------------------------|-------------------|-------------------------|----------------------|--------|------------|-----------|--|--------------|--------|--|---------------------|---------|--|---------------------|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | East of Boxtstown, Housing | | Site Reference | GM Allocation 31 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 300 dwellings. | | Notes | | | Application No | Worsley Ward | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 13/09/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>17.60 ha</td> <td>Total</td> <td>300.00</td> </tr> <tr> <td>Net Area</td> <td>14.10 ha</td> <td>Market Housing</td> <td>150.00</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>80.1%</td> <td>Affordable Housing</td> <td>150.00</td> </tr> <tr> <td>Density</td> <td>21.28 dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> </tr> </tbody> </table> | | | Site Details | | Dwellings | GIA (sq m) | Gross Area | 17.60 ha | Total | 300.00 | Net Area | 14.10 ha | Market Housing | 150.00 | Net to Gross Ratio | 80.1% | Affordable Housing | 150.00 | Density | 21.28 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | |
| Site Details | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 17.60 ha | Total | 300.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 14.10 ha | Market Housing | 150.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 80.1% | Affordable Housing | 150.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 21.28 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 300.00 | 150.00 | 56.25 | 56.25 | - | - | 37.50 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 33,510.0 | 20,610.0 | 4,937.5 | 4,937.5 | - | - | 3,225.0 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 18.8% | 18.8% | 0.0% | 0.0% | 12.5% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 99,264,512 | 81,615,000 | 3,472,182 | 6,402,330 | - | - | 7,775,000 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 330,882 | 544,100 | 61,728 | 113,819 | - | - | 207,333 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,962 | 3,960 | 718 | 1,323 | - | - | 2,411 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 99,264,512 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 39,137,234 | 24,070,976 | 5,649,847 | 5,649,847 | - | - | 3,786,566 | 130,457 | 1,168 | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 2,935,293 | 1,805,323 | 423,739 | 423,739 | - | - | 282,492 | 9,784 | 88 | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 2,448,450 | 2,448,450 | - | - | - | - | - | 16,323 | 119 | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 23,141,863 | 11,570,782 | 4,339,043 | 4,339,043 | - | - | 2,892,696 | 77,139 | 691 | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 4,268,326 | - | - | - | - | - | - | 14,194 | 127 | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 71,920,865 | - | - | - | - | - | - | 239,736 | 2,146 | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 27,343,647 | - | - | - | - | - | - | 91,145 | 818 | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | 7.9% build costs | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>DCF Period</th> <th>6 years</th> </tr> </thead> <tbody> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> </tbody> </table> | | | | | | | | DCF Period | 6 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | 3.0% market revenue | | | | | | | | | | | | | | | | | |
| DCF Period | 6 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tbody> <tr> <td>Revenue and Capital Contributions</td> <td>99,264,512</td> </tr> <tr> <td>Total Development Cost</td> <td>71,920,865</td> </tr> <tr> <td>Finance Cost</td> <td>1,544,974</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>73,465,840</td> </tr> <tr> <td>Gross Residual Value</td> <td>25,798,672</td> </tr> </tbody> </table> | | | | | | | | Revenue and Capital Contributions | 99,264,512 | Total Development Cost | 71,920,865 | Finance Cost | 1,544,974 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 73,465,840 | Gross Residual Value | 25,798,672 | 0.0% affordable revenue | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 99,264,512 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 71,920,865 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 1,544,974 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 73,465,840 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 25,798,672 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tbody> <tr> <td>Agents Fees</td> <td>306,490</td> <td>1.25% residual value (post SDLT)</td> </tr> <tr> <td>Legal Fees</td> <td>122,596</td> <td>0.50% residual value (post SDLT)</td> </tr> <tr> <td>Stamp Duty</td> <td>1,279,434</td> <td>Based on HMRC SDLT rates</td> </tr> <tr> <td>Net Residual Value</td> <td>24,090,152</td> <td></td> </tr> <tr> <td>per gross ha</td> <td>1,368,799</td> <td></td> </tr> <tr> <td>per net ha</td> <td>1,708,821</td> <td></td> </tr> <tr> <td>per dwelling</td> <td>80,301</td> <td></td> </tr> <tr> <td>per market dwelling</td> <td>160,601</td> <td></td> </tr> </tbody> </table> | | | | | | | | Agents Fees | 306,490 | 1.25% residual value (post SDLT) | Legal Fees | 122,596 | 0.50% residual value (post SDLT) | Stamp Duty | 1,279,434 | Based on HMRC SDLT rates | Net Residual Value | 24,090,152 | | per gross ha | 1,368,799 | | per net ha | 1,708,821 | | per dwelling | 80,301 | | per market dwelling | 160,601 | | 0.0% market revenue | |
| Agents Fees | 306,490 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 122,596 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 1,279,434 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 24,090,152 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,368,799 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,708,821 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 80,301 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 160,601 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 0.0% CIL as % Revenue | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 0.0% CIL as % Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | 0.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.29 JPA28 (GMA29/GM32) North of Irlam Station

Description

- Land North of Irlam Station, between New Moss Road and Roscoe Road, will be developed to provide a high quality extension to the Irlam and Cadishead neighbourhood focused around Irlam Station. The site has capacity for around 800 dwellings and a requirement for at least 25% affordable housing. Significant costs been identified by the council and included within the assessment regarding ground remediation.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA28 | North of Irlam Station | Salford | Housing | Base | £40,740,000 | £7,430,000 | £2,672,000 | £4,758,000 |

Commentary

- The scheme produces a residual value of circa £7.4m, which can accommodate the strategic transport costs with a further viability headroom of c£4.8m.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|------------------------------|-------------------|-----------------|---------------------------|----------|------------------------|
| Allocation (2020) | GMA29 North of Irlam Station | | | | | |
| Allocated redline within GMSF (ha) | 30.00 | | | | District | Salford Council |
| | | | | | Ward | Cadishead Ward |
| Site type | Housing | | | | Name | North of Irlam Station |
| Area to be developed | 20 | | | | Type | Strategic greenfield |
| Dwellings (units) | 800 | | | | | Council |
| Gross Residential area (ha) | 20 | | | | | Council |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 9 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 29.02 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 600.0 | 200.0 | 75.00 | 75.00 | 50.00 | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Council |
| Flats | - | 0.0% | - | £2,974 | | Consultant team |
| Terrace | 104 | 33.3% | 200.0 | £2,765 | | |
| Semi | 93 | 33.3% | 200.0 | £2,750 | | |
| Detached | 123 | 33.3% | 200.0 | £3,079 | | |
| Social Rent | | | | Weekly Rent | | |
| Flats | 53 | 0.0% | - | £93.74 | | Council |
| Terrace | 86 | 100.0% | 75.0 | £104.24 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 53 | 0.0% | - | £138.08 | | Council |
| Terrace | 86 | 100.0% | 75.0 | £166.85 | | |
| Intermediate | | | | Selling price 100% share | | |
| Flats | 53 | 0.0% | - | £2,974 | | Council |
| Terrace | 86 | 100.0% | 50.0 | £2,765 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | |
| Intermediate Assumptions | | | | | | Council / RP's |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 35.00% | | | | | Council / RP's |
| Capitalisation | 0 | | | | | |
| BLV: Housing | | | Total | SDLT | Fees | Stage 1 report |
| £ per ha gross | £250,000 | | 7,500,000 | 364,500 | 131,250 | Council Profoma |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £976.30 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot and contingency costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Aff Marketing fees | 0.00% | of affordable GDV | | | | |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Land remediation | £18,521,130 | total | | | | Council |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £0.00 | per dwelling | | £0 | | Council |
| Education (House) | £2,384.42 | per dwelling | | £1,907,536 | | Council |
| Open Space (Flat) | | per dwelling | | | | Council |
| Open Space (House) | £5,454.55 | per dwelling | | £4,363,636 | | Council |
| Other s106/s278 | £1,650.00 | Per flat | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | £909,600 | | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | £1,200,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | £300,000 | | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | £600,000 | | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | £400,000 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | £800,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | £0 | | Consultant team |
| Total Development Contributions | | | | | | £10,480,772 |

3.30 JPA29 (GMA30/GM33) Port Salford Extension

Description

- A major expansion of Port Salford accommodating around 320,000 sq m of employment floorspace will be delivered to the north and west of Barton Aerodrome, taking advantage of the new port facilities, rail link and highway improvements that will have been completed as part of the early phases of Port Salford.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA29 | Port Salford Extension | Salford | Employment | Base | £28,028,000 | £14,940,000 | £147,000,000 | -£132,060,000 |

Commentary

- The scheme produces a residual value of circa £14.9m. However, with the strategic transport costs at around £147m included there is a significant negative residual value.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|---|-------------------------------------|----------------------------|-------------------|------------------|-------------------------------|---------------------|
| Allocation (2020) | GMA30 Port Salford Extension | | | | | |
| Allocated redline within GMSF (ha) | 108.80 | | | District | Salford | Council |
| | | | | Ward | Irlam Ward | |
| Site type | Employment | | | Name | Port Salford Extension | |
| Area to be developed | 108 | | | Type | Strategic greenfield | Council |
| Gross Employment area (ha) | 108 | Non resi coverage | 44% | | | Council/Promoter |
| Employment floorspace (sqm) | 320,000 | B1, B2, B8 | | | | Council |
| Total Development period (yrs) | 7 | | | | | Council /Promoter |
| Development mix and values | | | | | | Source |
| Non residential values | | | | | | |
| | Serviced land sales value | | | | | |
| Employment | £1,700,000 | per ha | | | | Consultant team |
| | BLV | Employment | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 27,100,000 | 1,344,500 | 474,250 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | £4,540,082 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser costs | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG/Consultant team |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £41,090,738 | total | | | | Consultant team |
| Policy Costs | | | | | | |
| | | | | | Total | |
| Policy Costs (Local) | | | | | | |
| Other s106/s278 | £0 | per dwelling | | | £0 | Council |

| Non-residential viability assessment model | | | | | | | |
|--|--------|----------------------|---------------|---------------------|---------------|---------------------|---------------|
| Summary | | | | | | | |
| Scheme GM33 | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Total floorspace (sq m) | 320000 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 320000 sq m |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% |
| | | GEA | 0 sq m | GEA | 0 sq m | GEA | 320000 sq m |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% |
| | | NIA | 0 sq m | NIA | 0 sq m | NIA | 304000 sq m |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 |
| Total site area (ha) | 108.4 | Floors | 6 | Floors | 6 | Floors | 1.05 |
| Developable site area (ha) | 68.5 | Site coverage | 90% | Site coverage | 90% | Site coverage | 44% |
| Net to gross | 63% | Site area | 0.00 Hectares | Site area | 0.00 Hectares | Site area | 68.5 Hectares |
| SCHEME REVENUE | | | | | | | |
| Serviced Land £/ha | | | | | | £ 1,700,000 | |
| Gross scheme value | | £0 | | £0 | | £116,452,091 | |
| Less purchaser costs | | 6.80% | | 6.80% | | 6.80% | |
| Gross Development Value | | £0 | | £0 | | £109,037,539 | |
| Total GDV | | £ 109,037,539 | | | | | |
| SITE BENCHMARK | | | | | | | |
| Benchmark per ha | | £250,000 | | | | | |
| Site benchmark | | £27,100,000 | | | | | |
| SDLT | | £1,344,500 | | | | | |
| Agents and legal | | 1.75% £474,250 | | | | | |
| Total site purchase costs | | £28,918,750 | | | | | |
| SCHEME COSTS | | | | | | | |
| Build costs | | £0 | | £0 | | £0 | |
| External costs (% bc) | | 10.00% | | 10.00% | | 0.00% | |
| Construction costs | | £0 | | £0 | | £0 | |
| Total construction costs | | £0 | | | | | |
| Site preparation/infrastructure | | £41,090,738 | | £ - | | £ 41,090,738 | |
| Professional fees (% cc&sp/inf) | | 0.00% | | 0.00% | | 11.05% | |
| Sales and lettings costs (% GDV) | | 3.00% | | 3.00% | | 3.00% | |
| Planning obligations (EV charging) | | £ - | | £ - | | £ - | |
| Other policy costs | | £ - | | £ - | | £ - | |
| Other costs | | £0 | | £0 | | £48,901,946 | |
| Total 'other costs' | | £48,901,946 | | | | | |
| Finance costs (interest rate) | | 6.0% | | | | | |
| Build period (months) | | 0 | | | | | |
| Finance costs for construction and other costs | | £3,188,509 | | | | | |
| Void finance period (in months) | | 0 | | £0 | | | |
| Total finance costs | | £3,188,509 | | | | | |
| Developer return % gdv | | 28,028,334 | | 0.0% | | 0.0% | |
| | | 25.7% | | £0 | | £28,028,334 | |
| Total scheme costs | | £81,009,204 | | | | | |
| RESIDUAL VALUE | | | | | | | |
| For the scheme | | £ 28,028,334 | | | | | |
| Equivalent per gross hectare | | £ 258,564 | | | | | |
| Equivalent per net hectare | | £ 409,165 | | | | | |

3.31 JPA30 (GMA38/GM42) Ashton Moss West

Description

- Deliver around 160,000 square metres of employment floorspace, primarily within the B1b, B1c and B2 use classes

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA30 | Ashton Moss West | Tameside | Employment | Base | £20,106,000 | £13,030,000 | £3,040,000 | £9,990,000 |

Commentary

- This large-scale employment site is well located for the motorway network and should be able to attract good values for serviced land parcels.
- The site produces a positive residual value of £13m, which is sufficient to meet the strategic transport costs of £3m.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|---|---------------------------------|------------------------|------------------------------|----------------|-----------------------------|---------------------|
| Allocation (2020) | GMA38 Ashton Moss West | | | | | |
| Allocated redline within GMSF (ha) | 58.23 | | | District | Tameside | Council |
| Site type | Employment | | | Ward | Droylsden East Ward | Council |
| Area to be developed | 41.83 | | | Name | Ashton Moss West | |
| Gross Employment area (ha) | 41.83 | Non resi coverage | 40% | Type | Strategic greenfield | Council/promoter |
| Employment floorspace (sqm) | 160,000 | B1, B2, B8 | | | | Council/promoter |
| Total Development period (yrs) | 8 | | | | | Council |
| Development mix and values | | | | | | Source |
| Non residential values | B2/B8 Serviced land sales value | | B1 Serviced land sales value | | | |
| Employment | £1,700,000 | per ha | £1,350,000 | per ha | | Consultant team |
| BLV Employment | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 10,457,500 | 512,375 | 183,006 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | £2,330,560 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser costs | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG/Consultant team |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £21,587,262 | total | | | | Consultant team |
| Policy Costs | | | | | Total | |
| Policy Costs (Local) | | | | | | |
| Other s106/s278 | £0 | per dwelling | | | £0 | Council |

| Non-residential viability assessment model | | | | | | | | | |
|--|--------------------|---------------------|--------------|---------------------|---------------|---------------------|---------------|--------------|-------------|
| Summary | | | | | | | | | |
| Scheme GM42 | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Total floorspace (sq m) | 160000 | Size of unit (GIA) | 16000 sq m | Size of unit (GIA) | 104000 sq m | Size of unit (GIA) | 40,000 sq m | | |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | | |
| | | GEA | 16000 sq m | GEA | 104000 sq m | GEA | 40000 sq m | | |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% | | |
| | | NIA | 15200 sq m | NIA | 98800 sq m | NIA | 38000 sq m | | |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 | | |
| | 89% | Floors | 3 | Floors | 1 | Floors | 1 | | |
| Total site area (ha) | 41.83 | Site coverage | 40% | Site coverage | 40% | Site coverage | 40% | | |
| Developable site area (ha) | 37.33 | Site area | 1.3 Hectares | Site area | 26.0 Hectares | Site area | 10.0 Hectares | | |
| SCHEME REVENUE | | | | | | | | | |
| Serviced Land £/ha | | £ | 1,350,000 | £ | 1,700,000 | £ | 1,700,000 | £ | 1,700,000 |
| Gross scheme value | | | £1,800,000 | | £44,200,000 | | £17,000,000 | | £17,000,000 |
| Less purchaser costs | | | 6.80% | | 6.80% | | 6.80% | | 6.80% |
| Gross Development Value | | | £1,685,393 | £0 | £41,385,768 | £0 | £0 | £0 | £15,917,603 |
| Total GDV | £ | 58,988,764 | | | | | | | |
| SITE BENCHMARK | | | | | | | | | |
| Benchmark per ha | £250,000 | | | | | | | | |
| Site benchmark | | £10,457,500 | | | | | | | |
| SDLT | | £512,375 | | | | | | | |
| Agents and legal | 1.75% | £183,006 | | | | | | | |
| Total site purchase costs | £11,152,881 | | | | | | | | |
| SCHEME COSTS | | | | | | | | | |
| Build costs | £0 | £0 | | £0 | £0 | | £0 | | £0 |
| External costs (% bc) | £0 | 10.00% | £0 | 10.00% | £0 | | 0.00% | | £0 |
| Construction costs | | | £0 | | £0 | | | | £0 |
| Total construction costs | £0 | | | | | | | | |
| Site preparation/infrastructure | £21,587,262 | £ | 770,974 | £ | 15,033,986 | | £ | 5,782,302 | |
| Professional fees (% cc&sp/inf) | £2,330,560 | 10.80% | £83,234 | 10.80% | £1,623,069 | | 10.80% | £624,257 | |
| Sales and lettings costs (% GDV) | £1,769,663 | 3.00% | £50,562 | 3.00% | £1,241,573 | | 3.00% | £477,528 | |
| Planning obligations | | £ | - | £ | - | | | | |
| Other policy costs | | £ | - | £ | - | | | | |
| Other costs | | | £904,770 | | £17,898,628 | | | £6,884,088 | |
| Total 'other costs' | £25,687,485 | | | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | | | |
| Build period (months) | 96 | | | | | | | | |
| Finance costs | | £2,042,044 | | | | | | | |
| Void finance period (in months) | 0 | £0 | | | | | | | |
| Total finance costs | £2,042,044 | | | | | | | | |
| Developer return % gdv | £ | 20,106,354 | | 0.0% | £0 | | 0.0% | £0 | |
| | | | | | | | | | |
| Total scheme costs | £38,882,410 | | | | | | | | |
| RESIDUAL VALUE | | | | | | | | | |
| For the scheme | £ | 20,106,354 | | | | | | | |
| Equivalent per hectare | £ | 538,563 | | | | | | | |

3.32 JPA31 (GMA39/GM43) Godley Green Garden Village

Description

- Construct around 2,350 new homes across a range of types and tenures including: apartments, starter homes, through to larger family homes in accordance with Tameside Council’s most up to date housing needs assessment.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-----------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA31 | Godley Green Garden Village | Tameside | Housing | Base | £89,220,000 | £10,220,000 | £5,330,000 | £4,890,000 |

Commentary

- The scheme produces a positive residual value of circa £10.2m that can accommodate the strategic transport costs of circa £5.3m. This includes HIF funding circa £10m.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|--|------------------------------|-------------------|----------------------------|------------------------------------|---|
| Allocation (2020) | GMA39 Godley Green Garden Village | | | | | |
| Allocated redline boundary (ha) | 113.30 | | | District | Tameside | Council |
| | | | | Ward | Hyde Godley Ward | HIF Bid |
| Site type | Housing | | | Name | Godley Green Garden Village | |
| Developable Area (ha) (BLV applied here) | 113.30 | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 2,350 | | | | | Council |
| Gross Residential area (ha) | 45.3 | | | | | Council |
| Total Development period (yrs) | 20 | | | | | Council |
| Residential requirements and Values | | | | | | Source |
| Density | 51.88 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 1,997.0 | 353.0 | 177.00 | - | 176.00 | - |
| | | | | | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Market Flats | 70 | 14.9% | 297.0 | £2,368 | | Council |
| Market Houses | 97 | 85.1% | 1,700.0 | £2,368 | | |
| Social Rent | | | | Transfer Price (£ per sqm) | | |
| Affordable Flats | 70 | 15.3% | 27.0 | £947 | | Council |
| Affordable Houses | 97 | 84.7% | 150.0 | £947 | | |
| Intermediate | | | | Transfer Price (£ per sqm) | | |
| Affordable Flats | 70 | 14.8% | 26.0 | £1,539 | | |
| Affordable Houses | 97 | 85.2% | 150.0 | £1,539 | | Council |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 28,325,000 | 1,405,750 | 1,133,000 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,089.29 | per sqm | | | | Council |
| Houses | £1,004.41 | per sqm | | | | Council |
| Other Development Costs | | | | | | |
| Plot Cost | 10.00% | of build costs | | | | Council |
| Professional Fees | 8.00% | of build costs | | | | Council |
| Planning Costs | £2,000,000 | total | | | | Council |
| Finance Rate | 6.00% | | | | | Council |
| Sale Disposal Fee | 3.50% | of market GDV and Commercial | | | | Council |
| Aff Marketing fees | 0.00% | of affordable GDV | | | | Council |
| Agents & Legals & Set JV Set up | 4.00% | of land value | | | | Council |
| SDLT | applied at prevailing rate | | | | | |
| Dev & Cont Return | applied in Results sheet | | | | | |
| Infrastructure | | | | | | |
| Highways | £15,000,000 | | | | | Council |
| Utilities | £15,000,000 | | | | | Council |
| Landscaping | £8,000,000 | | | | | Council |
| Abnormals/Site Prep | | | | | | |
| Site Prep | £10,000,000 | | | | | Council |
| Remediation | £15,000,000 | | | | | Council |
| Policy Costs (Site Specific) | | | | | | |
| Est. S106 Package | £11,750,000 | | | | | HIF Bid |
| HIF funding | -£10,000,000 | | | | | HIF Bid |
| Policy Costs (Generic) | | | | | | |
| Biodiversity Net Gain | £0.00 | per dwelling | | | £0 | Council advised that all policy costs are within infrastructure, abnormals and S106 costs |
| Adaptable dwellings | £0.00 | per dwelling | | | £0 | |
| Electric charging vehicle (Detached) | £0.00 | per detached | | | £0 | |
| Future Homes Standard (Detached) | £0.00 | per detached | | | £0 | |
| Future Homes Standard (Semi) | £0.00 | per semi | | | £0 | |
| Future Homes Standard (Terraced) | £0.00 | per terraced | | | £0 | |
| Future Homes Standard (Flat) | £0.00 | per flat | | | £0 | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|-----------------|--------------------|----------------------|--------------------------------------|-------------|------------------|----------------|------------------|----------------------------------|-------|------------|--------------------|---------------------|------------|----------------------|------------|----------------------|----------|-----------------------------------|-----------------|------------------------|-----------------|-------------------|-----------------------|---------------------------|---|---|-------------|----------------------|--------------------|-------------|------------------|------------|--------------------|------------|-------------------------------|--------------------|------------|-----------------|-------------------------------|----------------------|-----------|--------------|--------|---------------------|-------------------|------------|---------------|-------------|-------------|---|-----------|-----------|------------|------------|----------------------------------|------------|------------|---|---|---|--------|---------|------------------------------|-------|-------------------------------|---|---|---|-----|-------|-----------------------------|------------|---|---|-------------------------------|-------------|------------|---|---------------------------|---|-----------|-----------|--------|-----|----------------------------|------------|----------------------|-------------|--|--|--|--|-------|----|---------------------------|---|--|--|--|--|--|--|--|--|-------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|---|--|--|--|--|--|--|--|--|-----------------------------------|---|--|--|--|--|--|--|--|--|-------------------------|-------------|--|--|--|--|--|--|---------|-------|------------------------|-------------|--|--|--|--|--|--|--------|-----|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Godley Green Garden Village, Housing | | | Site Reference | GM Allocation 43 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 2,350 dwellings | | | Notes | | | | Application No | Hyde Godley Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 23/09/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2"></th> <th>Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>113.30</td> <td>ha</td> <td></td> <td>Total</td> <td>2,350.00</td> <td>218,368.0</td> </tr> <tr> <td>Net Area</td> <td>45.30</td> <td>ha</td> <td></td> <td>Market Housing</td> <td>1,997.00</td> <td>185,578.0</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>40.0%</td> <td></td> <td></td> <td>Affordable Housing</td> <td>353.00</td> <td>32,790.0</td> </tr> <tr> <td>Density</td> <td>51.88</td> <td>dwgs per net ha</td> <td></td> <td>% Affordable Housing</td> <td>15.02%</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | Site Details | | | | Dwellings | GIA (sq m) | | Gross Area | 113.30 | ha | | Total | 2,350.00 | 218,368.0 | Net Area | 45.30 | ha | | Market Housing | 1,997.00 | 185,578.0 | Net to Gross Ratio | 40.0% | | | Affordable Housing | 353.00 | 32,790.0 | Density | 51.88 | dwgs per net ha | | % Affordable Housing | 15.02% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 113.30 | ha | | Total | 2,350.00 | 218,368.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 45.30 | ha | | Market Housing | 1,997.00 | 185,578.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 40.0% | | | Affordable Housing | 353.00 | 32,790.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 51.88 | dwgs per net ha | | % Affordable Housing | 15.02% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Total</th> <th colspan="5">Affordable Housing</th> </tr> <tr> <th>Market</th> <th></th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Social Rent</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>2,350.00</td> <td>1,997.00</td> <td>-</td> <td>-</td> <td>-</td> <td>177.00</td> <td>178.00</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>218,368.0</td> <td>185,578.0</td> <td>-</td> <td>-</td> <td>-</td> <td>18,429.9</td> <td>16,360.2</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>85.0%</td> <td>0.0%</td> <td>0.0%</td> <td>0.0%</td> <td>7.5%</td> <td>7.5%</td> </tr> <tr> <td>Total Revenue</td> <td>480,719,000</td> <td>440,006,000</td> <td>-</td> <td>-</td> <td>-</td> <td>18,582,000</td> <td>28,132,000</td> </tr> <tr> <td>Average Revenue per unit</td> <td>204,581</td> <td>220,333</td> <td>-</td> <td>-</td> <td>-</td> <td>88,034</td> <td>142,796</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>2,201</td> <td>2,371</td> <td>-</td> <td>-</td> <td>-</td> <td>948</td> <td>1,636</td> </tr> <tr> <td>Total Capital Contributions</td> <td>10,000,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>490,719,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Total | | Affordable Housing | | | | | Market | | Social Rent | Affordable Rent | Intermediate Rent | Social Rent | Shared Ownership | Total No of Dwellings | 2,350.00 | 1,997.00 | - | - | - | 177.00 | 178.00 | Total GIA (sq m) | 218,368.0 | 185,578.0 | - | - | - | 18,429.9 | 16,360.2 | Tenure Split (by % dwellings) | | 85.0% | 0.0% | 0.0% | 0.0% | 7.5% | 7.5% | Total Revenue | 480,719,000 | 440,006,000 | - | - | - | 18,582,000 | 28,132,000 | Average Revenue per unit | 204,581 | 220,333 | - | - | - | 88,034 | 142,796 | Average Revenue per sq m GIA | 2,201 | 2,371 | - | - | - | 948 | 1,636 | Total Capital Contributions | 10,000,000 | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 490,719,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Market | | Social Rent | Affordable Rent | Intermediate Rent | Social Rent | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 2,350.00 | 1,997.00 | - | - | - | 177.00 | 178.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 218,368.0 | 185,578.0 | - | - | - | 18,429.9 | 16,360.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 85.0% | 0.0% | 0.0% | 0.0% | 7.5% | 7.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 480,719,000 | 440,006,000 | - | - | - | 18,582,000 | 28,132,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 204,581 | 220,333 | - | - | - | 88,034 | 142,796 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,201 | 2,371 | - | - | - | 948 | 1,636 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | 10,000,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 490,719,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Total</th> <th colspan="5">Affordable Housing</th> <th rowspan="2">Per dwelling</th> <th rowspan="2">per sq m</th> </tr> <tr> <th>Market</th> <th></th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Social Rent</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Build Cost (inc external works & contingency)</td> <td>221,401,056</td> <td>188,152,947</td> <td>-</td> <td>-</td> <td>-</td> <td>16,662,006</td> <td>18,586,104</td> <td>94,213</td> <td>1,014</td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Professional Fees</td> <td>17,712,095</td> <td>15,052,236</td> <td>-</td> <td>-</td> <td>-</td> <td>1,332,960</td> <td>1,328,888</td> <td>7,637</td> <td>81</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>15,400,175</td> <td>15,400,175</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>7,712</td> <td>83</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>116,003,723</td> <td>98,578,483</td> <td>-</td> <td>-</td> <td>-</td> <td>6,737,302</td> <td>6,867,936</td> <td>49,363</td> <td>531</td> </tr> <tr> <td>Planning Obligations Costs</td> <td>11,750,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5,000</td> <td>54</td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Development Costs</td> <td>382,267,039</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>162,667</td> <td>1,761</td> </tr> <tr> <td>Total Operating Profit</td> <td>108,451,961</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>46,150</td> <td>497</td> </tr> </tbody> </table> | | | | | | | | | | | Total | | Affordable Housing | | | | | Per dwelling | per sq m | Market | | Social Rent | Affordable Rent | Intermediate Rent | Social Rent | Shared Ownership | Build Cost (inc external works & contingency) | 221,401,056 | 188,152,947 | - | - | - | 16,662,006 | 18,586,104 | 94,213 | 1,014 | Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | Professional Fees | 17,712,095 | 15,052,236 | - | - | - | 1,332,960 | 1,328,888 | 7,637 | 81 | Marketing Costs (market housing) | 15,400,175 | 15,400,175 | - | - | - | - | - | 7,712 | 83 | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | Exceptional Development Costs | 116,003,723 | 98,578,483 | - | - | - | 6,737,302 | 6,867,936 | 49,363 | 531 | Planning Obligations Costs | 11,750,000 | | | | | | | 5,000 | 54 | Commercial Elements Costs | - | | | | | | | | | Community Infrastructure Levy | - | | | | | | | | | Developer's Return for Risk and Profit | | | | | | | | | | Developer's Return (Market housing) | - | | | | | | | | | Contractor's Return (Aff housing) | - | | | | | | | | | Total Development Costs | 382,267,039 | | | | | | | 162,667 | 1,761 | Total Operating Profit | 108,451,961 | | | | | | | 46,150 | 497 |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Market | | Social Rent | Affordable Rent | Intermediate Rent | Social Rent | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 221,401,056 | 188,152,947 | - | - | - | 16,662,006 | 18,586,104 | 94,213 | 1,014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 17,712,095 | 15,052,236 | - | - | - | 1,332,960 | 1,328,888 | 7,637 | 81 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 15,400,175 | 15,400,175 | - | - | - | - | - | 7,712 | 83 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 116,003,723 | 98,578,483 | - | - | - | 6,737,302 | 6,867,936 | 49,363 | 531 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 11,750,000 | | | | | | | 5,000 | 54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 382,267,039 | | | | | | | 162,667 | 1,761 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 108,451,961 | | | | | | | 46,150 | 497 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>20 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>490,719,000</td> </tr> <tr> <td>Total Development Cost</td> <td>382,267,039</td> </tr> <tr> <td>Finance Cost</td> <td>19,232,296</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>401,499,325</td> </tr> <tr> <td>Gross Residual Value</td> <td>89,219,675</td> </tr> <tr> <td>Agents Fees</td> <td>-</td> </tr> <tr> <td>Legal Fees</td> <td>-</td> </tr> <tr> <td>Stamp Duty</td> <td>4,450,484</td> </tr> <tr> <td>Net Residual Value</td> <td>84,769,192</td> </tr> <tr> <td>per gross ha</td> <td>748,184</td> </tr> <tr> <td>per net ha</td> <td>1,871,288</td> </tr> <tr> <td>per dwelling</td> <td>36,072</td> </tr> <tr> <td>per market dwelling</td> <td>42,448</td> </tr> </tbody> </table> | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 20 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 490,719,000 | Total Development Cost | 382,267,039 | Finance Cost | 19,232,296 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 401,499,325 | Gross Residual Value | 89,219,675 | Agents Fees | - | Legal Fees | - | Stamp Duty | 4,450,484 | Net Residual Value | 84,769,192 | per gross ha | 748,184 | per net ha | 1,871,288 | per dwelling | 36,072 | per market dwelling | 42,448 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 20 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 490,719,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 382,267,039 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 19,232,296 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 401,499,325 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 89,219,675 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 4,450,484 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 84,769,192 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 748,184 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,871,288 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 36,072 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 42,448 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.33 JPA32 (GMA40/GM44) South of Hyde

Description

- Construct around 440 new homes across a range of types and tenures including: apartments, starter homes through to larger family homes

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|---------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA32 | South of Hyde | Tameside | Housing | Base | £46,433,000 | £25,230,000 | £680,000 | £24,550,000 |

Commentary

- The scheme produces a positive residual value of circa £25.5m that can accommodate the strategic transport costs of circa £0.7m.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--------------------------------------|----------------------------|----------------|-----------------|---------------------------|----------------------|--------------------|
| Allocation (2020) | GMA40 South of Hyde | | | | | |
| Allocated redline within GMSF (ha) | 33.00 | | | District | Tameside | Council |
| Site type | Housing | | | Ward Name | Hyde Werneth Ward | |
| Area to be developed | 19.5 | | | Type | Strategic greenfield | |
| Dwellings (units) | 442 | | | | | Council |
| Gross Residential area (ha) | 19.5 | | | | | Council |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 8 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | 22.67 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 376.0 | 66.0 | 23.0 | 19.0 | 24.0 | - |
| | | | | | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Terrace | 103 | 10.0% | 37.6 | £2,765 | | Council & promoter |
| Semi | 93 | 50.0% | 188.0 | £2,750 | | Consultant team |
| Detached | 123 | 40.0% | 150.4 | £3,244 | | |
| Social Rent | | | | Selling Price (£ per sqm) | | |
| Flats | 52 | 8.7% | 2.0 | £1,190 | | Council |
| Terrace | 103 | 21.7% | 5.0 | £1,106 | | |
| Semi | 93 | 34.8% | 8.0 | £1,100 | | |
| Detached | 123 | 34.8% | 8.0 | £1,298 | | |
| Affordable Rent | | | | Selling Price (£ per sqm) | | |
| Flats | 52 | 10.5% | 2.0 | £1,487 | | Council |
| Terrace | 103 | 21.1% | 4.0 | £1,383 | | |
| Semi | 93 | 31.6% | 6.0 | £1,375 | | |
| Detached | 123 | 36.8% | 7.0 | £1,622 | | |
| Intermediate | | | | Selling Price (£ per sqm) | | |
| Flats | 52 | 4.2% | 1.0 | £1,933 | | Council |
| Terrace | 103 | 20.8% | 5.0 | £1,797 | | |
| Semi | 93 | 45.8% | 11.0 | £1,788 | | |
| Detached | 123 | 29.2% | 7.0 | £2,109 | | |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 4,875,000 | 233,250 | 85,313 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £990.70 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot & contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £4,355.74 | per dwelling | | £21,779 | | Council |
| Education (House) | £4,355.74 | per dwelling | | £1,903,458 | | Council |
| Greenspace (all) | £1,286.72 | per dwelling | | £568,729 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £502,554 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £663,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £258,600 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £517,200 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £426,000 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £103,200 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £7,500 | | Consultant team |
| Total Developer Contributions | | | | | £4,972,020 | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|----------------------------------|--------------------|------------------------|-------------------|----------------------|-------------------|--------------|----------|--------|----------|----------|----------------|--------|--------------------|-------|--------------------|-------|---------|-----------------------|----------------------|--------|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | South of Hyde, Housing | | Site Reference | GM Allocation 44 | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 442 dwellings, 0sqm emp, 0sqm retail | | Notes | | | Application No | Hyde Werneth Ward | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 23/09/2020 | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>33.00 ha</td> <td>Total</td> <td>442.00</td> </tr> <tr> <td>Net Area</td> <td>19.50 ha</td> <td>Market Housing</td> <td>376.00</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>59.1%</td> <td>Affordable Housing</td> <td>66.00</td> </tr> <tr> <td>Density</td> <td>22.67 dwgs per net ha</td> <td>% Affordable Housing</td> <td>14.93%</td> </tr> </tbody> </table> | | | Site Details | | Dwellings | GIA (sq m) | Gross Area | 33.00 ha | Total | 442.00 | Net Area | 19.50 ha | Market Housing | 376.00 | Net to Gross Ratio | 59.1% | Affordable Housing | 66.00 | Density | 22.67 dwgs per net ha | % Affordable Housing | 14.93% | | | | |
| Site Details | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 33.00 ha | Total | 442.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 19.50 ha | Market Housing | 376.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 59.1% | Affordable Housing | 66.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 22.67 dwgs per net ha | % Affordable Housing | 14.93% | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Social rent transfer | Shared Ownership | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 442.00 | 376.00 | - | - | - | 42.00 | 24.00 | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 46,617.9 | 39,856.0 | - | - | - | 4,305.1 | 2,456.8 | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 85.1% | 0.0% | 0.0% | 0.0% | 9.5% | 5.4% | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 129,198,600 | 118,853,600 | - | - | - | 5,680,000 | 4,665,000 | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 292,305 | 316,100 | - | - | - | 135,238 | 194,375 | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,771 | 2,982 | - | - | - | 1,319 | 1,899 | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 129,198,600 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Social rent transfer | Shared Ownership | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 46,208,303 | 39,485,339 | - | - | - | 4,284,242 | 2,438,722 | 104,544 | 991 | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | |
| Professional Fees | 3,696,664 | 3,158,827 | - | - | - | 342,739 | 195,098 | 8,363 | 79 | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 3,565,608 | 3,565,608 | - | - | - | - | - | 9,483 | 89 | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 22,851,531 | 19,439,311 | - | - | - | 2,171,412 | 1,240,807 | 51,700 | 490 | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 4,972,020 | | | | | | | 11,249 | 107 | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | |
| Total Development Costs | 81,294,127 | | | | | | | 183,923 | 1,744 | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 47,904,473 | | | | | | | 108,381 | 1,028 | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 8 years | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 129,198,600 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 81,294,127 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 1,471,908 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 82,766,034 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 46,432,566 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 551,518 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 220,607 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 2,311,128 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 43,349,312 | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,313,616 | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,223,042 | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 98,075 | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 115,291 | | | | | | | | | | | | | | | | | | | | | | | | | |

Notes: (use Alt+Enter to start a new line)

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3.34 JPA33 (GMA41/GM45) New Carrington

Description

- Deliver around 5,000 high quality residential in total at Carrington /Partington and Sale West Development – development will however extend beyond the plan period.
- Development will be at an average density of around 35 dph across the site and will incorporate a broad mix of housing types and tenures creating distinctive neighbourhoods with a clear sense of place.
- Deliver around 350,000 sqm (gross) of employment opportunities for industry and warehousing
- Note - New Carrington includes residential units / employment floorspace which is in the existing land supply and these totals have therefore been excluded from the allocation viability assessment.

Sensitivity test undertaken

- Yes - Reduced affordable housing to 15%. Following the base test, the Council sought to understand what changes in assumptions could be made to produce a viable scheme. The first change was to reduce affordable housing requirements for sensitivity test 1.
- Yes - Reduce affordable housing to 15% and increase selling prices by 10%. A second sensitivity test sought to look at impact of an improved market on the basis that a comprehensive redevelopment and the creation of a new community could have a positive effect on values.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|----------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA33 | New Carrington | Trafford | Mixed | Base | £60,011,000 | -£52,340,000 | £55,610,000 | -£107,950,000 |
| JPA33 | New Carrington | Trafford | Mixed | Sensitivity | £131,374,000 | -£590,000 | £55,610,000 | -£56,200,000 |
| JPA33 | New Carrington | Trafford | Mixed | Sensitivity | £217,022,000 | £66,410,000 | £55,610,000 | £10,800,000 |

Commentary

- The scheme is not viable for the base or first sensitivity test. However, S2, with reduced affordable housing and an increase in values, produces a positive residual value of circa £66m and this is sufficient to accommodate the strategic transport costs of £56m.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|----------------------------|----------------|-----------------|---------------------------|----------|--------------------------|
| Allocation (2020) | GMA41 New Carrington | | | | | |
| Allocated redline within GMSF (ha) | 1153 | | | | District | Trafford |
| | | | | | Ward | Bucklow-St. Martins Ward |
| Site type | Mixed | | | | Name | New Carrington |
| Area to be developed | 183.2 | | | | Type | Strategic greenfield |
| Dwellings (units) | 3,846 | | | | | Council |
| Gross Residential area (ha) | 137 | | | | | Council |
| Gross Employment area (ha) | 45.9 | | | | | |
| Employment floorspace (sqm) | 103,365 | B2, B8 | | | | |
| Total Development period (yrs) | 18 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 37.82 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 2,692.2 | 1,153.8 | 576.90 | - | 576.90 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65.00 | 12% | 323 | £2,383.91 | | Consultant team |
| Terrace | 85.00 | 24% | 646 | £2,424.49 | | Consultant team |
| Semi | 84.00 | 40% | 1,077 | £2,462.21 | | |
| Detached | 109.00 | 24% | 646 | £2,635.87 | | |
| Social Rent | | | | Rent | | |
| Flats | 53.00 | 40% | 231 | £87.69 | | Council |
| Terrace | 86.00 | 60% | 346 | £87.69 | | |
| Intermediate | | | | Selling price 100% share | | |
| Flats | 53.00 | 35% | 202 | £2,383.91 | | Council |
| Terrace | 86.00 | 65% | 375 | £2,424.49 | | Council |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voids/ Bad debts | 4.00% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 50% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| Non residential values | | | | | | |
| Serviced land sales value | £30,244,909 | | | | | Consultant team |
| BLV | Mixed | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 45,800,000 | 2,279,500 | 801,500 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £969.59 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| Serviced employment land cost | £17,462,698 | total | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education | £11,626,648 | total | | £11,626,648 | | Council |
| Open Space | £2,322 | per dwelling | | £8,930,950 | | Council |
| CIL (blended) | £32.933 | per sqm | | £7,875,501 | | Council |
| Other s106/s278 | £5,000,000 | per dwelling | | £19,230,000 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £4,372,902 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £5,769,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £969,192 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £1,938,384 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £2,153,760 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £2,734,506 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £1,133,609 | | Consultant team |
| Total Developer Contributions | | | | | | £66,734,452 |

| Summary Results | | | | | | | | | | |
|---|--|----------------------------------|-------------|----------------------|-----------------------|--------------|------------------|----------------|-------------------------|--|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | New Carrington, Mixed | | | Site Reference | GM Allocation 45 | |
| Scheme Description | 3,846 dwgs, 103,365 sqm employment, 0 sqm retail | | | Notes | | | | Application No | Bucklow-St Martins Ward | |
| | | | | | | | | Date Saved | 24/09/2020 | |
| Site Details | | | | Dwellings | | | GIA (sq m) | | | |
| Gross Area | 183.20 | ha | | Total | 3,846.00 | | Total | 326,633.6 | | |
| Net Area | 101.70 | ha | | Market Housing | 2,692.20 | | | 239,137.3 | | |
| Net to Gross Ratio | 55.5% | | | Affordable Housing | 1,153.80 | | | 87,496.3 | | |
| Density | 37.82 | dwgs per net ha | | % Affordable Housing | 30.00% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| Affordable Housing | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | |
| Total No of Dwellings | 3,846.00 | 2,692.20 | 576.90 | - | - | - | - | 576.90 | | |
| Total GIA (sq m) | 326,633.6 | 239,137.3 | 43,356.4 | - | - | - | - | 44,139.9 | | |
| Tenure Split (by % dwellings) | | 70.0% | 15.0% | 0.0% | 0.0% | 0.0% | 0.0% | 15.0% | | |
| Total Revenue | 694,891,116 | 591,526,100 | 27,667,016 | - | - | - | - | 75,698,000 | | |
| Average Revenue per unit | 180,679 | 219,718 | 47,958 | - | - | - | - | 131,215 | | |
| Average Revenue per sq m GIA | 2,127 | 2,474 | 638 | - | - | - | - | 1,715 | | |
| Total Capital Contributions | 30,244,909 | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 725,136,025 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| Affordable Housing | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Per dwelling | per sq m | |
| Build Cost (inc external works & contingency) | 321,778,008 | 234,292,116 | 43,451,628 | - | - | - | 44,034,264 | 83,666 | 985 | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | |
| Professional Fees | 25,742,241 | 18,743,369 | 3,476,130 | - | - | - | 3,522,741 | 6,693 | 79 | |
| Marketing Costs (market housing) | 17,745,783 | 17,745,783 | - | - | - | - | - | 6,592 | 74 | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | |
| Exceptional Development Costs | 185,144,774 | 129,601,342 | 27,771,716 | - | - | - | 27,771,716 | 48,140 | 567 | |
| Planning Obligations Costs | 58,858,951 | - | - | - | - | - | - | 15,304 | 180 | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | |
| Community Infrastructure Levy | 7,875,508 | - | - | - | - | - | - | - | - | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | |
| Total Development Costs | 617,145,265 | | | | | | | 160,464 | 1,889 | |
| Total Operating Profit | 107,990,760 | | | | | | | 28,079 | 331 | |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 18 | years | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 725,136,025 | | | | | | | | | |
| Total Development Cost | 617,145,265 | | | | | | | | | |
| Finance Cost | 47,980,087 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 665,125,352 | | | | | | | | | |
| Gross Residual Value | 60,010,673 | | | | | | | | | |
| Agents Fees | 712,758 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 285,103 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 2,990,034 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 56,022,778 | | | | | | | | | |
| | per gross ha | 305,801 | | | | | | | | |
| | per net ha | 550,863 | | | | | | | | |
| | per dwelling | 14,567 | | | | | | | | |
| | per market dwelling | 20,809 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

3.35 JPA34 (GMA42/GM48) M6 Junction 25

Description

- Provide a high quality location for around 140,000 sqm of B2 and B8 employment floorspace, with integrated landscape design and planting

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|----------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA34 | M6 Junction 25 | Wigan | Employment | Base | £15,800,182 | £8,160,000 | £5,360,000 | £2,800,000 |

Commentary

- This large-scale employment site is well located for the motorway network and should be able to attract good values for serviced land parcels.
- It is estimated that it will be able to meet the relatively modest transport costs identified for the scheme

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--------------------------------------|-----------------------------|----------------------------|-----|-------------------|-----------------------------|---------------------|
| Allocation (2020) | GMA42 M6 Junction 25 | | | | | |
| Allocated redline within GMSF (ha) | 73.44 | | | District | Wigan | Council/Promoter |
| | | | | Ward | Winstanley Ward | Council Proforma |
| Site type | Mixed | | | Name | M6, Junction 25 | |
| Area to be developed | 54 | | | Type | Strategic greenfield | Council/Promoter |
| Gross Employment area (ha) | 54 | Non resi coverage | 35% | | | Council/Promoter |
| Employment floorspace (sqm) | 140,000 | B8 | | | | Council/Promoter |
| Total Development period (yrs) | 8 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Non residential values | | | | | | |
| | Serviced land sales value | | | | | |
| Employment | £1,700,000 | per ha | | | | Consultant team |
| | BLV | Mixed | | Total | SDLT | Fees |
| £ per ha gross | £250,000 | | | 13,500,000 | 664,500 | 236,250 |
| | | | | | | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | £2,790,000 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser costs | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG/Consultant team |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £26,620,000 | total | | | | Consultant team |
| | Policy Costs | | | | Total | |
| Policy Costs (Local) | | | | | | |
| Other s106/s278 | £0.00 | per dwelling | | | £0 | Council |

| Non-residential viability assessment model | | | | | | | |
|--|--------------------|---------------------|---------------|---------------------|---------------|---------------------|----------------|
| Summary | | | | | | | |
| Scheme GM48 | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Total floorspace (sq m) | 140000 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 140000 sq m |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% |
| | | GEA | 0 sq m | GEA | 0 sq m | GEA | 140000 sq m |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% |
| | | NIA | 0 sq m | NIA | 0 sq m | NIA | 133000 sq m |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 |
| Total site area (hectares) | 54 | Floors | 6 | Floors | 6 | Floors | 1 |
| Net site area | 40 | Site coverage | 35% | Site coverage | 35% | Site coverage | 35% |
| Net to gross | 74% | Site area | 0.00 Hectares | Site area | 0.00 Hectares | Site area | 40.00 Hectares |
| SCHEME REVENUE | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Serviced Land £/ha | | | | | | £ | 1,700,000 |
| Gross scheme value | | | £0 | | £0 | | £68,000,000 |
| Less purchaser costs | | | 6.80% | | 6.80% | | 6.80% |
| Gross Development Value | | | £0 | | £0 | | £63,670,412 |
| Total GDV | £ 63,670,412 | | | | | | |
| SITE BENCHMARK | | | | | | | |
| Benchmark per ha | £250,000 | | | | | | |
| Site benchmark | | £13,500,000 | | | | | |
| SDLT | | £664,500 | | | | | |
| Agents and legal | 1.75% | £236,250 | | | | | |
| Total site purchase costs | £14,400,750 | | | | | | |
| SCHEME COSTS | | B1 Office | | B2 Industrial | | B8 Warehouse | |
| Build costs | £0 | £0 | £0 | £0 | £0 | £0 | £0 |
| External costs (% bc) | £0 | 10.00% | £0 | 10.00% | £0 | 0.00% | £0 |
| Construction costs | | | £0 | | £0 | | £0 |
| Total construction costs | £0 | | | | | | |
| Site preparation/infrastructure | £26,620,000 | £ | - | £ | - | £ | 26,620,000 |
| Professional fees (% cc&sp/inf) | £2,790,000 | | £0 | | £0 | 10.48% | £2,790,000 |
| Sales and lettings costs (% GDV) | £2,228,464 | | £0 | | £0 | 3.50% | £2,228,464 |
| Planning obligations (EV charging) | | £ | - | £ | - | | |
| Other policy costs | | £ | - | £ | - | £ | - |
| Other costs | | | £0 | | £0 | | £31,638,464 |
| Total 'other costs' | £31,638,464 | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | |
| Development period (months) | | | | | | | |
| Finance costs for construction and other costs | | £1,831,015 | | | | | |
| Void finance period (in months) | 0 | £0 | | | | | |
| Total finance costs | £1,831,015 | | | | | | |
| Developer return % gdv | £ 15,800,182 | 0.0% | £0 | 0.0% | £0 | 24.8% | £15,800,182 |
| | 24.8% | | | | | | |
| Total scheme costs | £47,870,230 | | | | | | |
| RESIDUAL VALUE | | | | | | | |
| For the scheme | £ 15,800,182 | | | | | | |
| Equivalent per gross hectare | £ 292,596 | | | | | | |
| Equivalent per net hectare | £ 395,005 | | | | | | |

3.36 JPA35 (GMA43/GM49) North of Mosley Common (GM49)

Description

- Mosley Common and Tyldesley are located close to Salford and Manchester and offer an attractive location. Site will provide for around 1,100 new homes.

Sensitivity test undertaken

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|------------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA35 | North of Mosley Common | Wigan | Housing | Base | £69,072,000 | £30,880,000 | £4,370,000 | £26,510,000 |

Commentary

- The scheme produces a positive residual value of circa £31m that can accommodate the strategic transport costs of circa £4.3m.

Base assumptions and testing summary – on following pages

| Site information | | | | | | Source |
|--|-------------------------------------|----------------|-------------------|-----------------------------|-------------------------------|-----------------|
| Allocation (2020) | GMA43 North of Mosley Common | | | | | |
| Allocated redline within GMSF (ha) | 61.26 | | | District | Wigan | Council |
| Site type | Housing | | | Ward | Astley Mosley Common W | Council |
| Area to be developed | 47.12 | | | Name | North of Mosley Common | |
| Dwellings (units) | 1,100 | | | Type | Strategic greenfield | |
| Gross Residential area (ha) | 47.12 | | | | | Consultant team |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 12 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 35.91 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 825.0 | 275.0 | - | 13.75 | 261.25 | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 5.0% | 41.3 | £2,416 | | Consultant team |
| Terrace | 85 | 15.0% | 123.8 | £2,620 | | |
| Semi | 84 | 33.5% | 276.4 | £2,654 | | |
| Detached | 109 | 46.5% | 383.6 | £2,754 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 53 | 30.0% | 4.1 | £103.56 | | Consultant team |
| Terrace | 86 | 70.0% | 9.6 | £114.84 | | Consultant team |
| Intermediate | | | | Selling price at 100% share | | |
| Flats | 53 | 30.0% | 78.4 | £2,416 | | Council |
| Terrace | 86 | 70.0% | 182.9 | £2,620 | | Council |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 60% | | | | | Council / RP's |
| Capitalisation | 6.0% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 11,780,000 | 578,500 | 206,150 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £992.61 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot & contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education | £5,136.36 | per dwelling | | £5,650,000 | | Council |
| Open Space (Houses and Flats | £1,475.25 | per dwelling | | £1,622,775 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | £1,250,700 | | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | £1,650,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | £575,438 | | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | £1,150,875 | | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | £552,750 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | £632,500 | | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | £185,625 | | Consultant team |
| Total Development Contributions | | | | £13,270,663 | | |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|--------|---------------------------|---------------------------------|-------------------|--------------|------------------|---------------------------|----------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | North of Mosley Common, Housing | | | Site Reference | GM Allocation 49 | |
| Scheme Description | 1100 Dwellings | | | Notes | | | | Application No | Astley Mosley Common Ward | |
| | | | | | | | | Date Saved | 23/09/2020 | |
| Site Details | | | | | | Dwellings | GIA (sq m) | | | |
| Gross Area | 61.26 | ha | | | Total | 1,100.00 | 99,941.9 | | | |
| Net Area | 30.63 | ha | | | Market Housing | 825.00 | 78,828.5 | | | |
| Net to Gross Ratio | 50.0% | | | Affordable Housing | 275.00 | 21,413.4 | | | | |
| Density | 35.91 | dwgs per net ha | | % Affordable Housing | 25.00% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | | |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Total No of Dwellings | 1,100.00 | 825.00 | - | 13.75 | - | - | - | 261.25 | | |
| Total GIA (sq m) | 99,941.9 | 78,828.5 | - | 1,070.7 | - | - | - | 20,342.8 | | |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 1.3% | 0.0% | 0.0% | 0.0% | 23.8% | | |
| Total Revenue | 251,813,050 | 210,791,625 | - | 931,307 | - | - | - | 40,090,119 | | |
| Average Revenue per unit | 228,921 | 255,505 | - | 87,731 | - | - | - | 153,455 | | |
| Average Revenue per sq m GIA | 2,520 | 2,684 | - | 870 | - | - | - | 1,971 | | |
| Total Capital Contributions | | | | | | | | | | |
| Total Commercial Elements | | | | | | | | | | |
| Total Scheme Revenue | 251,813,050 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | Per dwelling | per sq m |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 99,838,064 | 78,189,400 | - | 1,092,433 | - | - | - | 20,566,230 | 90,762 | 999 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | - |
| Professional Fees | 7,987,045 | 6,255,182 | - | 66,595 | - | - | - | 1,645,295 | 7,261 | 80 |
| Marketing Costs (market housing) | 6,323,749 | 6,323,749 | - | - | - | - | - | - | 7,869 | 81 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 49,628,454 | 37,221,341 | - | 620,358 | - | - | - | 11,798,755 | 45,117 | 497 |
| Planning Obligations Costs | 13,270,663 | - | - | - | - | - | - | - | 12,084 | 133 |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | - |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | - |
| Developer's Return for Risk and Profit | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | - |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | - |
| Total Development Costs | 177,047,975 | | | | | | | | 160,953 | 1,772 |
| Total Operating Profit | 74,765,076 | | | | | | | | 67,968 | 748 |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 12 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 251,813,050 | | | | | | | | | |
| Total Development Cost | 177,047,975 | | | | | | | | | |
| Finance Cost | 5,893,371 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 182,741,346 | | | | | | | | | |
| Gross Residual Value | 69,071,705 | | | | | | | | | |
| Agents Fees | 620,355 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 328,143 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 3,443,085 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 64,480,119 | | | | | | | | | |
| per gross ha | 1,052,565 | | | | | | | | | |
| per net ha | 2,105,130 | | | | | | | | | |
| per dwelling | 58,618 | | | | | | | | | |
| per market dwelling | 78,158 | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

3.37 JPA36 (GMA44/GM50) Pocket Nook

Description

- Provide for around 600 homes; including around 75 homes to the west of the proposed HS2 route on land accessed from Rowan Avenue;
- Provide for around 15,000 sq m of employment floorspace on land to the west of the proposed HS2 route accessed from Newton Road.

Sensitivity test undertaken

Yes - Changed values to represent the adjacent 'Golborne and Lowton' ward. The Council have suggested that whilst the base test has used values taken from evidence within the immediate ward that it sits in, the surrounding wards represent some of the stronger markets found in the Borough. A sensitivity test has been assumed based on the values in the adjacent ward, 'Golborne and Lowton ward' as this is considered more representative of the type of development proposed.

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------|-------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| JPA36 | Pocket Nook | Wigan | Mixed | Base | £11,369,560 | -£5,000,000 | £4,370,000 | -£9,370,000 |
| JPA36 | Pocket Nook | Wigan | Mixed | Sensitivity | £22,869,511 | £3,850,000 | £4,370,000 | -£520,000 |

Commentary

- The base test produces an unviable scheme which, when the strategic transport costs of circa £4.4m are included, has a residual value of minus c£9.4m.
- With the increase sales values modelled in the sensitivity test, the scheme become viable with a residual value of £3.8m. When strategic transport costs are included the scheme is shown to be marginal.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site information | | | | | | Source |
|--|----------------------------|----------------|-----------------|-----------------------------|-----------------------------|------------------|
| Allocation (2020) | GMA44 Pocket Nook | | | | | |
| Allocated redline within GMSF (ha) | 51.78 | | | District | Wigan | Council |
| Site type | Housing | | | Ward | Lowton East Ward | |
| Area to be developed | 28.35 | | | Name | Pocket Nook | |
| Dwellings (units) | 600 | | | Type | Strategic greenfield | |
| Gross Residential area (ha) | 22.901 | | | | | Council |
| Gross Employment area (ha) | 3.94 | | | | | |
| Open space (ha) | 1.5 | | | | | |
| Employment floorspace (sqm) | 15,000 | | | | | Council |
| B1 (Sqm) | 2,500 | | | | | |
| B2 (Sqm) | 7,500 | | | | | |
| B8 (Sqm) | 5,000 | | | | | |
| Total Development period (yrs) | 12 | | | | | Council proforma |
| Development mix and values | | | | | | Source |
| Density | 33.39 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 450.0 | 150.0 | - | 78.00 | 72.00 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| | Flats | 68 | 7.0% | 31.5 | £2,175 | Consultant team |
| | Terrace | 79 | 26.0% | 117.0 | £2,018 | |
| | Semi | 86 | 43.0% | 193.5 | £2,331 | |
| | Detached | 101 | 24.0% | 108.0 | £2,352 | |
| Affordable Rent | | | | Rent | | |
| | Flats | 53 | 70.0% | 54.6 | £110.00 | Council |
| | Terrace | 86 | 30.0% | 23.4 | £138.00 | Council |
| Intermediate | | | | Selling price at 100% share | | |
| | Flats | 53 | 0.0% | - | £2,175 | Council |
| | Terrace | 86 | 100.0% | 72.0 | £2,018 | Council |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 60% | | | | | Council / RP's |
| Capitalisation | 6.0% | | | | | Council / RP's |
| Non residential values | | | | | | |
| Serviced land sales value | £2,859,985 | total | | | | Consultant team |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 7,086,250 | 343,813 | 124,009 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £967.78 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot & contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| Serviced employment land cost | £2,282,334 | total | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £2,514.50 | per dwelling | | £216,498 | | Council |
| Education (House) | £2,514.50 | per dwelling | | £1,292,202 | | Council |
| Open Space (Resi) | £349.25 | per dwelling | | £209,550 | | Council |
| Recreation (Resi) | £1,126.00 | per dwelling | | £675,600 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | £682,200 | | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | £900,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | £162,000 | | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | £324,000 | | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | £387,000 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | £424,800 | | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | £129,150 | | Consultant team |
| Total Development Contributions | | | | £5,403,000 | | |

| Summary Results | | | | | | | | | |
|---|--------------------------------------|-----------------|----------------------------------|----------------------|----------------------|-------------------|------------------|---------------------|-----------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Pocket Nook, Housing | | Site Reference | GM Allocation 50 | |
| Scheme Description | 600 Dwellings, 15,000sqm Employment | | | Notes | | | Application No | Lowton East Ward | |
| | | | | | | | Date Saved | 23/09/2020 | |
| Site Details | | | | Dwellings | | GIA (sq m) | | | |
| Gross Area | 28.35 | ha | | Total | 600.00 | | 50,591.9 | | |
| Net Area | 17.97 | ha | | Market Housing | 450.00 | | 39,172.1 | | |
| Net to Gross Ratio | 63.4% | | | Affordable Housing | 150.00 | | 11,419.8 | | |
| Density | 33.30 | dwgs per net ha | | % Affordable Housing | 25.00% | | | | |
| Scheme Revenue | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Total No of Dwellings | 600.00 | 450.00 | - | 78.00 | - | - | 72.00 | | |
| Total GIA (sq m) | 50,591.9 | 39,172.1 | - | 5,227.8 | - | - | 6,192.0 | | |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 13.0% | 0.0% | 0.0% | 12.0% | | |
| Total Revenue | 103,216,286 | 87,669,000 | - | 5,733,686 | - | - | 9,813,600 | | |
| Average Revenue per unit | 172,027 | 194,820 | - | 73,509 | - | - | 136,300 | | |
| Average Revenue per sq m GIA | 2,040 | 2,238 | - | 1,097 | - | - | 1,585 | | |
| Total Capital Contributions | 2,859,985 | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | |
| Total Scheme Revenue | 106,076,271 | | | | | | | | |
| Scheme Development Costs | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 49,553,981 | 38,161,880 | - | 5,399,607 | - | - | 5,992,494 | 82,590 | 979 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - |
| Professional Fees | 3,964,319 | 3,052,950 | - | 431,969 | - | - | 479,400 | 6,607 | 78 |
| Marketing Costs (market housing) | 2,630,070 | 2,630,070 | - | - | - | - | - | 5,845 | 67 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 28,210,838 | 21,158,129 | - | 3,667,409 | - | - | 3,385,301 | 47,018 | 558 |
| Planning Obligations Costs | 5,403,000 | | | | | | | 9,005 | 107 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - |
| Contractor's Return (Aff housing) | - | | | | | | | - | - |
| Total Development Costs | 89,762,208 | | | | | | | 149,604 | 1,774 |
| Total Operating Profit | 16,314,064 | | | | | | | 27,190 | 322 |
| Finance Costs and Residual Value | | | | | | | | | |
| DCF Period | 12 years | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | |
| Revenue and Capital Contributions | 106,076,271 | | | | | | | | |
| Total Development Cost | 89,762,208 | | | | | | | | |
| Finance Cost | 4,944,504 | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 94,706,712 | | | | | | | | |
| Gross Residual Value | 11,369,560 | | | | | | | | |
| Agents Fees | 135,145 | | 1.25% residual value (post SDLT) | | | | | | |
| Legal Fees | 54,058 | | 0.50% residual value (post SDLT) | | | | | | |
| Stamp Duty | 557,978 | | Based on HMRC SDLT rates | | | | | | |
| Net Residual Value | 10,622,379 | | | | | | | | |
| | per gross ha | 374,753 | | | | | | | |
| | per net ha | 591,117 | | | | | | | |
| | per dwelling | 17,704 | | | | | | | |
| | per market dwelling | 23,605 | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | |

3.38 JPA37 (GMA45/GM51) West of Gibfield

Description

- Deliver around 500 new dwellings and provide a location for employment floorspace in the south east of the allocation, as a logical extension to the existing Gibfield Park Industrial Area.

Sensitivity test

- None

Summary of results

| Site Details | | | | | Scheme Results | | | |
|--------------------|---------------------|-----------------|-------------|-----------------------|---------------------------|---------------------------|---------------------------|--------------------------|
| a | b | c | d | e | f | g | h | i |
| Site Ref | Site Name | Local Authority | Scheme Type | Base/Sensitivity test | Scheme RV incl land costs | Scheme RV (f less return) | Strategic transport costs | Out-turn scheme RV (g-h) |
| GM51/ GMA 45 | West of Gibfield | Wigan | Mixed | Base | £21,932,582 | £4,280,000 | £4,020,000 | £260,000 |

Commentary

- The scheme produces a residual value of circa £4.2m which, when the strategic transport costs of circa £4m are included, remains viable; with an out turn residual value of circa £0.3m.

Base assumptions and testing summary – on following pages

Allocated Sites – Stage 2 Report – Amended June 2021

| Site information | | | | | | Source |
|--|-------------------------------|----------------|-----------------|-----------------------------|----------------------|---------------------------|
| Allocation (2020) | GMA45 West of Gibfield | | | | | |
| Allocated redline within GMSF (ha) | 45.52 | | | District | Wigan | Council |
| | | | | Ward | Atherleigh Ward | Council |
| Site type | Mixed | | | Name | West of Gibfield | |
| Area to be developed | 36.84 | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 500 | | | | | |
| Gross Residential area (ha) | 23.84 | | | | | Council |
| Gross Employment area (ha) | 13 | | | | | Council |
| Employment floorspace (sqm) | 45,500 | B1, B2, B8 | | | | Promoter |
| B1 (Sqm) | | | | | | |
| B2 (Sqm) | 20,000 | | | | | |
| B8 (Sqm) | 25,000 | | | | | |
| Car Parking places | | | | | | |
| Total Development period (yrs) | 14 | | | | | Council & Consultant team |
| Development mix and values | | | | | | Source |
| Density | 32.26 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 375.0 | 125.0 | - | 41.25 | 83.75 | - |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 5.0% | 18.8 | £2,384 | | |
| Terrace | 85 | 15.0% | 56.3 | £2,424 | | |
| Semi | 84 | 33.5% | 125.6 | £2,503 | | |
| Detached | 109 | 46.5% | 174.4 | £2,431 | | |
| Affordable Rent | | | | Weekly rent | | |
| Flats | 53 | 30.0% | 12.4 | £103.56 | | |
| Terrace | 86 | 70.0% | 28.9 | £114.84 | | |
| Intermediate | | | | Selling price at 100% share | | |
| Flats | 53 | 30.0% | 25.1 | £2,384 | | |
| Terrace | 86 | 70.0% | 58.6 | £2,424 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 60% | | | | | Council / RP's |
| Capitalisation | 6.0% | | | | | Council / RP's |
| Non residential values | | | | | | |
| Serviced land sales value | £15,215,356 | total | | | | Consultant team |
| BLV | Mixed | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 9,210,000 | 450,000 | 161,175 | Promoter |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £992.61 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot & contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| Serviced employment land cost | £8,784,958 | total | | | | Consultant team |
| | | | | | | HMRC |
| | | | | | | PPG |
| | | | | | | |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education | £3,000 | per dwelling | | £1,500,000 | | Council |
| Open Space (House) | £2,065 | per dwelling | | £1,032,675 | | Promoter |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £568,500 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £750,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £261,563 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £523,125 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £251,250 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £287,500 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £84,375 | | Consultant team |
| Total Development Contributions | | | | | | £14,043,946 |

| Summary Results | | | | | | | | | | | |
|---|--|---------------|----------------------------------|------------------------|---------------------------|---------------------|-------------------------|----------------|------------------|---------------------|-----------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | West of Gibfield, Housing | | | Site Reference | GM Allocation 51 | | |
| Scheme Description | 500 Dwellings, 45,500sqm Employment, 0sqm Retail | | | Notes | | | | Application No | Atherleigh Ward | | |
| | | | | | | | | Date Saved | 23/09/2020 | | |
| Site Details | | | | Dwellings | | | GIA (sq m) | | | | |
| Gross Area | 45.52 ha | | | Total | 500.00 | | | 45,428.1 | | | |
| Net Area | 36.84 ha | | | Market Housing | 375.00 | | | 35,694.8 | | | |
| Net to Gross Ratio | 80.9% | | | Affordable Housing | 125.00 | | | 9,733.4 | | | |
| Density | 13.57 dwgs per net ha | | | % Affordable Housing | 25.00% | | | | | | |
| Scheme Revenue | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Total No of Dwellings | 500.00 | 375.00 | - | 41.25 | - | - | - | 83.75 | | | |
| Total GIA (sq m) | 45,428.1 | 35,694.8 | - | 3,212.0 | - | - | - | 6,521.4 | | | |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 8.3% | 0.0% | 0.0% | 0.0% | 16.8% | | | |
| Total Revenue | 101,956,022 | 87,084,375 | - | 2,793,920 | - | - | - | 12,077,727 | | | |
| Average Revenue per unit | 203,912 | 232,225 | - | 67,731 | - | - | - | 144,212 | | | |
| Average Revenue per sq m GIA | 2,244 | 2,440 | - | 870 | - | - | - | 1,852 | | | |
| Total Capital Contributions | 15,215,356 | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | |
| Total Scheme Revenue | 117,171,378 | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | Per dwelling | per sq m |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Build Cost (inc external works & contingency) | 45,380,938 | 35,540,636 | - | 3,247,300 | - | - | - | 90,762 | 999 | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | |
| Professional Fees | 3,630,475 | 2,843,251 | - | 259,784 | - | - | - | 7,261 | 80 | | |
| Marketing Costs (market housing) | 2,612,531 | 2,612,531 | - | - | - | - | - | 6,967 | 73 | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | |
| Exceptional Development Costs | 35,562,298 | 26,671,724 | - | 2,933,890 | - | - | - | 71,125 | 783 | | |
| Planning Obligations Costs | 5,258,988 | - | - | - | - | - | - | 10,518 | 116 | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | | |
| Total Development Costs | 92,445,230 | - | - | - | - | - | - | 184,890 | 2,035 | | |
| Total Operating Profit | 24,726,148 | - | - | - | - | - | - | 49,452 | 544 | | |
| Finance Costs and Residual Value | | | | | | | | | | | |
| DCF Period | 14 years | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | |
| Revenue and Capital Contributions | 117,171,378 | | | | | | | | | | |
| Total Development Cost | 92,445,230 | | | | | | | | | | |
| Finance Cost | 2,793,565 | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 95,238,796 | | | | | | | | | | |
| Gross Residual Value | 21,932,582 | | | | | | | | | | |
| Agents Fees | 260,581 | | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 104,232 | | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 1,086,129 | | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 20,481,640 | | | | | | | | | | |
| per gross ha | 449,948 | | | | | | | | | | |
| per net ha | 555,962 | | | | | | | | | | |
| per dwelling | 40,963 | | | | | | | | | | |
| per market dwelling | 54,618 | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | |

4 Summary of the results

4.1 Assessment of the viability of the allocated sites

4.1.1 The resulting residual value for each allocated site has been assessed against two variables:

- The headroom value with all costs (including developer return, strategic transport and land value) accounted for;
- The residual value as a percentage of the benchmark land value.

4.1.2 The first measure provides the developer with a return consistent with the levels shown in the National Planning Practice Guidance¹³. The second measure (at 100% or more) ensures that the landowner receives a value in excess of the benchmark value used in the assessment.

4.1.3 We have then grouped the allocations (base and any sensitivity tests) into four groups as follows:

- Category 1 - The residual value is positive and the residual value is 10% or more above the benchmark land value. Schemes in this group are viable and should be able to proceed.
- Category 2 - The residual value is positive and the residual value is above the benchmark by 0% to 10%. Schemes in this group are viable and should be able to proceed but are more marginal and should be monitored for any early signs of significant change.
- Category 3 - The residual value is negative but is within 10% of the benchmark land value. Schemes in this group are marginal in terms of viability at current values and costs and some public intervention maybe required to ensure delivery. Schemes in Category 3 are those the public sector should carefully monitor and may need to support if the market is unable to take them forward on its own with/without a 15% return.
- Category 4 – These schemes are generally not viable with the measures used in this study and will likely require public sector support to be developed. However, for a number of these residential schemes, despite not meeting the described viability measures, a developer return of 15% and above (still consistent with the range in the PPG) is shown as being achieved, this would suggest a viable scheme, if a developer/land owners found that acceptable.

4.1.4 A sense check has also been undertaken, which looks at the headroom available without developer return included but after all other costs including land have been taken into account. This is expressed as a percentage of the total scheme gross development value. It should be noted that this is effectively a blended developer return figure i.e. potentially (dependent on the individual allocation) includes the return on market housing, affordable housing and serviced employment land all within the same figure. It should be noted that individually each of these would have a different expectation as to what would be considered as reasonable to incentivise a developer to bring the site forward.

¹³ Paragraph: 018 Reference ID: 10-018-20190509

- 4.1.5 The allocated schemes are shown in the following table, with each column numbered and described below:
1. Policy number for the allocation as set out in the GMSF 2020 – please note that the policy numbering is different to that described in draft GMSF 2019 (a cross reference can be found in Table 3.1 and in the individual site result titles).
 2. Allocation title as set out in the GMSF 2020– please note that the title may be different to that described in draft GMSF 2019.
 3. Test type shows whether the described test is the base test or a sensitivity test where these have been agreed with individual councils. Where it is a sensitivity test the changed assumption is briefly described. The individual site assessments provide more detail including the reasoned justification for the sensitivity test
 4. Total number of dwellings tested for residential and mixed-use schemes
 5. Total employment land tested for employment and mixed-use schemes
 6. The total figure used in the testing for land value, includes both tax and fees associated with purchase
 7. Scheme value (could also be described as headroom) once all costs have been accounted for including land and developer return
 8. Description of whether the scheme provides sufficient residual value in terms of how it compares with the benchmark land value i.e. if it is 10% or more than the benchmark land value it is shown as green, if it is within 10% of the benchmark land value it is shown as amber and where it is less than 90% of the benchmark land value it is shown as red.
 9. The headroom expressed as blended rate of return. The percentages shown are the headroom available after all costs, except developer return divided by the total gross development value for the scheme. If schemes were to go ahead as described, then this is the total return available to the developer.
 10. Base sensitivity test category – as described in para 4.1.3
 11. Sensitivity test category - as described in para 4.1.3

4.2 Summary of results and interventions

- 4.2.1 The majority of the schemes in the base test are in Category 1 and Category 2 (23 or 60%), which should require only limited, if any, public intervention. The remaining sites (15) are all classed as Category 4 and will likely require public support to proceed – assuming that the changes to assumptions set out in the sensitivity tests are not forthcoming.
- 4.2.2 In terms of the sensitivity tests most of the sites either continue with, or are improved sufficiently to move to Category 1, 2 or 3. Of the remaining sites in category 4 it can be seen that several of them could move to an improved status, should the developer be willing to accept a slightly lower blended return of around 15% to 17% (as shown in column 9).

Table 4.1 Summary results

| PFE 2021 Policy Number (1) | GMSF 2020 policy number (2) | GMSF 2020 Title (3) | Test Type (4) | Total Dwgs (5) | Employment gross (ha) (6) | Total BMLV, SDLT & Land acq fees (7) | Scheme RV (inc BLV & return) (8) | Viability measure as a percentage of BLV (9) | Headroom (blended return) (10) | Base test result category (11) | Sensitivity test result category (12) |
|----------------------------|-----------------------------|--|---|----------------|---------------------------|--------------------------------------|----------------------------------|--|--------------------------------|--------------------------------|---------------------------------------|
| JPA1.1 | GMA1.1 | Northern Gateway Heywood Pilsworth | B - Base model | - | 237.50 | £63,370,000 | -£16,440,000 | Less than 90% BLV | 7% | Cat 4 | |
| | | Northern Gateway Heywood Pilsworth | | 200 | - | £2,080,000 | | | | | |
| JPA1.1 | GMA1.1 | Northern Gateway Heywood Pilsworth | S1 - Sensitivity test: Include development beyond plan period | - | 400.36 | £106,840,000 | £7,760,000 | Within 10% BLV | 14% | | Cat 2 |
| | | Northern Gateway Heywood Pilsworth | | 200 | - | £2,080,000 | | | | | |
| JPA1.2 | GMA1.2 | Northern Gateway Simister and Bowlee | B - Base model | 1,550 | - | £25,870,000 | £31,710,000 | More than 10% BLV | 23% | Cat 1 | |
| JPA2 | GMA2 | Stakehill | Base model | 600 | - | £6,960,000 | £2,990,000 | More than 10% BLV | 19% | Cat 1 | |
| | | Stakehill | | 1,380 | - | £12,800,000 | | | | | |
| | | Stakehill | | 301 | 3.53 | £3,220,000 | | | | | |
| JPA3.1 | GMA3.1 | MediPark | B - Base model | - | 14.70 | £3,910,000 | £79,030,000 | More than 10% BLV | 26% | Cat 1 | |
| JPA3.2 | GMA3.2 | Timperley Wedge | S1 - Sensitivity test: Increase AH to 45% | 2,546 | 18.20 | £19,150,000 | £3,360,000 | More than 10% BLV | 16% | | Cat 1 |
| JPA3.1 | GMA3.1 | MediPark | | - | 14.70 | £3,910,000 | | | | | |
| JPA3.2 | GMA3.2 | Timpeley Wedge | | 2,546 | 18.20 | £19,150,000 | | | | | |
| JPA4 | GMA4 | Bewshill Farm | B - Base model | - | 5.57 | £1,480,000 | £1,580,000 | More than 10% BLV | 33% | Cat 1 | |
| JPA5 | GMA5 | Chequerbent North | B - Base model | - | 12.74 | £3,390,000 | £1,090,000 | More than 10% BLV | 20% | Cat 1 | |
| JPA6 | GMA6 | West of Wingates | B - Base model | - | 92.86 | £24,770,000 | £21,310,000 | More than 10% BLV | 28% | Cat 1 | |
| JPA7 | GMA7 | Elton Reservoir | B - Base model | 3,519 | - | £27,350,000 | £47,890,000 | More than 10% BLV | 22% | Cat 1 | |
| JPA8 | GMA8 | Seedfield | B - Base model | 140 | - | £1,360,000 | £540,000 | More than 10% BLV | 17% | Cat 1 | |
| JPA9 | GMA9 | Walshaw | B - Base model | 1,250 | - | £17,050,000 | -£4,260,000 | Less than 90% BLV | 14% | Cat 4 | |
| JPA9 | GMA9 | Walshaw | S1 - Sensitivity test: Increase values by 5% | 1,250 | - | £17,050,000 | £7,700,000 | More than 10% BLV | 18% | | Cat 1 |
| JPA10 | GMA10 | Global Logistics | B - Base model | - | 3.50 | £920,000 | £310,000 | More than 10% BLV | 18% | Cat 1 | |
| JPA11 | GMA11 | Southwick Park | B - Base model | 20 | - | £250,000 | £1,550,000 | More than 10% BLV | 46% | Cat 1 | |
| JPA12 | GMA12 | Beal Valley | B - Base model | 482 | - | £3,660,000 | -£12,300,000 | Less than 90% BLV | 6% | Cat 4 | |
| JPA12 | GMA12 | Beal Valley | S1 - Sensitivity test: Increase values by 15% | 482 | - | £3,660,000 | £2,990,000 | More than 10% BLV | 19% | | Cat 1 |
| JPA13 | GMA13 | Bottom Field Farm (Woodhouses) | B - Base model | 30 | - | £250,000 | -£50,000 | Less than 90% BLV | 16% | Cat 4 | |
| JPA13 | GMA13 | Bottom Field Farm (Woodhouses) | S1 - Sensitivity test: Increase values by 10% | 30 | - | £250,000 | £410,000 | More than 10% BLV | 23% | | Cat 1 |
| JPA14 | GMA14 | Broadbent Moss | B - Base model | 1,373 | 6.36 | £15,400,000 | £490,000 | Within 10% BLV | 17% | Cat 2 | |
| JPA15 | GMA15 | Chew Brook Vale (Robert Fletchers) | B - Base model | 99 | - | £720,000 | -£5,080,000 | Less than 90% BLV | 1% | Cat 4 | |
| JPA15 | GMA15 | Chew Brook Vale (Robert Fletcher) | S1 - Sensitivity test: increase housing to 135 dwellings | 135 | - | £720,000 | £140,000 | More than 10% BLV | 17% | | Cat 1 |
| JPA15 | GMA15 | GM Allocation 18 Chew Brook Vale (Robert Fletcher) | S2 - Sensitivity test: increase housing to 150 dwellings | 150 | - | £720,000 | £2,280,000 | More than 10% BLV | 21% | | Cat 1 |
| JPA16 | GMA16 | Cowlishaw | B - Base model | 460 | - | £3,610,000 | -£2,480,000 | Less than 90% BLV | 14% | Cat 4 | |
| JPA16 | GMA16 | Cowlishaw | S1 - Sensitivity test: Increase values by 10% | 460 | - | £3,610,000 | £6,890,000 | More than 10% BLV | 23% | | Cat 1 |

Allocated Sites – Stage 2 Report – Amended June 2021

| PFE 2021 Policy Number (1) | GMSF 2020 policy number (2) | GMSF 2020 Title (3) | Test Type (4) | Total Dwgs (5) | Employment gross (ha) (6) | Total BMLV, SDLT & Land acq fees (7) | Scheme RV (inc BLV & return) (8) | Viability measure as a percentage of BLV (9) | Headroom (blended return) (10) | Base test result category (11) | Sensitivity test result category (12) |
|----------------------------|-----------------------------|---|---|----------------|---------------------------|--------------------------------------|----------------------------------|--|--------------------------------|--------------------------------|---------------------------------------|
| | GMA17 | | | | | | | | | | |
| JPA17 | GMA18 | Land south of Coal Pit Lane (Ashton Road) | B - Base model | 175 | - | £2,020,000 | £-4,740,000 | Less than 90% BLV | 2% | Cat 4 | |
| JPA17 | GMA18 | Land south of Coal Pit Lane (Ashton Road) | S1 - Sensitivity test: increase values by 17.5% | 175 | - | £2,020,000 | £0 | Within 10% BLV | 17% | | Cat 2 |
| JPA18 | GMA19 | South of Rosary Road | B - Base model | 60 | - | £530,000 | £-1,330,000 | Less than 90% BLV | 5% | Cat 4 | |
| JPA18 | GMA19 | South of Rosary Road | S1 - Sensitivity test: Increase values by 15% | 60 | - | £530,000 | £-70,000 | Less than 90% BLV | 17% | | Cat 4 |
| JPA19 | GMA20 | Bamford and Norden | B - Base model | 450 | - | £6,920,000 | £3,940,000 | More than 10% BLV | 20% | Cat 1 | |
| JPA20 | GMA21 | Castleton Sidings | B - Base model | 135 | - | £1,400,000 | £-5,510,000 | Less than 90% BLV | -5% | Cat 4 | |
| JPA20 | GMA21 | Castleton Sidings | S1 - Sensitivity test: Change to VA3 & reduce AH to 3.75% of GDV | 135 | - | £1,400,000 | £-470,000 | Less than 90% BLV | 16% | | Cat 4 |
| JPA21 | GMA22 | Crimble Mill | B - Base model | 250 | - | £3,340,000 | £-10,060,000 | Less than 90% BLV | 4% | Cat 4 | |
| JPA21 | GMA22 | Crimble Mill | S1 - Sensitivity test: Reduce mill refurbishment cost to £5m | 250 | - | £3,340,000 | £-4,200,000 | Less than 90% BLV | 12% | | Cat 4 |
| JPA21 | GMA22 | Crimble Mill | S2 - Sensitivity test: Increase values by 15% & reduce education cost | 250 | - | £3,340,000 | £170,000 | Within 10% BLV | 18% | | Cat 2 |
| JPA22 | GMA23 | Land north of Smithy Bridge | B - Base model | 300 | - | £5,100,000 | £-4,240,000 | Less than 90% BLV | 12% | Cat 4 | |
| JPA22 | GMA23 | Land north of Smithy Bridge | S1 - Sensitivity test: Increase values by 10% | 300 | - | £5,100,000 | £1,810,000 | More than 10% BLV | 20% | | Cat 1 |
| JPA23 | GMA24 | Newhey Quarry | B - Base model | 250 | - | £3,040,000 | £7,100,000 | More than 10% BLV | 27% | Cat 1 | |
| JPA25 | GMA26 | Trows Farm | B - Base model | 550 | - | £5,620,000 | £-22,180,000 | Less than 90% BLV | -2% | Cat 4 | |
| JPA25 | GMA26 | Trows Farm | S1 - Sensitivity test: Change to VA3 & reduce AH to 2.5% of GDV | 550 | - | £5,620,000 | £-1,700,000 | Less than 90% BLV | 16% | | Cat 4 |
| JPA26 | GMA27 | Hazelhurst Farm | B - Base model | 400 | - | £3,810,000 | £17,950,000 | More than 10% BLV | 29% | Cat 1 | |
| JPA27 | GMA28 | East of Boothstown | B - Base model | 300 | - | £4,690,000 | £10,260,000 | More than 10% BLV | 26% | Cat 1 | |
| JPA28 | GMA29 | North of Irlam Station | B - Base model | 800 | - | £8,000,000 | £4,758,000 | More than 10% BLV | 19% | Cat 1 | |
| JPA29 | GMA30 | Port Salford Extension | B - Base model | - | 108.40 | £28,920,000 | £-132,060,000 | Less than 90% BLV | -109% | Cat 4 | |
| | GMA31 | N/A | | | | | | | | | |

Allocated Sites – Stage 2 Report – Amended June 2021

| PFE 2021 Policy Number (1) | GMSF 2020 policy number (2) | GMSF 2020 Title (3) | Test Type (4) | Total Dwgs (5) | Employment gross (ha) (6) | Total BMLV, SDLT & Land acq fees (7) | Scheme RV (inc BLV & return) (8) | Viability measure as a percentage of BLV (9) | Headroom (blended return) (10) | Base test result category (11) | Sensitivity test result category (12) |
|----------------------------|-----------------------------|-----------------------------|---|----------------|---------------------------|--------------------------------------|----------------------------------|--|--------------------------------|--------------------------------|---------------------------------------|
| | GMA32 | N/A | | | | | | | | | |
| | GMA33 | N/A | | | | | | | | | |
| | GMA34 | N/A | | | | | | | | | |
| | GMA35 | N/A | | | | | | | | | |
| | GMA36 | N/A | | | | | | | | | |
| | GMA37 | N/A | | | | | | | | | |
| JPA30 | GMA38 | Ashton Moss West | B - Base model | - | 41.83 | £11,150,000 | £9,990,000 | More than 10% BLV | 29% | Cat 1 | |
| JPA31 | GMA39 | Godley Green Garden Village | B - Base model | 2,350 | - | £30,860,000 | £4,890,000 | More than 10% BLV | 17% | Cat 1 | |
| JPA32 | GMA40 | South of Hyde | B - Base model | 442 | - | £5,190,000 | £24,550,000 | More than 10% BLV | 35% | Cat 1 | |
| JPA33 | GMA41 | New Carrington | B - Base model | 3,846 | 45.90 | £48,881,000 | £-107,950,000 | Less than 90% BLV | 1% | Cat 4 | |
| JPA33 | GMA41 | New Carrington | S1 - Sensitivity test: Reduce AH to 15% | 3,846 | 45.90 | £48,881,000 | £-56,200,000 | Less than 90% BLV | 9% | | Cat 4 |
| JPA33 | GMA41 | New Carrington | S2 - Sensitivity test: Reduced AH to 15% & increase values by 10% | 3,846 | 45.90 | £48,880,000 | £10,800,000 | More than 10% BLV | 17% | | Cat 1 |
| JPA34 | GMA42 | M6 Jctn 25 | B - Base model | - | 54.00 | £14,400,000 | £2,800,000 | More than 10% BLV | 16% | Cat 1 | |
| JPA35 | GMA43 | North of Mosley Common | B - Base model | 1,100 | - | £12,560,000 | £26,510,000 | More than 10% BLV | | Cat 1 | |
| JPA36 | GMA44 | Pocket Nook | B - Base model | 600 | 3.94 | £7,550,000 | £-9,370,000 | Less than 90% BLV | 7% | Cat 4 | |
| JPA36 | GMA44 | Pocket Nook | S1 - Sensitivity test: Increase values using adjacent ward | 600 | 3.94 | £7,550,000 | £-520,000 | Within 10% BLV | 15% | | Cat 3 |
| JPA37 | GMA45 | West of Gibfield | B - Base model | 500 | 13.00 | £9,820,000 | £260,000 | Within 10% BLV | 15% | Cat 2 | |

Appendix A – Serviced land values

| Item | Size (ha) | Reported price | £/ha | Date | Source |
|---|-----------|----------------|------------|------|---------------------------------|
| Example Transactions | | | | | |
| Former Car Park, Stakehill Industrial Estate, | 0.2428116 | £125,000 | £514,802 | 2019 | Egi |
| Northbank 39, Irlam | 0.95 | £761,745 | £804,406 | 2018 | Cushman & Wakefield |
| Longworth Road, Trafford Park, | 1.42 | £1,155,000 | £815,447 | 2015 | Cushman & Wakefield |
| Northbank Industrial Estate, Irlam | 0.89 | £730,000 | £ 819,939 | 2018 | Cushman & Wakefield |
| M6 Epic, Wigan | 1.21 | £ 999,000 | £822,860 | 2017 | Cushman & Wakefield |
| Chaddock Lane, Manchester | 1.34 | £ 1,188,000 | £ 889,579 | 2016 | Cushman & Wakefield |
| Logistics North, Bolton | 7.28 | £ 7,524,000 | £1,032,900 | 2015 | Cushman & Wakefield |
| Land, Woodstock Business Park, Oldham, | 0.34 | £400,000 | £1,162,848 | 2019 | Egi |
| Catalyst, Barton Bridge, Trafford | 1.66 | £ 2,050,000 | £1,235,526 | 2018 | Cushman & Wakefield |
| Logistics North, Bolton | 17.68 | £22,505,500 | £1,272,592 | 2017 | Cushman & Wakefield |
| Icon, MCR airport | 18.21 | £27,495,000 | £1,509,813 | 2017 | Cushman & Wakefield |
| Airport City, Liverpool Road | 15.09 | £23,000,000 | £1,523,705 | 2016 | Egi |
| 6-61 Bolton - Wingates Ind Est | 10.12 | £17,500,000 | £1,729,736 | 2019 | Cushman & Wakefield |
| Park Road, Trafford Park | 2.02 | £3,700,000 | £1,828,578 | 2018 | Cushman & Wakefield |
| Vale Park Industrial Estate | 0.65 | £1,500,000 | £2,316,611 | 2020 | Hunters |
| Guardian Print site, Trafford Park | 2.76 | £8,196,000 | £2,965,262 | 2019 | Cushman & Wakefield |
| Timperley Wedge | 3 | £12,973,021 | £4,324,340 | 2020 | Harlex |
| Other information | | | | | |
| Timperley Wedge | n/a | n/a | £617,763 | 2018 | Arup |
| Roundthorn Standard Industrial | n/a | n/a | £741,315 | 2019 | Manchester City Council estates |
| Airport City South/Global Logistics | n/a | n/a | £1,235,526 | 2017 | Manchester City Council estates |
| Roundthorn Medipark Extension | n/a | n/a | £988,421 | 2019 | Manchester City Council estates |
| Commentators | | | | | |
| Colliers interactive map Mcr | n/a | n/a | £1,729,736 | 2020 | |
| C&W General prime values | n/a | n/a | £1,729,736 | 2019 | |
| B8 Market Update | n/a | n/a | £1,729,736 | 2020 | |
| MHCLG Industrial Manchester | n/a | n/a | £650,000 | 2017 | |
| MHCLG Industrial Bolton | n/a | n/a | £550,000 | 2017 | |
| MHCLG Office OoT Manchester | n/a | n/a | £1,350,000 | 2017 | |
| MHCLG Office OoT Bolton | n/a | n/a | £600,000 | 2017 | |

Appendix B - Explanatory note of the approach to developing and verifying costs for transport schemes

Info Note



GMSF Transport Study

Locality Assessment – Cost Estimates

| IDENTIFICATION TABLE | |
|----------------------|---------------------------------|
| Client/Project owner | TfGM |
| Project | GMSF Transport Study |
| Title of Document | Cost Estimates Explanatory Note |
| Type of Document | Info Note |
| Date | 07/10/2020 |
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Table of contents

| | | |
|------------|--|----------|
| 1. | Introduction | 2 |
| 1.1 | PURPOSE OF THE COSTING EXERCISE | 2 |
| 2. | The Approach | 2 |
| 2.1 | SHOPPING LIST | 2 |
| 2.2 | EXCEPTIONS | 2 |
| 2.3 | THIRD PARTY COSTS | 2 |
| 3. | Shopping List | 3 |
| 3.1 | WHAT IS IT? | 3 |
| 4. | Public Transport Costs | 3 |
| 4.1 | INFRASTRUCTURE | 3 |
| 4.2 | BUS SERVICE SUBSIDY | 4 |
| 5. | Considerations | 4 |
| 5.1 | PRELIMINARIES | 4 |
| 5.2 | CONTINGENCY | 5 |
| 5.3 | INFLATION | 5 |
| 5.4 | DESIGN & SITE SUPERVISION COSTS | 5 |
| 5.5 | DEVELOPMENT COSTS | 5 |
| 6. | COST APPORTIONMENT | 6 |



1. Introduction

1.1 Purpose Of The Costing Exercise

- 1.1.1 The purpose of the costing exercise is to ensure that there is a realistic budget for transport infrastructure within the Viability Assessment and Transport Delivery Plan. This is required as evidence to demonstrate to the planning inspector that the Greater Manchester Spatial Framework is effective and viable.
- 1.1.2 This report provides a summary of the approach to developing and verifying costs for transport schemes identified within the Locality Assessments. This covers strategic mitigation, local mitigation and site accesses. The type of schemes covered vary from Strategic Road Network improvements, Highway Improvements on the local road network, strategic public transport improvements, improvements to the bus network through new and changes to existing services and walking and cycling improvements.

2. The Approach

2.1 Shopping List

- 2.1.1 The broad approach has focused around developing a set list of the most regularly occurring improvements. This is known as the “shopping list”. Set costs were developed for items on the shopping list to provide a typical costs for this initiative. This was then applied to interventions of this type for the relevant sites. This approach and how these costs were built up is discussed in more detail in section 3 of this technical note. This methodology ensures a consistent and robust approach between sites given the level of detail available on the indicative mitigation identified within the Locality Assessments.

2.2 Exceptions

- 2.2.1 The shopping list only provides costs for the most regularly occurring improvements. For some transport schemes the costs had to be built up individually, this was the case where the scheme was not a conventional improvement or where particular local known circumstances dictated that using the generic cost from the shopping list was not appropriate.
- 2.2.2 For the exception schemes individual construction cost estimates were developed for each measure using a combination of rates used on other projects and Spon’s Civil Engineering and Highway Works Price Book 2019 (SPONS), by SYSTRA engineers experienced in cost estimation of transport schemes.

2.3 Third party costs

- 2.3.1 For the schemes which were identified in the SYSTRA led Locality Assessments, costs were derived as outlined in section 2.1 and 2.2. Where third parties other than SYSTRA were responsible for the development of the Locality Assessments they also produced costs for the schemes identified within the Locality Assessments. In order to provide an appropriate level of consistency between the costs developed by third parties and those developed by SYSTRA the costs from third Parties were reviewed and validated by SYSTRA where possible.

3. Shopping List

3.1 What is it?

3.1.1 As highlighted in section 2.1 the shopping list was developed to provide a framework for costing the most regularly occurring transport infrastructure within the Locality Assessments. The following elements appear on the shopping list:

- Priority junctions
- Signalised junctions
- Roundabouts
- Crossings
- New carriageway
- Public rights of way
- Formal Cycleway/Beeway
- Minor public transport improvements

3.1.2 The shopping list includes unit cost of each of these types of transport scheme. Examining the following components:

- Site Clearance
- Fencing
- Road Restraint Systems
- Drainage and Service Ducts
- Earthworks
- Pavements
- Kerbs, Footways and Paved Areas
- Traffic Signs and Road Markings
- Road Lighting Columns and Brackets
- Landscaping and Ecology
- Structures
- Prelims
- Signals
- Contingency
- Design Costs
- Development Costs

3.1.3 These costs have been built up using a mixture of known rates supplied as part of competitive tendering processes and rates used within SPONS. SPONS provides accurate, detailed and professionally relevant construction price information for the UK.

4. Public Transport Costs

4.1 Infrastructure

4.1.1 Minor elements of public transport including bus stops or bus gates were included within the shopping list approach outlined in section 3.

4.1.2 Major public transport infrastructure including Metrolink extensions and stops and Bus Rapid Transit routes were costed by TfGM, based on the best available costed information for these initiatives from relevant studies and development work.

4.2 Bus Service Subsidy

- 4.2.1 SYSTRA bus service experts and TfGM bus services team held a workshop to identify potential new and improved services for each GMSF site, including any existing proposals identified during the early stages of the planning process. The services identified at this workshop were then defined in more detail to understand the likely catchments and patronage levels. Patronage was based on TRICS outputs moderated in line with the actual levels of service proposed (for example slow, low frequency services are unlikely to achieve the patronage levels implied by raw TRICS outputs). The projected patronage was used to estimate the likely bus service revenue generated by the new or improved bus service associated with each site.
- 4.2.2 Services were also costed using detailed costing information available to TfGM including:
- Cost per hour of operation (for drivers wages etc.)
 - Cost per vehicle (purchase/lease of bus plus some maintenance and overheads such as depot space, admin and insurance)
 - Cost per kilometre (fuel, tyres, other maintenance costs)
- 4.2.3 Unit costs were supplied by TfGM and applied to the marginal change in each factor related to the proposed services at each site. This could then be compared to the estimated revenue generated by new passengers, with the difference representing profit or subsidy per year as appropriate.
- 4.2.4 Where subsidy was identified this figure was multiplied by the number of years it was anticipated that funding would be required up to 2040.
- 4.2.5 Services with an unacceptably high cost per passenger subsidy were then reviewed to understand if any change could be made that would reduce the subsidy. Services which, following review, still had an unacceptably high cost per passenger subsidy were deemed to be unviable and were not included in the Locality Assessment.
- 4.2.6 It is acknowledged that the working environment for buses is likely to be substantially different in the future and the opportunity for bus service improvements will need to be reviewed at the time of submission of the planning application (within the Transport Assessment) as circumstances and opportunities may have changed.

5. Considerations

5.1 Preliminaries

- 5.1.1 Given the uncertain nature of some of the proposed measures, it was agreed with TfGM that 20% would be added to the construction cost estimates for the schemes developed by SYSTRA. This element accounts for project mobilisation and site set up covering non-specific items which have been priced separately.
- 5.1.2 It is important to note that costs provided by third parties have applied their own Preliminaries evaluation.

5.2 Contingency

- 5.2.1 Contingency is an amount of money included within the cost to cover any unexpected costs that can arise throughout a construction project. The level of contingency is normally proportional to the level of scheme development i.e. where a scheme has a detailed design the amount of unexpected costs should be minimal however where schemes are at an outline or indicative stage a large amount of contingency is required to reflect the level of unknown within the scheme design, development and costs. The contingency is particularly important where costs have been derived from the shopping list as these costs do not take account of local specific conditions.
- 5.2.2 A contingency of 25% of scheme costs, which was discussed and agreed with TfGM has been included within the scheme costs for the GMSF transport interventions costed by SYSTRA. Given that the measures are at varying stages in the design process it is felt that this level of contingency was appropriate to apply across all proposed measures.
- 5.2.3 A contingency of 44% of scheme costs has been used for schemes on the Strategic Road Network.
- 5.2.4 It is important to note that costs provided by third parties have applied their own level of contingency.

5.3 Inflation

- 5.3.1 Inflation at this time has not been applied to any construction costings as the programme of deliver is not yet known. This approach was approved following consultation with TfGM.

5.4 Design & Site Supervision Costs

- 5.4.1 An allowance has been made within the scheme costs to reflect the design and site supervision costs. The design costs represent the technical design work required to take the schemes from indicative to detailed design. The site supervision costs represent the supervision of construction of the scheme including checking drawings, providing instructions and guidelines to contractors and overseeing the implementation of construction works.
- 5.4.2 The design and site supervision costs included within the costs reflect the relatively early stage of development of these schemes, they are at this stage indicative scheme designs.
- 5.4.3 Design and site supervision costs of 15% of scheme cost has been included within the scheme costs for the GMSF transport interventions costed by SYSTRA.
- 5.4.4 It is important to note that costs provided by third parties have applied their design and site supervision costs.

5.5 Development Costs

- 5.5.1 Development costs have been included within the scheme costs to allow for the overall management of the design and delivery of measures developed throughout the plan period as part of the GMSF programme

5.5.2 Development costs of 15% of total scheme costs has been included within the scheme costs for the GMSF transport interventions costed by SYSTRA.

5.5.3 It is important to note that costs provided by third parties have applied their own level of development costs..

6. Cost Apportionment

6.1.1 A number of the transport schemes identified through the Locality Assessments support more than one GMSF site. A high level exercise was undertaken to indicatively attribute the costs of these schemes between relevant sites. This section will summarise the approach to cost apportionment between GMSF site.

6.1.2 The cost apportionment task used the model flows to inform the division of the cost of mitigation schemes between different GMSF Allocations. For each junction or section of the highway network where mitigation is proposed, the traffic flows on all inbound links were analysed. These flows were extracted for the AM and PM peak periods. The AM and PM flows across all entry arms were added together to create a total flow figure for each mitigation measure. This was also done for each Allocation separately, so that the proportion of the total flow figure, attributable to each allocation, could be calculated.

6.1.3 The proportion of total flow attributable to each GMSF allocation was applied to the indicative scheme cost to provide an indicative cost to the site. This approach split the total cost of the scheme between relevant GMSF sites.

6.1.4 The GMSF sites which the scheme cost was split between was limited to a maximum of five, the sites were identified using outputs from the strategic model alongside discussions between TfGM and district representatives.

6.1.5 It is important to note that this exercise was developed to feed into the site viability work. It is acknowledged that negotiations on what individual sites will contribute towards specific mitigation will be agreed through the planning application process through negotiations with the relevant local authorities and in accordance with the GMSF and relevant site allocation policy.

6.1.6 It should be noted that all scheme costs are indicative at this stage based on mitigation identified through the Locality Assessment process. It is acknowledged that other appropriate mitigation could be pursued to resolve issues identified as a result of GMSF development and that this mitigation will be developed further through the Masterplanning and planning application process.

| APPROVAL | | | | | |
|----------|-------------|-------|----------|------------|---------------|
| Version | Name | | Position | Date | Modifications |
| 1 | Author | AS/CC | AD/P | 21/09/2020 | |
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| 3 | Author | AS/CC | AD/P | 14/10/2020 | |
| | Checked by | SP | D | 15/10/2020 | |
| | Approved by | SP | D | 15/10/2020 | |

Appendix C - Transport interventions for allocated sites

| Allocation Name | Transport Interventions |
|--|--|
| <p>JPA1.1 (GMA01.1) Northern Gateway (Heywood/Pilsworth)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Bus Rapid Transit (BRT) corridor linking Manchester city centre and Rochdale via Heywood Old Road/ Manchester Road <p>Supporting Local:</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M66 Junction 3 / Pilsworth Road junction upgrade • M62 J19 / A6046 Heywood Interchange – pedestrian and cycle measures • M66 Junction 2 / A58 additional lane • M66 Link Road <p>Necessary Local</p> <ul style="list-style-type: none"> • Pedestrian and cycle facilities • Introduction of local bus services to/from/within the allocation • Moss Hall Road / Pilsworth Road (South) junction upgrade • A6045 Heywood Old Rd / Whittle Lane additional traffic management measures • Moss Hall Road / Pilsworth Road (North) junction upgrade • Hollins Brow / Hollins Lane junction upgrade • Pilsworth Road (Between M66 Link Road and “3-Arrows” Junction) upgrade to dual carriageway standard |
| <p>JPA1.2 (GMA01.2) Northern Gateway (Simister and Bowlee)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • New Metrolink stop on proposed line between Crumpsall and Middleton • Bus Rapid Transit (BRT) corridor linking Manchester city centre and Rochdale via Heywood Old Road/ Manchester Road <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M60 Junction 19 / A576 Middleton Road – signalisation of the Northern and Eastern Arms (A576 N and the M60 West Bound off Slip) • M62 J19 / A6046 Heywood Interchange – pedestrian and cycle measures |

| Allocation Name | Transport Interventions |
|---|---|
| | <ul style="list-style-type: none"> • Corridor improvements on A576 Middleton Road / Manchester Old Road in vicinity of M60 J19 – interventions to be determined. <p>Necessary Local</p> <ul style="list-style-type: none"> • Pedestrian and cycle facilities • Introduction of local bus services to/from/within the allocation • Improvement of A6045 Heywood Old Road / A576 junction • A6045 Heywood Old Road / Langley Lane signalisation |
| <p>JPA2 (GMA02) Northern Gateway (Stakehill)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • A627(M) / A664 Rochdale Road (Slattocks) roundabout improvement <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Potential New Rail Station at Slattocks • M62 J19 improvements/ A6046 Middleton Road Heywood Interchange • M60 J19/ A576 Middleton Road improvements • A627(M) / Chadderton Way / A663 Broadway Interchange <p>Supporting Local</p> <ul style="list-style-type: none"> • Resurfacing of Thornham Lane • Tactile kerb installation between the northern site and Castleton Station <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M62 J20 <p>Necessary Local</p> <ul style="list-style-type: none"> • A664 Queensway / A664 Manchester Road Signalised junction improvement • A664 Queensway / A664 Edinburgh Way 3-arm roundabout improvement • A664 Queensway / A664 Edinburgh Way / A627 (M) / Sandbrook Way Signalised junction improvement <ul style="list-style-type: none"> - Bus Improvements including new Rochdale-Oldham service |
| <p>JPA3.1 and JPA3.2 (GMA03.1 & GMA03.2) Roundthorn MediPark Extension & Timperley Wedge (previously GMA11 & GMA46 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Timperley Wedge Spine Road • Roundthorn Medipark Spine Road <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Metrolink Western Leg Extension • Airport to Altrincham Bus Rapid Transit (BRT) • M56 J6 (improvement to be determined) • M56 J5 and wider corridor improvement (improvement to be determined) <p>Supporting Local</p> |

| Allocation Name | Transport Interventions |
|--------------------------------|---|
| | <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M56 Junction 3 <p>Necessary Local</p> <ul style="list-style-type: none"> • Stopping up Whitecarr Lane at its junction with Newell Road • Stopping up Clay Lane/Barnacre Avenue from north of Capenhurst Close • Stopping up Clay Lane (at the western end of the Timperley Wedge Spine Road) • Dobbinetts Lane/Floats Road junction upgrade • Upgrade Dobbinetts Lane to standard width along its length • Improvement of Thornley Lane/ Runger Lane • Upgrade Terminal 2 Roundabout to a signalised roundabout • Timperley Wedge Spine road Beeway • Beeway link to Timperley Wedge Spine Road • Spine Road crossing points • Improved connections with proposed Beeway at Whitecarr Lane towards Newall Green • Bus service improvements – extending bus service 102 through the allocation • Clay Lane bus gate • BRT proofing Timperley Wedge Spine Road and BRT stops • Metrolink Western Leg Extension – Metrolink stop at Timperley Wedge |
| JPA4 (GMA04) Bewshill Farm | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Pedestrian and cycle facilities and connection to the existing network • Contribution towards the Local Link service |
| JPA5 (GMA05) Chequerbent North | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Chequerbent roundabout Link Road or junction improvement <p>Supporting Strategic</p> |

| Allocation Name | Transport Interventions |
|---|--|
| | <ul style="list-style-type: none"> • Measures (highway connections and/or east-west public transport) delivered by policy GM Strat 8 • Metro Tram-train improvements on the Wigan-Manchester railway line <p>Supporting Local</p> <ul style="list-style-type: none"> • Implementation of the Westhoughton Bee Network scheme <p>SRN Mitigation</p> <ul style="list-style-type: none"> • Improvement at M61 J5 <p>Necessary Local</p> <ul style="list-style-type: none"> • Pedestrian and cycle connection between the allocation and the existing network |
| <p>JPA6 (GMA06) West of Wingates / M61 Junction 6</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Public transport improvements – Local Link established, or bus service frequencies increased <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M61 J5 Improvement <p>Necessary Local</p> <ul style="list-style-type: none"> • Blackrod Road/Manchester Road (signal timings) • A6 De Havilland Way/A6 Chorley Road junction improvements • Link road and Dicconson Lane roundabout • Hall Lane/Bolton Road • M61 Junction 6 (associated with the works at the A6 De Havilland Way/A6 Chorley Road) • Mansell Way / De Havilland Way (amended signal timings) • Pedestrian and cycle enhancements external to the allocation |
| <p>JPA7 (GMA07) Elton Reservoir Area</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Link Road and three access junctions • Elton Metrolink Stop and Park & Ride facility <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • A56/Radcliffe Road signal improvements • A58/Ainsworth Road/ Starling Road signal improvements <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Radcliffe Town Centre Improvements |

| Allocation Name | Transport Interventions |
|---|--|
| | <ul style="list-style-type: none"> • New bus route and associated stops through the allocation • Pedestrian and cycle facilities external to the development – delivery of missing section of the Bolton-Bury Cycleway |
| JPA9 (GMA09) Walshaw | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Elton Link Road <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Link road providing bus penetration through the allocation between Lowercroft Road and Scobell Street, via Walshaw Road. • Crostons Road/ Tottington Road junction • Tottington Road/Walshaw Road priority junction • Cockey Moor Road junction • A58 Bolton Road/Ainsworth Road junction improvement • A58 Bolton & Bury Road/Starling Road junction improvement • Introduction of bus services through the allocation • Provision of off-site active travel infrastructure |
| JPA10 (GMA10) Global Logistics | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • M56 Junction 6 (improvements to be determined) <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • A538/Sunbank Lane (improvement to be determined) • Sunbank Lane walking and cycling accesses and crossing |
| JPA11 (GMA11) Southwick Park (previously GMA12 2019 GMSF) | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> |

| Allocation Name | Transport Interventions |
|---|--|
| | <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • N/A |
| <p>JPA12 (GMA12) Beal Valley (previously GMA14 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • New Metrolink Stop and Park and Ride facility adjacent to Broadbent Moss and Beal Valley allocations • Metrolink Overbridge • Key internal highway network (spine road) <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Improvement of A627 (M) / Chadderton Way / A663 Broadway interchange • Improvement of Elizabethan Way / A640 Newhey Road / A6193 Sir Isaac Newton Way roundabout interchange • A640 Huddersfield Road / A640 Newhey Road / A663 Shaw Road / Cedar Lane enhancements to the operation of the signal-controlled junction <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Improvement of A663 Shaw Road / A671 Oldham Road junction • Improvement of A663 Crompton Way / Rochdale Road / Beal Lane junction • Improvement of B6194 Heyside / Water Street / Bullcote Lane junction • Provision of bus services within the allocation • Improvement of walking/cycling facilities on Heyside and Cop Road via new Metrolink overbridge bridge |
| <p>JPA13 (GMA13) Bottom Field Farm (Woodhouses) (previously GMA22 Woodhouses Cluster 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Cycling and walking improvements • Minor Traffic Management improvements |
| <p>JPA14 (GMA14) Broadbent Moss (previously GMA15 2019 GMSF)</p> | <p>Necessary Strategic</p> |

| Allocation Name | Transport Interventions |
|---|--|
| | <ul style="list-style-type: none"> • New Metrolink Stop and Park and Ride facility adjacent to Broadbent Moss and Beal Valley allocations • Key internal highway network (spine road) • Metrolink Overbridge <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Improvement of A627 (M) / Chadderton Way / A663 Broadway interchange • Elizabethan Way / A640 Newhey Road / A6193 Sir Isaac Newton Way • A640 Huddersfield Road / A640 Newhey Road / A663 Shaw Road / Cedar Lane enhancements to the operation of the signal-controlled junction <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Improvement of A663 Shaw Road / A671 Oldham Road junction • Improvement of A663 Crompton Way / Rochdale Road / Beal Lane junction • Improvement of B6194 Heyside / Water Street / Bullcote Lane junction • Provision of bus services within the allocation • Traffic calming Vulcan Street |
| <p>JPA15 (GMA15) Chew Brook Vale (Robert Fletchers) (previously GMA18 Robert Fletchers 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Sustainable access package of off-site improvement to walking and cycling routes • Access road and bridge over Chew Brook • A635 Holmfirth Road access junction |
| <p>JPA16 (GMA16) Cowlshaw</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Improvement of A627 (M) / Chadderton Way / A663 Broadway interchange |

| Allocation Name | Transport Interventions |
|---|---|
| | <ul style="list-style-type: none"> • Improvement of A671 Rochdale Road / B6195 High Barn Road / A671 Oldham Road / B6195 Middleton Road junction <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Improvement of A663 Shaw Road / A671 Oldham Road junction • Improvement of A663 Crompton Way / Rochdale Road / Beal Lane junction • Upgrade of PRoW to Low Crompton to Bee Network standard |
| n/a (GMA17) Hanging Chadder | Site deleted |
| JPA17 (GMA18) Land South of Coal Pit Lane (Ashton Road) (previously GMA13 Ashton Road Corridor 2019 GMSF) | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Rochdale-Oldham-Ashton Quality Bus Transit corridor <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Improvement of Coal Pit Lane/A627 Ashton Road Junction including localised improvement of Coal Pit Lane • Pedestrian and cycle route between Coal Pit Lane / Ashton Road Junction and White Bank Road |
| JPA18 (GMA19) South of Rosary Road | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Rochdale-Oldham-Ashton Quality Bus Transit corridor <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Permeable network for pedestrian and cyclist priority within the allocation & PRoW connections to Bardsey Bridleway • Minor traffic management improvements |
| JPA19 (GMA20) Bamford and Norden (previously GMA23 2019 GMSF) | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A |

| Allocation Name | Transport Interventions |
|---|--|
| | <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Norden Road / War Office Road scheme • Norden Road pedestrian crossing • Bus stop upgrades at the Norden Road / War Office Road junction • Furbarn Road improvements • North-South Greenway |
| <p>JPA20 (GMA21) Castleton Sidings (previously GMA24 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Manchester Road / Queensway (signal alterations) • Active travel links beyond allocation boundary |
| <p>JPA21 (GMA22) Crimble Mill (previously GMA25 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Public Transport improvements – bus stop upgrades on Rochdale Road East • Sustainable travel improvements • Crimble Lane improvements |
| <p>JPA22 (GMA23) Land North of Smithy Bridge (previously GMA26 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • A58 Residential Relief Road <p>Supporting Local</p> <ul style="list-style-type: none"> • A58 local improvements <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A |

| Allocation Name | Transport Interventions |
|---|---|
| | <p>Necessary Local</p> <ul style="list-style-type: none"> • A58 Halifax Road / B6225 Hollingworth Road / A6033 Todmorden Road signals • A58 Wardle Road signals • Hollingworth Lake car park • Traffic calming and parking management measures along Hollingworth Road • Secure cycle parking at Littleborough Rail Station • Bus stop upgrades along Hollingworth Road and Lake Bank |
| <p>JPA23 (GMA24) Newhey Quarry (previously GMA27 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • Improvements to existing bus services <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • A640 Huddersfield Road / A640 Newhey Road / A663 Shaw Road / Cedar Lane • Elizabethan Way / A640 Newhey Road / A6193 Sir Isaac Newton Way • Pedestrian crossing on Huddersfield Road • Existing residents' car park • Metrolink Park and Ride car park |
| <p>n/a GMA25 Roch Valley (previously GMA28 2019 GMSF)</p> | <p>Site deleted</p> |
| <p>JPA25 (GMA26) Trows Farm (previously GMA29 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • M62 Junction 20 <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • See supporting strategic interventions <p>Necessary Local</p> <ul style="list-style-type: none"> • A664 Queensway / Cowm Top Lane Signalisation • A664 Queensway / A664 Manchester Road Signal Junction Staging Amendments • A664 Queensway / A664 Edinburgh Way Roundabout Widening • A664 Queensway / A664 Edinburgh Way / A627 (M) / Sandbrook Way Signal Junction |

| Allocation Name | Transport Interventions |
|---|---|
| JPA26 (GMA27) Land at Hazelhurst Farm (previously GMA30 2019 GMSF) | <ul style="list-style-type: none"> • Pedestrian and cycle improvements <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • A580 East Lancashire Road/ Moorside Road crossing improvements • Worsley Road crossing • Ramped cycle & disabled access from Greenleach Lane to NCN55 • Local transport/sustainable travel improvements |
| JPA27 (GMA28) Land East of Boothstown (previously GMA31 2019 GMSF) | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Sustainable transport measures • Footpath along Leigh Road • Footpath from canal to Occupation Road access • Leigh Road active travel crossing • Newearth Road active travel crossing |
| JPA28 (GMA29) North of Irlam Station (previously GMA32 2019 GMSF) | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • CLC Rail line capacity improvements • Metro/Tram-train services on the CLC line <p>Supporting Local</p> <ul style="list-style-type: none"> • A57 Liverpool Road/ Stadium Way Junction improvement • Improvements to bus services • Cheshire Line Connection / Trafford Green Way – Walking & Cycling Improvements • Traffic calming & parking management <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> |

| Allocation Name | Transport Interventions |
|---|---|
| | <ul style="list-style-type: none"> • B5320 Liverpool Road / B5471 Brinell Drive junction improvement • A57 Cadishead Way / B5311 Fairhills Road junction improvement • B5320 Liverpool Road / Roscoe Road / B5311 Fairhills Road junction improvement • Bridge replacement to afford access via Moss Lane • Station Access - Active Travel Improvements between the station and allocation • Irlam Bee Network links • Increased provision of cycle parking at Irlam rail station |
| <p>JPA29 (GMA30) Port Salford Extension (previously GMA33 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • WGIS infrastructure • Rail freight terminal • Canal berths & container terminal • Link Road between A57 Liverpool Road (linked to new junction on the M62) • Access to allocation off link road – roundabout on link road to provide access to Port Salford Extension <p>Supporting Strategic</p> <ul style="list-style-type: none"> • CLC Rail line capacity improvements • Metro/Tram-Train services on CLC line • Metrolink extension to Port Salford • Rail study improvements <p>Supporting Local</p> <ul style="list-style-type: none"> • Improvement at A57 Cadishead Way / B5311 Fairhills Road junction • Improvements to Local Link services • Walking & cycling improvements: Cheshire Lines Connection / Trafford Greenway <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M60 J11 improvements • M60 J10 improvements • M60 J12 improvements • New junction on M62 <p>Necessary Local</p> <ul style="list-style-type: none"> • Identification of a scheme at the A57 Liverpool Road/ Stadium Way junction • Bus service improvement • Walking & cycling improvements to link to the Bee Network |
| <p>n/a GMA31 Bredbury Park Industrial Estate Expansion (previously GMA34 2019 GMSF)</p> | <p>Site deleted</p> |

| Allocation Name | Transport Interventions |
|---|---|
| n/a GMA32 Former Offerton High School (previously GMA35 2019 GMSF) | Site deleted |
| n/a GMA33 Heald Green 1 (West) (previously GMA37 Heald Green 2019 GMSF) | Site deleted |
| n/a GMA34 Heald Green 2 (East) (previously GMA40 Stanley Green 2019 GMSF) | Site deleted |
| n/a GMA35 High Lane (previously GMA38 2019 GMSF) | Site deleted |
| n/a GMA36 Hyde Bank Meadows (previously GMA39 Hyde Bank 2019 GMSF) | Site deleted |
| n/a GMA37 Woodford Aerodrome (previously GMA41 2019 GMSF) | Site deleted |
| JPA30 (GMA38) Ashton Moss West (previously GMA42 2019 GMSF) | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • A6140 Lord Sheldon Way / Notcutts / A6140 (this junction forms part of the wider M60 J23 split interchange) • A635 Manchester Road / A6140 / A635 Signalised Crossroads (this junction forms part of the wider M60 J23 split interchange). • M60 J23 (North) / A635 Manchester Road <p>Necessary Local</p> <ul style="list-style-type: none"> • Walking and cycling measures • Enhancement of bus service 217 |
| JPA31 (GMA39) Godley Green Garden Village (previously GMA43 2019 GMSF) | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Improvement of M60 J24 Denton Island • Package of measures along the A560 (including possibility of Ashton-Stockport QBT) <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • Improvement of M67 / A57 Hyde Road / A560 roundabout junction <p>Necessary Local</p> <ul style="list-style-type: none"> • Walking and cycling measures • Provision of direct pedestrian/cycle access bridge across the railway line to the vicinity of Hattersley Station • Provision of bus services within the allocation |

| Allocation Name | Transport Interventions |
|--|--|
| <p>JPA32 (GMA40) Land South of Hyde (previously GMA44 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Package of measures along the A560 (including possible Ashton-Stockport QBT) • Improvement of M67 / A57 Hyde Road / A560 roundabout junction <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Walking and cycling measures • Bus improvements along the A560 Stockport Road adjacent to the allocation |
| <p>JPA33 (GMA41) New Carrington (previously GMA45 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Carrington Relief Road • Carrington Spur widening approach to M60 J8 • Flixton Road signalised junction Phase 1 signalisation • Flixton Road signalised junction Phase 2 signalisation • Carrington Link Junction Widening Phase 1 • Carrington Link Junction Widening Phase 2 • Isherwood Road Upgrade (part of Eastern link road) • Southern and Eastern Link • Sale West Link • Carrington Relief Road widening between Isherwood Road and start of Carrington Spur <p>Supporting Strategic</p> <ul style="list-style-type: none"> • WGIS infrastructure • Trafford Greenway & Bee Network Bridge <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M56 Bowden Roundabout <p>Necessary Local</p> <ul style="list-style-type: none"> • A56 Junction / Manchester Road / Barrington Road signalised junction upgrade • Altrincham / A56 Dunham Road / Highgate Road realignment • Heatley / Paddock Lane / Bent Lane (widen radii) • Public Transport Measures: Carrington to Stretford (via Urmston) corridor |

| Allocation Name | Transport Interventions |
|--|--|
| | <ul style="list-style-type: none"> • Public Transport Measures: Access to Altrincham Package • Public Transport Measures: Access to Sale Package • Public Transport Measures: Upgrading an extension of the existing bus services – including bus priority measures, real time information etc. • Greenway Link to Sale • PROW improvements • Controlled pedestrian crossings at the A56 Dunham Road / Park Road / Charcoal Road. |
| <p>JPA34 (GMA42) M6 Junction 25 (previously GMA48 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Signalisation of Bryn Interchange <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • M6 Junction 24 Improvement <p>Necessary Local</p> <ul style="list-style-type: none"> • N/A |
| <p>JPA35 (GMA43) North of Mosley Common (previously GMA49 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Strategic</p> <ul style="list-style-type: none"> • N/A <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Bridgewater Road/Newearth Road junction improvement • Manchester Road East / Armitage Avenue junction improvement • A580 East Lancashire Road / Mossley Common Road junction improvement • Guided busway stop and services |
| <p>JPA36 (GMA44) Pocket Nook (previously GMA50 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Bridge over future HS2 line <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Improved bus service connectivity • New railway station(s) in local area • A580 East Lancashire Road / A579 Atherleigh Way • A580 East Lancashire Road/ A572 Newton Road • A572 Newton Road/ A579 Winwick Lane • A580 East Lancashire Road/ A574 Warrington Road |

| Allocation Name | Transport Interventions |
|--|---|
| | <p>Supporting Local</p> <ul style="list-style-type: none"> • N/A <p>SRN Mitigation</p> <ul style="list-style-type: none"> • N/A <p>Necessary Local</p> <ul style="list-style-type: none"> • Develop PRoW connection between Pocket Nook Lane and Schools • Develop PRoW connection between Pocket Nook Lane and Moorfield Crescent |
| <p>JPA37 (GMA45) West of Gibfield (previously GMA51 2019 GMSF)</p> | <p>Necessary Strategic</p> <ul style="list-style-type: none"> • Chequerbent to Platt Lane link road and associated improvements at Chequerbent roundabout <p>Supporting Strategic</p> <ul style="list-style-type: none"> • Any measures (highway connections and/or east-west public transport) delivered by policy GM Strat 8 • Metro/Tram-Train improvements on the Wigan-Manchester railway line <p>Supporting Local</p> <ul style="list-style-type: none"> • Implementation of the Leigh, Atherton and Tyldesley Bee Network scheme <p>SRN Mitigation</p> <ul style="list-style-type: none"> • Improvement at M61 Junction 5 <p>Necessary Local</p> <ul style="list-style-type: none"> • A577/A579/Gibfield Park Way roundabout improvements • Active travel improvements including link to Daisy Hill rail station |

Appendix D – Sensitivity assumptions and testing summary

JPA1.1 (GMA1.1/GM1.1) Heywood Pilsworth, including Castlebrook Stables (Northern Gateway)

| Site information | | | | | | Source |
|--------------------------------------|--|----------------------------|--------------------|------------------|-----------------------------|--------------------------|
| Allocation (2020) | GMA1.1 Northern Gateway Heywood Pilsworth | | | | | |
| Allocated redline within GMSF (ha) | 638.41 | | | District | Bury | Council |
| | | | | Ward | Hopwood Hall Ward | |
| Site type | Employment | | | Name | Northern Gateway | Council |
| Area to be developed | 400.36 | | | Type | Strategic greenfield | Promoter/Consultant team |
| Gross Employment area (ha) | 400.36 | Non resi coverage | 40% | | | Promoter/Consultant team |
| Employment floorspace (sqm) | 1,055,816 | B2, B8 | | | | GMSF /other |
| Total Development period (yrs) | 21.00 | for non-resi | | | | Consultant team/Promoter |
| Development mix and values | | | | | | Source |
| Non residential values | | | | | | |
| | Serviced land sales value | | | | | |
| Employment | £1,700,000.00 | per ha | | | | Consultant team |
| | BLV | Employment | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 100,089,728 | 4,993,986 | 1,751,570 | Stage 1 report |
| Build Costs | | | | | | Source |
| Other Development Costs | | | | | | |
| Professional Fees | 14,934,227 | total | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of serviced site value | | | | Consultant team |
| Purchaser cost | 6.80% | of serviced site value | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| | SDLT | applied at prevailing rate | | | | HMRC |
| | Dev & Cont Return | applied in Results sheet | | | | PPG/Consultant team |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 138,331,869 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs | | | | | | |
| Other s106/s278 | £0.00 | total | | | £0 | Council |

| Non-residential viability assessment model | | | | | | | | | |
|--|----------------------|---------------------|--------------|---------------------|----------------------|---------------------|----------------|---------------------|--|
| Summary | | | | | | | | | |
| Scheme GM 1.1.1 | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Total floorspace (sq m) | 1055816 | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 0 sq m | Size of unit (GIA) | 1,055,816 sq m | | |
| | | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | Ratio of GEA to GIA | 100.0% | | |
| | | GEA | 0 sq m | GEA | 0 sq m | GEA | 1055816 sq m | | |
| | | NIA as % of GIA | 95% | NIA as % of GIA | 95% | NIA as % of GIA | 95% | | |
| | | NIA | 0 sq m | NIA | 0 sq m | NIA | 1003025.2 sq m | | |
| | | Rooms | 250 | Rooms | 250 | Rooms | 250 | | |
| Total site area (ha) | 400.35891 | Floors | 5 | Floors | 1.00 | Floors | 1.00 | | |
| Developable site area (ha) | 264.0 | Site coverage | 40% | Site coverage | 40% | Site coverage | 40% | | |
| Net to gross | 66% | Site area | 0.0 Hectares | Site area | 0.0 Hectares | Site area | 264.0 Hectares | | |
| SCHEME REVENUE | | | | | | | | | |
| | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Serviced Land £/ha | | £ | 650,000 | £ | 1,700,000 | £ | 1,700,000 | | |
| Gross scheme value | | | £0 | | £0 | | £448,721,800 | | |
| Less purchaser costs | | | 6.80% | | 6.80% | | 6.80% | | |
| Gross Development Value | | £0 | £0 | £0 | £0 | £0 | £420,151,498 | | |
| Total GDV | £ 420,151,498 | | | | | | | | |
| SITE BENCHMARK | | | | | | | | | |
| Benchmark per ha | £250,000 | | | | | | | | |
| Site benchmark | | £100,089,726 | | | | | | | |
| SDLT | | £4,993,986 | | | | | | | |
| Agents and legal | 1.75% | £1,751,570 | | | | | | | |
| Total site purchase costs | £106,835,283 | | | | | | | | |
| SCHEME COSTS | | | | | | | | | |
| | | B1 Office | | | B2 Industrial | | | B8 Warehouse | |
| Build costs | £0 | £0 | £0 | £0 | £0 | £0 | £0 | | |
| External costs (% bc) | £0 | 10.00% | | 10.00% | | 0.00% | £0 | | |
| Construction costs | | | £0 | | £0 | | £0 | | |
| Total construction costs | £0 | | | | | | | | |
| Site preparation/infrastructure | £138,331,869 | £ | - | £ | - | £ | 138,331,869 | | |
| Professional fees (% cc&sp/inf) | £14,934,227 | 0.00% | £0 | 0.00% | £0 | 10.80% | £14,934,227 | | |
| Sales and lettings costs (% GDV) | £14,705,302 | 3.50% | £0 | 3.50% | £0 | 3.50% | £14,705,302 | | |
| Planning obligations | | £ | - | £ | - | | | | |
| Other policy costs | | £ | - | £ | - | | | | |
| Other costs | | | £0 | | £0 | | £167,971,398 | | |
| Total 'other costs' | £167,971,398 | | | | | | | | |
| Finance costs (interest rate) | 6.0% | | | | | | | | |
| Build period (months) | | | | | | | | | |
| Finance costs | | £19,261,317 | | | | | | | |
| Void finance period (in months) | 0 | £0 | | | | | | | |
| Total finance costs | £19,261,317 | | | | | | | | |
| Developer return % gdv | £ 126,083,500 | 0.0% | £0 | 0.0% | £0 | 0.0% | | | |
| Total scheme costs | £294,067,998 | | | | | | | | |
| RESIDUAL VALUE | | | | | | | | | |
| For the scheme | £ 126,083,500 | | | | | | | | |
| Equivalent per hectare | £ 477,672 | | | | | | | | |

| Summary Results | | | | | | | | | | | |
|--|--------------------|-----------------|----------------------------------|------------------------|--------------------------|---------------------|-------------------------|----------------------|-----------------|----------------------------|--|
| Site Details | GMCA Testing | | Site Address | Timperley Wedge, Mixed | | | Site Reference | GM46 Timperley Wedge | | | |
| Scheme Description | 2546 | | Notes | | | | Application No | Hale Barns Ward | | | |
| | | | | | | | Date Saved | 23/09/2020 | | | |
| Site Details | | | | Dwellings | | GIA (sq m) | | | | | |
| Gross Area | 71.80 | ha | Total | 2,546.00 | | 239,768.7 | | | | | |
| Net Area | 56.16 | ha | Market Housing | 1,400.00 | | 150,538.5 | | | | | |
| Net to Gross Ratio | 78.2% | | Affordable Housing | 1,146.00 | | 89,230.2 | | | | | |
| Density | 45.33 | dwgs per net ha | % Affordable Housing | 45.01% | | | | | | | |
| Scheme Revenue | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Total No of Dwellings | 2,546.00 | 1,400.00 | 573.00 | - | - | - | 573.00 | | | | |
| Total GIA (sq m) | 239,768.7 | 150,538.5 | 44,615.1 | - | - | - | 44,615.1 | | | | |
| Tenure Split (by % dwellings) | | 85.0% | 22.5% | 0.0% | 0.0% | 0.0% | 22.5% | | | | |
| Total Revenue | 699,398,605 | 675,610,000 | 27,479,980 | - | - | - | 96,308,625 | | | | |
| Average Revenue per unit | 274,705 | 411,190 | 47,988 | - | - | - | 168,078 | | | | |
| Average Revenue per sq m GIA | 2,917 | 3,624 | 616 | - | - | - | 2,159 | | | | |
| Total Capital Contributions | 8,778,090 | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | |
| Total Scheme Revenue | 708,176,695 | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Per dwelling | per sq m | | |
| Build Cost (inc external works & contingency) | 278,474,515 | 174,839,930 | 51,817,292 | - | - | - | 51,817,292 | 109,377 | 1,161 | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | |
| Professional Fees | 20,985,599 | 13,112,995 | 3,896,297 | - | - | - | 3,896,297 | 8,203 | 87 | 7.5% build costs | |
| Marketing Costs (market housing) | 17,268,300 | 17,268,300 | - | - | - | - | - | 12,335 | 115 | 3.0% market revenue | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | |
| Exceptional Development Costs | 161,456,888 | 88,782,264 | 36,337,312 | - | - | - | 36,337,312 | 63,416 | 673 | | |
| Planning Obligations Costs | 33,379,566 | - | - | - | - | - | - | 13,111 | 139 | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | |
| Community Infrastructure Levy | 18,607,919 | - | - | - | - | - | - | - | - | 2.4% CIL as %Revenue | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | £107.62 per market sq m | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | 3.1% CIL as %Dev Costs | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | 0.0% market revenue | |
| Total Development Costs | 528,072,676 | | | | | | | 207,413 | 2,202 | 0.0% aff build & prof fees | |
| Total Operating Profit | 180,104,019 | | | | | | | 70,740 | 751 | | |
| Finance Costs and Residual Value | | | | | | | | | | | |
| DCF Period | 17 years | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | |
| Revenue and Capital Contributions | 708,176,695 | | | | | | | | | | |
| Total Development Cost | 528,072,676 | | | | | | | | | | |
| Finance Cost | 23,636,098 | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 551,708,774 | | | | | | | | | | |
| Gross Residual Value | 156,467,921 | | | | | | | | | | |
| Agents Fees | 1,858,185 | | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 743,275 | | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 7,812,896 | | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 146,053,562 | | | | | | | | | | |
| per gross ha | 2,034,172 | | | | | | | | | | |
| per net ha | 2,600,669 | | | | | | | | | | |
| per dwelling | 57,366 | | | | | | | | | | |
| per market dwelling | 104,324 | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | |

JPA9 (GMA9/GM9) Walshaw S1

| Site information | | | | | | Source |
|--|----------------------------|----------------|-----------------|---------------------------|----------------------|-----------------|
| Allocation (2020) | GMA9 Walshaw | | | | | |
| Allocated redline within GMSF (ha) | 63.93 | | | District | Bury | Council |
| | | | | Ward | Tottington Ward | |
| Site type | Housing | | | Name | Walshaw | |
| Area to be developed | 63.93 | | | Land Type | Strategic greenfield | Council |
| Dwellings (units) | 1,250 | | | | | Council |
| Gross residential area (ha) | 37.5 | | | | | Promoter |
| Employment (ha) | 0 | | | | | |
| Open space (ha) | 26 | | | | | |
| Total Development period (yrs) | 12.00 | | | | | Promoter |
| Residential requirements and Values | | | | | | Source |
| Density | 33.33 | DPH | | | | GMSF |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Discount Market Sale | |
| 937.50 | 312.50 | - | 187.50 | 62.5 | 62.50 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 5.0% | 46.9 | £2,503 | | Consultant team |
| Terrace | 85 | 15.0% | 140.6 | £2,546 | | Council |
| Semi | 84 | 33.5% | 314.1 | £2,585 | | |
| Detached | 109 | 46.5% | 435.9 | £2,768 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 65 | 5.0% | 9.4 | £103.85 | | Council |
| Terrace | 85 | 15.0% | 28.1 | £126.92 | | Council |
| Semi | 84 | 33.5% | 62.8 | £155.77 | | |
| Detached | 109 | 46.5% | 87.2 | £201.92 | | |
| Intermediate | | | | Selling price 35% share | | |
| Flats | 65 | 5.0% | 3.1 | £2,503 | | Council |
| Terrace | 85 | 15.0% | 9.4 | £2,546 | | |
| Semi | 84 | 33.5% | 20.9 | £2,585 | | |
| Detached | 109 | 46.5% | 29.1 | £2,768 | | |
| Discount Market Sale | | | | specify | | |
| Flats | 65 | 5.0% | 3.1 | £1,877 | | Council |
| Terrace | 85 | 15.0% | 9.4 | £1,909 | | |
| Semi | 84 | 33.5% | 20.9 | £1,939 | | |
| Detached | 109 | 46.5% | 29.1 | £2,076 | | |
| Social and Affordable Rent Assumptions | | | | | | Council / RP's |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | Council / RP's |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 35.00% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 15,981,299 | 788,565 | 279,673 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,002.83 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs & Contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Infrastructure | | | | | | |
| Site Infrastructure | 25% | of build costs | | | | Consultant team |
| Abnormals/Site Prep | | | | | | |
| Site prep | £45,000 | per hectare | | | | |
| Policy Costs (Site Specific) | | | | | | |
| Onsite School | £4,000,000 | total | | | £4,000,000 | Council |
| Recreation | £2,768.54 | per dwelling | | | £3,460,675 | Council |
| Policy Costs (National & GMSF) | | | | | | Total |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £1,421,250 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £1,875,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £871,875 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £1,743,750 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £837,500 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £375,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £93,750 | Consultant team |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------------------|----------------------|--------------|-----------------|-------------------|----------------|------------------|----------------------------------|--------------------|------------|----------|---------------------|------|----------------------|----------|----------------------|----------|-----------------------------------|-----------------|------------------------|-----------------|-------------------|-----------------------|---------------------------|---|---|-------------|----------------------|------------|-------------|------------------|------------|-----------------------|----------------------|-------------------------------|--------------------|------------|--------------|-------------------------------|------------|-----------|--------------|--------|---------------------|-------------------|-----------|---------------|-------------|-------------|---|------------|---------|------------|------------|----------------------------------|-----------|-----------|---|---------|---|---------|---------|------------------------------|-------|-------------------------------|---|-------|---|-------|-------|-----------------------------|---|---|---|-------------------------------|------------|------------|---|---------------------------|---|-----------|-----------|--------|-----|----------------------------|------------|----------------------|-------------|--|--|--|--|--------|-----|---------------------------|---|--|--|--|--|--|--|--|--|-------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|---|--|--|--|--|--|--|---|---|-----------------------------------|---|--|--|--|--|--|--|---|---|-------------------------|-------------|--|--|--|--|--|--|---------|-------|------------------------|------------|--|--|--|--|--|--|--------|-----|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Housing | | Site Reference | GM Allocation 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 1250 dwellings, 0sqm emp, 0sqm retail | | Notes | | | Application No | VA3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 06/07/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>63.93 ha</td> <td>Total</td> <td>1,250.00</td> <td></td> <td>118,982.5</td> </tr> <tr> <td>Net Area</td> <td>37.50 ha</td> <td>Market Housing</td> <td>937.50</td> <td></td> <td>89,236.9</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>58.7%</td> <td>Affordable Housing</td> <td>312.50</td> <td></td> <td>29,745.6</td> </tr> <tr> <td>Density</td> <td>33.33 dwgs per net ha</td> <td>% Affordable Housing</td> <td>25.00%</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 63.93 ha | Total | 1,250.00 | | 118,982.5 | Net Area | 37.50 ha | Market Housing | 937.50 | | 89,236.9 | Net to Gross Ratio | 58.7% | Affordable Housing | 312.50 | | 29,745.6 | Density | 33.33 dwgs per net ha | % Affordable Housing | 25.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 63.93 ha | Total | 1,250.00 | | 118,982.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 37.50 ha | Market Housing | 937.50 | | 89,236.9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 58.7% | Affordable Housing | 312.50 | | 29,745.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 33.33 dwgs per net ha | % Affordable Housing | 25.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="7">Affordable Housing</th> </tr> <tr> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>DMS</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>1,250.00</td> <td>937.50</td> <td>-</td> <td>187.50</td> <td>-</td> <td>62.50</td> <td>62.50</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>118,982.5</td> <td>89,236.9</td> <td>-</td> <td>17,847.4</td> <td>-</td> <td>5,949.1</td> <td>5,949.1</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>75.0%</td> <td>0.0%</td> <td>15.0%</td> <td>0.0%</td> <td>5.0%</td> <td>5.0%</td> </tr> <tr> <td>Total Revenue</td> <td>281,853,921</td> <td>237,820,270</td> <td>-</td> <td>21,880,256</td> <td>-</td> <td>11,880,906</td> <td>10,272,489</td> </tr> <tr> <td>Average Revenue per unit</td> <td>225,483</td> <td>253,675</td> <td>-</td> <td>116,695</td> <td>-</td> <td>190,094</td> <td>164,360</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>2,369</td> <td>2,665</td> <td>-</td> <td>1,226</td> <td>-</td> <td>1,997</td> <td>1,727</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>281,853,921</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | Affordable Housing | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Total No of Dwellings | 1,250.00 | 937.50 | - | 187.50 | - | 62.50 | 62.50 | Total GIA (sq m) | 118,982.5 | 89,236.9 | - | 17,847.4 | - | 5,949.1 | 5,949.1 | Tenure Split (by % dwellings) | | 75.0% | 0.0% | 15.0% | 0.0% | 5.0% | 5.0% | Total Revenue | 281,853,921 | 237,820,270 | - | 21,880,256 | - | 11,880,906 | 10,272,489 | Average Revenue per unit | 225,483 | 253,675 | - | 116,695 | - | 190,094 | 164,360 | Average Revenue per sq m GIA | 2,369 | 2,665 | - | 1,226 | - | 1,997 | 1,727 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 281,853,921 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 1,250.00 | 937.50 | - | 187.50 | - | 62.50 | 62.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 118,982.5 | 89,236.9 | - | 17,847.4 | - | 5,949.1 | 5,949.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 15.0% | 0.0% | 5.0% | 5.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 281,853,921 | 237,820,270 | - | 21,880,256 | - | 11,880,906 | 10,272,489 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 225,483 | 253,675 | - | 116,695 | - | 190,094 | 164,360 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,369 | 2,665 | - | 1,226 | - | 1,997 | 1,727 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 281,853,921 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="7">Affordable Housing</th> <th rowspan="2">Per dwelling</th> <th rowspan="2">per sq m</th> </tr> <tr> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>DMS</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Build Cost (inc external works & contingency)</td> <td>119,638,608</td> <td>89,728,981</td> <td>-</td> <td>17,945,786</td> <td>-</td> <td>5,981,920</td> <td>5,981,920</td> <td>95,711</td> <td>1,006</td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Professional Fees</td> <td>9,571,089</td> <td>7,178,319</td> <td>-</td> <td>1,435,663</td> <td>-</td> <td>478,554</td> <td>478,554</td> <td>7,657</td> <td>80</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>7,134,608</td> <td>7,134,608</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>7,610</td> <td>80</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>61,799,620</td> <td>46,349,715</td> <td>-</td> <td>9,269,943</td> <td>-</td> <td>3,089,981</td> <td>3,089,981</td> <td>49,440</td> <td>519</td> </tr> <tr> <td>Planning Obligations Costs</td> <td>14,678,800</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>11,743</td> <td>123</td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> </tr> <tr> <td>Total Development Costs</td> <td>212,822,725</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>170,258</td> <td>1,789</td> </tr> <tr> <td>Total Operating Profit</td> <td>69,031,195</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>55,225</td> <td>580</td> </tr> </tbody> </table> | | | | | | | | | Affordable Housing | | | | | | | Per dwelling | per sq m | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Build Cost (inc external works & contingency) | 119,638,608 | 89,728,981 | - | 17,945,786 | - | 5,981,920 | 5,981,920 | 95,711 | 1,006 | Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | Professional Fees | 9,571,089 | 7,178,319 | - | 1,435,663 | - | 478,554 | 478,554 | 7,657 | 80 | Marketing Costs (market housing) | 7,134,608 | 7,134,608 | - | - | - | - | - | 7,610 | 80 | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | Exceptional Development Costs | 61,799,620 | 46,349,715 | - | 9,269,943 | - | 3,089,981 | 3,089,981 | 49,440 | 519 | Planning Obligations Costs | 14,678,800 | | | | | | | 11,743 | 123 | Commercial Elements Costs | - | | | | | | | | | Community Infrastructure Levy | - | | | | | | | | | Developer's Return for Risk and Profit | | | | | | | | | | Developer's Return (Market housing) | - | | | | | | | - | - | Contractor's Return (Aff housing) | - | | | | | | | - | - | Total Development Costs | 212,822,725 | | | | | | | 170,258 | 1,789 | Total Operating Profit | 69,031,195 | | | | | | | 55,225 | 580 |
| | Affordable Housing | | | | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 119,638,608 | 89,728,981 | - | 17,945,786 | - | 5,981,920 | 5,981,920 | 95,711 | 1,006 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 9,571,089 | 7,178,319 | - | 1,435,663 | - | 478,554 | 478,554 | 7,657 | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 7,134,608 | 7,134,608 | - | - | - | - | - | 7,610 | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 61,799,620 | 46,349,715 | - | 9,269,943 | - | 3,089,981 | 3,089,981 | 49,440 | 519 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 14,678,800 | | | | | | | 11,743 | 123 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 212,822,725 | | | | | | | 170,258 | 1,789 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 69,031,195 | | | | | | | 55,225 | 580 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>12 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>281,853,921</td> </tr> <tr> <td>Total Development Cost</td> <td>212,822,725</td> </tr> <tr> <td>Finance Cost</td> <td>8,867,654</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>221,690,379</td> </tr> <tr> <td>Gross Residual Value</td> <td>60,163,542</td> </tr> <tr> <td>Agents Fees</td> <td>714,573</td> </tr> <tr> <td>Legal Fees</td> <td>285,829</td> </tr> <tr> <td>Stamp Duty</td> <td>2,997,677</td> </tr> <tr> <td>Net Residual Value</td> <td>56,165,462</td> </tr> <tr> <td>per gross ha</td> <td>878,615</td> </tr> <tr> <td>per net ha</td> <td>1,497,746</td> </tr> <tr> <td>per dwelling</td> <td>44,932</td> </tr> <tr> <td>per market dwelling</td> <td>59,910</td> </tr> </tbody> </table> | | | | | | | | Finance Costs and Residual Value | | DCF Period | 12 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 281,853,921 | Total Development Cost | 212,822,725 | Finance Cost | 8,867,654 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 221,690,379 | Gross Residual Value | 60,163,542 | Agents Fees | 714,573 | Legal Fees | 285,829 | Stamp Duty | 2,997,677 | Net Residual Value | 56,165,462 | per gross ha | 878,615 | per net ha | 1,497,746 | per dwelling | 44,932 | per market dwelling | 59,910 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 12 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 281,853,921 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 212,822,725 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 8,867,654 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 221,690,379 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 60,163,542 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 714,573 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 285,829 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 2,997,677 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 56,165,462 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 878,615 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,497,746 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 44,932 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 59,910 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA12 (GMA12/GM14) Beal Valley S1

| Site information | | | | | | Source |
|--|-------------------|----------------------------|-----------------|---------------------------|----------------------|------------------|
| Allocation (2020) | GMA12 Beal Valley | | | | | |
| Allocated redline within GMSF (ha) | 51.04 | | | District | Oldham | |
| | | | | Ward | Royton South Ward | Council |
| Site type | Housing | | | Name | Beal Valley | |
| Area to be developed | 13.74 | | | Type | Strategic greenfield | |
| Dwellings (units) | 482 | | | | | |
| Gross Residential area (ha) | 13.74 | Residential area (ha) | 13.74 | | | Council |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 10 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 35.08 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 410.00 | 72.00 | - | 36.00 | 36.00 | 0 |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Semi | 84 | | 33.6% | 137.7 | £2,634 | Council |
| Detached | 109 | | 66.4% | 272.3 | £3,091 | Consultant team |
| Affordable Rent | | | | Weekly Rent | | Council |
| Flats | 53 | | 16.9% | 6.1 | £83.08 | Council Proforma |
| Terrace | 86 | | 83.1% | 29.9 | £101.26 | |
| Intermediate | | | | | | |
| Flats | 53 | | 16.9% | 6.1 | £2,193 | Council Proforma |
| Terrace | 86 | | 83.1% | 29.9 | £2,191 | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,435,000 | 161,250 | 60,113 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,062.50 | per sqm | | | | Consultant team |
| Terraced | £979.02 | per sqm | | | | Consultant team |
| Semi | £965.36 | per sqm | | | | Consultant team |
| Detached | £1,092.86 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,048.45 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot & contingency costs | £5,037,205 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | | applied at prevailing rate | | | | HMRC |
| Dev & Cont Return | | applied in Results sheet | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £13,778,527 | total | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £6,729,391 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per dwelling | | | £19,678 | Council |
| Education (House) | £1,612.97 | per dwelling | | | £757,773 | Council |
| Space & Recreation (House & Flats) | £3,246.13 | per dwelling | | | £1,564,635 | Council |
| Other s106/s278 | £0.00 | per dwelling | | | £0 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £548,034 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £723,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £408,450 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £816,900 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £275,400 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £119,600 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £18,300 | Consultant team |
| Total Development Contributions | | | | | | £5,251,770 |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|-----------------|--------------------|----------------------|-----------------------|----------|------------------|----------------|------------------|----------------------------------|------------|------------|--------------------|---------------------|-------|----------------------|------------------|----------------------|-----------------|-----------------------------------|-----------------|------------------------|------------|---|--------------------|---------------------------|---|---|--------------------|----------------------|------------|-------------|---------|-------------------------------|---------|----------------------|-----------|-------------------------------|------------|--------------|-----------|------------|-----------|-------------------|-----------|---------------------|-------------|-------------|---|-----------|---------|-------|-----------|----------------------------------|-----------|-----------|---|--------|---|---|---------|------------------------------|-------|-------------------------------|---|-----|---|---|-------|-----------------------------|---|---|---|-------------------------------|------------|------------|---|---------------------------|---|---|-----------|--------|-----|----------------------------|-----------|----------------------|-------------|---|---|---|---|--------|-----|---------------------------|---|---|---|---|---|---|---|---|---|-------------------------------|---|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|-------------------------------------|---|---|---|---|---|---|---|---|---|-----------------------------------|---|---|---|---|---|---|---|---|---|-------------------------|------------|--|--|--|--|--|--|---------|-------|------------------------|------------|--|--|--|--|--|--|--------|-----|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Beale Valley, Housing | | | Site Reference | GM Allocation 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 452 dwellings | | | Notes | | | | Application No | VA3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 17/09/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2"></th> <th>Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>25.10</td> <td>ha</td> <td></td> <td>Total</td> <td>482.00</td> <td>47,108.8</td> </tr> <tr> <td>Net Area</td> <td>13.74</td> <td>ha</td> <td></td> <td>Market Housing</td> <td>410.00</td> <td>41,247.5</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>54.7%</td> <td></td> <td></td> <td>Affordable Housing</td> <td>72.00</td> <td>5,861.3</td> </tr> <tr> <td>Density</td> <td>35.05</td> <td>dwgs per net ha</td> <td></td> <td>% Affordable Housing</td> <td>14.94%</td> <td></td> </tr> </tbody> </table> | | | | Site Details | | | | Dwellings | GIA (sq m) | | Gross Area | 25.10 | ha | | Total | 482.00 | 47,108.8 | Net Area | 13.74 | ha | | Market Housing | 410.00 | 41,247.5 | Net to Gross Ratio | 54.7% | | | Affordable Housing | 72.00 | 5,861.3 | Density | 35.05 | dwgs per net ha | | % Affordable Housing | 14.94% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 25.10 | ha | | Total | 482.00 | 47,108.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 13.74 | ha | | Market Housing | 410.00 | 41,247.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 54.7% | | | Affordable Housing | 72.00 | 5,861.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 35.05 | dwgs per net ha | | % Affordable Housing | 14.94% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Shared Ownership</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>DMS</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>482.00</td> <td>410.00</td> <td>-</td> <td>36.00</td> <td>-</td> <td>-</td> <td>36.00</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>47,108.8</td> <td>41,247.5</td> <td>-</td> <td>2,930.6</td> <td>-</td> <td>-</td> <td>2,930.6</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>85.1%</td> <td>0.0%</td> <td>7.5%</td> <td>0.0%</td> <td>0.0%</td> <td>7.5%</td> </tr> <tr> <td>Total Revenue</td> <td>130,566,272</td> <td>122,196,500</td> <td>-</td> <td>2,040,872</td> <td>-</td> <td>-</td> <td>6,328,900</td> </tr> <tr> <td>Average Revenue per unit</td> <td>270,684</td> <td>298,041</td> <td>-</td> <td>56,665</td> <td>-</td> <td>-</td> <td>175,802</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>2,772</td> <td>2,963</td> <td>-</td> <td>696</td> <td>-</td> <td>-</td> <td>2,102</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>130,566,272</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Total | Market | Affordable Housing | | | | Shared Ownership | Social Rent | Affordable Rent | Intermediate Rent | DMS | Total No of Dwellings | 482.00 | 410.00 | - | 36.00 | - | - | 36.00 | Total GIA (sq m) | 47,108.8 | 41,247.5 | - | 2,930.6 | - | - | 2,930.6 | Tenure Split (by % dwellings) | | 85.1% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | Total Revenue | 130,566,272 | 122,196,500 | - | 2,040,872 | - | - | 6,328,900 | Average Revenue per unit | 270,684 | 298,041 | - | 56,665 | - | - | 175,802 | Average Revenue per sq m GIA | 2,772 | 2,963 | - | 696 | - | - | 2,102 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 130,566,272 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 482.00 | 410.00 | - | 36.00 | - | - | 36.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 47,108.8 | 41,247.5 | - | 2,930.6 | - | - | 2,930.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 85.1% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 130,566,272 | 122,196,500 | - | 2,040,872 | - | - | 6,328,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 270,684 | 298,041 | - | 56,665 | - | - | 175,802 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,772 | 2,963 | - | 696 | - | - | 2,102 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 130,566,272 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Shared Ownership</th> <th rowspan="2">Per dwelling</th> <th rowspan="2">per sq m</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>DMS</th> </tr> </thead> <tbody> <tr> <td>Build Cost (inc external works & contingency)</td> <td>49,401,272</td> <td>43,245,941</td> <td>-</td> <td>3,077,665</td> <td>-</td> <td>-</td> <td>3,077,666</td> <td>102,492</td> <td>1,049</td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Professional Fees</td> <td>3,705,096</td> <td>3,243,446</td> <td>-</td> <td>230,825</td> <td>-</td> <td>-</td> <td>230,825</td> <td>7,087</td> <td>79</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>3,665,904</td> <td>3,665,904</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>8,941</td> <td>89</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>29,201,486</td> <td>24,839,438</td> <td>-</td> <td>2,181,024</td> <td>-</td> <td>-</td> <td>2,181,024</td> <td>60,664</td> <td>620</td> </tr> <tr> <td>Planning Obligations Costs</td> <td>5,251,771</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>10,696</td> <td>111</td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Total Development Costs</td> <td>91,225,528</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>189,265</td> <td>1,939</td> </tr> <tr> <td>Total Operating Profit</td> <td>39,340,744</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>61,620</td> <td>636</td> </tr> </tbody> </table> | | | | | | | | | | | Total | Market | Affordable Housing | | | | Shared Ownership | Per dwelling | per sq m | Social Rent | Affordable Rent | Intermediate Rent | DMS | Build Cost (inc external works & contingency) | 49,401,272 | 43,245,941 | - | 3,077,665 | - | - | 3,077,666 | 102,492 | 1,049 | Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | Professional Fees | 3,705,096 | 3,243,446 | - | 230,825 | - | - | 230,825 | 7,087 | 79 | Marketing Costs (market housing) | 3,665,904 | 3,665,904 | - | - | - | - | - | 8,941 | 89 | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | Exceptional Development Costs | 29,201,486 | 24,839,438 | - | 2,181,024 | - | - | 2,181,024 | 60,664 | 620 | Planning Obligations Costs | 5,251,771 | - | - | - | - | - | - | 10,696 | 111 | Commercial Elements Costs | - | - | - | - | - | - | - | - | - | Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | Total Development Costs | 91,225,528 | | | | | | | 189,265 | 1,939 | Total Operating Profit | 39,340,744 | | | | | | | 61,620 | 636 |
| | Total | Market | Affordable Housing | | | | Shared Ownership | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 49,401,272 | 43,245,941 | - | 3,077,665 | - | - | 3,077,666 | 102,492 | 1,049 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 3,705,096 | 3,243,446 | - | 230,825 | - | - | 230,825 | 7,087 | 79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 3,665,904 | 3,665,904 | - | - | - | - | - | 8,941 | 89 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 29,201,486 | 24,839,438 | - | 2,181,024 | - | - | 2,181,024 | 60,664 | 620 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 5,251,771 | - | - | - | - | - | - | 10,696 | 111 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 91,225,528 | | | | | | | 189,265 | 1,939 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 39,340,744 | | | | | | | 61,620 | 636 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>9 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>130,566,272</td> </tr> <tr> <td>Total Development Cost</td> <td>91,225,528</td> </tr> <tr> <td>Finance Cost</td> <td>3,274,097</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>94,499,625</td> </tr> <tr> <td>Gross Residual Value</td> <td>36,066,648</td> </tr> <tr> <td>Agents Fees</td> <td>426,423</td> </tr> <tr> <td>Legal Fees</td> <td>171,369</td> </tr> <tr> <td>Stamp Duty</td> <td>1,792,532</td> </tr> <tr> <td>Net Residual Value</td> <td>33,674,023</td> </tr> <tr> <td>per gross ha</td> <td>1,341,595</td> </tr> <tr> <td>per net ha</td> <td>2,460,602</td> </tr> <tr> <td>per dwelling</td> <td>69,883</td> </tr> <tr> <td>per market dwelling</td> <td>82,132</td> </tr> </tbody> </table> | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 9 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 130,566,272 | Total Development Cost | 91,225,528 | Finance Cost | 3,274,097 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 94,499,625 | Gross Residual Value | 36,066,648 | Agents Fees | 426,423 | Legal Fees | 171,369 | Stamp Duty | 1,792,532 | Net Residual Value | 33,674,023 | per gross ha | 1,341,595 | per net ha | 2,460,602 | per dwelling | 69,883 | per market dwelling | 82,132 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 9 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 130,566,272 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 91,225,528 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 3,274,097 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 94,499,625 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 36,066,648 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 426,423 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 171,369 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 1,792,532 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 33,674,023 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,341,595 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,460,602 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 69,883 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 82,132 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA13 (GMA13/GM22) Bottom Field Farm (Woodhouses) S1

| Site information | | | | | | Source |
|--|---|----------------|-----------------|---------------------------|----------------------|--------------------------|
| Allocation (2020) | GMA13 Bottom Field Farm (Woodhouses) | | | | | |
| Allocated redline within GMSF (ha) | 0.98 | | | District | Oldham | Council |
| Site type | Housing | | | Ward | Falsworth East Ward | |
| Area to be developed | 0.98 | | | Name | Woodhouses | |
| Dwellings (units) | 30 | | | Type | Strategic greenfield | Council |
| Gross Residential area (ha) | 0.98 | | | | | Council |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 1 | | | | | |
| Development mix and values | | | | | | Source |
| Density | 38.46 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 25.50 | 4.50 | - | 2.25 | 2.25 | - |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Council |
| Semi | 86 | 41.9% | 10.7 | £2,387 | | Consultant team Assumpti |
| Detached | 101 | 58.1% | 14.8 | £2,562 | | |
| Affordable Rent | | | | Weekly rent | | |
| Flats | 53 | 0.0% | - | £83.08 | | Council |
| Terrace | 86 | 100.0% | 2.3 | £101.26 | | |
| Intermediate | | | | | | |
| Flats | 53 | 0.0% | - | £1,914 | | Council |
| Terrace | 86 | 100.0% | 2.3 | £1,899 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 245,000 | 1,900 | 4,288 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,000.44 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | Per flat | | | £0 | Council |
| Education (House) | £1,612.97 | per house | | | £48,389 | Council |
| Space & Recreation (House & Flats) | £3,242.97 | per dwelling | | | £97,289 | Council |
| Other (specify) | £0.00 | per dwelling | | | £0 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £34,110 | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £45,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £22,233 | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £44,466 | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £21,356 | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £9,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £0 | Consultant team |
| Total Development Contributions | | | | | £321,843 | |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|-------------|-----------------|----------------------|--------------|------------------|----------------|----------------------|----------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Woodhouses, Housing | | | Site Reference | GM Allocation 22 | |
| Scheme Description | 30 dwgs, 0sq employment, 0sqm retail | | | Notes | | | | Application No | Fallsworth east Ward | |
| | | | | | | | | Date Saved | 28/09/2020 | |
| Site Details | | | | | | Dwellings | | | GIA (sq m) | |
| Gross Area | 0.98 ha | | | | Total | 30.00 | | | 2,802.3 | |
| Net Area | 0.78 ha | | | | Market Housing | 25.50 | | | 2,415.3 | |
| Net to Gross Ratio | 79.6% | | | | Affordable Housing | 4.50 | | | 387.0 | |
| Density | 38.46 dwgs per net ha | | | | % Affordable Housing | 15.00% | | | | |
| Scheme Revenue | | | | | | | | | | |
| | | Affordable Housing | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | |
| Total No of Dwellings | 30.00 | 25.50 | - | 2.25 | - | - | 2.25 | | | |
| Total GIA (sq m) | 2,802.3 | 2,415.3 | - | 193.5 | - | - | 193.5 | | | |
| Tenure Split (by % dwellings) | | 85.0% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | | | |
| Total Revenue | 6,527,839 | 6,027,780 | - | 133,309 | - | - | 366,750 | | | |
| Average Revenue per unit | 217,595 | 236,384 | - | 59,248 | - | - | 163,000 | | | |
| Average Revenue per sq m GIA | 2,329 | 2,496 | - | 689 | - | - | 1,895 | | | |
| Total Capital Contributions | - | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 6,527,839 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | | Affordable Housing | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | Per dwelling | per sq m |
| Build Cost (inc external works & contingency) | 2,803,533 | 2,416,363 | - | 193,585 | - | - | 193,585 | | 93,451 | 1,000 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | | - | - |
| Professional Fees | 224,283 | 193,309 | - | 15,487 | - | - | 15,487 | | 7,476 | 80 |
| Marketing Costs (market housing) | 180,833 | 180,833 | - | - | - | - | - | | 7,092 | 75 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | | - | - |
| Exceptional Development Costs | 1,276,531 | 1,085,051 | - | 95,740 | - | - | 95,740 | | 42,551 | 456 |
| Planning Obligations Costs | 321,843 | - | - | - | - | - | - | | 10,728 | 115 |
| Commercial Elements Costs | - | - | - | - | - | - | - | | - | - |
| Community Infrastructure Levy | - | - | - | - | - | - | - | | - | - |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | | - | - |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | | - | - |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | | - | - |
| Total Development Costs | 4,807,023 | - | - | - | - | - | - | | 160,234 | 1,715 |
| Total Operating Profit | 1,720,816 | - | - | - | - | - | - | | 57,361 | 614 |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | No DCF years | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | | | |
| Revenue and Capital Contributions | 6,527,839 | | | | | | | | | |
| Total Development Cost | 4,807,023 | | | | | | | | | |
| Finance Cost | 168,212 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 4,975,235 | | | | | | | | | |
| Gross Residual Value | 1,552,604 | | | | | | | | | |
| Agents Fees | 18,573 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 7,429 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 67,150 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 1,459,451 | | | | | | | | | |
| per gross ha | 1,489,236 | | | | | | | | | |
| per net ha | 1,871,091 | | | | | | | | | |
| per dwelling | 48,648 | | | | | | | | | |
| per market dwelling | 57,233 | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

JPA15 (GMA15) Chew Brook Vale (Robert Fletchers) S1

| Site information | | | | | | Source |
|---|--|----------------|-----------------|---------------------------|------------------------|------------------|
| Allocation (2020) | GMA15 Chew Brook Vale (Robert Fletchers) | | | | | |
| Allocated redline within GMSF (ha) | 5.35 | | | District | Oldham | Council |
| | | | | Ward | Saddleworth South Ward | |
| Site type | Housing | | | Name | Robert Fletchers | |
| Area to be developed | 2.74 | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 135 | | | | | |
| Gross Residential area (ha) | 2.19 | | | | | Council |
| Gross Employment area (ha) | 0 | | | | | |
| Total Development period (yrs) | 6 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 61.64 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 114.8 | 20.3 | - | 10.13 | 10.13 | - |
| | | | | | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 59.30 | 17.6% | 20.25 | £3,712 | | Consultant team |
| Terrace | 119.58 | 66.7% | 76.50 | £3,722 | | Promoter |
| Refurbed Flats | 58.50 | 11.3% | 13.00 | £3,712 | | |
| Refurbed Bungalow | 110.00 | 0.9% | 1.00 | £3,951 | | |
| Refurbed Terrace | 55.00 | 3.5% | 4.00 | £3,722 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 54.90 | 100.0% | 10.13 | £83.08 | | Council Proforma |
| Terrace | | | | £101.26 | | |
| Intermediate | | | | | | |
| Flats | | | | £2,970 | | Council Proforma |
| Terrace | 112.00 | 100.0% | 10.13 | £2,978 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 685,000 | 23,750 | 11,988 | Stage 1 report |
| Build Costs | | | | | | Source |
| New Flats | £1,073.60 | per sqm | | | | Consultant team |
| Refurbed Flats | £1,532.00 | per sqm | | | | Council |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Refurbished Terraced | £1,532.00 | per sqm | | | | Consultant team |
| Refurbished Bungalow | £1,532.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £946.00 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £1,522,000 | per ha | | | | Promoter |
| Policy Costs | | | | | Total | |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per flat | | £69,963 | | Council |
| Education (House) | £1,612.97 | per house | | £147,788 | | Council |
| pace & Recreation (House & Flats) | £3,245.31 | per dwelling | | £438,117 | | Council |
| Other (specify) | £0.00 | per dwelling | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £153,495 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £202,500 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £1,500 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £3,000 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £0 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £181,250 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £65,063 | | Consultant team |
| Total Development Contributions | | | | £1,262,675 | | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------------|--------------|--------------------------|-------------------|----------------|------------------------|----------------------------------|----------------------------------|--------------------------|----------------------|-----------------------|------------------------|----------------------|----------------------------|----------------------|-------|-----------------------------------|-------------|------------------------|-------------------|--------------|------------------|---------------------------|-------------------|---|------------------|----------------------|--------------------|---|------------|------------------|--------------------|------------|---------|--------------------|------------|-----------------|-----------|-------------------------------|-----------|--------------|---------|---------------------|---------|------|------|---------------|------------|-------------------|-----------|---------|---|--------|-----------|--------------------------|---------|---------|----|----------------------------------|-----------|-----------|---------|------------------------------|-------|-------|---|--------|-----|-------------------------------|-------|-----------------------------|---|---|---|---|---|---|---|-------------------------------|------------|------------|---|-----------|---|---|-----------|----------------------|------------|----------------------------|-----------|--|--|--|--|--|--|-------|----|---------------------------|---|--|--|--|--|--|--|--|--|-------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|---|--|--|--|--|--|--|---|---|-----------------------------------|---|--|--|--|--|--|--|---|---|-------------------------|------------|--|--|--|--|--|--|---------|-------|------------------------|------------|--|--|--|--|--|--|---------|-------|
| Site Details | GMCA Testing – Site specific testing | | Site Address | Robert Fletcher's, Mixed | | Site Reference | GM Allocation 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 99, 0sqm emp, 0sqm retail AH reduced from 30% to 15% New Mix based on promoter discussions 28th May | | Notes | | | Application No | Saddleworth South Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 31/05/2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2"></th> <th>Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>5.36</td> <td>ha</td> <td></td> <td>Total</td> <td>135.00</td> <td>13,406.8</td> </tr> <tr> <td>Net Area</td> <td>2.74</td> <td>ha</td> <td></td> <td>Market Housing</td> <td>114.75</td> <td>11,067.2</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>51.2%</td> <td></td> <td></td> <td>Affordable Housing</td> <td>20.25</td> <td>1,751.8</td> </tr> <tr> <td>Density</td> <td>49.27</td> <td>dwgs per net ha</td> <td></td> <td>% Affordable Housing</td> <td>16.00%</td> <td></td> </tr> </tbody> </table> | | | | | | | | Site Details | | | | Dwellings | GIA (sq m) | | Gross Area | 5.36 | ha | | Total | 135.00 | 13,406.8 | Net Area | 2.74 | ha | | Market Housing | 114.75 | 11,067.2 | Net to Gross Ratio | 51.2% | | | Affordable Housing | 20.25 | 1,751.8 | Density | 49.27 | dwgs per net ha | | % Affordable Housing | 16.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 5.36 | ha | | Total | 135.00 | 13,406.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 2.74 | ha | | Market Housing | 114.75 | 11,067.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 51.2% | | | Affordable Housing | 20.25 | 1,751.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 49.27 | dwgs per net ha | | % Affordable Housing | 16.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="6">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>DMS</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>135.00</td> <td>114.75</td> <td>-</td> <td>10.13</td> <td>-</td> <td>-</td> <td>10.13</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>13,406.8</td> <td>11,067.2</td> <td>-</td> <td>817.8</td> <td>-</td> <td>-</td> <td>1,134.0</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>86.0%</td> <td>0.0%</td> <td>7.6%</td> <td>0.0%</td> <td>0.0%</td> <td>7.6%</td> </tr> <tr> <td>Total Revenue</td> <td>46,545,014</td> <td>42,573,600</td> <td>-</td> <td>599,989</td> <td>-</td> <td>-</td> <td>3,371,425</td> </tr> <tr> <td>Average Revenue per unit</td> <td>344,778</td> <td>371,011</td> <td>-</td> <td>59,248</td> <td>-</td> <td>-</td> <td>333,000</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,471</td> <td>3,852</td> <td>-</td> <td>971</td> <td>-</td> <td>-</td> <td>2,973</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>46,545,014</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Total No of Dwellings | 135.00 | 114.75 | - | 10.13 | - | - | 10.13 | Total GIA (sq m) | 13,406.8 | 11,067.2 | - | 817.8 | - | - | 1,134.0 | Tenure Split (by % dwellings) | | 86.0% | 0.0% | 7.6% | 0.0% | 0.0% | 7.6% | Total Revenue | 46,545,014 | 42,573,600 | - | 599,989 | - | - | 3,371,425 | Average Revenue per unit | 344,778 | 371,011 | - | 59,248 | - | - | 333,000 | Average Revenue per sq m GIA | 3,471 | 3,852 | - | 971 | - | - | 2,973 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 46,545,014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 135.00 | 114.75 | - | 10.13 | - | - | 10.13 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 13,406.8 | 11,067.2 | - | 817.8 | - | - | 1,134.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 86.0% | 0.0% | 7.6% | 0.0% | 0.0% | 7.6% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 46,545,014 | 42,573,600 | - | 599,989 | - | - | 3,371,425 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 344,778 | 371,011 | - | 59,248 | - | - | 333,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,471 | 3,852 | - | 971 | - | - | 2,973 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 46,545,014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="6">Affordable Housing</th> <th colspan="2">Per dwelling</th> <th colspan="2">per sq m</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>DMS</th> <th>Shared Ownership</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost (inc external works & contingency)</td> <td>13,822,351</td> <td>11,868,605</td> <td>-</td> <td>863,062</td> <td>-</td> <td>-</td> <td>1,072,764</td> <td>100,906</td> <td>1,016</td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Professional Fees</td> <td>1,069,788</td> <td>960,920</td> <td>-</td> <td>53,047</td> <td>-</td> <td>-</td> <td>66,821</td> <td>8,073</td> <td>81</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>1,277,206</td> <td>1,277,206</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>11,130</td> <td>110</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>13,831,281</td> <td>11,886,572</td> <td>-</td> <td>1,022,346</td> <td>-</td> <td>-</td> <td>1,022,346</td> <td>100,972</td> <td>1,017</td> </tr> <tr> <td>Planning Obligations Costs</td> <td>1,262,878</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>9,353</td> <td>94</td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> </tr> <tr> <td>Total Development Costs</td> <td>30,883,281</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>228,765</td> <td>2,303</td> </tr> <tr> <td>Total Operating Profit</td> <td>15,661,733</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>116,013</td> <td>1,168</td> </tr> </tbody> </table> | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | | per sq m | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | Build Cost (inc external works & contingency) | 13,822,351 | 11,868,605 | - | 863,062 | - | - | 1,072,764 | 100,906 | 1,016 | Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | Professional Fees | 1,069,788 | 960,920 | - | 53,047 | - | - | 66,821 | 8,073 | 81 | Marketing Costs (market housing) | 1,277,206 | 1,277,206 | - | - | - | - | - | 11,130 | 110 | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | Exceptional Development Costs | 13,831,281 | 11,886,572 | - | 1,022,346 | - | - | 1,022,346 | 100,972 | 1,017 | Planning Obligations Costs | 1,262,878 | | | | | | | 9,353 | 94 | Commercial Elements Costs | - | | | | | | | | | Community Infrastructure Levy | - | | | | | | | | | Developer's Return for Risk and Profit | | | | | | | | | | Developer's Return (Market housing) | - | | | | | | | - | - | Contractor's Return (Aff housing) | - | | | | | | | - | - | Total Development Costs | 30,883,281 | | | | | | | 228,765 | 2,303 | Total Operating Profit | 15,661,733 | | | | | | | 116,013 | 1,168 |
| Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 13,822,351 | 11,868,605 | - | 863,062 | - | - | 1,072,764 | 100,906 | 1,016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 1,069,788 | 960,920 | - | 53,047 | - | - | 66,821 | 8,073 | 81 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 1,277,206 | 1,277,206 | - | - | - | - | - | 11,130 | 110 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 13,831,281 | 11,886,572 | - | 1,022,346 | - | - | 1,022,346 | 100,972 | 1,017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 1,262,878 | | | | | | | 9,353 | 94 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 30,883,281 | | | | | | | 228,765 | 2,303 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 15,661,733 | | | | | | | 116,013 | 1,168 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>6 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>46,545,014</td> </tr> <tr> <td>Total Development Cost</td> <td>30,883,281</td> </tr> <tr> <td>Finance Cost</td> <td>962,360</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>31,836,641</td> </tr> <tr> <td>Gross Residual Value</td> <td>14,709,374</td> </tr> <tr> <td>Agents Fees</td> <td>174,806</td> </tr> <tr> <td>Legal Fees</td> <td>89,922</td> </tr> <tr> <td>Stamp Duty</td> <td>724,989</td> </tr> <tr> <td>Net Residual Value</td> <td>13,739,678</td> </tr> <tr> <td>per gross ha</td> <td>2,568,164</td> </tr> <tr> <td>per net ha</td> <td>5,014,481</td> </tr> <tr> <td>per dwelling</td> <td>101,775</td> </tr> <tr> <td>per market dwelling</td> <td>119,736</td> </tr> </tbody> </table> | | | | | | | | Finance Costs and Residual Value | | DCF Period | 6 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 46,545,014 | Total Development Cost | 30,883,281 | Finance Cost | 962,360 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 31,836,641 | Gross Residual Value | 14,709,374 | Agents Fees | 174,806 | Legal Fees | 89,922 | Stamp Duty | 724,989 | Net Residual Value | 13,739,678 | per gross ha | 2,568,164 | per net ha | 5,014,481 | per dwelling | 101,775 | per market dwelling | 119,736 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 6 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 46,545,014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 30,883,281 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 962,360 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 31,836,641 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 14,709,374 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 174,806 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 89,922 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 724,989 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 13,739,678 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 2,568,164 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 5,014,481 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 101,775 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 119,736 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tbody> <tr> <td>1.25% residual value (post SDLT)</td> </tr> <tr> <td>0.50% residual value (post SDLT)</td> </tr> <tr> <td>Based on HMRC SCLT rates</td> </tr> </tbody> </table> | | | | | | | | 1.25% residual value (post SDLT) | 0.50% residual value (post SDLT) | Based on HMRC SCLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Based on HMRC SCLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tbody> <tr> <td>8.0% build costs</td> </tr> <tr> <td>3.0% market revenue</td> </tr> <tr> <td>0.0% affordable revenue</td> </tr> <tr> <td>0.0% CIL as %Revenue</td> </tr> <tr> <td>£0.00 per market sq m</td> </tr> <tr> <td>0.0% CIL as %Dev Costs</td> </tr> <tr> <td>0.0% market revenue</td> </tr> <tr> <td>0.0% off build & prof fees</td> </tr> </tbody> </table> | | | | | | | | 8.0% build costs | 3.0% market revenue | 0.0% affordable revenue | 0.0% CIL as %Revenue | £0.00 per market sq m | 0.0% CIL as %Dev Costs | 0.0% market revenue | 0.0% off build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% off build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA15 (GMA15) Chew Brook Vale (Robert Fletchers) S2

| Site information | | | | | | | Source |
|---|----------------------------|----------------|-----------------|----------------------------------|------------------------|--|------------------|
| Allocation (2020) GMA15 Chew Brook Vale (Robert Fletchers) | | | | | | | |
| Allocated redline within GMSF (ha) | 5.35 | | | District | Oldham | | |
| Site type | Housing | | | Ward | Saddleworth South Ward | | |
| Area to be developed | 2.74 | | | Name | Robert Fletchers | | |
| Dwellings (units) | 150 | | | Type | Strategic greenfield | | Council |
| Gross Residential area (ha) | 2.19 | | 2.19 | | | | |
| Gross Employment area (ha) | 0 | | | | | | |
| Total Development period (yrs) | 6 | | | | | | Council |
| Development mix and values | | | | | | | Source |
| Density | 68.49 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| 127.5 | 22.5 | - | 11.25 | 11.25 | - | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | | |
| Flats | 59.30 | 18.0% | 23,000 | £3,712 | 1363.9000 | | Consultant team |
| Terrace | 119.58 | 67.8% | 86,500 | £3,722 | 10343.7524 | | Promoter |
| Other | | | | | | | |
| Refurbed Flats | 58.50 | 10.2% | 13,000 | £3,712 | 760.5000 | | |
| Refurbed Bungalow | 110.00 | 0.8% | 1,000 | £3,951 | 110.0000 | | |
| Refurbed Terrace | 55.00 | 3.1% | 4,000 | £3,722 | 220.0000 | | |
| Affordable Rent | | | | Weekly Rent | | | |
| Flats | 54.90 | 100.0% | 11,250 | £83.08 | 617.6250 | | Council Proforma |
| Terrace | | | | £101.26 | | | |
| Intermediate | | | | | | | |
| Flats | | | | £2,970 | | | Council Proforma |
| Terrace | 112.00 | 100.0% | 11,250 | £2,978 | 1260.0000 | | |
| Social and Affordable Rent Assumptions | | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | | Council / RP's |
| Capitalisation | 6% | | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | | |
| £ per ha gross | £250,000 | | 685,000 | 23,750 | 11,988 | | Stage 1 report |
| Build Costs | | | | | | | Source |
| New Flats | £1,073.60 | per sqm | | | | | Council |
| Refurbed Flats | £1,532.00 | per sqm | | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | | Consultant team |
| Refurbished Terraced | £1,532.00 | per sqm | | | | | Consultant team |
| Refurbished Bungalow | £1,532.00 | per sqm | | | | | Consultant team |
| Blended rate used for houses | £946.00 | per sqm | | | | | Consultant team |
| Other Development Costs | | | | | | | |
| Plot costs | 10.00% | of build costs | | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | | Consultant team |
| Finance Rate | 6.00% | | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | | |
| Site Preparation (General) | £1,522,000 | per ha | | | | | Promoter |
| Policy Costs | | | | | | | Total |
| Policy Costs (Local) | | | | | | | |
| Education (Flat) | £1,612.97 | per flat | | | £76,213 | | Council |
| Education (House) | £1,612.97 | per house | | | £165,733 | | Council |
| Space & Recreation (House & Flats) | £3,245.31 | per dwelling | | | £486,797 | | Council |
| Other (specify) | £0.00 | per dwelling | | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £170,550 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £225,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £1,500 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £3,000 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £0 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £203,500 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £70,875 | | Consultant team |
| Total Development Contributions | | | | | £1,403,167 | | |

| Summary Results | | | | | | | | | |
|---|---|-----------------|----------------------------------|-------------------------|-------------------|----------------|------------------------|-------------------------|----------|
| Site Details | GMCA Testing - Site specific testing | | Site Address | Robert Fletchers, Mixed | | Site Reference | GM Allocation 18 | | |
| Scheme Description | 99, 0sqm emp, 0sqm retail AH reduced from 30% to 15% New Mix based on promoter discussions 26th May | | Notes | | | Application No | Saddleworth South Ward | | |
| | | | | | | Date Saved | 31/05/2021 | | |
| Site Details | | | | Dwellings | | GIA (sq m) | | | |
| Gross Area | 5.35 | ha | Total | 150.00 | | 14,980.4 | | | |
| Net Area | 2.74 | ha | Market Housing | 127.50 | | 13,034.2 | | | |
| Net to Gross Ratio | 51.2% | | Affordable Housing | 22.50 | | 1,946.3 | | | |
| Density | 54.74 | dwgs per net ha | % Affordable Housing | 15.00% | | | | | |
| Scheme Revenue | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Total No of Dwellings | 150.00 | 127.50 | - | 11.25 | - | - | 11.25 | | |
| Total GIA (sq m) | 14,980.4 | 13,034.2 | - | 686.3 | - | - | 1,260.0 | | |
| Tenure Split (by % dwellings) | | 85.0% | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | | |
| Total Revenue | 52,041,294 | 47,628,500 | - | 666,544 | - | - | 3,746,250 | | |
| Average Revenue per unit | 346,942 | 373,557 | - | 59,248 | - | - | 333,000 | | |
| Average Revenue per sq m GIA | 3,474 | 3,654 | - | 971 | - | - | 2,973 | | |
| Total Capital Contributions | - | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | |
| Total Scheme Revenue | 52,041,294 | | | | | | | | |
| Scheme Development Costs | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 15,140,989 | 13,212,271 | - | 736,758 | - | - | 1,191,960 | 100,940 | 1,011 |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - |
| Professional Fees | 1,211,279 | 1,056,982 | - | 58,941 | - | - | 95,357 | 8,075 | 81 |
| Marketing Costs (market housing) | 1,428,855 | 1,428,855 | - | - | - | - | - | 11,207 | 110 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 14,162,784 | 12,038,366 | - | 1,062,209 | - | - | 1,062,209 | 94,419 | 945 |
| Planning Obligations Costs | 1,403,168 | - | - | - | - | - | - | 9,354 | 94 |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - |
| Total Development Costs | 33,347,075 | | | | | | | 222,314 | 2,226 |
| Total Operating Profit | 18,694,219 | | | | | | | 124,628 | 1,248 |
| Finance Costs and Residual Value | | | | | | | | 0.0% build costs | |
| DCF Period | 6 years | | | | | | | 3.0% market revenue | |
| Debit Interest Rate | 6.0% | | | | | | | 0.0% affordable revenue | |
| Credit Interest Rate | 0.0% | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | |
| Revenue and Capital Contributions | 52,041,294 | | | | | | | | |
| Total Development Cost | 33,347,075 | | | | | | | | |
| Finance Cost | 940,785 | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 34,287,859 | | | | | | | | |
| Gross Residual Value | 17,753,434 | | | | | | | | |
| Agents Fees | 210,953 | | 1.25% residual value (post SDLT) | | | | | | |
| Legal Fees | 84,381 | | 0.50% residual value (post SDLT) | | | | | | |
| Stamp Duty | 877,172 | | Based on HMRC SDLT rates | | | | | | |
| Net Residual Value | 16,580,928 | | | | | | | | |
| per gross ha | 3,099,239 | | | | | | | | |
| per net ha | 6,051,434 | | | | | | | | |
| per dwelling | 110,540 | | | | | | | | |
| per market dwelling | 130,046 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | |

JPA16 (GMA16/GM16) Cowlishaw S1

| Site Information | | | | | | Source |
|--|----------------------------|----------------|-----------------|---------------------------|------------------------|--------------------|
| Allocation (2020) | GMA16 Cowlishaw | | | | | |
| Allocated redline within GMSF (ha) | 32.21 | | | District | Oldham | Council Proforma |
| | | | | Ward | Crompton Ward (Oldham) | Council Proforma |
| Site type | Housing | | | Name | Cowlishaw | |
| Area to be developed | 13.58 | | | Land Type | Strategic greenfield | |
| Dwellings (units) | 460 | | | | | |
| Gross Residential area (ha) | 13.58 | | | | | |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 15 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 33.87 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 391.00 | 69.00 | - | 34.50 | 34.50 | - |
| | | | | | | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| | | | | | | |
| Flats | 65 | 5.0% | 19.6 | £2,622 | | Council & Promoter |
| Terrace | 85 | 15.0% | 58.7 | £2,639 | | Consultant team |
| Semi | 84 | 33.5% | 131.0 | £2,695 | | Council |
| Detached | 109 | 46.5% | 181.8 | £2,663 | | |
| Affordable Rent | | | | Weekly Rent | | |
| | | | | | | |
| Flats | 53 | 30.0% | 10.4 | £83.08 | | Council Proforma |
| Terrace | 86 | 70.0% | 24.2 | £101.26 | | |
| Intermediate | | | | | | |
| | | | | | | |
| Flats | 53 | 30.0% | 10.4 | £2,098 | | Council Proforma |
| Terrace | 86 | 70.0% | 24.2 | £2,111 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV Housing | | | | | | |
| | | | | | | |
| £ per ha gross | £250,000 | | Total | SDLT | Fees | |
| | | | 3,395,000 | 159,250 | 59,413 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 3to5 | £1,083.75 | per sqm | | | | Consultant team |
| Terraced | £979.02 | per sqm | | | | Consultant team |
| Semi | £965.36 | per sqm | | | | Consultant team |
| Detached | £1,092.86 | per sqm | | | | Consultant team |
| Blended rate used for houses | £1,031.72 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs & Contingency | 6,896,663 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure | 12,969,338 | total | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site prep & Abnormals | 1,360,144 | total | | | | Consultant team |
| Policy Costs | | | | | | |
| | | | | | Total | |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per dwelling | | | £64,922 | Council |
| Education (House) | £1,612.97 | per dwelling | | | £677,044 | Council |
| Space & Recreation (House & Flats) | £0.00 | per dwelling | | | £0 | Consultant team |
| Other (specify) | £0.00 | per dwelling | | | £0 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £523,020 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £690,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £272,723 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £545,445 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £261,970 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £213,900 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £60,375 | Consultant team |
| Total Development Contributions | | | | | £3,309,399 | |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|---------------|----------------------|---------------------------|-------------------|-------------------|----------------|------------------|--|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Cowlishaw, Housing | | | Site Reference | GM Allocation 16 | |
| Scheme Description | 460 dwellings. | | | Notes | | | | Application No | VA3 | |
| | | | | | | | | Date Saved | 13/09/2020 | |
| Site Details | | | | Dwellings | | GIA (sq m) | | | | |
| Gross Area | 32.21 | ha | | Total | 460.00 | | 42,590.5 | | | |
| Net Area | 13.59 | ha | | Market Housing | 391.00 | | 37,217.7 | | | |
| Net to Gross Ratio | 42.2% | | | Affordable Housing | 69.00 | | 5,372.8 | | | |
| Density | 33.67 | dwgs per net ha | | % Affordable Housing | 15.00% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | Total | | Market | | Affordable Housing | | | | | |
| | | | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | |
| Total No of Dwellings | 460.00 | | 391.00 | | - | 34.50 | - | - | 34.50 | |
| Total GIA (sq m) | 42,590.5 | | 37,217.7 | | - | 2,886.4 | - | - | 2,886.4 | |
| Tenure Split (by % dwellings) | | | 85.0% | | 0.0% | 7.5% | 0.0% | 0.0% | 7.5% | |
| Total Revenue | 108,372,260 | | 98,940,595 | | - | 1,857,515 | - | - | 5,544,150 | |
| Average Revenue per unit | 231,244 | | 253,045 | | - | 54,711 | - | - | 160,700 | |
| Average Revenue per sq m GIA | 2,486 | | 2,656 | | - | 703 | - | - | 2,064 | |
| Total Capital Contributions | - | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 108,372,260 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | Total | | Market | | Affordable Housing | | | | | |
| | | | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | |
| Build Cost (inc external works & contingency) | 44,078,208 | | 38,471,554 | | - | 2,803,327 | - | - | 2,803,327 | Per dwelling: 95,822 per sq m: 1,935 |
| Additional Dwelling Standards | - | | - | | - | - | - | - | - | - |
| Professional Fees | 3,305,866 | | 2,958,367 | | - | 210,250 | - | - | 210,250 | 7,187 78 |
| Marketing Costs (market housing) | 2,968,215 | | 2,968,215 | | - | - | - | - | - | 7,591 80 |
| Marketing Costs (aff housing) | - | | - | | - | - | - | - | - | - |
| Exceptional Development Costs | 24,839,909 | | 21,113,837 | | - | 1,862,996 | - | - | 1,862,996 | 54,000 683 |
| Planning Obligations Costs | 3,309,689 | | - | | - | - | - | - | - | 7,195 78 |
| Commercial Elements Costs | - | | - | | - | - | - | - | - | - |
| Community Infrastructure Levy | - | | - | | - | - | - | - | - | - |
| Developer's Return for Risk and Profit | - | | - | | - | - | - | - | - | - |
| Developer's Return (Market housing) | - | | - | | - | - | - | - | - | - |
| Contractor's Return (Aff housing) | - | | - | | - | - | - | - | - | - |
| Total Development Costs | 78,501,769 | | | | | | | | | 170,656 1,843 |
| Total Operating Profit | 27,870,492 | | | | | | | | | 60,588 654 |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 15 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 108,372,260 | | | | | | | | | |
| Total Development Cost | 78,501,769 | | | | | | | | | |
| Finance Cost | 3,128,934 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 81,630,703 | | | | | | | | | |
| Gross Residual Value | 24,741,558 | | | | | | | | | |
| Agents Fees | 293,937 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 117,575 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 1,226,576 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 23,103,468 | | | | | | | | | |
| | per gross ha | 717,365 | | | | | | | | |
| | per net ha | 1,701,288 | | | | | | | | |
| | per dwelling | 60,225 | | | | | | | | |
| | per market dwelling | 59,988 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

JPA17 (GMA18/GM13) Land South of Coal Pit Lane (Ashton Road) S1

| Site information | | | | | | Source |
|--|---|----------------|-----------------|---------------------------|----------------------|------------------|
| Allocation (2020) | GMA18 Land south of Coal Pit Lane (Ashton Road) | | | | | |
| Allocated redline within GMSF (ha) | 19.90 | | | District | Oldham | |
| Site type | Housing | | | Ward | Medlock Vale Ward | |
| Area to be developed | 7.59 | | | Name | Ashton Road Corridor | |
| Dwellings (units) | 175 | | | Type | Strategic greenfield | Council |
| Gross Residential area (ha) | 6.07 | | | | | Council |
| Gross Employment area (ha) | 0 | | | | | |
| Total Development period (yrs) | 6 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 22.44 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 157.50 | 17.50 | 8.750 | 8.750 | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Council |
| Semi | 93 | 60.0% | 94.500 | £2,182 | | |
| Semi | 111 | 35.0% | 55.125 | £2,182 | | Consultant team |
| Detached | 122 | 5.0% | 7.875 | £2,348 | | |
| Social Rent | | | | Rent | | |
| Flats | 53 | 0.0% | - | £62 | | Council |
| Terrace | 86 | 100.0% | - | £76 | | |
| Affordable Rent | | | | Weekly Rent | | |
| Flats | 53 | 0.0% | - | £83.08 | | Council |
| Terrace | 86 | 100.0% | 8.750 | £101.26 | | |
| Intermediate | | | | | | |
| Flats | 53 | 0.0% | - | £1,695 | | Council |
| Terrace | 86 | 100.0% | 8.750 | £1,746 | | |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000.00 | | | | | Council / RP's |
| Voids/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | 500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 1,897,500 | 84,375 | 33,206 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £932.80 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | |
| Detached | £1,056.00 | per sqm | | | | |
| Blended rate used for houses | £939.65 | per sqm | | | | |
| Other Development Costs | | | | | | |
| Plot costs & Contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | Per flat | | | £0 | Council |
| Education (House) | £1,612.97 | per house | | | £282,270 | Council |
| pace & Recreation (House & Flats) | £3,237.77 | per dwelling | | | £566,610 | Council Proforma |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £198,975 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £262,500 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £11,813 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £23,625 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £299,250 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £35,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £0 | Consultant team |
| Total Development Contributions | | | | | £1,680,042 | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|----------------------------------|--------------------|-----------------|-----------------------------------|-----------|------------------|-------------------|----------|------------|----------|-------|--------|--|----------|----------|---------|----------------|--------|--|----------|--------------------|-------|--------------------|-------|--|---------|---------|-----------------------|----------------------|--|--------|--|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Coal Pit Lane (Ashton Rd) Housing | | Site Reference | GM Allocation 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 175 dwellings, 0sqm emp, 0sqm retail | | | Notes | | | Application No | Medlock Vale Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | Date Saved | 23/04/2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>19.90 ha</td> <td>Total</td> <td>175.00</td> <td></td> <td>17,348.7</td> </tr> <tr> <td>Net Area</td> <td>7.59 ha</td> <td>Market Housing</td> <td>157.50</td> <td></td> <td>15,843.7</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>38.1%</td> <td>Affordable Housing</td> <td>17.50</td> <td></td> <td>1,505.0</td> </tr> <tr> <td>Density</td> <td>23.06 dwgs per net ha</td> <td>% Affordable Housing</td> <td></td> <td>10.00%</td> <td></td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 19.90 ha | Total | 175.00 | | 17,348.7 | Net Area | 7.59 ha | Market Housing | 157.50 | | 15,843.7 | Net to Gross Ratio | 38.1% | Affordable Housing | 17.50 | | 1,505.0 | Density | 23.06 dwgs per net ha | % Affordable Housing | | 10.00% | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 19.90 ha | Total | 175.00 | | 17,348.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 7.59 ha | Market Housing | 157.50 | | 15,843.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 38.1% | Affordable Housing | 17.50 | | 1,505.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 23.06 dwgs per net ha | % Affordable Housing | | 10.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 175.00 | 157.50 | - | 8.75 | - | - | 8.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 17,348.7 | 15,843.7 | - | 752.5 | - | - | 752.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 90.0% | 0.0% | 5.0% | 0.0% | 0.0% | 5.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 36,559,673 | 34,728,750 | - | 518,423 | - | - | 1,312,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 208,912 | 220,500 | - | 59,248 | - | - | 150,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,107 | 2,192 | - | 689 | - | - | 1,744 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 36,559,673 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 16,301,718 | 14,887,544 | - | 707,087 | - | - | 707,087 | 93,153 | 940 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 1,304,137 | 1,191,004 | - | 56,567 | - | - | 56,567 | 7,452 | 75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 1,041,863 | 1,041,863 | - | - | - | - | - | 6,615 | 66 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 8,062,202 | 7,255,982 | - | 403,110 | - | - | 403,110 | 46,070 | 465 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 1,680,043 | - | - | - | - | - | - | 9,600 | 97 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 28,389,963 | | | | | | | 162,228 | 1,636 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 8,169,710 | | | | | | | 46,684 | 471 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 6 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 36,559,673 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 28,389,963 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 1,218,804 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 29,608,767 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 6,950,906 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 82,673 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 33,069 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 337,045 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 6,498,118 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 326,539 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 856,142 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 37,132 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 41,258 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA18 (GMA19/GM19) South of Rosary Road S1

| Site information | | | | | | Source |
|--------------------------------------|----------------------------|----------------|-----------------|---------------------------|----------------------|--------------------|
| Allocation (2020) | GMA19 South of Rosary Road | | | | | |
| Allocated redline within GMSF (ha) | 2.65 | | | District | Oldham | Council |
| Site type | Housing | | | Ward Name | Medlock Vale Ward | |
| Area to be developed | 2.02 | | | Type | Strategic greenfield | Consultant team |
| Dwellings (units) | 60 | | | | | Council |
| Gross Residential area (ha) | 1.68 | | | | | Council |
| Gross Employment area (ha) | | | | | | |
| Total Development period (yrs) | 3.0 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 35.71 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 60.00 | - | - | - | 0 | Council |
| Market housing | | | | | | |
| | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 66 | 0.0% | - | £2,073 | | Council & Promoter |
| Terrace | 86 | 30.0% | 18.0 | £2,091 | | Consultant team |
| Semi | 84 | 21.7% | 13.0 | £2,136 | | |
| Detached | 93 | 48.3% | 29.0 | £2,298 | | |
| | BLV Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 504,000 | 14,700 | 8,820 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate used for houses | £998.89 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £1,612.97 | per detached | | | £0 | Council |
| Education (House) | £1,612.97 | per detached | | | £96,778 | Council |
| Space & Recreation (House & Flats) | £3,242.98 | per dwelling | | | £194,579 | Council |
| Other (specify) | £0.00 | per dwelling | | | £0 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £68,220 | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £90,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £43,500 | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £87,000 | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £26,000 | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £36,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £0 | Consultant team |
| Total Development Contributions | | | | | | £642,077 |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|----------------------------------|--------------------|-----------------------------|-------------------|-------------------------------|------------------|------------|--|------------|---------|-------|-------|--|---------|----------|---------|----------------|-------|--|---------|--------------------|-------|--------------------|---|--|---|---------|-----------------------|----------------------|-------|--|---|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | Site Address | South of Rosary Rd, Housing | | Site Reference | GM allocation 19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 80 dwellings. | | Notes | | | Application No | VAS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 17/09/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>2.65 ha</td> <td>Total</td> <td>80.00</td> <td></td> <td>5,337.0</td> </tr> <tr> <td>Net Area</td> <td>1.66 ha</td> <td>Market Housing</td> <td>60.00</td> <td></td> <td>5,337.0</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>63.3%</td> <td>Affordable Housing</td> <td>-</td> <td></td> <td>-</td> </tr> <tr> <td>Density</td> <td>35.71 dwgs per net ha</td> <td>% Affordable Housing</td> <td>0.00%</td> <td></td> <td>-</td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 2.65 ha | Total | 80.00 | | 5,337.0 | Net Area | 1.66 ha | Market Housing | 60.00 | | 5,337.0 | Net to Gross Ratio | 63.3% | Affordable Housing | - | | - | Density | 35.71 dwgs per net ha | % Affordable Housing | 0.00% | | - | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 2.65 ha | Total | 80.00 | | 5,337.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 1.66 ha | Market Housing | 60.00 | | 5,337.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 63.3% | Affordable Housing | - | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 35.71 dwgs per net ha | % Affordable Housing | 0.00% | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 80.00 | 80.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 5,337.0 | 5,337.0 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 11,785,000 | 11,785,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 195,917 | 195,917 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,203 | 2,203 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 11,755,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 5,331,078 | 5,331,078 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 426,486 | 426,486 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 352,650 | 352,650 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 2,465,990 | 2,465,990 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 642,077 | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 9,221,279 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 2,533,721 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 88,851 | | 999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | - | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 7,108 | | 80 | | 8.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 5,876 | | 68 | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | #DIV/0! | | #DIV/0! | | #DIV/0! affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 41,180 | | 463 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 10,701 | | 120 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 0.0% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 0.0% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 0.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | #DIV/0! | | #DIV/0! | | #DIV/0! aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 153,888 | | 1,728 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 42,229 | | 476 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 3 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 11,785,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 9,221,279 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 498,417 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 9,709,696 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 2,045,304 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 24,419 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 9,765 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 91,765 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 1,919,352 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 723,192 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,142,472 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 31,989 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 31,989 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line) test notes can be added here and add second line And a third</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA20 (GMA21/GM24) Castleton Sidings S1

| Site information | | | | | | Source |
|--------------------------------------|----------------------------|----------------|-----------------|---------------------------|----------------------|--------------------|
| Allocation (2020) | GMA21 Castleton Sidings | | | | | |
| Allocated redline within GMSF (ha) | 11.50 | | | District | Rochdale | Council |
| | | | | Ward | Castleton Ward | |
| Site type | Housing | | | Name | Castleton Sidings | |
| Area to be developed | 5.29 | | | Type | Strategic greenfield | |
| Dwellings (units) | 135 | | | | | Council |
| Gross Residential area (ha) | 5.29 | | | | | Council & Promoter |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 3 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | 36.49 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 135.00 | - | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 17.8% | 24.0 | £2,384 | | Council & Promoter |
| Terrace | 85 | 26.0% | 35.0 | £2,424 | | Consultant team |
| Semi | 84 | 26.0% | 35.0 | £2,462 | | |
| Detached | 109 | 30.0% | 41.0 | £2,636 | | |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 1,322,500 | 55,625 | 23,144 | |
| Build Costs | | | | | | Source |
| Blended rate for houses and flats | £998.57 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | £1,851,150 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £3,775,669 | total | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £536,156 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £4,620.00 | per dwelling | | | £623,700 | Council |
| Open Space (Flat) | £0.00 | per dwelling | | | £0 | Council |
| Open Space (House) | £0.00 | per dwelling | | | £0 | Council |
| Offsite AH Contribution | £1,123,139 | total | | | £1,123,139 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £153,495 | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | | £202,500 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £61,500 | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £123,000 | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £70,000 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £70,000 | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £36,000 | Consultant team |
| Total Development Contributions | | | | | | £2,463,334 |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------------------|------------|----------------------------------|----------------------------|-------------------|----------------|------------------|--------------|--------------------|-------|---------|-----------------------|--|--|--|-----------|--|------------|--|-------|--------|--|----------|----------------|--------|--|----------|--------------------|---|--|---|----------------------|-------|--|---|--|--|
| Site Details | GMCA Testing – Site specific testing | | Site Address | Castleton Sidings, Housing | | Site Reference | GM Allocation 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 135 dwellings, | | Notes | | | Application No | VA3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 24/09/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>5.29 ha</td> </tr> <tr> <td>Net Area</td> <td>3.70 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>69.9%</td> </tr> <tr> <td>Density</td> <td>36.49 dwgs per net ha</td> </tr> </tbody> </table> | | | Site Details | | Gross Area | 5.29 ha | Net Area | 3.70 ha | Net to Gross Ratio | 69.9% | Density | 36.49 dwgs per net ha | <table border="1"> <thead> <tr> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>135.00</td> <td></td> <td>12,117.3</td> </tr> <tr> <td>Market Housing</td> <td>135.00</td> <td></td> <td>12,117.3</td> </tr> <tr> <td>Affordable Housing</td> <td>-</td> <td></td> <td>-</td> </tr> <tr> <td>% Affordable Housing</td> <td>0.00%</td> <td></td> <td>-</td> </tr> </tbody> </table> | | | Dwellings | | GIA (sq m) | | Total | 135.00 | | 12,117.3 | Market Housing | 135.00 | | 12,117.3 | Affordable Housing | - | | - | % Affordable Housing | 0.00% | | - | | |
| Site Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 5.29 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 3.70 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 69.9% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 36.49 dwgs per net ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 135.00 | | 12,117.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 135.00 | | 12,117.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing | - | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Affordable Housing | 0.00% | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 135.00 | 135.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 12,117.3 | 12,117.3 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 29,942,000 | 29,942,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 221,793 | 221,793 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,471 | 2,471 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 29,942,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 12,099,982 | 12,099,982 | - | - | - | - | - | 89,629 | 999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 907,498 | 907,498 | - | - | - | - | - | 6,722 | 76 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 898,260 | 898,260 | - | - | - | - | - | 6,654 | 74 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 7,564,244 | 7,564,244 | - | - | - | - | - | 56,031 | 624 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 2,463,334 | - | - | - | - | - | - | 18,247 | 203 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 23,933,287 | | | | | | | 177,284 | 1,976 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 6,008,713 | | | | | | | 44,509 | 496 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 3 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 29,942,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 23,933,287 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 1,127,584 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 25,060,871 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 4,881,149 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 58,095 | | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 23,236 | | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 233,557 | | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 4,566,259 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per gross ha | 883,187 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per net ha | 1,234,124 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per dwelling | 33,824 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | per market dwelling | 33,824 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA21 (GMA22/GM25) Crimble Mill S1

| Site information | | | | | | Source |
|--------------------------------------|----------------------------|----------------|-----------------|---------------------------|----------------------|----------------------|
| Allocation (2020) | GMA22 Crimble Mill | | | | | |
| Allocated redline within GMSF (ha) | 16.75 | | | District | Rochdale | Council |
| | | | | Ward | North Heywood Ward | |
| Site type | Housing | | | Name | Crimble Mill | |
| Area to be developed | 12.56 | | | Type | Strategic greenfield | Council |
| Dwellings (units) | 250 | | | | | Council |
| Gross Residential area (ha) | 12.56 | | | | | Council |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 5 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 24.88 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 212.50 | 37.50 | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Council and promoter |
| | Flats | 311 | 4.0% | 10.0 | £2,384 | Promoter |
| | Detached | 109 | 96.0% | 240.0 | £2,636 | Consultant team |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,140,625 | 146,531 | 54,961 | Stage 1 report |
| Build Costs | | | | | | Source |
| Mill Conversion | £5,000,000 | total | | | | Council / Promoter |
| Blended rate for houses | £1,092.82 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | £6,271,931 | total | | | | Consultant team |
| Professional Fees | 7.24% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 6,744,860 | total | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | 2,511,025 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £4,620 | per dwelling | | £1,155,000 | | Council |
| Offsite AH Contribution | £2,863,867 | Total | | £2,863,867 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £272,880 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £375,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £360,000 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £720,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £15,000 | | Consultant team |
| Total Development Contributions | | | | | | £5,761,747 |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|----------------------------------|--------------------|-----------------|-----------------------|-----------|------------------|---|--|------------|----------|-------|--------|--|----------|----------|----------|----------------|--------|--|----------|--------------------|-------|--------------------|---|--|---|---------|-----------------------|----------------------|-------|--|--|--|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Crimble Mill, Housing | | Site Reference | GM Allocation 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 250 dwellings, 0sqm emp, 0sqm retail Note 10 flats in converted mill buildings | | | Notes | | | Application No | North Heywood Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | Date Saved | 07/07/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>12.56 ha</td> <td>Total</td> <td>250.00</td> <td></td> <td>29,270.6</td> </tr> <tr> <td>Net Area</td> <td>10.05 ha</td> <td>Market Housing</td> <td>250.00</td> <td></td> <td>29,270.6</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>80.0%</td> <td>Affordable Housing</td> <td>-</td> <td></td> <td>-</td> </tr> <tr> <td>Density</td> <td>24.88 dwgs per net ha</td> <td>% Affordable Housing</td> <td>0.00%</td> <td></td> <td></td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 12.56 ha | Total | 250.00 | | 29,270.6 | Net Area | 10.05 ha | Market Housing | 250.00 | | 29,270.6 | Net to Gross Ratio | 80.0% | Affordable Housing | - | | - | Density | 24.88 dwgs per net ha | % Affordable Housing | 0.00% | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 12.56 ha | Total | 250.00 | | 29,270.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 10.05 ha | Market Housing | 250.00 | | 29,270.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 80.0% | Affordable Housing | - | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 24.88 dwgs per net ha | % Affordable Housing | 0.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 250.00 | 250.00 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 29,270.6 | 29,270.6 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 76,300,000 | 76,300,000 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 305,200 | 305,200 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,607 | 2,607 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 76,300,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 33,588,131 | 33,588,131 | - | - | - | - | - | Per dwelling 134,353 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | per sq m 1,148 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 2,431,781 | 2,431,781 | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 2,289,000 | 2,289,000 | - | - | - | - | - | 7.2% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 18,869,933 | 18,869,933 | - | - | - | - | - | #DIV/0! affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 5,761,747 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 62,940,592 | | | | | | | 0.0% CIL as %Revenue £0.00 per market sq m 0.0% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 13,359,408 | | | | | | | 0.0% market revenue #DIV/0! aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 5 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 76,300,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 62,940,592 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 3,544,486 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 66,485,077 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 9,814,923 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 116,683 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 46,673 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 480,246 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 9,171,320 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 730,201 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 912,569 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 36,685 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 36,685 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA21 (GMA22/GM25) Crimble Mill S2

| Site information | | | | | | Source |
|--------------------------------------|----------------------------|----------------|-----------------|---------------------------|----------------------|------------------|
| Allocation (2020) | GMA22 Crimble Mill | | | | | |
| Allocated redline within GMSF (ha) | 16.75 | | | District | Rochdale | Council |
| | | | | Ward | North Heywood Ward | |
| Site type | Housing | | | Name | Crimble Mill | |
| Area to be developed | 12.56 | | | Type | Strategic greenfield | |
| Dwellings (units) | 250 | | | | | |
| Gross Residential area (ha) | 12.56 | | | | | Council |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 5 | | | | | Promoter |
| Development mix and values | | | | | | Source |
| Density | Net | Gross | | | | |
| DPH | 24.88 | 19.90 | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 212.50 | 37.50 | - | - | - | Council Proforma |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 311.06 | 4% | 10 | £2,741.50 | | Council |
| Detached | 109.00 | 96% | 240 | £3,031.25 | | Consultant team |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 3,140,625 | 146,531 | 54,961 | |
| Build Costs | | | | | | Source |
| Mill Conversion | £9,730,000 | total | | | | Consultant team |
| Blended rate for houses | £1,092.82 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | £6,271,931 | total | | | | Consultant team |
| Professional Fees | 7.24% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £6,744,860 | total | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £2,511,025 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £2,310.00 | per dwelling | | £577,500 | | Council |
| Offsite AH Contribution | £3,293,447 | total | | £3,293,447 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | £272,880 | | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | £375,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | £360,000 | | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | £720,000 | | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | £15,000 | | Consultant team |
| Total Development Contributions | | | | | | £5,613,827 |

| Summary Results | | | | | | | | | | |
|---|---|----------------------------------|--------------------|--------------------|-----------------------|-----------|------------------|----------------|--------------------|-------------------------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Crimble Mill, Housing | | | Site Reference | GM Allocation 25 | |
| Scheme Description | 250 dwellings, 0sqm emp, 0sqm retail Note 10 flats in converted mill buildings | | | Notes | | | | Application No | North Heywood Ward | |
| | | | | | | | | Date Saved | 07/07/2020 | |
| Site Details | | | | | | Dwellings | GIA (sq m) | | | |
| Gross Area | 12.56 | ha | | | Total | 250.00 | 29,270.6 | | | |
| Net Area | 10.05 | ha | | | Market Housing | 250.00 | 29,270.6 | | | |
| Net to Gross Ratio | 80.0% | | | Affordable Housing | - | - | | | | |
| Density | 24.88 | dwgs per net ha | | | % Affordable Housing | 0.00% | | | | |
| Scheme Revenue | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Total No of Dwellings | 250.00 | 250.00 | - | - | - | - | - | | | |
| Total GIA (sq m) | 29,270.6 | 29,270.6 | - | - | - | - | - | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | |
| Total Revenue | 87,730,000 | 87,730,000 | - | - | - | - | - | | | |
| Average Revenue per unit | 350,920 | 350,920 | - | - | - | - | - | | | |
| Average Revenue per sq m GIA | 2,997 | 2,997 | - | - | - | - | - | | | |
| Total Capital Contributions | - | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | |
| Total Scheme Revenue | 87,730,000 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Per dwelling | per sq m | |
| Build Cost (inc external works & contingency) | 38,318,159 | 38,318,159 | - | - | - | - | - | 153,273 | 1,309 | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | |
| Professional Fees | 2,774,235 | 2,774,235 | - | - | - | - | - | 11,097 | 95 | 7.2% build costs |
| Marketing Costs (market housing) | 2,631,900 | 2,631,900 | - | - | - | - | - | 10,528 | 90 | 3.0% market revenue |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | #DIV/0! affordable revenue |
| Exceptional Development Costs | 18,869,933 | 18,869,933 | - | - | - | - | - | 75,480 | 645 | |
| Planning Obligations Costs | 5,613,827 | - | - | - | - | - | - | 22,455 | 192 | |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | |
| Developer's Return for Risk and Profit | - | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | 0.0% market revenue |
| Total Development Costs | 68,208,054 | | | | | | | | | |
| Total Operating Profit | 19,521,946 | | | | | | | | | |
| | | | | | | | | 272,832 | 2,330 | 0.0% CIL as %Revenue |
| | | | | | | | | 78,088 | 667 | £0.00 per market sq m |
| | | | | | | | | | | 0.0% CIL as %Dev Costs |
| | | | | | | | | | | 0.0% market revenue |
| | | | | | | | | | | #DIV/0! aff build & prof fees |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 5 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 87,730,000 | | | | | | | | | |
| Total Development Cost | 68,208,054 | | | | | | | | | |
| Finance Cost | 3,344,007 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 71,552,061 | | | | | | | | | |
| Gross Residual Value | 16,177,939 | | | | | | | | | |
| Agents Fees | 192,244 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 76,898 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 798,397 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 15,110,400 | | | | | | | | | |
| | per gross ha | 1,203,057 | | | | | | | | |
| | per net ha | 1,503,522 | | | | | | | | |
| | per dwelling | 60,442 | | | | | | | | |
| | per market dwelling | 60,442 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

JPA22 (GMA23/GM26) Land North of Smithy Bridge S1

| Site information | | | | | | Source |
|--|-----------------------------------|----------------|-----------------|---------------------------|-----------------------------|----------------------------|
| Allocation (2020) | GMA23 Land north of Smithy Bridge | | | | | |
| Allocated redline boundary (ha) | 20.31 | | | District | Rochdale | Council |
| Site type | Housing | | | Ward | Littleborough Lakeside Ward | |
| Developable Area (ha) (BLV applied here) | 19.16 | | | Name | Land North of Smithy Bridge | |
| Dwellings (units) | 300 | | | Type | Strategic greenfield | |
| Gross Residential area (ha) | 19.16 | | | | | Consultant team Assumption |
| Employment (ha) | | | | | | |
| Total Development period (yrs) | 7.0 | | | | | Promoter |
| Residential requirements and Values | | | | | | Source |
| Density | 30.00 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 300.00 | - | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | Promoter |
| Semi | 84 | 40.0% | 120.0 | £2,655 | | Promoter |
| Detached | 109 | 60.0% | 180.0 | £2,899 | | Consultant team |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 4,790,502 | 229,025 | 83,834 | |
| Build Costs | | | | | | Source |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £1,014.19 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | Source |
| Plot costs | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Infrastructure | | | | | | Source |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Abnormals/Site Prep | | | | | | Source |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs (Site Specific) | | | | | | Source |
| Open Space (Flat) | £3,098.47 | per dwelling | | | £0 | Council |
| Open Space (House) | £4,131.29 | per dwelling | | | £1,239,387 | Council |
| Education (dwellings) | £4,620.00 | per dwelling | | | £1,386,000 | Council |
| Offsite AH Contribution | £6,273,412 | | | | £6,273,412 | Council |
| Policy Costs (Generic) | | | | | | Source |
| Biodiversity Net Gain | £1,137.00 | per dwelling | | | £341,100 | Consultant team |
| Adaptable dwellings | £1,500.00 | per dwelling | | | £450,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500.00 | per detached | | | £270,000 | Consultant team |
| Future Homes Standard (Detached) | £3,000.00 | per detached | | | £540,000 | Consultant team |
| Future Homes Standard (Semi) | £2,000.00 | per semi | | | £240,000 | Consultant team |
| Future Homes Standard (Terraced) | £2,000.00 | per terraced | | | £0 | Consultant team |
| Future Homes Standard (Flat) | £1,500.00 | per flat | | | £0 | Consultant team |

| Summary Results | | | | | | | | | | |
|--|--------------------------------------|----------------------------------|---------------------------|------------------------|--------------------------------------|-------------------|-------------------------|---------------------|------------------|-------------------------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Land North of Smithy Bridge, Housing | | | Site Reference | GM Allocation 26 | |
| Scheme Description | 300 dwellings. | | | Notes | | | | Application No | VA3 | |
| | | | | | | | | Date Saved | 13/09/2020 | |
| Site Details | | | | Dwellings | | GIA (sq m) | | | | |
| Gross Area | 20.31 | ha | | Total | 300.00 | | 29,700.0 | | | |
| Net Area | 10.00 | ha | | Market Housing | 300.00 | | 29,700.0 | | | |
| Net to Gross Ratio | 49.2% | | | Affordable Housing | - | | - | | | |
| Density | 30.00 | dws/ha | | % Affordable Housing | 0.00% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | | |
| Total No of Dwellings | 300.00 | 300.00 | - | - | - | - | - | | | |
| Total GIA (sq m) | 29,700.0 | 29,700.0 | - | - | - | - | - | | | |
| Tenure Split (by % dwellings) | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | | |
| Total Revenue | 83,840,000 | 83,840,000 | - | - | - | - | - | | | |
| Average Revenue per unit | 278,800 | 278,800 | - | - | - | - | - | | | |
| Average Revenue per sq m GIA | 2,816 | 2,816 | - | - | - | - | - | | | |
| Total Capital Contributions | - | - | - | - | - | - | - | | | |
| Total Commercial Elements | - | - | - | - | - | - | - | | | |
| Total Scheme Revenue | 83,840,000 | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | |
| | | | Affordable Housing | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | Per dwelling | per sq m | |
| Build Cost (inc external works & contingency) | 30,121,146 | 30,121,146 | - | - | - | - | - | 100,404 | 1,014 | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | |
| Professional Fees | 2,409,692 | 2,409,692 | - | - | - | - | - | 8,032 | 81 | 8.0% build costs |
| Marketing Costs (market housing) | 2,509,200 | 2,509,200 | - | - | - | - | - | 8,364 | 84 | 3.0% market revenue |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | #DIV/0! | #DIV/0! | #DIV/0! affordable revenue |
| Exceptional Development Costs | 16,559,671 | 16,559,671 | - | - | - | - | - | 55,200 | 568 | |
| Planning Obligations Costs | 10,739,699 | | | | | | | 35,600 | 362 | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | |
| Community Infrastructure Levy | - | - | - | - | - | - | - | - | - | 0.0% CIL as %Revenue |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | £0.00 per market sq m |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | 0.0% CIL as %Dev Costs |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | 0.0% market revenue |
| Total Development Costs | 62,339,608 | | | | | | | 207,799 | 2,099 | #DIV/0! aff build & prof fees |
| Total Operating Profit | 21,300,192 | | | | | | | 71,001 | 717 | |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | | 7 years | | | | | | | | |
| Debit Interest Rate | | 6.0% | | | | | | | | |
| Credit Interest Rate | | 0.0% | | | | | | | | |
| Annual Discount Rate | | 0.0% | | | | | | | | |
| Revenue and Capital Contributions | 83,840,000 | | | | | | | | | |
| Total Development Cost | 62,339,608 | | | | | | | | | |
| Finance Cost | 2,204,522 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 64,544,330 | | | | | | | | | |
| Gross Residual Value | 19,095,670 | | | | | | | | | |
| Agents Fees | 226,692 | 1.25% residual value (post SDLT) | | | | | | | | |
| Legal Fees | 90,757 | 0.50% residual value (post SDLT) | | | | | | | | |
| Stamp Duty | 944,284 | Based on HMRC SDLT rates | | | | | | | | |
| Net Residual Value | 17,833,738 | | | | | | | | | |
| | per gross ha | 876,977 | | | | | | | | |
| | per net ha | 1,783,374 | | | | | | | | |
| | per dwelling | 59,446 | | | | | | | | |
| | per market dwelling | 59,446 | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

JPA 25 (GMA26/GM29) Trows Farm S1

| Site information | | | | | | Source |
|--------------------------------------|----------------------------|----------------|-----------------|---------------------------|----------------------|--------------------|
| Allocation (2020) | GMA26 Trows Farm | | | | | |
| Allocated redline within GMSF (ha) | 21.11 | | | District | Rochdale | Council |
| Site type | Housing | | | Ward | Castleton Ward | Promoter |
| Area to be developed | 21.11 | | | Name | Trows Farm | |
| Dwellings (units) | 550 | | | Type | Strategic greenfield | Council |
| Gross Residential area (ha) | 21.11 | | | | | |
| Gross Employment area (ha) | - | | | | | |
| Total Development period (yrs) | 8 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 36.64 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| 550.00 | - | - | - | - | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Terrace | 85 | 15.8% | 86.8 | £2,424 | | Council & promoter |
| Semi | 84 | 35.3% | 193.9 | £2,462 | | Consultant team |
| Detached | 109 | 48.9% | 269.2 | £2,636 | | |
| BLV Housing | | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 5,278,134 | 253,407 | 92,367 | Stage 1 report |
| Build Costs | | | | | | Source |
| Blended rate for houses and flats | £1,037.78 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | £10,960,163 | total | | | | Consultant team |
| Professional Fees | 7.50% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| SDLT | applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | £15,271,988 | total | | | | Consultant team |
| Broad abnormal/site prep assumption | | | | | | |
| Site Preparation (General) | £3,499,125 | total | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (dwellings) | £4,620.00 | per dwelling | | £2,541,000 | | Council |
| Open Space (Flat) | £3,098.47 | per dwelling | | £0 | | Council |
| Open Space (House) | £4,131.29 | per dwelling | | £0 | | Council |
| Offsite AH Contribution | £3,383,919 | total | | £3,383,919 | | Council |
| Other s106/s278 | £0 | per dwelling | | £0 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £625,350 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £825,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £403,816 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £807,632 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £387,895 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £173,684 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £0 | | Consultant team |
| Total Development Contributions | | | | | | £9,148,295 |

| Summary Results | | | | | | | | | | |
|---|--------------------------------------|-----------------|----------------------------------|---------------------------|---------------------|-------------------|------------|------------------|---------------------|-----------------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Trows Farm, Housing | | | Site Reference | GM Allocation 29 | |
| Scheme Description | 550 dwellings | | | Notes | | | | Application No | Castleton Ward | |
| | | | | | | | | Date Saved | 24/09/2020 | |
| Site Details | | | | | | Dwellings | GIA (sq m) | | | |
| Gross Area | 21.11 | ha | | Total | 550.00 | | 53,016.8 | | | |
| Net Area | 15.01 | ha | | Market Housing | 550.00 | | 53,016.8 | | | |
| Net to Gross Ratio | 71.1% | | | Affordable Housing | - | | - | | | |
| Density | 36.64 | dwgs per net ha | | % Affordable Housing | 0.00% | | | | | |
| Scheme Revenue | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | | |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Total No of Dwellings | 550.00 | | 550.00 | - | - | - | - | - | | |
| Total GIA (sq m) | 53,016.8 | | 53,016.8 | - | - | - | - | - | | |
| Tenure Split (by % dwellings) | | | 100.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | | |
| Total Revenue | 135,299,200 | | 135,299,200 | - | - | - | - | - | | |
| Average Revenue per unit | 245,999 | | 245,999 | - | - | - | - | - | | |
| Average Revenue per sq m GIA | 2,552 | | 2,552 | - | - | - | - | - | | |
| Total Capital Contributions | - | | - | - | - | - | - | - | | |
| Total Commercial Elements | - | | - | - | - | - | - | - | | |
| Total Scheme Revenue | 135,299,200 | | | - | - | - | - | - | | |
| Scheme Development Costs | | | | | | | | | | |
| | Total | | Market | Affordable Housing | | | | | Per dwelling | per sq m |
| | | | | Social Rent | Affordable Rent | Intermediate Rent | DMS | Shared Ownership | | |
| Build Cost (inc external works & contingency) | 54,897,836 | | 54,897,836 | - | - | - | - | - | 99,814 | 1,035 |
| Additional Dwelling Standards | - | | - | - | - | - | - | - | - | - |
| Professional Fees | 4,117,338 | | 4,117,338 | - | - | - | - | - | 7,488 | 78 |
| Marketing Costs (market housing) | 4,058,976 | | 4,058,976 | - | - | - | - | - | 7,380 | 77 |
| Marketing Costs (aff housing) | - | | - | - | - | - | - | - | #DIV/0! | #DIV/0! |
| Exceptional Development Costs | 35,355,184 | | 35,355,184 | - | - | - | - | - | 64,282 | 667 |
| Planning Obligations Costs | 9,148,296 | | | - | - | - | - | - | 16,633 | 173 |
| Commercial Elements Costs | - | | - | - | - | - | - | - | | |
| Community Infrastructure Levy | - | | - | - | - | - | - | - | | |
| Developer's Return for Risk and Profit | - | | - | - | - | - | - | - | | |
| Developer's Return (Market housing) | - | | - | - | - | - | - | - | | |
| Contractor's Return (Aff housing) | - | | - | - | - | - | - | - | #DIV/0! | #DIV/0! |
| Total Development Costs | 107,577,630 | | | - | - | - | - | - | 195,596 | 2,029 |
| Total Operating Profit | 27,721,570 | | | - | - | - | - | - | 50,403 | 523 |
| Finance Costs and Residual Value | | | | | | | | | | |
| DCF Period | 6 years | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | |
| Revenue and Capital Contributions | 135,299,200 | | | | | | | | | |
| Total Development Cost | 107,577,630 | | | | | | | | | |
| Finance Cost | 4,587,174 | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 112,134,804 | | | | | | | | | |
| Gross Residual Value | 23,164,386 | | | | | | | | | |
| Agents Fees | 275,208 | | 1.25% residual value (post SDLT) | | | | | | | |
| Legal Fees | 110,083 | | 0.50% residual value (post SDLT) | | | | | | | |
| Stamp Duty | 1,147,720 | | Based on HMRC SDLT rates | | | | | | | |
| Net Residual Value | 21,631,385 | | | | | | | | | |
| per gross ha | 1,024,698 | | | | | | | | | |
| per net ha | 1,441,132 | | | | | | | | | |
| per dwelling | 39,330 | | | | | | | | | |
| per market dwelling | 39,330 | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | |

JPA33 (GMA41/GM45) New Carrington S1

| Site information | | | | | | Source |
|--|---------------------------------|-------------|-----------------|---------------------------|--------------------------|-----------------|
| Allocation (2020) | GMA41 New Carrington | | | | | |
| Allocated redline within GMSF (ha) | 1153 | 864 | | | | TBC Framework |
| | | | | District | Trafford | |
| | | | | Ward | Bucklow-St. Martins Ward | |
| Site type | Mixed | | | Name | New Carrington | |
| Area to be developed | 183.2 | | | Type | Strategic greenfield | |
| Dwellings (units) | 3,846 | | | | | Council |
| Gross Residential area (ha) | 137 | | | | | Council |
| Gross Employment area (ha) | 45.9 | | | | | |
| Employment floorspace (sqm) | 103,365 | B2, B8 | | | | |
| Total Development period (yrs) | 17 | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 37.82 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 3,269.1 | 576.9 | 288.45 | - | 288.45 | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| | Flats | 12% | 392 | £2,383.91 | | Consultant team |
| | Terrace | 24% | 785 | £2,424.49 | | Consultant team |
| | Semi | 40% | 1,308 | £2,462.21 | | |
| | Detached | 24% | 785 | £2,635.87 | | |
| Social Rent | | | | Rent | | |
| | Flats | 40% | 115 | £87.69 | | Council |
| | Terrace | 60% | 173 | £87.69 | | |
| Intermediate | | | | Selling price 100% share | | |
| | Flats | 35% | 101 | £2,383.91 | | Council |
| | Terrace | 65% | 187 | £2,424.49 | | Council |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voids/ Bad debts | 4.00% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 50% | | | | | Council / RP's |
| Capitalisation | 6.00% | | | | | Council / RP's |
| Non residential values | | | | | | |
| | Rents (£ per sqm per annum) | | | | | |
| Serviced land sales value | £30,244,909.00 | | | | | Consultant team |
| | BLV Mixed | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 45,800,000 | 2,279,500 | 801,500 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 per sqm | | | | | Consultant team |
| Flats 3to5 | £1,073.60 per sqm | | | | | Consultant team |
| Flats 6 | £1,416.80 per sqm | | | | | Consultant team |
| Terraced | £946.00 per sqm | | | | | Consultant team |
| Semi | £932.80 per sqm | | | | | Consultant team |
| Detached | £1,056.00 per sqm | | | | | Consultant team |
| Blended rate for houses | £973.15 per sqm | | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot costs | 10.00% of build costs | | | | | Consultant team |
| Professional Fees | 8.00% of build costs | | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% of market GDV | | | | | Consultant team |
| Agents & Legals | 1.75% of land value | | | | | Consultant team |
| Serviced employment land cost | £17,462,698 total | | | | | Consultant team |
| | SDLT applied at prevailing rate | | | | | HMRC |
| Dev & Cont Return | applied in Results sheet | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% of build costs | | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 per ha | | | | | Consultant team |
| Policy Costs | | | | | | |
| Policy Costs (Local) | | | | Total | | |
| Education | £11,626,648 total | | | | £11,626,648 | Council |
| Open Space | £2,322.14 per dwelling | | | | £8,930,950 | Council |
| CL (blended) | £32.93359 per sqm | | | | £9,563,109 | Council |
| Other s106/s278 | £5,000.00 per dwelling | | | | £19,230,000 | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 per dwelling | | | | £4,372,902 | Consultant team |
| Adaptable dwellings | £1,500 per dwelling | | | | £5,769,000 | Consultant team |
| Electric charging vehicle (Detached) | £1,500 per detached | | | | £1,176,876 | Consultant team |
| Future Homes Standard (Detached) | £3,000 per detached | | | | £2,353,752 | Consultant team |
| Future Homes Standard (Semi) | £2,000 per semi | | | | £2,615,280 | Consultant team |
| Future Homes Standard (Terraced) | £2,000 per terraced | | | | £2,290,293 | Consultant team |
| Future Homes Standard (Flat) | £1,500 per flat | | | | £912,944 | Consultant team |
| Total Developer Contributions | | | | | £68,841,754 | |

| Summary Results | | | | | | | | | | | | |
|---|--|-----------------|-------------|----------------------|-----------------------|--|--------------------|----------------|-------------------------|------------|--------------|----------|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | New Carrington, Mixed | | | Site Reference | GM Allocation 45 | | | |
| Scheme Description | 3,846 dwgs, 103,365 sqm employment, 0 sqm retail | | | Notes | | | | Application No | Bucklow-St Martins Ward | | | |
| | | | | | | | | Date Saved | 24/09/2020 | | | |
| Site Details | | | | Dwellings | | | GIA (sq m) | | | | | |
| Gross Area | 183.20 | ha | | Total | 3,846.00 | | 334,130.9 | | | | | |
| Net Area | 101.70 | ha | | Market Housing | 3,269.00 | | 290,375.5 | | | | | |
| Net to Gross Ratio | 55.5% | | | Affordable Housing | 577.00 | | 43,755.4 | | | | | |
| Density | 37.82 | dwgs per net ha | | % Affordable Housing | 15.00% | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | |
| | Total | | Market | | Social Rent | | Affordable Housing | | Shared Ownership | | | |
| | | | | | | | | | | | | |
| Total No of Dwellings | 3,846.00 | | 3,269.00 | | 288.50 | | - | | - | 288.50 | | |
| Total GIA (sq m) | 334,130.9 | | 290,375.5 | | 21,682.5 | | - | | - | 22,072.9 | | |
| Tenure Split (by % dwellings) | | | 85.0% | | 7.5% | | 0.0% | | 0.0% | 7.5% | | |
| Total Revenue | 769,961,500 | | 718,272,000 | | 13,835,906 | | - | | - | 37,853,594 | | |
| Average Revenue per unit | 200,198 | | 219,722 | | 47,958 | | - | | - | 131,208 | | |
| Average Revenue per sq m GIA | 2,304 | | 2,474 | | 638 | | - | | - | 1,715 | | |
| Total Capital Contributions | 30,244,909 | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | |
| Total Scheme Revenue | 800,206,409 | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | |
| | Total | | Market | | Social Rent | | Affordable Housing | | Shared Ownership | | Per dwelling | per sq m |
| | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 329,284,795 | | 285,424,117 | | 21,782,979 | | - | | - | 22,077,698 | 85,617 | 985 |
| Additional Dwelling Standards | - | | - | | - | | - | | - | - | - | - |
| Professional Fees | 26,342,784 | | 22,833,929 | | 1,742,638 | | - | | - | 1,766,216 | 6,849 | 79 |
| Marketing Costs (market housing) | 21,548,160 | | 21,548,160 | | - | | - | | - | - | 6,592 | 74 |
| Marketing Costs (aff housing) | - | | - | | - | | - | | - | - | - | - |
| Exceptional Development Costs | 187,772,456 | | 159,601,705 | | 14,085,375 | | - | | - | 14,085,375 | 48,823 | 562 |
| Planning Obligations Costs | 59,278,645 | | - | | - | | - | | - | - | 15,413 | 177 |
| Commercial Elements Costs | - | | - | | - | | - | | - | - | - | - |
| Community Infrastructure Levy | 9,563,107 | | - | | - | | - | | - | - | - | - |
| Developer's Return for Risk and Profit | - | | - | | - | | - | | - | - | - | - |
| Developer's Return (Market housing) | - | | - | | - | | - | | - | - | - | - |
| Contractor's Return (Aff housing) | - | | - | | - | | - | | - | - | - | - |
| Total Development Costs | 633,789,946 | | | | | | | | | | 164,792 | 1,897 |
| Total Operating Profit | 166,416,462 | | | | | | | | | | 43,270 | 498 |
| Finance Costs and Residual Value | | | | | | | | | | | | |
| DCF Period | 18 | years | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | |
| Revenue and Capital Contributions | 800,206,409 | | | | | | | | | | | |
| Total Development Cost | 633,789,946 | | | | | | | | | | | |
| Finance Cost | 35,042,870 | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 668,832,816 | | | | | | | | | | | |
| Gross Residual Value | 131,373,593 | | | | | | | | | | | |
| Agents Fees | 1,560,193 | | | | | | | | | | | |
| Legal Fees | 624,077 | | | | | | | | | | | |
| Stamp Duty | 6,558,180 | | | | | | | | | | | |
| Net Residual Value | 122,631,143 | | | | | | | | | | | |
| per gross ha | 669,384 | | | | | | | | | | | |
| per net ha | 1,205,813 | | | | | | | | | | | |
| per dwelling | 31,885 | | | | | | | | | | | |
| per market dwelling | 37,513 | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | |
| <p>1.25% residual value (post SDLT)</p> <p>0.50% residual value (post SDLT)</p> <p>Based on HMRC SDLT rates</p> | | | | | | | | | | | | |

JPA33 (GMA41/GM45) New Carrington S2

| Site information | | | | | | Source | |
|--|-----------------------------|--|-----------------|---------------------------|--------------------------|-----------------|--|
| Allocation (2020) | | GMA41 New Carrington | | | | | |
| Allocated redline within GMSF (ha) | 1153 | | | District | Trafford | TBC Framework | |
| | | | | Ward | Bucklow-St. Martins Ward | | |
| Site type | Mixed | | | Name | New Carrington | | |
| Area to be developed | 183.2 | | | Type | Strategic greenfield | | |
| Dwellings (units) | 3,846 | | | | | Council | |
| Gross Residential area (ha) | 137 | | | | | Council | |
| Gross Employment area (ha) | 45.9 | | | | | | |
| Employment floorspace (sqm) | 103,365 | B2, B8 | | | | | |
| Total Development period (yrs) | 17 | | | | | Council | |
| Development mix and values | | | | | | Source | |
| Density | 37.82 | DPH | | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | | |
| | 3,269.1 | 576.9 | 288.45 | - | 288.45 | Council | |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | | |
| Flats | 65.00 | 12% | 392 | £2,622.30 | | Consultant team | |
| Terrace | 85.00 | 24% | 785 | £2,666.94 | | Consultant team | |
| Semi | 84.00 | 40% | 1,308 | £2,708.43 | | | |
| Detached | 109.00 | 24% | 785 | £2,899.46 | | | |
| Social Rent | | | | Rent | | | |
| Flats | 53.00 | 40% | 115 | £87.69 | | Council | |
| Terrace | 86.00 | 60% | 173 | £87.69 | | | |
| Intermediate | | | | Selling price 100% share | | | |
| Flats | 53.00 | 35% | 101 | £2,622.30 | | Council | |
| Terrace | 86.00 | 65% | 187 | £2,666.94 | | Council | |
| Social and Affordable Rent Assumptions | | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's | |
| Voids/ Bad debts | 4.00% | | | | | Council / RP's | |
| Repairs reserve | £500 | | | | | Council / RP's | |
| Capitalisation | 6.00% | | | | | Council / RP's | |
| Intermediate Assumptions | | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's | |
| Share Size | 50% | | | | | Council / RP's | |
| Capitalisation | 6.00% | | | | | Council / RP's | |
| Non residential values | | | | | | | |
| BLV | Rents (£ per sqm per annum) | | | | | | |
| BLV Mixed | £30,244,909.00 | | | | | Consultant team | |
| £ per ha gross | £250,000 | | Total | SDLT | Fees | | |
| | | | 45,800,000 | 2,279,500 | 801,500 | Stage 1 report | |
| Build Costs | | | | | | Source | |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team | |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team | |
| Flats 6 | £1,416.80 | per sqm | | | | Consultant team | |
| Terraced | £946.00 | per sqm | | | | Consultant team | |
| Semi | £932.80 | per sqm | | | | Consultant team | |
| Detached | £1,056.00 | per sqm | | | | Consultant team | |
| Blended rate for houses | £973.15 | per sqm | | | | Consultant team | |
| Other Development Costs | | | | | | | |
| Plot costs | 10.00% | of build costs | | | | Consultant team | |
| Professional Fees | 8.00% | of build costs | | | | Consultant team | |
| Finance Rate | 6.00% | | | | | Consultant team | |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team | |
| Agents & Legals | 1.75% | of land value | | | | Consultant team | |
| Serviced employment land cost | £17,462,698 | total | | | | Consultant team | |
| | | SDLT applied at prevailing rate | | | | HMRC | |
| | | Dev & Cont Return applied in Results sheet | | | | PPG | |
| Broad Infrastructure Cost Assumption | | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team | |
| Broad abnormals/site prep assumption | | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team | |
| Policy Costs | | | | | | Total | |
| Policy Costs (Local) | | | | | | | |
| Education | £11,626,648 | total | | | £11,626,648 | Council | |
| Open Space | £2,322.14 | per dwelling | | | £8,930,950 | Council | |
| CIL (blended) | £0.000 | per sqm | | | £9,563,109 | Council | |
| Other s106/s278 | £5,000.00 | per dwelling | | | £19,230,000 | Council | |
| Policy Costs (National & GMSF) | | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | | £4,372,902 | Consultant team | |
| Adaptable dwellings | £1,500 | per dwelling | | | £5,769,000 | Consultant team | |
| Electric charging vehicle (Detached) | £1,500 | per detached | | | £1,176,876 | Consultant team | |
| Future Homes Standard (Detached) | £3,000 | per detached | | | £2,353,752 | Consultant team | |
| Future Homes Standard (Semi) | £2,000 | per semi | | | £2,615,280 | Consultant team | |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | | £2,290,293 | Consultant team | |
| Future Homes Standard (Flat) | £1,500 | per flat | | | £912,944 | Consultant team | |
| Total Developer Contributions | | | | | | £68,841,754 | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------|--------------------|-----------------------|-------------------|----------------|-------------------------|----------------------------------|-------|-------------------------------------|--------------------|----------------------------------|----------------|----------------------------------|--------------------|--------------------------|--------------------|-----------------------------------|-----------------|------------------------|----------------------|---|-------------|----------------------------|------------|---|-------------|----------------------|-------------|-------------|-----------|-------------------------------|-----------|------------|------------|-------------------------------|-------------|--------------|-----------|------------|-----------|-------------------|------------|---------------------|-------------|-------------|------------|---|-----------|-------|------------|----------------------------------|------------|------------|--------|---|---|---|---------|------------------------------|-------|-------------------------------|-----|---|---|---|-------|-----------------------------|------------|---|---|-------------------------------|-------------|-------------|------------|---------------------------|---|---|------------|--------|-----|----------------------------|------------|----------------------|-------------|---|---|---|---|--------|-----|---------------------------|---|---|---|---|---|---|---|---|---|-------------------------------|-----------|---|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|---|-------------------------------------|---|---|---|---|---|---|---|---|---|-----------------------------------|---|---|---|---|---|---|---|---|---|-------------------------|-------------|--|--|--|--|--|--|---------|-------|------------------------|-------------|--|--|--|--|--|--|--------|-----|
| Site Details | GMCA Testing - Site specific testing | | Site Address | New Carrington, Mixed | | Site Reference | GM Allocation 45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 3,846 dwgs, 103,365 sqm employment, 0 sqm retail | | Notes | | | Application No | Bucklow-St Martins Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Date Saved | 24/09/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>183.20 ha</td> <td>Total</td> <td>3,846.00</td> </tr> <tr> <td>Net Area</td> <td>101.70 ha</td> <td>Market Housing</td> <td>3,269.00</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>55.5%</td> <td>Affordable Housing</td> <td>577.00</td> </tr> <tr> <td>Density</td> <td>37.82 dwgs per net ha</td> <td>% Affordable Housing</td> <td>15.00%</td> </tr> </tbody> </table> | | | Site Details | | Dwellings | GIA (sq m) | Gross Area | 183.20 ha | Total | 3,846.00 | Net Area | 101.70 ha | Market Housing | 3,269.00 | Net to Gross Ratio | 55.5% | Affordable Housing | 577.00 | Density | 37.82 dwgs per net ha | % Affordable Housing | 15.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 183.20 ha | Total | 3,846.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 101.70 ha | Market Housing | 3,269.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 55.5% | Affordable Housing | 577.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 37.82 dwgs per net ha | % Affordable Housing | 15.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Shared Ownership</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>3,846.00</td> <td>3,269.00</td> <td>288.50</td> <td>-</td> <td>-</td> <td>-</td> <td>288.50</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>334,130.9</td> <td>290,375.5</td> <td>21,682.5</td> <td>-</td> <td>-</td> <td>-</td> <td>22,072.9</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>85.0%</td> <td>7.5%</td> <td>0.0%</td> <td>0.0%</td> <td>0.0%</td> <td>7.5%</td> </tr> <tr> <td>Total Revenue</td> <td>846,225,871</td> <td>790,844,600</td> <td>13,835,906</td> <td>-</td> <td>-</td> <td>-</td> <td>41,545,365</td> </tr> <tr> <td>Average Revenue per unit</td> <td>220,028</td> <td>241,922</td> <td>47,958</td> <td>-</td> <td>-</td> <td>-</td> <td>144,005</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>2,533</td> <td>2,724</td> <td>638</td> <td>-</td> <td>-</td> <td>-</td> <td>1,882</td> </tr> <tr> <td>Total Capital Contributions</td> <td>30,244,909</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>876,470,780</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | Total | Market | Affordable Housing | | | | Shared Ownership | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Total No of Dwellings | 3,846.00 | 3,269.00 | 288.50 | - | - | - | 288.50 | Total GIA (sq m) | 334,130.9 | 290,375.5 | 21,682.5 | - | - | - | 22,072.9 | Tenure Split (by % dwellings) | | 85.0% | 7.5% | 0.0% | 0.0% | 0.0% | 7.5% | Total Revenue | 846,225,871 | 790,844,600 | 13,835,906 | - | - | - | 41,545,365 | Average Revenue per unit | 220,028 | 241,922 | 47,958 | - | - | - | 144,005 | Average Revenue per sq m GIA | 2,533 | 2,724 | 638 | - | - | - | 1,882 | Total Capital Contributions | 30,244,909 | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 876,470,780 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 3,846.00 | 3,269.00 | 288.50 | - | - | - | 288.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 334,130.9 | 290,375.5 | 21,682.5 | - | - | - | 22,072.9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 85.0% | 7.5% | 0.0% | 0.0% | 0.0% | 7.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 846,225,871 | 790,844,600 | 13,835,906 | - | - | - | 41,545,365 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 220,028 | 241,922 | 47,958 | - | - | - | 144,005 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,533 | 2,724 | 638 | - | - | - | 1,882 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | 30,244,909 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 876,470,780 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Shared Ownership</th> <th rowspan="2">Per dwelling</th> <th rowspan="2">per sq m</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> </tr> </thead> <tbody> <tr> <td>Build Cost (inc external works & contingency)</td> <td>329,284,795</td> <td>285,424,117</td> <td>21,782,979</td> <td>-</td> <td>-</td> <td>-</td> <td>22,077,698</td> <td>85,617</td> <td>986</td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Professional Fees</td> <td>26,342,784</td> <td>22,833,929</td> <td>1,742,638</td> <td>-</td> <td>-</td> <td>-</td> <td>1,766,216</td> <td>6,849</td> <td>79</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>23,725,338</td> <td>23,725,338</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>7,258</td> <td>82</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>187,772,456</td> <td>159,601,705</td> <td>14,085,375</td> <td>-</td> <td>-</td> <td>-</td> <td>14,085,375</td> <td>48,823</td> <td>562</td> </tr> <tr> <td>Planning Obligations Costs</td> <td>59,278,645</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>15,413</td> <td>177</td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>9,563,107</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Total Development Costs</td> <td>635,967,124</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>165,358</td> <td>1,903</td> </tr> <tr> <td>Total Operating Profit</td> <td>240,503,655</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>62,533</td> <td>720</td> </tr> </tbody> </table> | | | | | | | | | Total | Market | Affordable Housing | | | | Shared Ownership | Per dwelling | per sq m | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Build Cost (inc external works & contingency) | 329,284,795 | 285,424,117 | 21,782,979 | - | - | - | 22,077,698 | 85,617 | 986 | Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | Professional Fees | 26,342,784 | 22,833,929 | 1,742,638 | - | - | - | 1,766,216 | 6,849 | 79 | Marketing Costs (market housing) | 23,725,338 | 23,725,338 | - | - | - | - | - | 7,258 | 82 | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | Exceptional Development Costs | 187,772,456 | 159,601,705 | 14,085,375 | - | - | - | 14,085,375 | 48,823 | 562 | Planning Obligations Costs | 59,278,645 | - | - | - | - | - | - | 15,413 | 177 | Commercial Elements Costs | - | - | - | - | - | - | - | - | - | Community Infrastructure Levy | 9,563,107 | - | - | - | - | - | - | - | - | Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | Total Development Costs | 635,967,124 | | | | | | | 165,358 | 1,903 | Total Operating Profit | 240,503,655 | | | | | | | 62,533 | 720 |
| | Total | Market | Affordable Housing | | | | Shared Ownership | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 329,284,795 | 285,424,117 | 21,782,979 | - | - | - | 22,077,698 | 85,617 | 986 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 26,342,784 | 22,833,929 | 1,742,638 | - | - | - | 1,766,216 | 6,849 | 79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 23,725,338 | 23,725,338 | - | - | - | - | - | 7,258 | 82 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 187,772,456 | 159,601,705 | 14,085,375 | - | - | - | 14,085,375 | 48,823 | 562 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 59,278,645 | - | - | - | - | - | - | 15,413 | 177 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 9,563,107 | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 635,967,124 | | | | | | | 165,358 | 1,903 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 240,503,655 | | | | | | | 62,533 | 720 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>18 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>876,470,780</td> </tr> <tr> <td>Total Development Cost</td> <td>635,967,124</td> </tr> <tr> <td>Finance Cost</td> <td>23,481,754</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>659,448,878</td> </tr> <tr> <td>Gross Residual Value</td> <td>217,021,902</td> </tr> <tr> <td>Agents Fees</td> <td>2,577,266</td> </tr> <tr> <td>Legal Fees</td> <td>1,030,907</td> </tr> <tr> <td>Stamp Duty</td> <td>10,840,595</td> </tr> <tr> <td>Net Residual Value</td> <td>202,573,134</td> </tr> <tr> <td>per gross ha</td> <td>1,105,749</td> </tr> <tr> <td>per net ha</td> <td>1,991,870</td> </tr> <tr> <td>per dwelling</td> <td>52,671</td> </tr> <tr> <td>per market dwelling</td> <td>61,968</td> </tr> </tbody> </table> | | | | | | | | Finance Costs and Residual Value | | DCF Period | 18 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 876,470,780 | Total Development Cost | 635,967,124 | Finance Cost | 23,481,754 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 659,448,878 | Gross Residual Value | 217,021,902 | Agents Fees | 2,577,266 | Legal Fees | 1,030,907 | Stamp Duty | 10,840,595 | Net Residual Value | 202,573,134 | per gross ha | 1,105,749 | per net ha | 1,991,870 | per dwelling | 52,671 | per market dwelling | 61,968 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 18 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 876,470,780 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 635,967,124 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 23,481,754 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 659,448,878 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 217,021,902 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 2,577,266 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 1,030,907 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 10,840,595 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 202,573,134 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,105,749 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,991,870 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 52,671 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 61,968 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Notes:</th> </tr> </thead> <tbody> <tr> <td colspan="2">(use Alt+Enter to start a new line)</td> </tr> <tr> <td colspan="2">1.25% residual value (post SDLT)</td> </tr> <tr> <td colspan="2">0.50% residual value (post SDLT)</td> </tr> <tr> <td colspan="2">Based on HMRC SDLT rates</td> </tr> </tbody> </table> | | | | | | | | Notes: | | (use Alt+Enter to start a new line) | | 1.25% residual value (post SDLT) | | 0.50% residual value (post SDLT) | | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Notes:</th> </tr> </thead> <tbody> <tr> <td colspan="2">8.0% build costs</td> </tr> <tr> <td colspan="2">3.0% market revenue</td> </tr> <tr> <td colspan="2">0.0% affordable revenue</td> </tr> <tr> <td colspan="2">1.1% CIL as %Revenue</td> </tr> <tr> <td colspan="2">£32.93 per market sq m</td> </tr> <tr> <td colspan="2">1.5% CIL as %Dev Costs</td> </tr> <tr> <td colspan="2">0.0% market revenue</td> </tr> <tr> <td colspan="2">0.0% aff build & prof fees</td> </tr> </tbody> </table> | | | | | | | | Notes: | | 8.0% build costs | | 3.0% market revenue | | 0.0% affordable revenue | | 1.1% CIL as %Revenue | | £32.93 per market sq m | | 1.5% CIL as %Dev Costs | | 0.0% market revenue | | 0.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.1% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| £32.93 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.5% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

JPA36 (GMA44/GM50) Pocket Nook S1

| Site information | | | | | | Source |
|--|-----------------------|-------------------|-----------------|-----------------------------|----------------------|-----------------|
| Allocation (2020) | GMA44 Pocket Nook | | | | | |
| Allocated redline within GMSF (ha) | 51.78 | | | District | Wigan | |
| | | | | Ward | Golborne and Lowton | West Ward |
| Site type | Housing | | | Name | Pocket Nook | |
| Area to be developed | 28.35 | | | Type | Strategic greenfield | |
| Dwellings (units) | 600 | | | | | |
| Gross Residential area (ha) | 22.901 | | | | | Council |
| Gross Employment area (ha) | 3.94 | | | | | |
| Open space (ha) | 1.5 | | | | | |
| Employment floorspace (sqm) | 15,000 | | | | | Council |
| B1 (Sqm) | 2,500 | | | | | |
| B2 (Sqm) | 7,500 | | | | | |
| B8 (Sqm) | 5,000 | | | | | |
| Total Development period (yrs) | 12 (non-resi 4 years) | | | | | Council |
| Development mix and values | | | | | | Source |
| Density | 33.39 | DPH | | | | |
| Market % | Affordable % | Social Rent | Affordable Rent | Intermediate | Other | |
| | 450.0 | 150.0 | 78.00 | 72.00 | - | Council |
| Market housing | Floor area sqm | Mix | Number | Selling Price (£ per sqm) | | |
| Flats | 65 | 5.0% | 22.5 | £2,384 | | Consultant team |
| Terrace | 85 | 15.0% | 67.5 | £2,424 | | Council |
| Semi | 84 | 33.5% | 150.8 | £2,350 | | |
| Detached | 109 | 46.5% | 209.3 | £2,439 | | |
| Affordable Rent | | | | Rent | | |
| Flats | 53 | 70.0% | 54.6 | £110.00 | | Council |
| Terrace | 86 | 30.0% | 23.4 | £138.00 | | Council |
| Intermediate | | | | Selling price at 100% share | | |
| Flats | 53 | 0.0% | - | £2,384 | | Council |
| Terrace | 86 | 100.0% | 72.0 | £2,424 | | Council |
| Social and Affordable Rent Assumptions | | | | | | |
| Management/Maintenance | £1,000 | | | | | Council / RP's |
| Voidy/ Bad debts | 4% | | | | | Council / RP's |
| Repairs reserve | £500 | | | | | Council / RP's |
| Capitalisation | 6% | | | | | Council / RP's |
| Intermediate Assumptions | | | | | | |
| Rental Factor | 2.75% | | | | | Council / RP's |
| Share Size | 60% | | | | | Council / RP's |
| Capitalisation | 6.0% | | | | | Council / RP's |
| Non residential values | | | | | | |
| Serviced land sales value | £2,859,985.00 | total | | | | Consultant team |
| BLV | Housing | | Total | SDLT | Fees | |
| £ per ha gross | £250,000 | | 7,086,250 | 343,813 | 124,009 | Stage 1 report |
| Build Costs | | | | | | Source |
| Flats 1to2 | £1,047.20 | per sqm | | | | Consultant team |
| Flats 3to5 | £1,073.60 | per sqm | | | | Consultant team |
| Flats 6 | £1,610.00 | per sqm | | | | Consultant team |
| Terraced | £946.00 | per sqm | | | | Consultant team |
| Semi | £932.80 | per sqm | | | | Consultant team |
| Detached | £1,056.00 | per sqm | | | | Consultant team |
| Blended rate for houses | £993.39 | per sqm | | | | Consultant team |
| Other Development Costs | | | | | | |
| Plot & contingency | 10.00% | of build costs | | | | Consultant team |
| Professional Fees | 8.00% | of build costs | | | | Consultant team |
| Finance Rate | 6.00% | | | | | Consultant team |
| Marketing Fees | 3.00% | of market GDV | | | | Consultant team |
| AF Marketing fees | 0.00% | of affordable GDV | | | | Consultant team |
| Agents & Legals | 1.75% | of land value | | | | Consultant team |
| Serviced employment land cost | £2,282,334 | total | | | | Consultant team |
| SDLT applied at prevailing rate | | | | | | HMRC |
| Dev & Cont Return | | | | | | PPG |
| Broad Infrastructure Cost Assumption | | | | | | |
| Site Infrastructure (General) | 25% | of build costs | | | | Consultant team |
| Broad abnormals/site prep assumption | | | | | | |
| Site Preparation (General) | £45,000 | per ha | | | | Consultant team |
| Policy Costs | | | | | | Total |
| Policy Costs (Local) | | | | | | |
| Education (Flat) | £2,514.50 | per dwelling | | £193,868 | | Council |
| Education (House) | £2,514.50 | per dwelling | | £1,314,832 | | Council |
| Open Space (Resi) | £349.25 | per dwelling | | £209,550 | | Council |
| Recreation (Resi) | £1,126.00 | per dwelling | | £675,600 | | Council |
| Policy Costs (National & GMSF) | | | | | | |
| Biodiversity Net Gain | £1,137 | per dwelling | | £682,200 | | Consultant team |
| Adaptable dwellings | £1,500 | per dwelling | | £900,000 | | Consultant team |
| Electric charging vehicle (Detached) | £1,500 | per detached | | £313,875 | | Consultant team |
| Future Homes Standard (Detached) | £3,000 | per detached | | £627,750 | | Consultant team |
| Future Homes Standard (Semi) | £2,000 | per semi | | £301,500 | | Consultant team |
| Future Homes Standard (Terraced) | £2,000 | per terraced | | £325,800 | | Consultant team |
| Future Homes Standard (Flat) | £1,500 | per flat | | £115,650 | | Consultant team |
| Total Development Contributions | | | | £5,660,625 | | |

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------------------|-----------------|----------------------------------|-----------------|----------------------|--------------|------------------|----------------------------|----------|----------|-------|----|--------------------|-------|--|---------|-------|-----------------|--|--|--|--|--|--|-----------|------------|--|-------|--------|--|----------|--|----------------|--------|--|----------|--|--------------------|--------|--|----------|--|----------------------|--------|--|--|--|
| Site Details | GMCA Testing - Site specific testing | | | Site Address | Pocket Nook, Housing | | Site Reference | GM Allocation 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | 600 Dwellings, 15,000sqm Employment | | | Notes | | | Application No | Lowton East Ward | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | Date Saved | 23/09/2020 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="3">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>28.35</td> <td>ha</td> </tr> <tr> <td>Net Area</td> <td>17.97</td> <td>ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>63.4%</td> <td></td> </tr> <tr> <td>Density</td> <td>33.39</td> <td>dwgs per net ha</td> </tr> </tbody> </table> | | | | Site Details | | | Gross Area | 28.35 | ha | Net Area | 17.97 | ha | Net to Gross Ratio | 63.4% | | Density | 33.39 | dwgs per net ha | <table border="1"> <thead> <tr> <th colspan="2"></th> <th>Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>600.00</td> <td></td> <td>54,253.5</td> <td></td> </tr> <tr> <td>Market Housing</td> <td>450.00</td> <td></td> <td>42,833.7</td> <td></td> </tr> <tr> <td>Affordable Housing</td> <td>150.00</td> <td></td> <td>11,419.8</td> <td></td> </tr> <tr> <td>% Affordable Housing</td> <td>25.00%</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | Dwellings | GIA (sq m) | | Total | 600.00 | | 54,253.5 | | Market Housing | 450.00 | | 42,833.7 | | Affordable Housing | 150.00 | | 11,419.8 | | % Affordable Housing | 25.00% | | | |
| Site Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 28.35 | ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 17.97 | ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 63.4% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 33.39 | dwgs per net ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 600.00 | | 54,253.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 450.00 | | 42,833.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing | 150.00 | | 11,419.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Affordable Housing | 25.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 600.00 | 450.00 | - | 78.00 | - | - | 72.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 54,253.5 | 42,833.7 | - | 5,227.8 | - | - | 6,192.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 75.0% | 0.0% | 13.0% | 0.0% | 0.0% | 12.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 120,272,036 | 102,750,750 | - | 5,733,686 | - | - | 11,787,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 200,453 | 228,335 | - | 73,509 | - | - | 163,717 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,217 | 2,399 | - | 1,097 | - | - | 1,904 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | 2,859,985 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 123,132,021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Development Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost (inc external works & contingency) | 54,283,122 | 42,680,906 | - | 5,451,145 | - | - | 6,151,071 | 90,472 | 1,001 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 4,342,650 | 3,414,473 | - | 436,092 | - | - | 492,086 | 7,238 | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 3,082,523 | 3,082,523 | - | - | - | - | - | 6,850 | 72 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 29,393,141 | 22,044,856 | - | 3,821,108 | - | - | 3,527,177 | 48,989 | 542 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 5,660,625 | | | | | | | 9,434 | 104 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | - | | | | | | | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 96,762,061 | | | | | | | 161,270 | 1,784 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 26,369,961 | | | | | | | 43,950 | 486 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | 8.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 12 years | | | | | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 123,132,021 | | | | | | | 0.0% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 96,762,061 | | | | | | | £0.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 3,500,450 | | | | | | | 0.0% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 100,262,511 | | | | | | | 0.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 22,869,511 | | | | | | | 0.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 271,707 | | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 108,683 | | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 1,132,976 | | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 21,356,146 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 753,436 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,188,433 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 35,594 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 47,458 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Notes: (use Alt+Enter to start a new line) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |