Greater Manchester Combined Authority

Greater Manchester Spatial Framework

Strategic Viability Report – Stage 2 Allocated Sites Viability Report

Amended June 2021

Three Dragons Ward Williams Associates Troy Planning + Design



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	Introd	uction	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	Testir	ng 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	Alloca	ation 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) Cowlishaw	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	Sumr	nary of the results	. 144
	4.1	Assessment of the viability of the allocated sites	144
	4.2	Summary of results and interventions	145
Ap	pendix	A – Serviced land values	. 149
Ар 		B - Explanatory note of the approach to developing and verifying costs for transport sche	
Ap	pendix	C - Transport interventions for allocated sites	. 158
Ap	pendix	D – Sensitivity assumptions and testing summary	. 175
	JPA1.1	L (GMA1.1/GM1.1) Heywood Pilsworth, including Castlebrook Stables (Northern Gateway)	176
	JPA3.1	L/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) Cowlishaw 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 maybe 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 is 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.

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
SMA6	West of Wingates	GMA6	West of Wingates / M61 Junction 6	JPA6	West of Wingates / M61 Junction 6
GMA7	Elton Resevoir	GMA7	Elton Resevoir	JPA7	Elton Resevoir
GMA8	Seedfield	GMA8	Seedfield	JPA8	Seedfield
GMA9	Walshaw	GMA9	Walshaw	JPA9	Walshaw
GMA10	Global Logistics	GMA10	Global Logistics	JPA10	Global Logistics
SMA12	Southwick Park	GMA11	Southwick Park	JPA11	Southwick Park
SMA14	Beal Valley	GMA12	Beal Valley	JPA12	Beal Valley
SMA22	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	GMA20	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	GMA30	Bredbury Park Extension	N/A	Deleted
GMA35	Former Oferton High School	GMA31 GMA32	Former Offerton High School	N/A	Deleted
GMA37	Heald Green	GMA32 GMA33	Heald Green 1 (West)	N/A	Deleted
			. ,		
GMA40 GMA38	Griffen Farm/Stanley Green	GMA34 GMA35	Heald Green 2	N/A	Deleted Deleted
	High Lane		High Lane	N/A	
GMA39	Hyde Bank Meadows	GMA36	Hyde Bank Meadows	N/A	Deleted
SMA41	Woodford Aerodrome	GMA37	Woodford Aerodrome	N/A	Deleted
SMA42	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
SMA49	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.

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

Table 2.1 Other standard development costs

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 wellconnected 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.

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.		

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
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
 - \circ Surveys
 - o Enabling works
 - o Site infrastructure
 - o Landscaping
 - o Utilities
 - o Site abnormals
 - Contingencies
 - Professional fees
 - Viability testing items
 - o Sales costs
 - o 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:

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

Table 2.3 Other standard serviced employment land development costs

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 rational 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 o	f 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	Employmen t floorspace (sqm)	Total Dwgs	Changes and amendments from GMSF Draft Jan 2019 and the Autumn 2020 report.
JPA1.1	GM Allocation 1.1 Heywood/Pilswort h (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.
		GM2.2	Stakehill	Rochdale	Mixed	Base Model	13,778	301	Local authority advised reduced level of employment floorspace.
		GM2.3	Stakehill	Oldham / Rochdale	Employment	Base Model	186,222		

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised Reference 2020	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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	Manches ter	Employment	Base Model	25,000		No change.

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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	Manches ter	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	Manches ter	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 Cowlishaw	GM16	Cowlishaw	Oldham	Housing	Base Model		460	No change.
		GM16 S1	Cowlishaw	Oldham	Housing	Sensitivity test: Increase values by 10%		460	Local authority requested sensitivity test.

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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.

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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 (Woodhouse s)	Oldham	Housing	Base Model		30	Local authority has stated that site size and dwelling numbers reduced
		GM22/ GMA13 S1	Bottom Field Farm (Woodhouse s)	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 refurbishmen t 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.

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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	Tamesid e	Employment	Base Model	160,000		No change
JPA31	GM Allocation 43 Godley Green Garden Village	GM43/ GMA39	Godley Green Garden Village	Tamesid e	Housing	Base Model		2,350	No change
JPA32	GM Allocation 44 South of Hyde	GM44/ GMA40	South of Hyde	Tamesid e	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).

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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

PfE 2021 Reference	GMSF Revised Draft Jan19 Allocation Title	GMSF Revised 2020 Reference	Site Name	Local Authority	Scheme Type	Test Type	Employmen t 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	auide
IUNIO	U . L	1.00uito	L'UNIO	gaiao

		Site Detail	S			Scheme	Results	
а	b	с	d	е	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.

		Site Details				Schem	e Results	
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e 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	Employ ment	Base	£81,284,000	050.000.000	070 400 000	
JPA1.1 .2	NG1 Castlebrook Stables	Bury	Housing	Base	£17,283,000	£59,990,000	£76,430,000	-£16,440,000
JPA1.1 .1	NG1 Strategic employment	Bury	Employ ment	Sensitivity	£126m	004400.000	070 400 000	07 700 000
JPA1.1 .2	NG1 Castlebrook Stables	Bury	Housing	Sensitivity	£17,283,431	£84,190,000	£76,430,000	£7,760,000

Summary of results

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.

Site information						Source
Allocation (2020)	GMA1.1 Northern Gate	eway Heywood Pilsworth	1			
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			Туре	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/Promote
Development mix and values						Source
Non residential values	Serviced land sales val	ue				
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 r	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG/Consultant team
Broad Infrastructure Cost Assumpti	on					
Site Infrastructure (General)	81,790,000	total				Consultant team
Policy Costs		L			Total	
Policy Costs						
Other s106/s278		total			f0	Council

Base assumptions and testing summary

						Source
	GMA1.1 Northern Gate	eway Heywood Pilswoi	th			Durft CMS51 40
Allocated redline within GMSF (ha)	638.40			District		Draft GMSF Jan19
					Unsworth Ward	
Site type					Northern Gateway	
Area to be developed	7.847			Туре	Strategic greenfield	Council
Dwellings (units)	200					Council
Gross Residential area (ha)	5.747					Council
Gross Employment area (ha)	-					
	2.400					
Open space (ha) Total Development period (yrs)	2.100					Consultant team
Total Development period (yrs)	5					Consultant team
Development mix and values						Source
evelopment mix and values						Source
Density	34.80	DPH				
larket %	Affordable %	Social Rent	Affordable Rent	Intermediate	Discount Market Sale	
150.00	50.00	Social Kent	30.00	10.00	10.00	Council
Market housing		Mix	Number	Selling Price (£ per sqm		Council
Flats	52	0%		£2,974	.,	
Terrace	104	15.8%		£2,765		Consultant team
Semi	93	35.3%		£2,750		consultant team
Detached	123	48.9%		£3,079		
		40.970	/3.4			
Affordable Rent Flats	52	0.0%		Weekly Rent £103.85		Council
Flats	104	0.0%		£103.85 £126.92		Council
	93					
Semi Deteched		35.3%		£155.77		
Detached	123	48.9%	14.7	£201.92 Solling price 25% share		
Intermediate Flats	52	0.0%		Selling price 35% share £2,974		Council
Flats	104	0.0%		£2,974 £2,765		council
	93	35.3%		£2,755 £2,750		
Semi Detached	93	35.3% 48.9%				
Detached Discount Market Sale	123	48.9%	4.9	£3,079		
	F-2	0.0%	_	£2,231		Council
Flats	52					Council
Terrace	104	15.8%		£2,074		
Semi Dotoshod	93	35.3%		£2,063		
Detached	123	48.9%	4.9	£2,310		
- i-l d Aff- d-bl- D A	 					
ocial and Affordable Rent Assump						Council / RP's
Management/Maintenance	£1,000					
Voids/ Bad debts	4.00%					Council / RP's
Repairs reserve	£500					Council / RP's Council / RP's
Capitalisation	6.00%					
						Councily for s
Intermediate Assumptions						
Rental Factor	2.75%					Council / RP's
Rental Factor Share Size	35.00%					Council / RP's Council / RP's
Rental Factor Share Size Capitalisation	35.00% 6.00%					Council / RP's
Rental Factor Share Size Capitalisation BLV	35.00% 6.00% Housing		Total	SDLT	Fees	Council / RP's Council / RP's Council / RP's Council / RP's
Rental Factor Share Size Capitalisation	35.00% 6.00%		Total 1,961,750	SDLT 87,588	Fees 34,331	Council / RP's Council / RP's
Rental Factor Share Size Capitalisation BLV £ per ha gross	35.00% 6.00% Housing					Council / RP's Council / RP's Council / RP's Stage 1 report
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs	35.00% 6.00% Housing £250,000					Council / RP's Council / RP's Council / RP's Stage 1 report Source
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2	35.00% 6.00% Housing £250,000 £1,047.20					Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5	35.00% 6.00% Housing £250,000 £1,047.20 £1,073.60	per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6	35.00% 6.00% Housing £250,000 £1,047.20 £1,073.60 £1,416.80	per sqm per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 2to5 Flats 0 Terraced	35.00% 6.00% Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00	per sqm per sqm per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation <u>BLV</u> <u>£ per ha gross</u> vild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi	35.00% 6.00% Housing £1250,000 £1,073.60 £1,416.80 £946.00 £932.80	per sqm per sqm per sqm per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached	35.00% 6.00% Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation <u>BLV</u> <u>£ per ha gross</u> uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi	35.00% 6.00% Housing £1250,000 £1,073.60 £1,416.80 £946.00 £932.80	per sqm per sqm per sqm per sqm per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV <u>£</u> per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses	35.00% 6.00% Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV <u>£</u> per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £946.00 £1,056.00 £1,056.00 £1,002.57	per sqm per sqm per sqm per sqm per sqm per sqm				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross vild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency	35.00% 6.00% Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,056.00 £1,005.57 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 1to2 Flats 3to5 Flats 60 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees	35.00% 6.00% Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 1to2 Flats 2to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,073.60 £1,016.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r.	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value te				Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Plot costs & contingency Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,073.60 £1,016.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value te				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,076.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rr applied in results shee	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value te				Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross iuild Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6 Terraced Semi Detached Blended rate used for houses Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross wild Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 6 Terraced Blended rate used for houses Pther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value te				Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,005.07 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rr applied in results shee	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Idl Costs Flats 1to2 Flats 1to2 Flats 2to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,005.07 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rr applied in results shee	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Flats 1to2 Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SOLT Dev & Cont Return Toed Infrastructure Cost Assumpti Site Infrastructure (General) Froad abnormals/site prep assump Site Preparation (General)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t				Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 0 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Toed Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in results shee on 25% tion	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs			34,331	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 0 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Toed Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in results shee on 25% tion	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs			34,331	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Flats 1to2 Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SULT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Olicy Costs (Local) Education (Flat)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,073.60 £1,416.80 £946.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on 25% tion £45,000 £3,166.37	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t			34,331	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team HMRC PPG Consultant team Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 2to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Tod Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Blended Site preparation (General) Costs Costs Costs (Local) Education (House)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.075% applied at prevailing ra applied in results shee on 25% tion £45,000 £3,166.37 £3,166.37	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs per ha per dwelling per dwelling			34,331	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (Flat) Education (Flat)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.075% applied at prevailing ra applied in results shee on 25% tion £45,000 £3,166.37 £3,166.37	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t t per ha per ha			34,331	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SULT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Olicy Costs (Local) Education (Flat) Education (Flat)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,073.60 £1,073.60 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results sheet on 25% tion £3,166.37 £3,166.37 £2,831.64	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value ate t t per ha per dwelling per dwelling per dwelling			34,331 	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross UIII Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 2to2 Flats 3to2 Flats 3	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on £1,05% 1.75% 1.25% 1.25% 2.25% 1.2	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs per ha per dwelling per dwelling per dwelling per dwelling			34,331 34,331 Total Total £633,274 £556,328 £227,400	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Toed Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Biodiversity Net Gain Adaptable dwellings	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on £45,000 £3,166.37 £3,166.37 £3,166.37 £3,165.76 £1,137	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate t t of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling			34,331 34,331 Total	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Uild Costs Flats 1to2 Flats 1to3 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SUI Dev & Cont Return Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Colicy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (House) Recreation Adaptable dwellings lectric charging vehicle (Detached)	35.00% 6.00% Housing £250,000 £1,073.60 £1,073.60 £1,416.80 £932.80 £1,076.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in results shee on 25% tion £3,166.37 £3,166.37 £3,166.37 £2,831.64 £1,500 £1,500 £1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of hard value ate t t of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			34,331 	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SUI Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Biodiversity Net Gain Adaptable dwellings Biodiversity Net Gain Adaptable (Detached) Uture Homes Standard (Detached)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £946.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 9.175% applied at prevailing ra applied in results shee on £1,012.57 10.00% 8.00% 5.00% 1.75% 10.00% 8.00% 5.00% 1.75% 10.00% 8.00% 6.00% 1.75% 10.00% 8.00% 6.00% 1.75% 10.00% 8.00% 6.00% 1.75% 10.00% 8.00% 6.00% 1.75% 10.00% 8.00% 6.00% 1.75% 10.00% 10.0	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs per ha per dwelling per dwelling per dwelling per dwelling per delling per delling			34,331 34,331 Total Total £633,274 £663,274 £566,328 £227,400 £130,600 £146,842 £293,684	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Hats Sto2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 0 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Toda Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Education (Hat) Education (House) Recreation Olicy Costs (Iocal) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) Future Homes Standard (Detached)	35.00% 6.00% Housing £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied at prevailing ra applied at prevailing ra applied at prevailing ra applied fin results shee on £45,000 £3,166.37 £3,166.37 £2,831.64 £1,137 £1,500 £1,500 £3,000 £3,000 £3,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of fand value ate t t of build costs per dwelling per dwelling per dwelling per dwelling per dwelling per detached per semi			34,331 34,331 Total Total E633,274 £566,328 £227,400 £300,000 £14298,24 £293,684 £141,053	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant t
Rental Factor Share Size Capitalisation BLV £ per ha gross Uild Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SUI Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Colicy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (House) Recreation Adaptable dwellings lectric charging vehicle (Detached) Future Homes Standard (Detached)	35.00% 6.00% Housing £250,000 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r- applied in results sheer on £3,166.37 £3,166.37 £3,166.37 £2,831.64 £1,137 £1,500 £1,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs per dwelling per dwelling per dwelling per dwelling per delling per delling			34,331 34,331 Total Total £227,400 £146,842 £293,684 £141,683 £63,158	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SUIT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Biodiversity Net Gain Adaptable dwellings Industrable (Detached) Uture Homes Standard (Detached)	35.00% 6.00% Housing £250,000 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r- applied in results sheer on £3,166.37 £3,166.37 £3,166.37 £2,831.64 £1,137 £1,500 £1,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of fand value ate t t of build costs per dwelling per dwelling per dwelling per dwelling per dwelling per detached per semi			34,331 34,331 Total Total E633,274 £566,328 £227,400 £300,000 £14298,24 £293,684 £141,053	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Rental Factor Share Size Capitalisation BLV £ per ha gross Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 0 Flats 0 Terraced Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Tod Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Biodiversity Net Gain Adaptable dwellings Biodiversity Net Gain Adaptable dwellings Ietric charging vehicle (Detached) Future Homes Standard (Terraced) Future Homes Standard (Terraced) Future Homes Standard (Fat)	35.00% 6.00% Housing £250,000 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r- applied in results sheer on £3,166.37 £3,166.37 £3,166.37 £2,831.64 £1,137 £1,500 £1,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs per dwelling per dwelling per dwelling per dwelling per delling per delling			34,331 34,331 Total Total E633,274 E566,328 E6227,400 E300,000 E140,832 E627,400 E300,000 E140,833 E63,158 E63,158 E63,158 E63,158	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant t
Rental Factor Share Size Capitalisation BLV £ per ha gross Jild Costs Flats 1to2 Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses ther Development Costs Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Solut Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Coda abnormals/site prep assump Site Preparation (Flat) Education (Flat) Education (Flat) Education (Flat) Biodiversity Net Gain Adaptable dwellings ectric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	35.00% 6.00% Housing £250,000 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r- applied in results sheer on £3,166.37 £3,166.37 £3,166.37 £2,831.64 £1,137 £1,500 £1,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate t t of build costs per dwelling per dwelling per dwelling per dwelling per delling per delling			34,331 34,331 Total Total £227,400 £146,842 £293,684 £141,683 £63,158	Council / RP's Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant t

Non-residential viability assessment model												
Summary												
Scheme GM 1.1.1		B1 Office			B2 Industria			B8 Warehouse				
		Size of unit			Size of unit							
Total floorspace (sq m)	624261	(GIA)	0	sq m	(GIA)	0	sq m	Size of unit (GIA)	624261	L sq m		
		Ratio of GEA t	100.0%		Ratio of GEA t	100.0%		Ratio of GEA to GIA	100.0%	5		
		GEA	0	sq m	GEA	0	sq m	GEA	624261	l sq m		
		NIA as % of G	95%		NIA as % of GI	95%		NIA as % of GIA	95%	5		
		NIA	0	sq m	NIA	0	sq m	NIA	593047.95	5 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%	5		
Net to gross	66%	Site area	0.0	Hectares	Site area	0.0	Hectares	Site area	156.1	Hectare		
SCHEME REVENUE		B1 Office			B2 Industrial			B8 Warehouse				
Serviced Land £/ha						£ 1,700,000			£ 1,700,000			
Gross scheme value			£0			£ 1,700,000		1	£265,310,925	5		
Less purchaser costs			6.80%			6.80%			6.80%			
Gross Development Value			£0		£0			£0	£248,418,469			
Total GDV	£ 248,418,469								,,			
SITE BENCHMARK												
Benchmark per ha	£250,000.0											
Site benchmark	£250,000.0	£59,377,500										
SDLT		£2,958,375										
Agents and legal	1.75%											
Total site purchase costs	£63,374,981	11,035,100										
Total site purchase costs	103,374,381											
SCHEME COSTS		B1 Office			B2 Industrial			B8 Warehouse				
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	£81,790,000		£ -			£ -			£ 81,790,000			
Professional fees (% cc&sp/inf)	£8,830,000	0.00%	£0		0.00%			10.80%	£8,830,000			
Sales and lettings costs (% GDV)	£7,452,554	3.00%			3.00%			3.00%	£7,452,554	_		
Planning obligations			£ -		ļ	£ -						
Other policy costs			£ -		I	£ -			£ -			
Other costs			£0			£0			£98,072,554			
Total 'other costs'	£98,072,554				1	(
Finance costs (interest rate)	6.0%											
Build period (months)		CE CO7 (50										
Finance costs		£5,687,450										
Void finance period (in months)		£0										
Total finance costs	£5,687,450 £ 81,283,484			1		1	1					
Doualanar raturn % adu	£ 81,283,484	0.0%			0.0%			0.0%				
Developer return % gdv	20/	0.0%	£0		0.0%	£0		0.0%				
Total scheme costs	32.7% £167,134,985											
RESIDUAL VALUE												
For the scheme	£ 81,283,484											
Equivalent per hectare	£ 520,830											

Summary Results											
Site Details GMCA Testing - Site s	Site Address	Castleb	rook Stables Norti	nern Gateway, H	Site Reference GM Allocation 1.1.2						
							Application No Unsworth Ward				
Scheme Description 200 dwgs			Notes								
					_	_	_	Date Saved 30/07/2020			
Creative Area	Site Details				Dwell Total	ings 200.00	GIA (sq m) 21,884.6				
Gross Area Net Area	7.85 <mark>ha</mark> 5.75 <mark>ha</mark>			Market H		150.00	21,864.6				
Net to Gross Ratio	73.2%			Affordable H		50.00	5,471.9				
Density	34.80 dwgs p	er net ha		% Affordable H	lousing	25.00%					
Scheme Revenue											
Affordable Housing											
	Total	Market	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)	21,884.6	16,412.7		3,282.7		1,094.6	1,094.6				
Tenure Split (by % dwellings) Total Revenue	56,267,776	75.0%	0.0%	15.0% 3,589,637	0.0%	5.0%	5.0%				
Average Revenue per unit	281,339	321,244		119,655	-	240,920	208,234				
Average Revenue per sq m GIA	2,571	2,938		1,094		2,201	1,902				
Total Capital Contributions											
Total Commercial Elements	-										
Total Scheme Revenue	56,267,776										
Scheme Development Costs											
				A Affordable	ffordable Housing Intermediate	Discount	Shared				
	Total	Market	Social Rent	Rent	Rent	Market Sale	Ownership	Per dwelling per sq m			
Build Cost (inc external works & contingency) Additional Dwelling Standards	21,940,843	16,454,881		3,291,137		1,097,413	1,097,413	109,704 1,003			
Professional Fees	1,755,267	1,316,390		263,291	-	87,793	87,793	8,776 80 8.0% build costs			
Marketing Costs (market housing)	1,445,598	1,445,598						9,637 68 3.0% market revenue			
Marketing Costs (aff housing) Exceptional Development Costs	- 10,115,923	7,586,942	•	- 1,517,388		- 505,796	-	0.0% affordable revenue			
Planning Obligations Costs	2,371,740							11,859 108			
Commercial Elements Costs	-										
Community Infrastructure Levy								0.0% CiL as % Revenue £0.00 per market sq m			
								0.0% CIL as % Dev Costs			
Developer's Return for Risk and Profit											
Developer's Return (Market housing) Contractor's Return (Aff housing)	-		-	-	-	-		0,0% market revenue 0,0% aff build & prof fees			
Total Development Costs	37,629,372							188,147 1,719			
Total Operating Profit	18,638,405							93,192 852			
Finance Costs and Residual Value											
DCF Period	-										
DCF Period Debit Interest Rate	6.0%	years									
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 Annual Discount Rate Cost	1,354,974										
Total Dev Cost, Finance Cost & ADR Cost	- 38,984,346										
Gross Residual Value	17,283,431										
Agents Fees	205,372	1.25%	residual value (pos	st SDLT)		Notes: (use A	Ait+Enter to start a	new line)			
Legal Fees	82,149	0.50%	residual value (pos	st SDLT)							
Stamp Duty	853,672	Based	on HMRC SDLT rat	es							
Net Residual Value	16,142,239										
per gross ha	2,057,122										
per net ha per dweiing	2,808,811 80,711										
per bivesny											

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	i	Scheme Results					
а	b	С	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

Allocated redline within GMSF (ha)		enn Gateway Sin	nister and Bowlee	P1 - 1	Rum (Deck 1 1		CMSE
	217.18				Bury / Rochdale		GMSF
					Holyrood Ward		
Site type	Housing			Name	Northern Gateway		
Area to be developed	96.97			Туре	Strategic greenfield		Council
Dwellings (units)	1,550						Council
Gross Residential area (ha)	96.97						Council
Gross Employment area (ha)							
cross employment area (na)							
0 (h)	29.09						
Open space (ha)							C
Total Development period (yrs)	10						Council
Development mix and values							Source
							GMSF
Density	22.83	DPH					
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Discount Market Sa	ale	
1 212 50	337.50		202.50	67.50	67.50		C
1,212.50		-	202.50	67.50	67.50		Council
	Floor area						
Market housing		Mix	Number	Selling Price (£ p			
Flats	52	5.0%		£2,974			Consultant team
Terrace	104	15.0%		£2,765			
Semi	93	33.5%	406.19	£2,750			
Detached	123	46.5%	563.81	£3,079			
Affordable Rent				Weekly Rent			
							1
Flats	52	5.0%	10.13	£103.85			Council
Terrace		15.0%		£126.92			
Semi		33.5%		£155.77			1
Detached		46.5%		£201.92			1
Intermediate		40.3%	54.10	Selling price 35%			
		5.0%	3.38				Council
Flats				£2,974			Council
Terrace		15.0%		£2,765			
Semi	93	33.5%		£2,750			
Detached		46.5%	31.39	£3,079			
Discount Market Sale				specify			Į
Flats		5.0%		£2,231			Council
Terrace	104	15.0%		£2,074			
Semi	93	33.5%		£2,063			
Detached		46.5%		£2,310			
cetteried							1
ocial and Affordable Rent Assumptions							1
Management/Maintenance							Council / RP's
Voids/ Bad debts							Council / RP's
Repairs reserve							Council / RP's
Capitalisation							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
	Housing		Total	SDLT	Fees		
DEV	nousing		Total	5011	1663		
							Chan 1
£ per ha gross	£250,000		24,243,194	1,201,660	424,256		Stage 1 report
Build Costs			24,243,194	1,201,660	424,256		Source
Build Costs Flats 1to2	£1,047.20		24,243,194	1,201,660	424,256		Source Consultant team
Build Costs	£1,047.20 £1,073.60	per sqm	24,243,194	1,201,660	424,256		Source
Build Costs Flats 1to2	£1,047.20	per sqm	24,243,194	1,201,660	424,256		Source Consultant team
Build Costs Flats 1to2 Flats 3to5	£1,047.20 £1,073.60 £1,416.80	per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Flats 6	£1,047.20 £1,073.60 £1,416.80 £946.00	per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80	per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Seen Detached	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.57	per sqm per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses B1	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00 f1,002.57 n/a	per sqm per sqm per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses 81 B2	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00 f1,002.57 n/a n/a	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses B1 B2 B2 B2 B2 B2 B3 B3 B3 B3 B3 B3 B3 B3 B4 B4 B4 B4 B4 B4 B4 B4 B4 B4 B4 B4 B4	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00 f1,002.57 n/a n/a n/a	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses 81 B2	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00 f1,002.57 n/a n/a n/a	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses B1 B2 B8 Retail	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00 f1,002.57 n/a n/a n/a	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses Blanded rate used for h	f1,047.20 f1,073.60 f1,416.80 f946.00 f1,056.00 f1,056.00 f1,056.00 f1,002.57 n/a n/a n/a n/a	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses B1 B2 B8 Rtail	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00 f1,002.57 n/a n/a n/a n/a n/a n/a	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6to7 Flats 8to7 Flats 6to7	£1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 n/a n/a n/a 10.00% 8.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Bl	£1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 n/a n/a n/a 10.00% 8.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Flats 3to5 Terraced Semi Detached Blended rate used for houses Bl Blended rate used for houses Bl Bl Retail Dther Development Costs Plot costs Professional Fees	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs	24,243,194	1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Bl Blended rate used for houses Blended rate	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,002.57 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs		1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Blanded rate	£1,047.20 £1,073.60 £1,416.80 £946.00 £132.80 £1,052.00 £1,002.57 n/a n/a n/a 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV		1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses 81 82 84 84 84 85 86 86 87 87 87 87 87 87 87 87 87 87	£1,047.20 £1,073.60 £1,416.80 £946.00 £132.80 £1,052.00 £1,002.57 n/a n/a n/a 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of afbrdable G		1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Detached Blended rate used for houses Bl Blended rate used for houses Blen	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00 f1,002.57 n/a n/a n/a 10.00% 6.00% 3.00% 0.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of affordable G of land value		1,201,660	424,256		Source Consultant team Consultant team HMRC
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Blanded rate	f1,047.20 f1,073.60 f1,416.80 f946.00 f1,025.7 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of affordable G of affordable G of affordable G		1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6to7 Flats 6to7 Flats 6to7 Flats 6to7 Flats 6to7 Blat Blat Blat Blat Blat Blat Blat Blat	f1,047.20 f1,073.60 f1,416.80 f946.00 f1,025.7 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of affordable G of affordable G of affordable G		1,201,660	424,256		Source Consultant team Consultant team HMRC
Build Costs Flats 1to2 Flats 3to5 Detached Blended rate used for houses B1 B2 B8 Retail Dther Development Costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals SDLT Dev & Cont Return	f1,047.20 f1,073.60 f1,416.80 f946.00 f1,025.7 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of affordable G of affordable G of affordable G		1,201,660	424,256		Source Consultant team Consultant team HMRC PPG
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Blanded rate used for houses Blanded rate used for houses Blanded rate used for houses Professional Fees Finance Rate Marketing fees Aff Marketing fees Aff Marketing fees Aff Marketing fees Cost Return Broad Infrastructure Cost Assumption	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a 0,00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of affordable G of affordable G of affordable G of affordable G			424,256		Source Consultant team Consultant team HMRC
Build Costs Flats 1to2 Flats 3to5 Detached Blended rate used for houses B1 B2 B2 B3 B4 B4 B4 B4 B4 B5	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a 0,00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of affordable G of affordable G of affordable G		1,201,660	424,256		Source Consultant team Consultant team HMRC PPG
Build Costs Flats 1to2 Flats 3to5 Blended rate used for houses Blended rate used for	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a 0,00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of affordable G of affordable G of affordable G of affordable G		1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Blanded rate used for houses B	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a n/a 0.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Resu	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of affordable G of land value vailing rate ults sheet		1,201,660	424,256		Source Consultant team Consultant team HMRC PPG
Juild Costs Flats 1to2 Flats 3to5 Blended rate used for houses Blended rate used for	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a n/a 0.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Resu	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of affordable G of land value vailing rate ults sheet			424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
iulid Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Blanded rate used for houses B	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a n/a 0.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Resu	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of affordable G of land value vailing rate ults sheet		1,201,660	424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Blanded rate used for houses Bl	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a n/a 0.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Resu	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of affordable G of land value vailing rate ults sheet					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6to7 Flats 6to7 Flats 6to7 Flats 6to7 Blats 3to5 Blats 3to7 Flats 6to7 Blats 3to7	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.57 n/a n/a n/a n/a n/a 0.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Resu	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of affordable G of land value vailing rate ults sheet			424,256		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
iulid Costs Flats 1to2 Flats 3to5 Detached Blended rate used for houses B1 B2 B2 B3 Deter Development Costs Professional Fees Flinance Rate Marketing Fees Aff Marketing fees Aff Marketing fees Aff Marketing fees Aff Marketing fees Agents & Legals SDLT Dev & Cont Return broad Infrastructure Cost Assumption Site Infrastructure (General) brid abnormals/site prep assumption Site Preparation (General) brolicy Costs Folicy Costs (Local)	£1,047.20 £1,073.60 £1,416.80 £946.00 £132.80 £1,055.00 £1,002.57 n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest 25% £45,000	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of affordable G of land value valling rate ults sheet			Total		Source Consultant team Consultant team HMRC PPG Consultant team
Juild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Flats 3to5 Flats 6 Flats 3to5 Flats 6 Flats 3to5 Flats 6 Blended rate used for houses Blate and rate used for houses Blate and rate used for houses Blate and the set of the set o	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,002.57 n/a n/a n/a n/a 10,00% 6.00% 3.00% 6.00% 3.00% 6.00% 3.00% 5.00% 1.75% applied at prev applied in Resu 25% £45,000	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of affordable G of land value vailing rate ults sheet of build costs			Total		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team HMRC
Juild Costs Flats 1to2 Flats 3to5 Blended rate used for houses Bl Blended rate used for houses Blended rate used	£1,047.20 £1,073.60 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.57 n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest 25% £45,000 £3,166.37 £4,620.00	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of fand value valling rate ults sheet of build costs			Total		Source Consultant team Consultant team
Juild Costs Flats 1to2 Flats 3to5 Blended rate used for houses Blended ra	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,002.57 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest 25% f45,000 f3,166.37 f4,620.00 f3,088.47	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of fuild costs of affordable G of land value ailing rate alts sheet of build costs per ha per dwelling per dwelling per dwelling			Total £4,274,600 £924,000 £30,985		Source Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team
Juild Costs Flats 1to2 Flats 3to5 Detached Blended rate used for houses Bl Blended rate used for houses pace Blended rate us	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,025.77 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Resu 25% £45,000 £3,166.37 £4,620.00 £3,098.47 £4,131.29	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs_ of build costs_ of fartket GDV of affordable G of land value valling rate ults sheet of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total		Source Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
suild Costs Flats 1to2 Flats 3to5 Blended rate used for houses Bl Blended rate used for houses Blended rate used for ho	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,025.77 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Resu 25% £45,000 £3,166.37 £4,620.00 £3,098.47 £4,131.29	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs_ of build costs_ of fartket GDV of affordable G of land value valling rate ults sheet of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total £4,274,600 £924,000 £30,985		Source Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team
suild Costs Flats 1to2 Flats 3to5	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,025.7 n/a n/a n/a 10,00% 8.00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest 25% £45,000 £3,166.37 £4,620.00 £3,098.47 £4,131.29 £4,690,163	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of market GDV of aflordable G of land value vailing rate ults sheet of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total £4,274,600 £924,000 £30,985 £784,945 £4,690,163		Source Consultant team Consultant team HMRC PPG Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,025.7 n/a n/a n/a 10,00% 8.00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest 25% £45,000 £3,166.37 £4,620.00 £3,098.47 £4,131.29 £4,690,163	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs_ of build costs_ of fartket GDV of affordable G of land value valling rate ults sheet of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total		Source Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
suild Costs Flats 1to2 Flats 3to5	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,025.7 n/a n/a n/a 10,00% 8.00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest 25% £45,000 £3,166.37 £4,620.00 £3,098.47 £4,131.29 £4,690,163	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of market GDV of aflordable G of land value vailing rate ults sheet of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total £4,274,600 £924,000 £30,985 £784,945 £4,690,163		Source Consultant team Consultant team HMRC PPG Consultant team Consultant team
suild Costs Flats 1to2 Flats 3to5 Blended rate used for houses 81 Blended rate used for houses 81 Blended rate used for houses 81 Plot costs Professional Flats Dther Development Costs Professional Flats Plot costs Professional Flats Dther Development Costs Professional Flats Plot costs Professional Flats Dther Development Costs Professional Flats Dther Development Costs Plot costs Professional Flats Dther Development Costs Professional Flats Dther Development Costs Professional Flats Dther Development Costs Plot	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,025.77 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied at prev applied in Rest 25% £45,000 £3,166.37 £4,620.00 £3,038.47 £4,620.00	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of fould costs of affordable G of land value ailing rate alts sheet of build costs per ha per dwelling per dwelling per house total per dwelling			Total £4,274,600 £924,000 £30,985 £784,945 £4,690,163		Source Consultant team Consultant team HMRC PPG Consultant team Consultant team
build Costs Flats 1to2 Flats 3to5 Blatter Development Costs Professional Flees Flinance Rate Marketing fees Aff Marketing fees SDLT Dev & Cont Return Broad Infrastructure Cost Assumption Site Infrastructure (General) Broad abnormal/site prep assumption Site Preparation (General) Bury Education (dwellings) Rochdale Education (dwellings) Rochdale Education (dwellings) Rochdale AH Contribution Bury (Recreation) Policy Costs (National & GMSF) Biodiversity. Net Gain	£1,047.20 £1,073.60 £1,073.60 £932.80 £1,056.00 £1,002.57 n/a n/a n/a 10.00% 8.00% 6.00% 0.00% 1.75% applied at prev applied in Rest 25% £45,000 £3,098.47 £4,620.00 £3,098.47 £4,620.01 £3,088.47 £4,690,163 £2,769.66 £1,137	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of affordable G of land value valling rate ults sheet of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total E4,274,600 E924,000 E30,985 E784,945 E4,690,163 E4,292,966 E1,762,350		Source Consultant team Consultant team
iulid Costs Flats 1to2 Flats 3to5 Plats 3to5 Blended rate used for houses Bl Blended rate used for houses Blended rate used to the for houses Blended rate used to the blended BlendeBlended Blended Blended Blended BlendeBlended BlendeBlended BlendeBlendedBlendeBlendeBlendeBlendeBlendeBlendeBlendeBlendeBlendeBlendBlend	£1,047.20 £1,073.60 £1,416.80 £946.00 £132.80 £1,055.00 £1,002.57 n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 6.00% 3.00% 6.00% 3.00% 6.00% 3.00% 6.00% 5.00% 5.00% 1.75% applied at prev applied in Rest 25% £45,000 £3,084.77 £4,620.00 £3,098.47 £4,131.29 £4,690.163 £2,769.66	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of affordable G of land value valling rate allts sheet of build costs of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total £4,274,600 £924,000 £30,985 £784,945 £4,690,163 £4,292,966 £1,762,350 £2,325,000		Source Consultant team Consultant team Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council
iulid Costs Flats 1to2 Flats 3to5 Flats	£1,047.20 £1,073.60 £1,416.80 £946.00 £1,025.77 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied in Rest 225% £45,000 £3,166.37 £4,620.00 £3,038.47 £4,131.29 £4,690,163 £2,769.66 £1,150 £1,500	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of fand value of and value of land value valling rate ults sheet of build costs per ha of build costs per dwelling per dwelling			Total		Source Consultant team Consultant team HMRC PPG Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Blended rate used for houses Bl Particle Stoppent Costs Professional Flats Professional Flats Professional Flats Flata 3to5 Flats 3to5 Professional Flats Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumption Site Infrastructure (General) Broad abnormals/site prep assumption Site Infrastructure (General) Broad abnormals/site prep assumption Site Infrastructure (General) Policy Costs Profession (devellings) Rochdale Education (dwellings) Rochdale Open space Rochdale	£1,047.20 £1,073.60 £1,073.60 £946.00 £932.80 £1,056.00 £1,002.57 n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied at prev applied at prev applied at prev applied at prev applied at prev applied at prev f4,620.00 £3,098.47 £4,5000 £3,098.47 £1,137 £4,500.163 £2,769.66	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of fand value of land value alling rate alling rate alling rate alling rate alling rate alli			Total f4,274,600 f924,000 f30,985 f784,945 f4,690,163 f4,292,966 f1,762,350 f2,325,000 f1,081,125 f2,162,250		Source Consultant team Consultant team HMRC PPG Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Blatter and the second of the se	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,055.00 f1,002.57 n/a n/a n/a n/a 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied at prev applied in Rest 25% f45,000 f3,098.47 f4,131.29 f4,690,163 f2,769.66 f1,137 f1,500 f1,500 f3,0000 f3,000 f3,000 f3,0000 f3,0000 f3,0000 f3,0000 f3,0000 f3	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of farter and the state of build costs of affordable G of land value alling rate allts sheet of build costs per ha per dwelling per dwelling per flat per house total per dwelling per detached per detached per semi			Total		Source Consultant team Consult
build Costs Flats 1to2 Flats 3to5	£1,047.20 £1,073.60 £1,073.60 £1,416.80 £946.00 £1,002.57 n/a n/a n/a n/a 10.00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied at prev applied at prev applied at prev applied at prev 25% £45,000 £3,068,47 £4,520.00 £3,088,47 £4,520.00 £3,088,47 £4,520.00 £3,088,47 £4,520.00 £3,088,47 £4,520.00 £3,068,47 £4,520.00 £3,068,47 £4,520.00 £3,008,47 £4,500.163 £2,769.66 £1,137 £1,500 £3,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of market GDV of affordable G of land value affordable G of land value affordable G of land value per dwelling per dwelling			Total f4,274,600 f24,090 f24,090 f24,090 f2,325,000 f1,762,350 f1,762,350 f1,762,350 f1,038,500 f1,038,500 f465,000		Source Consultant team Consultant team
uild Costs Flats 1to2 Flats 3to5 Blatt at used for houses Plot costs Professional Fees Flats atto Plot costs Professional Fees Flats atto Plot costs Professional Fees Aff Marketing Fees Store Agents & Legals Store Age	£1,047.20 £1,073.60 £1,073.60 £1,416.80 £946.00 £1,002.57 n/a n/a n/a n/a 10.00% 6.00% 3.00% 6.00% 3.00% 0.00% 1.75% applied at prev applied at prev applied at prev applied at prev applied at prev 25% £45,000 £3,068,47 £4,520.00 £3,088,47 £4,520.00 £3,088,47 £4,520.00 £3,088,47 £4,520.00 £3,088,47 £4,520.00 £3,068,47 £4,520.00 £3,068,47 £4,520.00 £3,008,47 £4,500.163 £2,769.66 £1,137 £1,500 £3,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of farter and the state of build costs of affordable G of land value alling rate allts sheet of build costs per ha per dwelling per dwelling per flat per house total per dwelling per detached per detached per semi			Total		Source Consultant team Consult

Three Dragons et al – June 2021

						Su	mmary Resi	ults		
	City Datally	UCA Tooling Of	colfo tosting		CH- 4-4	alest t	8 Roule - Mari	re Cotorra II	uing I	Old Difference Old allogether 4.0
	Site Details G	IMCA Lesting - Site sp	iecific testing		Site Address	Simister	& Bowlee Northe	rn Gateway, Ho	Ising	Site Reference GM allocation 1.2
										Application No Holyrood Ward
	Scheme Description 1.	550 dwgs			Notes					
	L									Date Saved 05/1 0/2020
			Site Details		ı —		Dive	lings	GIA (sn m)	
	-	Gross Area								
Image: Description of the second of the s		Net Area	67.90 ha			Market H	ousing 1	212.50	129,542.3	
									36,058.2	
Image: space of the state of		Density	22.83 dwgs p	ar net ha		% Affordable H	ousing	21.77%		
Image: space of the state of										
YeadYeadSolutionMain <b< td=""><td>Scheme Revenue</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></b<>	Scheme Revenue									
Nome Nome </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Shared</td> <td></td>									Shared	
Same days 1			Total	Market	Social Rent					
ore of the source observed source of the source	Total No of Dwellings									
Signed weight	Total GIA (sq m)		165,600.5							
		(ge)	100 507 / 10							
single content of a c										
Image: Control Contro Control Control Control Control Control Control Control Control C										
Image: Contract of the set of th	age the since per of it		2,372	2,023		7,002		2,730	.,	
one one 01300ma (Cons) Image: Second (Cons)	Total Capital Contributio	ons	-							
one one 01300ma (Cons) Image: Second (Cons)										
Cheme Development Code is Mitradia Valuation Unit Code (no. external vortex & controprory) 168.344.12 100.124.020 217.20.03 7.44.010 </td <td>Total Commercial Eleme</td> <td>ents</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Total Commercial Eleme	ents								
Cheme Development Code is Mitradia Valuation Unit Code (no. external vortex & controprory) 168.344.12 100.124.020 217.20.03 7.44.010 </td <td></td>										
Image: Note: Control Image: Note: Control Image: Note: Control	Total Scheme Revenue		432,597,113	L						
Image: Note: Control Image: Note: Control Image: Note: Control	Scheme Development	Costs								
index index <th< td=""><td></td><td></td><td></td><td>1</td><td></td><td>At</td><td>fordable Housing</td><td></td><td></td><td></td></th<>				1		At	fordable Housing			
uiii data backing soudio (11 06204) 102 020			Total	Market	Social Rent					Perdwelling persg m
addeballing Buschards i	Build Cost (inc external wo	orks & contingency)	166.344.112							
rigerson 11.307.39 10.009.92 1779.04 979.01 979.			-			-		-	-	
satural of golds (off houng) -	Professional Fees		13,307,529	10,409,922	-	1,738,564		579,521	579,521	8,588 80 8.0% build costs
Constrained Constant End 200 (2001) C 11 (2001) 3 (2001) 3 (2001) 9 (2001)<	Marketing Costs (market h	nousing)	11,383,374	11,383,374						9,388 88 3,0% market revenue
taming oligations Codes 23.940,194 commercial Elements Codes			-							
commercial Elements Cods				69,193,170		11,555,973		3,651,991	3,851,991	
0 mm unity infrastructure Levy 0 mm Un										10,400 140
commonity infrastructure Levy 0 everoper's Return for Risk and Profit 0 edia Deveroper for Status 2003, 458, 274 198, 766 filter Status 2004 0 Debit Interest Rate 00% Gold Coeff Interest Rate 00% Gold Development Coeff 0 Gold Develop	Summercial Elements Su	040	-							0.0% CIL as % Revenue
Doe Period 1 0 1 0	Community Infrastructure	Levy	-							
weedege Return (Market housing) 										
Generatory Return (Aff housing) O </td <td></td>										
Cold Development Costs 303,458,274 129,768 1,93,780 olal Operating Profit 129,168,839 0 DCF Petiod 0 DCF Petiod 0 Credit Interes Rate 0.0% Credit Interes Rate 0.0% Annual Discourt Rate 0.0% dal Development Cost 303,438,274 data Development Cost 303,438,274 data Development Cost 303,438,274 data Development Cost 303,438,274 data Development Cost 303,438,274 manual Discourt Rate Cost 303,438,274 data Development Cost 303,438,274 gents Fees 119,679,910 sinces Residual Value 116,621,197 Dagent Fees 1.398,006 gent Fees 1.398,006 gater Sees // per grass hz 1.125%, residual value (post SDLT) Daged on HMRC SDLT rates 19,651,626 // per grass hz 1.125,97 // per data free 1,9,02,041								-		
oid Operaling Profit 129,160,839 63,330 760 inance Costs and Residual Value 00 years 63,330 760 DCF Perind 10 years 10 years 63,330 760 Debit Interest Rate 6.0% 63,330 760 Cordin Linerest Rate 0.0% 63,330 760 Annual Discourt Rate 0.0% 63,330 760 dial Development Cost 303,452,74 760 760 nanael Discourt Rate 0.0% 761,830,842 760 nanael Development Cost 315,975,916 760 760 reset Residual Value 11,85%, freidual value (post SDLT) 0.80% residual value (post SDLT) 0.80% residual value (post SDLT) opsits Fees 1,980,924 1.28%, freidual value (post SDLT) 0.80% residual value (post SDLT) genits Fees 1,980,924 1.28%, freidual value (post SDLT) 0.80% residual value (post SDLT) genits Fees 1,980,924 1.28%, freidual value (post SDLT) 0.80% residual value (post SDLT) genits Fees 1,122,897 1.28%, freidual value (post SDLT) 0.80%<	Contractor's Return (Aff ho	ousing)	-		-			•	-	0.0% aff build & prof fees
oid Operaling Profit 129,160,839 63,330 760 inance Costs and Residual Value 00 years 63,330 760 DCF Perind 10 years 10 years 63,330 760 Debit Interest Rate 6.0% 63,330 760 Cordin Linerest Rate 0.0% 63,330 760 Annual Discourt Rate 0.0% 63,330 760 dial Development Cost 303,452,74 760 760 nanael Discourt Rate 0.0% 761,830,842 760 nanael Development Cost 315,975,916 760 760 reset Residual Value 11,85%, freidual value (post SDLT) 0.80% residual value (post SDLT) 0.80% residual value (post SDLT) opsits Fees 1,980,924 1.28%, freidual value (post SDLT) 0.80% residual value (post SDLT) genits Fees 1,980,924 1.28%, freidual value (post SDLT) 0.80% residual value (post SDLT) genits Fees 1,980,924 1.28%, freidual value (post SDLT) 0.80% residual value (post SDLT) genits Fees 1,122,897 1.28%, freidual value (post SDLT) 0.80%<	Total Development Cost	s	303.436.274							195.765 1.832
in ance Costs and Residual Value DCF Period 10 years Debit Interest Rate 6.0% Credit Interest Rate 0.0% Annual Discount Rate 0.05 teverue and Capital Contributions 432.597.113 deal Develogment Cost 303.436.274 innane Cost 312.839.842 mulai Discount Rate Cost deal Dev Cost, Finance Cost & ADR Cost 315.975.916 incress Residual Value 116,621,197 gents Fees 1.365.000 egal Fees 594.001 tamp Duly 5.820.800 ter Residual Value 109.461,528 per gross ha 5.722.997 per det ha 7.722.997 per det ha 7.722.997		-		ł.						
DCF Period 10 years Debit Inferest Rate 6.04 Credit Inferest Rate 0.05 Annual Discount Rate 0.05 dal Development Cost 303.438.274 insnee Cost 12.539.842 mual Discount Rate Cost - dal Development Cost 315.975.916 reses Residual Value 118,621,197 gents Fees 1.365.006 gards Fees 505.006 tamp Duly 5.802.800 teresdual value (post SDLT) Based on HMRC SDLT rates teresdual Value 108,661,626 per gross ha 1,225% per gross ha 1,226% 101,02,024 1,02,024	Total Operating Profit									
DCF Period 10 years Debit Inferest Rate 6.04 Credit Inferest Rate 0.05 Annual Discount Rate 0.05 dal Development Cost 303.438.274 insnee Cost 12.539.842 mual Discount Rate Cost - dal Development Cost 315.975.916 reses Residual Value 118,621,197 gents Fees 1.365.006 gards Fees 505.006 tamp Duly 5.802.800 teresdual value (post SDLT) Based on HMRC SDLT rates teresdual Value 108,661,626 per gross ha 1,225% per gross ha 1,226% 101,02,024 1,02,024	rotal operating Front		129,160,839							83,330 /80
Debit Interest Rate 6.04 Credit Interest Rate 0.05 Annual Discount Rate 0.05 dal Development Cost 303.438,274 insnee Cost 1.25.99,842 mual Discount Rate Cost		sidual Value	129,160,839							83,330 180
Credit Interest Rate 0.0% Annual Discourt Rate 0.0% utwenue and Capital Contributions 432.597.113 drail De volume And Cost 303.436.274 innance Cost 303.436.274 innand Discourt Rate Cost . otal De volum Rate Cost . otal State State										83,330 180
Annual Discount Rate 0.05 Verenue and Capital Contributions 432,597,113 dal Development Cost 303,438,274 inance Cost 12,539,642 innual Discount Rate Cost - dal Development Cost 315,975,916 irose Residual Value 116,621,197 gents Fees 1.395,006 gaji Fees 584,000 tamp Duty 5.860,806 irres dual value 198,615,826 per grass he 1,722,897 per grass he 1,722,897 per grass he 1,722,897 per grass he 1,722,897		DCF Period	10	years						83,330 180
Iteres 125% residual value (post SDLT) geal Fees 505.0% residual value (post SDLT) geal Fees 10.050% residual value (post SDLT) gead on HMRC SDLT rates 10.053.204		DCF Period Debit Interest Rate	10	years						83,330 180
state 303,438,274 inance Cost 12,539,642 innual Discount Rate Cost 12,539,642 innual Discount Rate Cost 315,975,916 inces Residual Value 116,621,197 gents Fees 1,395,006 gant Fees 550,000 interp Duty 5,860,000 terResidual Value 108,661,826 per grass ha 1,722,897 per grass ha 1,722,897 interp Duty 1,032,846	Finance Costs and Res	DCF Period Debit Interest Rate Credit Interest Rate	10 6.0% 0.0%	years						83,330 180
innance Cost 12,539,842 innand Discourt Rate Cost - otal Dev Cost, Finance Cost & ADR Cost 315,975,918 stress Residual Value 115,8275,918 gents Fees 1,368,000 gent Fees 554,000 Jampa Duty 55,820,860 ter Residual Value 10,816,262 per gross ha 1,26% residual value (post SDLT) Based on HMRC SDLT rates 1 ter Residual Value 10,816,262 per gross ha 1,263,264	Finance Costs and Res	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate	10 8.0% 0.0%							83,330 180
Innual Discount Rate Cost Innual Rate Cost Innual Disc	Finance Costs and Res	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate	10 6.0% 0.0% 432,597,113							83,330 180
Item Sees Item Sees <t< td=""><td>Finance Costs and Res A Revenue and Capital Cont Total Development Cost</td><td>DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate</td><td>10 6.0% 0.0% 432,597,113 303,436,274</td><td></td><td></td><td></td><td></td><td></td><td></td><td>83,330 180</td></t<>	Finance Costs and Res A Revenue and Capital Cont Total Development Cost	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate	10 6.0% 0.0% 432,597,113 303,436,274							83,330 180
Instruction	Finance Costs and Res	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate tributions	10 6.0% 0.0% 432,597,113 303,436,274							83,330 180
Instrument Instrument Note:: (use Alt-Enter to start a new ine) egal Fees 1.25% residual value (post SDLT) 0.50% residual value (post SDLT) egal Fees 554.000 0.50% residual value (post SDLT) based on HMRC SDLT rates Based on HMRC SDLT rates per gross hs 1,22.987 per net hs 1,603,264	Finance Costs and Res	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions	10 8.0% 0.0% 432,597,113 303,436,274 12,539,642							83,330 180
gents Fees 1.385.008 1.25% residual value (post SDLT) egal Fees 3.85.003 0.5% residual value (post SDLT) tamp Duty 5.820.360 Based on HMRC SDLT rates tet Residual Value 108.661,628 1.25.9% per gross hs 1.25.29% 1.25.9% 1.25% 1.25% 1.25%	Finance Costs and Res A Revenue and Capital Cont Total Development Cost Finance Cost Annual Discount Rate Cos	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions	10 8.0% 0.0% 432,597,113 303,436,274 12,539,642							83,330 180
egal Fees 554.003 tamp Duty 5.820.806 tet Residual Value 108,861.826 per grass ha 1,122.987 per net ha 1,03.204	Finance Costs and Res A Revenue and Capital Cont Total Development Cost Annual Discourt Rate Cos Total Dev Cost, Finance Co	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions	10 6.0% 0.0% 432.697.113 303.436.274 12.539.642 - 318.975.916							
tamp Duly 5.820,860 Based on HMRC SDLT rates let Residual Value 108,861,826 per gross ha 1,122,997 per net ha 1,003,204	Finance Costs and Res Revenue and Capital Cont Tetal Development Cost Finance Cost Annual Discount Rate Cos Tetal Dev Cost, Finance C Gross Residual Value	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions	10 8.0% 0.0% 432,597.113 303,436.274 12,539.642 - 315.976,916 116,621,197					Notes: (use /	M-Enter to start a n	
Jet Residual Value 108,861,828 per gross hs 1,122,997 per net hs 1,003,204	Finance Costs and Res Finance Costs and Res Revenue and Capital Cont Total Development Cost Annual Discount Rate Cos Total Dev Cost, Finance Co Gross Residual Value Agents Fees	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions	10 6.0% 0.0% 432.697.113 303.436.274 12.539.642 315.975.916 116,621,197 1.385.006	1.25%				Notes: (use /	N#+Enter to start a n	
per gross ha 1,122,097 per net ha 1,603,264	Finance Costs and Res Finance Costs and Res Revenue and Capital Cont Tetal Development Cost Finance Cost Annual Discount Rate Cos Tetal Dev Cost, Finance C Gross Residual Value Agents Fies Legal Fies	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions	10 8.0% 0.0% 432,597,113 303,438,274 12,539,642 - 315,976,916 116,621,197 1.385,008 854,003	1.25%	residual value (po	st SDLT)		Notes: (uze a	Në-Enter to start a n	
per net ha 1,603,264	Finance Costs and Res Finance Costs and Res Revenue and Capital Cont Total Development Cost Finance Cost Annual Discount Rate Cos Total Dev Cost, Finance O Gross Residual Value Agents Fees Legal Fees Stamp Duty	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions	10 6.0% 0.0% 432,597,113 303,436274 12,539,642 - 315,975,916 116,621,197 1,385,006 554,003 5,820,560	1.25%	residual value (po	st SDLT)		Notes: (use /	Ne-Enter to start a n	
	Finance Costs and Res Finance Costs and Res Revenue and Capital Cont Total Development Cost Annual Discount Rate Cos Total Dev Cost, Finance Co Gross Residual Value Agents Fees	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate Iributions at Doot & ADR Cost	10 6.0% 0.0% 4.32,597.113 303,4.36,274 12,539,642 	1.25%	residual value (po	st SDLT)		Notes: (use a	Alt-Enter (o start a n	
per presente 10,233	Finance Costs and Res Finance Costs and Res Revenue and Capital Cont Total Development Cost Finance Cost Annual Discount Rate Cos Total Dev Cost, Finance O Gross Residual Value Agents Fees Legal Fees Stamp Duty	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate tributions tributions dt ADR Cost Sost & ADR Cost per gross ha	10 6.0% 0.0% 0.0% 432,597,113 303,436,274 12,539,642 318,975,916 116,621,197 1.388,006 554,003 5,820,560 106,661,626 1,122,697	1.25%	residual value (po	st SDLT)		Notes: (uso .	M+Enter to start a n	
per market dwelling 89,783	Finance Costs and Res Finance Costs and Res Revenue and Capital Cont Total Development Cost Finance Cost Annual Discount Rate Cos Total Dev Cost, Finance O Gross Residual Value Agents Fees Legal Fees Stamp Duty	DCF Period Debit Interest Rate Credit Interest Rate Insouth Rate Insouth Rate Credit Control Control Control Control ADR Cost Cost & ADR Cost	10 8.0% 0.0% 0.0% 432.697.113 303.438.274 12.539.642 	1.25%	residual value (po	st SDLT)		Notes: (use a	N≠+Enter to start a n	

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				
а	b	c d e				g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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				
JPA2.2	Stakehill	Rochdale	Mixed	Base	£17,639,000		044750.000	044.050.000	
JPA2.3	Stakehill	Oldham/ Rochdale	Employ ment	Base	£23,296,000	£26,000,000	£14,750,000	£11,250,000	

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.

Allocation (2020)	GMA2 Stakehill					
Allocated redline within GMSF (ha)	93.26			District	Rochdale	GMSF
				Ward	Chadderton North Ward	
Site type	Mixed				Stakehill	
Area to be developed	48				Strategic greenfield	
Dwellings (units)	1,380					Council
Gross Residential area (ha)	48					
Gross Employment area (ha)	-10					
Other space (ha)	1.1					Site plan
Total Development period (yrs)	1.1					Promoter
	10					
Development mix and values						Source
	41.40	DDU				
Density	41.40				~ .	
	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
1,380.0	-	-	0	0	0	Council
Market housing	Floor area sqm	Mix	Number	Selling Price (£ per sqn	n)	
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
uild Costs	1230,000		12,000,000	505,500	210,000	Source
Flats 1to2	C1 047 20	por cam				Consultant team
	£1,047.20					····
Flats 3to5	£1,073.60					Consultant team
Flats 6	£1,416.80					Consultant team
Terraced	£946.00					Consultant team
Semi	£932.80					Consultant team
Detached	£1,056.00					Consultant team
Blended rate used for houses	£1,002.83	per sqm				Consultant team
Other Development Costs						
Plot costs		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
	applied at prevailing ra	ate				PPG
	applied in Results shee					
Broad Infrastructure Cost Assumptio	on					
Site Infrastructure (General)		of build costs				Consultant team
	2070					
broad abnormals/site prep assumpt	ion					
Site Preparation (General)	£45,000	per ha				Consultant team
site reparation (ocheral)	1-0,000	p 27 100				- should be com
Policy Costs					Total	
Policy Costs Policy Costs (Local)					19(0)	
Education (dwellings)	CA 630 00	por dwolling			£6.375.600	Council
		per dwelling			· · · · · · · · · · · · · · · · · · ·	
Open Space (Flat)		per dwelling			£213,794	Council
Open Space (House)		per dwelling			£5,416,121	Council
Offsite AH Contribution	£24,990,075				£24,990,075	Council
olicy Costs (National & GMSF)						
Biodiversity Net Gain		per dwelling			£1,569,060	Consultant team
iodiversity Net Gain (Employment)		per gross hectare			£0	Consultant team
Adaptable dwellings		per dwelling			£2,070,000	Consultant team
lectric charging vehicle (Detached)	£1,500	per detached			£962,550	Consultant team
uture Homes Standard (Detached)	£3,000	per detached			£1,925,100	Consultant team
Future Homes Standard (Semi)		per semi			£924,600	Consultant team
Future Homes Standard (Terraced)		per terraced			£414,000	Consultant team
Future Homes Standard (Flat)		per flat			£103,500	Consultant team
					£44,964,401	

Site information						Source
Allocation (2020)			·			
Allocated redline within GMSF (ha)	93.26			District	Rochdale	GMSF
					Chadderton North Ward	
Site type	Mixed			Name	Stakehill	
Area to be developed	12.1			Туре	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	01, 02, 00				Council
Development mix and values	J					Source
Development mix and values						Source
	44.40	DDU				
Density	41.40		A.((0.1	
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
301.0	-	-	-	-	-	Council
Market housing	Floor area sqm	Mix	Number	Selling Price (£ per sqr	n)	
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
	Mixed		Total	SDLT	Fees	
£ per ha gross	£250,000		3,025,000	140,750	52,938	Stage 1 report
Build Costs	1230,000		3,023,000	140,730	32,538	Source
	64 0 47 00					
Flats 1to2	£1,047.20					Consultant team
Flats 3to5	£1,073.60					Consultant team
Semi	£932.80					Consultant team
Detached	£1,056.00					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		of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
Serviced employment land cost	£2,371,227					Consultant team
	••••••••••••••••••••••••••••••••••••••					HMRC
	applied at prevailing ra					PPG
Dev & Cont Return	applied in Results shee	20				PPG
Broad Infrastructure Cost Assumpti		<u></u>				
Site Infrastructure (General)	25%	of build costs				Consultant team
	L					
Broad abnormals/site prep assump	·····					
Site Preparation (General)	£45,000	per ha				Consultant team
			ļ			
Policy Costs					Total	
Policy Costs (Local)						
Education (dwellings)	£4,620.00	per dwelling			£1,390,620	Council
Open Space (House)		per dwelling			£1,243,518	Council
Offsite AH Contribution	£4,862,256				£4,862,256	Council
Policy Costs (National & GMSF)	2.,002,250				21,002,200	
Biodiversity Net Gain	£1 127 00	per dwelling			£342,237	Consultant team
Adaptable dwellings		per dwelling			£451,500	Consultant team
Electric charging vehicle (Detached)		per detached			£48,000	Consultant team
Future Homes Standard (Detached)		per detached			£96,000	Consultant team
Future Homes Standard (Semi)	£2,000.00				£538,000	Consultant team
Future Homes Standard (Terraced)		per terraced			£0	Consultant team
Future Homes Standard (Flat) Total Development Contributions	£1,500.00	per flat			£0	Consultant team
					£8,972,132	

				Su	mmary I	Resul	ts		Summary Results										
Site Details GMCA Testing - Site s	pecific testing		Site Address	Stakehi	ll 1, Housing	9			Site Reference	GM Allocat	ion 2.1								
									Application N	Chadderto	n North Ward								
Scheme Description 1,380 dwellings			Notes																
									Date Saved	29/07/2020	1								
									Date Galed	20/01/2020	,								
	Site Details		. —			Dwellin	70	GIA (sq m)											
Gross Area	48.00 ha				Total		gs 30.00	131,356.7											
Net Area	33.30 <mark>ha</mark>			Market H		1,3	60.00	131,356.7											
Net to Gross Ratio	69.4% 41.44 dwgs p	er net ha	-	Affordable H % Affordable H	v		- 0.00%	-											
Scheme Revenue																			
				A Affordable	ffordable Ho		DMS	Shared											
Total No of Dwellings	Total 1,380.00	Market 1,380.00	Social Rent	Rent -	Rent		DMS -	Ownership											
Total GIA (sq m)	131,356.7	131,356.7	-	-		-	-	-											
Tenure Split (by % dwellings)	000 001 000	100.0%	0.0%	0.0%		0.0%	0.0%	0.0%											
Total Revenue Average Revenue per unit	333,201,000 241,450	333,201,000 241,450	-	-		-													
Average Revenue per sq m GIA	2,637	2,637	-				-												
Total Capital Contributions																			
Total Commercial Elements																			
Total Scheme Revenue	333,201,000																		
Scheme Development Costs				A	ffordable Ho	ousing													
	Total	Market	Social Rent	Affordable	Intermed	liate	DMS	Shared	Per dwelling	per sq m									
Build Cost (inc external works & contingency)	132,061,079	132,061,079	-	Rent -	Rent		-	Ownership	95,711	1,008									
Additional Dwelling Standards	-	-	-	-		-	-	-	-	· ·									
Professional Fees Marketing Costs (market housing)	10,566,486 9,996,030	10,566,486	-	-		•		-	7,667	80 78	8.0% build costs 3.0% market revenue								
Marketing Costs (aff housing)			-	-			-	-	#DIV/0!	#DIV/0!	#DIV/0! affordable revenue								
Exceptional Development Costs Planning Obligations Costs	61,187,788 44,964,401	61,187,788		· ·					44,339 32,583	488 342									
Commercial Elements Costs									52,555	042									
											0.0% CIL as % Revenue								
Community Infrastructure Levy	-										£0.00 per market sq m 0.0% CfL as %Dev Costs								
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 #DIV/0! aff build & prof fees								
Total Development Costs	258,795,784								187,533	1,970									
Total Operating Profit	74,405,216								53,917	586									
Finance Costs and Residual Value																			
DCF Period	10	years																	
Debit Interest Rate	6.0%																		
Credit Interest Rate Annual Discount Rate	0.0%																		
Revenue and Capital Contributions	333,201,000 258,795,784																		
Total Development Cost Finance Cost	258,795,784 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	1.25%	residual value (po	ist SDLT)		Ļ	otes: (use A	Ait+Enter to start	a new (ne)										
Legal Fees	305,365		residual value (po																
Stamp Duty	3,203,311	Based	on HMRC SDLT ra	tes															
Net Residual Value	60,004,135 1,250,086																		
per gross ha	1,200,080																		
per dwelling	43,481																		
per market dwelling	43,481																		

	Summary Results											
Site Details GMCA Testing - Site sp Scheme Description 301 dwellings	pecific testing		Site Address Notes		ill 2, Mixed retail costs and re	venue added 20	Site Reference GM Allocation 2.2 Application No Chadderton North Ward Date Saved 23/09/2020					
Gross Area Net Area Net to Gross Ratio Density	Site Details 8.57 ha 8.57 ha 100.0% 4 35.12 dwgs pr	er net ha		Market F Affordable F % Affordable F	Housing	lings	GIA (sq m) 26,084.0 26,084.0 -					
Scheme Revenue	Total	Market	Social Rent	Affordable	ffordable Housing	DMS	Shared					
Total No of Dwellings	301.00	301.00		Rent	Rent	-	Ownership -					
Total GIA (sq m)	26,084.0	26,084.0										
Tenure Split (by % dwellings)	20,004.0	100.0%	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											
Cabana Davidana at Casta												
Scheme Development Costs			-	A	fordable Housing							
				Affordable	Intermediate	1	Shared					
	Total	Market	Social Rent	Rent	Rent	DMS	Ownership	Perdweiling persq.m				
Build Cost (inc external works & contingency)	24,760,759	24,760,759	-			-	-	82,262 949				
Additional Dwelling Standards			-		-		-					
Professional Fees Marketing Costs (market housing)	1,980,861	1,980,861	-			-	•	8,681 78 8.0% build costs				
	1,946,010	1,946,010				-		6,465 76 3.0% market revenue #DIV/0! #DIV/0! #DIV/0! affardable revenue				
Marketing Costs (aff housing) Exceptional Development Costs	14,641,872	14,641,872						#DIV/0! #DIV/0! #DIV/0! affordable revenue 48,844 581				
Planning Obligations Costs	8,792,131							29,210 337				
Commercial Elements Costs												
Community Infrastructure Levy								0.0% C/L as %Revenue £0.00 per market sq m 0.0% C/L as %Dev Costs				
Developer's Return for Risk and Profit								0.0% Crt as % Dev closis				
Developer's Return (Market housing)								0.0% market revenue				
Contractor's Return (Aff housing)			-	•	•	-	· .	#DIV/0! #DIV/0! #DIV/0! #ff build & prof fees				
Total Development Costs	52,121,632							173,182 1,998				
Total Operating Profit	18,228,186							80,859 899				
Finance Costs and Residual Value												
DCF Period		years										
Debit Interest Rate	6.0%											
Credit Interest Rate 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					Notes: (use	Alt+Enter to start	s new ine)				
Agents Fees	209,597	1.25%	residual value (po	st SDLT)								
Legal Fees	83,839		residual value (po									
Stamp Duty	871,461	Based	on HMRC SDLT ra	tes								
Net Residual Value	16,474,329					1						
per gross ha	1,922,325					1						
per net ha	1,922,325					1						
per dwelling	64,732					•	_					
per market dwelling	54,732											

Non-residential viabili										
Summary										_
Scheme GM2.3	î.	B1 Office			B2 Industrial			B8 Warehouse		
		Size of unit			Size of unit					
Total floorspace (sq m)	186222	(GIA)		sq m	(GIA)	40000	· ·	Size of unit (GIA)	146222	· ·
		Ratio of GEA t			Ratio of GEA t			Ratio of GEA to GIA	100.0%	
		GEA		sq m	GEA	40000		GEA	146222	
		NIA as % of G			NIA as % of GI			NIA as % of GIA	95%	
		NIA		sq m	NIA	38000		NIA	138910.9	
		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			Site coverage	40%		Site coverage	40%	
Net to gross	72%	Site area	0.0	Hectares	Site area	10.0	Hectares	Site area	36.6	6 Hectare
SCHEME REVENUE		B1 Office			B2 Industrial			B8 Warehouse		
		DI OIIICE						bo watenouse	6 1 700 000	
Serviced Land £/ha			CO		1			1	£ 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	C 74 405 407		£0	£0	£0	£15,917,603	£0	£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		B1 Office			B2 Industrial			B8 Warehouse		
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	£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									
	£ 23,295,591									
Developer return % gdv		0.0%	£0		0.0%	£0		0.0%		
	31.4%									
Total scheme costs	£50,809,606			-			1			
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.

		Site Details				Scheme F	Results		
а	b	с	d e		f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensiti vity 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	Employ ment	Base	£2,266,834	6424 520 000	C45 500 000	670 020 000	
JPA3.2	Timperley Wedge	Trafford	Mixed	Base	£257,570,405	£124,530,000	£45,500,000	£79,030,000	
JPA3.1	Medipark Extension	Manchester	Employ ment	Sensitivi ty	£2,266,834	C48 860 000	C45 500 000	62,260,000	
JPA3.2	Timperley Wedge	Trafford	Mixed	Sensitivi ty	£156,467,921	£48,860,000	£45,500,000	£3,360,000	

Summary of results

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.

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 E	xt 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 val	ue				
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 r	ate				HMRC
Dev & Cont Return	applied in Results she	et				PPG
Broad Infrastructure Cost Assumpti	on					
Site Infrastructure	£7,103,971	total				Consultant team
Policy Costs					Total	
Policy Costs (Local)						

Site information						Source
	GMA3.2 Timperley W	edge	1			
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				Туре	Strategic greenfield	Council
Dwellings (units)						
Gross Residential area (ha)						Council
Gross Employment area (ha)	11.5					Council
	<u> </u>					
Employment floorspace (sqm)						Coursell
Total Development period (yrs)	17					Council
Development mix and values						Source
berelopment mix and randes						Jource
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 sq	n)	
Flats		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		30.0%	114.6	£87.69		Council
Terrace		70.0%	267.3	£87.69		
Intermediate	· •			Selling price 100% sha	re	
Flats		30.0%	114.6	£3,712		Council
Terrace	86	70.0%	267.3	£3,722		Council
Social and Affendable Dares Ar	ations					
Social and Affordable Rent Assum	· · · · · · · · · · · · · · · · · · ·					Council / RP's
Management/Maintenance Voids/ Bad debts						Council / RP's
	· · · · · · · · · · · · · · · · · · ·					Council / RP's
Repairs reserve Capitalisation						Council / RP's
						Council / KP S
Intermediate Assumptions Rental Factor						Council / RP's
Share Size	• • • • • • • • • • • • • • • • • • •					Council / RP's
Capitalisation						
	0.070					Council / RP's
Non residential values		total				
Non residential values Serviced land sales value	£8,778,090	total	Total	SDIT	Fees	Council / RP s Consultant team
Non residential values Serviced land sales value BLV	£8,778,090 Mixed	total	Total 17.950.000	SDLT 887.000	Fees 314.125	Consultant team
Non residential values Serviced land sales value	£8,778,090 Mixed	total	Total 17,950,000	SDLT 887,000	Fees 314,125	
Non residential values Serviced land sales value BLV	£8,778,090 Mixed	total				Consultant team
Non residential values Serviced land sales value BLV £ per ha gross	£8,778,090 Mixed £250,000					Consultant team Stage 1 report
Non residential values Serviced land sales value BLV £ per ha gross Build Costs	£8,778,090 Mixed £250,000					Consultant team Stage 1 report Source
Non residential values Serviced land sales value BLV £ per ha gross Build Costs	£8,778,090 Mixed £250,000					Consultant team Stage 1 report Source
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses	£8,778,090 Mixed £250,000 £1,161.00	per sqm				Consultant team Stage 1 report Source
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805	per sqm				Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50%	per sqm total				Consultant team Stage 1 report Source Consultant team Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00%	per sqm total of build costs of market GDV				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75%	per sqm total of build costs of market GDV of land value				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103	per sqm total of build costs of market GDV of land value total				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r.	per sqm total of build costs of market GDV of land value total ate				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103	per sqm total of build costs of market GDV of land value total ate				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing rr applied in Results shee	per sqm total of build costs of market GDV of land value total ate				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion	per sqm total of build costs of market GDV of land value total ate et				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion	per sqm total of build costs of market GDV of land value total ate et				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing rr applied in Results sheet tion £87,207,780	per sqm total of build costs of market GDV of land value total ate et				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing rr applied in Results shee tion £87,207,780 ption	per sqm total of build costs of market GDV of land value total ate et				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General] Broad abnormals/site prep assum Site Preparation (General	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	per sqm total of build costs of market GDV of land value total ate et total total				Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	per sqm total of build costs of market GDV of land value total ate et total total				Consultant team Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General] Broad abnormals/site prep assum Site Preparation (General] Archaelogica	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	per sqm total of build costs of market GDV of land value total ate et total total				Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General] Broad abnormals/site prep assum Site Preparation (General	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	per sqm total of build costs of market GDV of land value total ate et total total			314,125	Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General] Broad abnormals/site prep assum Site Preparation (General] Archaelogica Policy Costs	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing ri- applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000	per sqm total of build costs of market GDV of land value total ate et total total total			314,125	Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUID Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Archaelogica Policy Costs	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £8,665,543	per sqm total of build costs of market GDV of land value total ate et total total total			314,125	Consultant team Stage 1 report Source Consultant team HMRC PPG Consultant team Consultant team Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General Archaelogical Policy Costs (Local)	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing ra applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £8,665,543 £0	per sqm total of build costs of market GDV of land value total ate et total total total total			314,125	Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Archaelogica Policy Costs (Local) Education Open Space	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r. applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £8,665,543 £0 £5,000	per sqm total of build costs of market GDV of land value total ate et total total total total total total per dwelling per dwelling			314,125	Consultant team Stage 1 report Source Consultant team Consulta
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Archaelogica Policy Costs (Local) Education Open Space Other s106/s278	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r. applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £8,665,543 £0 £5,000	per sqm total of build costs of market GDV of land value total ate et total total total total total total per dwelling per dwelling			314,125	Consultant team Stage 1 report Source Consultant team HMRC PPG Consultant team Consultant team Council Council Council - £6m P, £2.7m S Within Site Infra Council
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General] Broad abnormals/site prep assum Site Preparation (General] Archaelogica Policy Costs Policy Costs (Local) Education Open Space Other s106/s278	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 £14,019,075 £650,000 £8,665,543 £0 £5,000 £21,137,337	per sqm total of build costs of market GDV of land value total ate et total total total total total total per dwelling per dwelling			314,125	Consultant team Stage 1 report Source Consultant team HMRC PPG Consultant team Consultant team Council Council Council - £6m P, £2.7m S Within Site Infra Council
Non residential values Serviced land sales value ELV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General] Broad abnormals/site prep assum Site Preparation (General] Archaelogica Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 CIL	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £650,000 £11,137,337 £1,137,00	per sqm total of build costs of market GDV of land value total ate et total total total total total total total per dwelling per dwelling Total			314,125	Consultant team Stage 1 report Source Consultant team Council
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Archaelogica Policy Costs (Local) Education Open Space Other s106/s278 COther s106/s278	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7,50% 6,00% 3,00% 1,75% £4,662,103 applied at prevailing ra applied in Results sheet tion £14,019,075 £650,000 £14,019,075 £650,000 £1,137,337 £1,137,00 £1,500.00	per sqm total of build costs of market GDV of land value total ate et total total total total total total total total per dwelling per dwelling per dwelling			314,125	Consultant team Stage 1 report Source Consultant team Council Council Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Archaelogica Policy Costs (Local) Broad shormals/site prep assum Site Preparation (General Archaelogica Policy Costs (Local) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	£8,778,090 Mixed £250,000 £1,161.00 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r. applied in Results sheet tion £87,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £1,137,337 £1,137.00 £1,137.00 £1,500.00	per sqm total of build costs of market GDV of land value total total total total total total total per dwelling per dwelling per dwelling per dwelling per dwelling			314,125	Consultant team Stage 1 report Source Consultant team HMRC PPG Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Archaelogica Policy Costs (Local) Broidy Costs (Local) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing ri- applied in Results sheet tion £87,207,780 £87,207,780 £87,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £1,137,337 £1,137,00 £1,500.00 £3,000.00	per sqm total of build costs of market GDV of land value total ate et total total total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached			314,125	Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value E per ha gross Build Costs Blended rate for flats and houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Archaelogica Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 CI Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £1,137,337 £1,137.00 £1,500.00 £1,500.00 £2,000.00	per sqm total of build costs of market GDV of land value total ate et total total total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached			314,125	Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUI Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Archaelogical Policy Costs (Local) Education Open Space Other s106/s278 Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing ra applied in Results sheet tion £14,019,075 £650,000 £1,137,00 £1,137,00 £1,137,00 £1,500.00 £1,500.00 £3,000.00 £2,000.00 £2,000.00	per sqm total of build costs of market GDV of land value total ate et total total total total total total per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			314,125 314,125 Total	Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Other Development Costs Professional Fees Finance Rate Marketing Fees Serviced employment land cost Solution Solution Serviced employment land cost Solution Serviced employment land cost Solution Serviced employment land cost Solution Solution Solution Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Archaelogical Policy Costs (Local) Education Open Space Other s106/s278 C(II Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing ra applied in Results sheet tion £14,019,075 £650,000 £1,137,337 £1,137.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00 £2,000.00	per sqm total of build costs of market GDV of land value total ate et total total total total total total per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			314,125 314,125	Consultant team Stage 1 report Source Consultant team
Non residential values Serviced land sales value BLV £ per ha gross Build Costs Blended rate for flats and houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Archaelogical Policy Costs (Deal) Education Open Space Other s106/s278 Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached Future Homes Standard (Semi) Future Homes Standard (Semi)	£8,778,090 Mixed £250,000 £1,161.00 £35,766,805 7.50% 6.00% 3.00% 1.75% £4,662,103 applied at prevailing ra applied in Results sheet tion £14,019,075 £650,000 £1,137,337 £1,137.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00 £2,000.00	per sqm total of build costs of market GDV of land value total ate et total total total total total total per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			314,125 314,125	Consultant team Stage 1 report Source Consultant team

Non-residential viabili	ty assessment	model								
Summary										
Scheme GM11		B1 Office			B2 Industrial			B8 Warehouse		
Total floorspace (sq m)	86000	Size of unit (GIA) Ratio of GEA t	86000 100.0%		Size of unit (GIA) Ratio of GEA to		sq m	Size of unit (GIA) Ratio of GEA to GIA	C 100.0%) sq m
		GEA			<u>}</u>			GEA		
			86000	sqm	GEA		sq m	1) sq m
		NIA as % of GI			NIA as % of GI			NIA as % of GIA	95%	
		NIA	81700		NIA		sq m	NIA) sq m
	14.00	Rooms	250 2.00		Rooms	250		Rooms	250	
Total site area (ha)	14.69	Floors			Floors	1.00		Floors	1.00	
Developable site area (ha)	12.29	Site coverage			Site coverage	35%		Site coverage	35%	
Net to gross	84%	Site area	12.29	Hectares	Site area	0.0	Hectares	Site area	0.0) Hectare
SCHEME REVENUE		B1 Office			B2 Industrial			B8 Warehouse		
Serviced Land £/ha			£ 1,350,000			£ -			£ -	
Gross scheme value			£16,585,714			£0		I	£C)
Less purchaser costs			6.80%			6.80%			6.80%	
Gross Development Value			£15,529,695	£0	£0			£0	£0	
Total GDV	£ 15,529,695									
SITE BENCHMARK										
Benchmark per ha	£250,000									
Site benchmark	1230,000	£3,672,500							<u> </u>	
SDLT		£3,872,500 £173,125								
Agents and legal	1.75%									
Total site purchase costs	£3,909,894	104,209								
	15,909,694									
SCHEME COSTS		B1 Office			B2 Industrial			B8 Warehouse		
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		1	£0	
Total construction costs	£0									
Site preparation/infrastructure	£7,103,971		£ 7,103,971			£ -		ĺ	£ -	
Professional fees (% cc&sp/inf)	£766,944	10.80%	£766,944		0.00%	£0		0.00%	£0	
Sales and lettings costs (% GDV)	£465,891	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									
Finance costs (interest rate)	6.0%									
Build period (months)	108									
Finance costs		£1,016,161								
Void finance period (in months)	0	£0								
Total finance costs	£1,016,161									
RV	£ 2,266,834									
Developer return	£0	0.0%	£0		0.0%	£0		0.0%	£0	
Developer return % gdv	14.6%									
Total scheme costs	£13,262,861						1			
RESIDUAL VALUE										
For the scheme	£ 2,266,834									
Equivalent per hectare	£ 184,510									

					Su	mmary Resi	lits			
Site Details	GMCA Testing			Site Address	Timper	ey Wedge, Mixed			Site Reference GM	146 Timperley Wedge
									Application No Ha	le Barns Ward
Scheme Description	2546 dwellings			Notes					Approximited in	
										0010000
									Date Saved 23	/09/2020
	Gross Area	Site Details 71.80 ha				Dwel Total 2	546.00	GIA (sq m) 251,102.8		
	Net Area	56.16 ha			Market F		782.50	191,663.5		
	Net to Gross Ratio	78.2%			Affordable h		763.50	59,439.3		
	Density	45.33 dwgs p	er net ha		% Affordable F	lousing	29.99%			
Scheme Revenue										
						ffordable 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) Tenure Split (by % dwe	llings)	251,102.8	191,663.5 70.0%	29,719.6 15.0%	- 0.0%	- 0.0%	- 0.0%	29,719.6 15.0%		
Total Revenue	5.7	815,319,161	732,859,000	18,307,997	-	-	-	64,152,164		
Average Revenue per u		320,235	411,141	47,958			-	168,048		
Average Revenue per s	sq m GIA	3,247	3,824	616		•		2,159		
Total Capital Contribu	utions	8,778,090								
Total Commercial Ele	anen 18	-								
Total Scheme Revenu	ıe	824,097,251								
Scheme Developme	nt Costs									
Scheme Developmen	art costs		1		A	ffordable Housing				
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	Perdwelling persq r	<u>n</u>
Build Cost (inc external	I works & contingency)	291,444,929	222,456,164	34,494,383	-	-	-	34,494,383	114,472 1,1	67
Additional Dwelling Star	indards		-		-	-	-		· ·	
Professional Fees Marketing Costs (market	et bousing)	21,858,370 21,985,770	16,684,212 21,985,770	2,587,079			-	2,587,079		87 7.6% build casts 15 3.0% market revenue
Marketing Costs (aff ho		-	21,000,110							0.0% affordable revenue
Exceptional Developme		161,456,888	113,038,846	24,209,021			-	24,209,021		43
Planning Obligations Commercial Elements		33,532,325							13,171 1	34
										2.6% CIL as %Revenue
Community Infrastructu	ure Levy	21,136,897								£107.58 per market sq m
Developer's Return fo	r Risk and Profit									3.8% CIL as %Dev Costs
Developer's Return (Ma									· · ·	0.0% market revenue
Contractor's Return (Aft	f housing)								· · ·	0.0% aff build & prof fees
Total Development Co	osts	551,415,179							216,581 2,1	96
Total Operating Prot		272,682,072							107,102 1,0	56
Finance Costs and F	Residual Value									
	DCF Period		years							
	Debit Interest Rate Credit Interest Rate	6.0% 0.0%								
	Annual Discount Rate	0.0%								
-										
Revenue and Capital Co		824,097,251 551,415,179								
Finance Cost		15,111,668								
Annual Discount Rate C		-								
Total Dev Cost, Financi	e Cost & ADR Cost	566,526,847								
Gross Residual Value	•	257,570,405								
Agents Fees		3,058,780	1.25%	residual value (po	st SDLT)		Notes: (use)	Alt+Enter to start a	new line)	
Legal Fees		1,223,512	0.50%	residual value (po	st SDLT)					
Stamp Duty		12,868,020	Based	on HMRC SDLT rat	les					
Net Residual Value		240,420,093								
	per gross ha per net ha	3,348,489 4,280,985								
	pernetha perdwelling	4,280,985 94,431					L			
	per market dwelling	134,878								

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				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty test	Scheme RV incl land costs	Scheme RV (f less return)	Strategic transport costs	Out-turn scheme RV (g-h)	
JPA4	Bewshill Farm	Bolton	Employ ment	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.

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 val	ue				
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 ra	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG
Broad Infrastructure Cost Assumpti	on					
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 viabilit	abbesoment.	mourer								
Summary					E			· · · · · ·		_
Scheme GM4	1	B1 Office			B2 Industria		1	B8 Warehouse		
		Size of unit			Size of unit					
Total floorspace (sq m)	21000	(GIA)		sq m	(GIA)		sq m	Size of unit (GIA)) sq m
		Ratio of GEA t			Ratio of GEA t			Ratio of GEA to GIA	100.0%	
		GEA		sq m	GEA		sq m	GEA) sq m
		NIA as % of G	95%		NIA as % of GI			NIA as % of GIA	95%	
		NIA		sq m	NIA		sq m	NIA) 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			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
		B1 Office			D2 to do state			D0 W/		
SCHEME REVENUE		BI Office			B2 Industria			B8 Warehouse		-
Serviced Land £/ha					1	£ 1,700,000		1	£ 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	£0	£0	£1,326,467	£0	£0	£6,367,041	L
Total GDV	£ 7,693,508									
SITE BENCHMARK										-
Benchmark per ha	£250,000									
Site benchmark	1250,000	£1,392,500								
SDLT		£59,125								
Agents and legal	1.75%	£24,369								
Total site purchase costs	£1,475,994	124,303								
	±1,473,554									
SCHEME COSTS		B1 Office			B2 Industria			B8 Warehouse		
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	£2,794,779		£ -			£ 481,859			£ 2,312,921	
Professional fees (% cc&sp/inf)	£301,724	0.00%	£0		10.80%	£52,021		10.80%	£249,703	
Sales and lettings costs (% GDV)	£230,805	3.00%	£0		3.00%	£39,794		3.00%	£191,011	
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	£0								
Total finance costs	£229,400									
	£ 2,660,805									
Developer return % gdv		0.0%	£0		0.0%	£0		0.0%		
	34.6%									
Total scheme costs	£5,032,703						,			
RESIDUAL VALUE	£ 2,660,805									

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

	S	ite Details			Scheme Results				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authorit y	Schem e Type	Base/ Sensitivi ty test	Scheme RV incl land costs	Scheme RV (f less return)	Strategic transport costs	Out-turn scheme RV (g-h)	
JPA5	Chequerbent North	Bolton	Employ ment	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.

Site information						Source
Allocation (2020)	GMA5 Chequerbent N	orth				
Allocated redline within GMSF (ha)	15.77			District	Bolton	
				Ward	Westhoughton North an	d 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 val	ue				
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 ra	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG
Broad Infrastructure Cost Assumpti	on					
Site Infrastructure	£4,818,585	total				Consultant team
					Total	
Policy Costs					Total	
Policy Costs Policy Costs (Local)						

Non-residential viabili Summary										
Scheme GM5		B1 Office			B2 Industrial	1		B8 Warehouse		
Scheme Givis	İ	Size of unit			Size of unit		-	bo watehouse		-
Total floorspace (cam)	25000	(GIA)	0		(GIA)	0	sq m	Size of unit (GIA)	25000) sq m
Total floorspace (sq m)	25000	(GIA) Ratio of GEA t		sq m	Ratio of GEA t		· ·	Ratio of GEA to GIA	100.0%	· ·
		GEA			GEA			GEA		
		GEA NIA as % of G		sq m	NIA as % of GI		sq m	GEA NIA as % of GIA) sq m
									95%	
		NIA		sq m	NIA		sq m	NIA) sq m
	12.74	Rooms Floors	250 5		Rooms Floors	250 1.50		Rooms Floors	250 1.00	
Total site area (ha)					1	40%				
Developable site area (ha)	8.33	Site coverage		11	Site coverage			Site coverage	30%	
Net to gross	65%	Site area	0.0	Hectares	Site area	0.0	Hectares	Site area	8.3	8 Hectare
SCHEME REVENUE		B1 Office			B2 Industrial			B8 Warehouse		
Serviced Land £/ha									£ 1,700,000	
Gross scheme value			£0		1	£0			£14,166,667	
Less purchaser costs			6.80%			6.80%			6.80%	
Gross Development Value			£0	£0	£0	£0		£0	£13,264,669	
Total GDV	£ 13,264,669		10							
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		B1 Office			B2 Industrial			B8 Warehouse		
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							1		
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%			3.00%			3.00%	£397,940	
Planning obligations			£ -			£ -				
Other policy costs			£ -			£ -			£ -	
Other costs			£0			£0			£5,736,740	
Total 'other costs'	£5,736,740							ĺ		
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			r			1			
										1
										-
RESIDUAL VALUE For the scheme	£ 3,611,773									

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

	S	ite Details			Scheme Results				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authorit y	Schem e Type	Base/ Sensitivi ty 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	Employ ment	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.

Site information						Source
Allocation (2020)	GMA6 West of Wingat	es				
Allocated redline within GMSF (ha)	183.11			District	Bolton	
				Ward	Westhoughton North and	Council Proforma
Site type	Employment			Name	West of Wingates / M61 J	unction 6
Area to be developed	92.9			Land Type	Strategic greenfield	
Gross Employment area (ha)	92.9	Non resi coverage	40%			Council
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	Serviced land sales val	ue				
Employment	£1,700,000.00	per ha				Consultant team
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		of land value				Consultant team
SDLT	applied at prevailing r	ate				HMRC
Dev & Cont Return	applied in Results she	et				PPG
Broad Infrastructure Cost Assumpti						
Site Infrastructure	£47,229,928	total				Consultant team
Policy Costs	ļ				Total	
Policy Costs (Local)						
Other s106/s278		per dwelling			f0	Council

C										
Summary					1			*		
Scheme GM6	7	B1 Office		-	B2 Industria		-	B8 Warehouse		_
		Size of unit			Size of unit					
Total floorspace (sq m)	346720	(GIA)		sq m	(GIA)	60000	· ·	Size of unit (GIA)	286720	· ·
		Ratio of GEA t			Ratio of GEA t			Ratio of GEA to GIA	100.0%	
		GEA		sq m	GEA	60000		GEA	286720	
		NIA as % of G	95%		NIA as % of GI			NIA as % of GIA	95%	
		NIA	0	sq m	NIA	57000	sq m	NIA	272384	
		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	Hectare
SCHEME REVENUE		B1 Office			P2 Inductrial			B8 Warehouse		
		DI OIIICE			B2 Industrial			ibo warenouse	6 1 700 000	
Serviced Land £/ha			<u> </u>		1	£ 1,700,000		I	£ 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	C 120.014.001		£0	£0	£0	£15,917,603	£0	£0	£114,097,378	1
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		B1 Office			B2 Industrial			B8 Warehouse		
Build costs	£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	£47,229,928		£ -			£ 5,782,312			£ 41,447,615	
Professional fees (% cc&sp/inf)	£5,098,932	0.00%			10.80%	,		10.80%	£4,474,675	
Sales and lettings costs (% GDV)	£3,900,449	3.00%			3.00%	/		3.00%	£3,422,921	_
Planning obligations			£ -		ļ	£ -				
Other policy costs			£ -		I	£ -			£ -	
Other costs			£0		ļ	£6,884,098			£49,345,212	
Total 'other costs'	£56,229,309					1				
Finance costs (interest rate)	6.0%									
Build period (months)										
Finance costs		£5,816,087								
Void finance period (in months)		£0								
Total finance costs	£5,816,087					1				
	£ 43,198,072	0.000			0.000					
Developer return % gdv		0.0%	£0		0.0%	£0		0.0%		
Total schomo sosts	33.2% £86,816,909									
Total scheme costs	180,810,909					1	1			
RESIDUAL VALUE										
For the scheme	£ 43,198,072									
	£ 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

	Ş	Site Details				Scheme F	Results	
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensiti vity 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.

						Source
Site information Allocation (2020)	GMA7 Elton Resevoir					
Allocated redline boundary (ha)		Y		District	Bury	Promoter
					Radcliffe East Ward	
Site type	Housing			Name	Elton Reservoir	
Area to be developed				Туре	Strategic greenfield	Promoter
Dwellings (units)	***************************************					Promoter
Gross Residential Area (Ha)						
Employment (ha)				-		
Open space (ha)	90					
Total Development period (yrs)		j				Promoter
Residential requirements and Values						Source
Residential requirements and values						Jource
Density	18.48	ррн				Promoter
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	DMS	
2,640.00	879.00	-	351.60		527.40	Promoter
Market housing		Mix	Number	Selling Price (Based on promote	·*	
Flats			-	Sening Thee (bused on promot		
Terrace			-			
3 bed semi	·••	33%		ADE 240,500: BCFG 222,000	ADE 406: BCFG 475	Promoter
3 bed Serin 3 bed Detached		27%		ADE 240,500: BCFG 222,000 ADE 292,125: BCFG 271,625	ADE 325: BCFG 379	
4 bed detached		40%		ADE 337,500: BCFG 312,500	ADE 323: BCFG 568	
4 bed detached Other 2	-	40%				
Affordable Rent		I	-	55% of MV		
1 bed flat	51.10	23%	<u>91.20</u>	ADE 69,575: BCFG 63,525	ADE 42: BCFG 39.2	Promoter
2 bed flat	·	23%	÷	ADE 78,650: BCFG 71,500	ADE 42. BCFG 39.2 ADE 41.6: BCFG 39.2	
2 bed terrace	65.03	39%		ADE 100,100: BCFG 92,400	ADE 60: BCFG 78	
3 bed terrace	4	15%		ADE 100,100: BCFG 92,400 ADE 114,400: BCFG 105,600	ADE 18.4: BCFG 33.2	
3 bed terrace		13%	51.00	75% of MV		
1 bed flat	·•	23%	121.90	ADE 94,875: BCFG 86,625	ADE 63: BCFG 58.8	Promoter
2 bed flat	60.39	23%		ADE 107,250: BCFG 97,500	ADE 62.4: BCFG 58.8	
2 bed tar	***************************************	39%		ADE 136,500: BCFG 126,000	ADE 90: BCFG 117	
3 bed terrace	74.32	15%		ADE 136,500: BCFG 126,000 ADE 156,400: BCFG 144,000	ADE 27.6: BCFG 49.8	
S Ded terrace	74.52	13%	77.40	ADE 130,400. BCFG 144,000	AUE 27.0. DCFG 49.0	
BIV	Housing		Total	SDLT	Fees	
DLV	nousing		TOTAL	SDLI	rees	Elton Parkland Scheme
£ par ba gross	£250,000		27,350,000	1,357,000	478,625	Appraisal Assumptions
£ per ha gross	1230,000		27,550,000	1,537,000	478,025	Appraisal Assumptions
putting up	1					C
	C4 047 00					Source
Flats 1to2						Consultant team
Flats 1to2 Flats 3to5	£1,047.20	per sqm				Consultant team Consultant team
Flats 3to5 Terraced	£1,047.20 £946.00	per sqm per sqm				Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi	£1,047.20 £946.00 £932.80	per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached	f1,047.20 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi	£1,047.20 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses	f1,047.20 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs	£1,047.20 £946.00 £932.80 £1,056.00 £1,012.78	per sqm per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency	£1,047.20 £946.00 £932.80 £1,056.00 £1,012.78 £32,467,426	per sqm per sqm per sqm per sqm per sqm total				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees	£1,047.20 £946.00 £932.80 £1,056.00 £1,012.78 £32,467,426 8.00%	per sqm per sqm per sqm per sqm per sqm total of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate	£1,047.20 £946.00 £932.80 £1,056.00 £1,012.78 £32,467,426 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm total of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value				Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate				Consultant team Consultant team HMRC
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate				Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate				Consultant team Consultant team HMRC
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate				Consultant team Consultant team HMRC
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et				Consultant team Consultant team HMRC
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she	per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total				Consultant team Consultant team PPG Promoter/consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total				Consultant team Consultant team PPG Promoter/consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total				Consultant team Consultant team PPG Promoter/consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs Policy Costs (local)	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564 f21,010,913	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total				Consultant team Consultant team PPG PPG Promoter/consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs Policy Costs (local)	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564 f21,010,913	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total			£22,454,692	Consultant team Consultant team PPG Promoter/consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs Policy Costs (local) Other s106/s278 Policy Costs (National & GMSF)	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564 f81,168,564 f21,010,913 f6,380.99	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total			Total	Consultant team Consultant team PPG PPG Promoter/consultant team Promoter
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs (local) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564 f81,168,564 f81,168,564 f81,168,564 f81,168,564 f81,168,564 f81,168,564 f1,137	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total per dwelling per dwelling			Total £4,001,103	Consultant team Consultant team Promoter/consultant team Promoter/consultant team Promoter Promoter Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals DEV & Cont Return Dev & Cont Return Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs Policy Costs (local) Other s106/s278 Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings	£1,047.20 £946.00 £932.80 £1,056.00 £1,012.78 £32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she £81,168,564 £81,168,564 £21,010,913 £21,010,913 £21,010,913 £21,010,913 £3,380.99 £1,137 £1,500	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per dwelling			Total £4,001,103 £5,278,500	Consultant team Consultant team PPG PPG Promoter/consultant team Promoter Promoter Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs (local) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564 f21,010,913 f6,380.99 f1,137 f1,500 f1,500	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total per dwelling per dwelling per detached			Total £4,001,103 £5,278,500 £2,638,500	Consultant team Consultant team HMRC PPG Promoter/consultant team Promoter Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Dev & Cont Return Infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs Policy Costs (local) Other s106/s278 Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564 f21,010,913 f21,010,913 f6,380.99 f1,137 f1,500 f1,500 f3,000	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per dwelling per detached per detached			Total £4,001,103 £5,278,500 £2,638,500 £5,277,000	Consultant team Consultant team HMRC PPG Promoter/consultant team Promoter Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SBLT Dev & Cont Return Dev & Cont Return Site infrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs Policy Costs (local) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	f1,047.20 f946.00 f932.80 f1,056.00 f1,012.78 f32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she f81,168,564 f21,010,913 f21,010,913 f1,137 f1,500 f1,500 f2,000	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per dwelling per detached per semi			Total £4,001,103 £5,278,500 £2,638,500 £5,277,000 £1,762,000	Consultant team Consultant team PPG Promoter/consultant team Promoter Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals DUT Dev & Cont Return Dev & Cont Return Unfrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs (local) Other s106/s278 Policy Costs (local) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£1,047.20 £946.00 £932.80 £1,056.00 £1,012.78 £32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she £81,168,564 £81,168,564 £1,010,913 £1,000 £1,000 £2,00	per sqm per sqm per sqm per sqm per sqm of sqm total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per detached per detached per semi per terraced			Total £4,001,103 £5,278,500 £2,638,500 £5,277,000 £1,762,000 £948,000	Consultant team Consultant team PPG PPG Promoter/consultant team Promoter Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Ost Dev & Cont Return Dev & Cont Return Unfrastructure Site infrastructure Abnormals/Site Prep Abnormals Policy Costs Policy Costs (local) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	£1,047.20 £946.00 £932.80 £1,056.00 £1,012.78 £32,467,426 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results she £81,168,564 £81,168,564 £1,010,913 £1,000 £1,000 £2,00	per sqm per sqm per sqm per sqm per sqm total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per dwelling per detached per semi			Total £4,001,103 £5,278,500 £2,638,500 £5,277,000 £1,762,000	Consultant team Consultant team PPG Promoter/consultant team Promoter Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team

					Su	mmary Res	ılts					
Site Details	GMCA Testing			Site Address					Site Reference	GM7 Elton Pa	arkland	
									Application No	Redcliffe Eas	st Ward	
Scheme Description				Notes					-ppicator No			
	1									04/00/0000		
	L								Date Saved	01/09/2020		
	Gross Area	Site Details 195.87 ha				Total 3	519.00	GIA (sq m) 319,810.2				
	Net Area	85.03 ha			Market H		640.00	265,215.7				
	Net to Gross Ratio	43.4%			Affordable H	-	879.00	54,594.5				
	Density	41.39 dwgs pe	er net ha		% Affordable H	lousing	24.98%					1
Scheme Revenue												
					A	ffordable 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)	llings)	319,810.2	265,215.7	-	-	-	21,837.8	32,756.7 15.0%				
Tenure Split (by % dwe Total Revenue		836,113,000	75.0% 743,674,000	0.0%	0.0%	0.0%	10.0% 30,350,400	62,088,600				
Average Revenue per u		237,600	281,695		-		86,321	117,726				
Average Revenue per s	q m GIA	2,614	2,804				1,390	1,895				
Total Capital Contribu	itions											
Total Commercial Ele	ments											
Total Scheme Revenu	le	836,113,000										
Scheme Developme	nt Costs				A	ffordable Housing						
	1	Total	Market	Social Rent	Affordable	Intermediate	Affordable	DMS	Per dwelling p	oer sq m		
Build Cost (inc external	works & contingency)	324,674,256	268,605,183	-	Rent -	Rent -	Rent 22,427,629	33,641,444	92,263	1,015		
Additional Dwelling Sta		-	-		-		-	-		-		
Professional Fees		25,973,940	21,488,415		-		1,794,210	2,691,315	7,381	81	8.0% build costs	
Marketing Costs (market Marketing Costs (aff ho		22,310,220	22,310,220	-	-	-	-		8,451	- 84	3.0% market revenue 0.0% affordable revenue	
Exceptional Developme		163,832,528	122,909,313	-	-	-	16,369,286	24,553,929	46,557	512		
Planning Obligations C		42,967,295							12,210	134		
Commercial Elements	COSTS										0.0% CIL as %Revenue	
Community Infrastructu	ire Levy	-								{	£0.00 per market sq m	
										u	0.0% CIL as %Dev Costs	
Developer's Return fo Developer's Return (Ma											0.0% market revenue	
Contractor's Return (Af		-			-		-	-	-	-	0.0% aff build & prof fees	
Total Development Co		579,758,239							164,751	1,813		
Total Development of	5615	515,150,255							104,737	1,013		
Total Operating Prot	fit	256,354,761							72,849	802		
Finance Costs and F	Residual Value											
	DCF Period	21	years									
	Debit Interest Rate	6.0%										
	Credit Interest Rate Annual Discount Rate	0.0%										
Revenue and Capital C		836,113,000										
Total Development Cos Finance Cost	at	579,758,239 19,701,831										
Annual Discount Rate 0		-										
Total Dev Cost, Financ	e Cost & ADR Cost	599,460,070										
Gross Residual Value		236,652,930										
Agents Fees		2,810,385	1 25%	residual value (po	st SDLT)		Notes: (use A	Alt+Enter to start a	new line)			
Legal Fees		1,124,154		residual value (po								
Stamp Duty		11,822,146	Based o	on HMRC SDLT ra	ites							
Net Residual Value		220,896,245										
	per gross ha	1,127,770										
	per net ha per dwelling	2,597,862 62,772					L					1
	per market dwelling	83,673										

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			
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information		1				Source
Allocation (2020)	GMA8 Seedfield	1	1			Jource
Allocated redline within GMSF (ha)	5.13			District	Bury	Council
					Moorside Ward	Council
Site type		}			Seedfield	
Area to be developed				Гуре	Strategic greenfield	
Dwellings (units) Gross Residential area (ha)		l				
Gross Employment area (ha)						
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 Flats	Floor area sqm 65	Mix 0.0%	Number	Selling Price (£ per sqn £2,384	ר) ו	
Terrace		15.8%	- 16.6	£2,424		Consultant team
Semi	• • • • • • • • • • • • • • • • • • • •	35.3%	37.0	£2,462		
Detached		48.9%	51.4	£2,636		
Affordable Rent Flats		0.0%		Weekly Rent		Council
Terrace		15.8%	- 3.3	£103.85 £126.92		Council
Semi		35.3%	7.4	£155.77		
Detached		48.9%	10.3	£201.92		
Intermediate		0.000		Selling price 35% share		Council
Flats		0.0% 15.8%	- 1.1	£2,384 £2,424		Council
Semi	-{	35.3%	2.5	£2,462		
Detached	109	48.9%	3.4	£2,636		
Discount Market Sale	***************************************					
Flats		0.0% 15.8%	- 1.1	£1,788 £1,818		Council
Semi		35.3%		£1,847		
Detached		48.9%	3.4	£1,977		
Social and Affordable Rent Assump Management/Maintenance						Council / RP's
Voids/ Bad debts				L		Council / RP's
Repairs reserve						Council / RP's
Capitalisation						Council / RP's
Intermediate Assumptions						
Rental Factor Share Size						Council / RP's Council / RP's
Capitalisation	•					
	6.00%					Council / RP's
	6.00% Housing		Total	SDLT	Fees	Council / RP's
	Housing		Total 1,283,110	SDLT 53,656	Fees 22,454	Council / RP's Stage 1 report
BLV £ per ha gross	Housing					Stage 1 report
BLV £ per ha gross Build Costs	Housing £250,000					Stage 1 report Source
BLV £ per ha gross	Housing £250,000 £1,047.20	per sqm				Stage 1 report
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6	Housing £250,000 £1,047.20 £1,073.60 £1,416.80	per sqm per sqm per sqm				Stage 1 report Source Consultant team Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Terraced	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00	per sqm per sqm per sqm per sqm per sqm				Stage 1 report Source Consultant team Consultant team Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80	per sqm per sqm per sqm per sqm per sqm				Stage 1 report Source Consultant team Consultant team Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Terraced	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm per sqm per sqm				Stage 1 report Source Consultant team Consultant team Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm per sqm per sqm				Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £936.00 £932.80 £1,056.00 £1,002.83	per sqm per sqm per sqm per sqm per sqm per sqm per sqm				Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs	Housing £250,000 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.83 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs				Stage 1 report Source Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV				Stage 1 report Source Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals	Housing £250,000 £1,073.60 £1,416.80 £946.00 £946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Stage 1 report Source Consultant team
BLV £ per ha gross Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Plot costs Plot costs Plot costs Plot costs Plot costs Agents & Legals Agents & Legals SDLT	Housing £250,000 £1,073.60 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate				Stage 1 report Source Consultant team Consultant team
BLV £ per ha gross Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Plot costs Plot costs Plot costs Plot costs Plot costs Agents & Legals Agents & Legals SDLT	Housing £250,000 £1,073.60 £1,416.80 £946.00 £946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate				Stage 1 report Source Consultant team
BLV £ per ha gross Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Plot costs Plot costs Plot costs Plot costs Plot costs Agents & Legals Agents & Legals SDLT	Housing £250,000 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheritoric on	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et				Stage 1 report Source Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	Housing £250,000 £1,073.60 £1,473.60 £1416.80 £946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shewing the statement of the statement	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate				Stage 1 report Source Consultant team Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Other Development Costs Other Development Costs Other Development Costs Other Development Costs Distance Rate Marketing Fees Agents & Legals DUI Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 3.00% 1.75% applied at prevailing r applied in Results she Con 25%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et				Stage 1 report Source Consultant team PPG
BLV £ per ha gross £ uild Costs Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion 25%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et				Stage 1 report Source Consultant team MRC PPG Consultant team
BLV £ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Other Development Costs Other Development Costs Other Development Costs Other Development Costs Distance Rate Marketing Fees Agents & Legals DUI Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet on 25% tion £45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs				Stage 1 report Source Consultant team PPG
BLV E per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Other Development Costs Other Development Costs Other Development Costs Other Development Costs Distance Rate Marketing Fees Agents & Legals DUT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumption (General) Demolition Costs	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet on 25% tion £45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs			22,454	Stage 1 report Source Consultant team Consultant team
BLV £ per ha gross £ uild Costs Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet on 25% tion £45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs				Stage 1 report Source Consultant team Consultant team
BLV £ per ha gross Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Plot costs Policy Costs (Local)	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion £45,000 £600,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs			22,454	Stage 1 report Source Consultant team Consultant team
BLV £ per ha gross £ uild Costs Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs	Housing £250,000 f1,047.20 f1,073.60 f1,416.80 f932.80 f1,056.00 f1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shewing f1,002.83 f2,005 f	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs			22,454	Stage 1 report Source Consultant team Consultant team
BUV E per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Professional Fees Plot costs Professional Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs Policy Costs (Local) Education (House) Recreation	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet on £45,000 £600,000 £3,166.37 £3,166.37 £3,166.37 £2,831.64.37	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of hard value ate et of build costs per ha per dwelling per dwelling per dwelling			22,454	Stage 1 report Source Consultant team Council Council
BUV E per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Professional Fees Professional Fees Plot costs Professional Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumption Site Preparation (General) Demolition Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet on £45,000 £600,000 £3,166.37 £3,166.37 £3,166.37 £2,831.64.37	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of hard value ate et of build costs per ha per dwelling per dwelling per dwelling			22,454	Stage 1 report Source Consultant team Consultant team
BIV E per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation Policy Costs (National & GMSF)	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 3.00% 1.00% 8.00% 3.00% 1.75% applied at prevailing r applied in Results sher ion £45,000 £3,166.37 £3,166.37 £2,831.64 £250,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of and value ate et of build costs per ha per dwelling per dwelling per dwelling per dwelling			22,454 22,454 Total	Stage 1 report Source Consultant team Council Council Council Council
BLV E per ha gross Euild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6to Detached Blended rate used for houses Other Development Costs Professional Fees Professional Fees Finance Rate Marketing Fees Agents & Legals DUT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation Playing pitch relocation	Housing £250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet con £3,166.37 £3,166.37 £2,831.64 £250,000 £1,137	per sqm per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs per ha per dwelling per dwelling per dwelling per dwelling			22,454	Stage 1 report Source Consultant team Council Council
BUV E per ha gross Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate used for houses Other Development Costs Professional Fees Professional Fees Agents & Legals Other Development Costs Professional Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad Infrastructure (General) Demolition Costs Policy Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	Housing £250,000 £1,047.20 £1,073.60 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion £45,000 £600,000 £63,166.37 £3,166.37 £2,831.64 £258,000 £1,137 £2,831.64 £250,000 £1,137 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,002 £25% £25,000 £25% £25,000 £25% £25,000 £25% £3,166.37 £3,166.37 £3,166.37 £3,166.37 £3,166.37 £3,166.37 £3,165,000 £1,1137 £3,165,000 £1,1137 £1,137 £1,500 £1,1137 £1,500 £1,1137 £1,1500 £1,1137 £1,1500 £1,1137 £1,1500 £1,1137 £1,1500 £1,1500 £1,1050 £1,002,83 £1,002,83 £25% £25% £25% £25% £25% £25% £25% £25% £25% £25% £3,166.37 £3,166.37 £3,166.37 £3,166.37 £3,165,37 £3,165,37 £3,165,37 £3,165,37 £3,165,37 £3,165,37 £3,165,37 £3,165,37 £3,165,37 £3,165,37 £3,155 £1,137 £1,137 £1,1500 £1	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			22,454 22,454 Total Total f f f f f f f f f f f f f	Stage 1 report Source Consultant team Council Consultant team
BIV E per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6to Terraced Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	Housing £250,000 £1,047.20 £1,073.60 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.80% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shew on £45,000 £600,000 £3,166.37 £3,166.37 £3,166.37 £2,831.64 £250,000 £1,137 £1,500 £3,00	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha per dwelling per dwelling			22,454 22,454 Total Total f0 f443,292 f396,430 f250,000 f159,180 f210,2789 f205,579	Stage 1 report Source Consultant team Council Council Consultant team Consultant team Consultant team Consultant team
BUV E per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Detached Blended rate used for houses Other Development Costs Professional Fees Professional Fees Agents & Legals Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation Playing pitch relocation Playing pitch relocation Playing pitch relocation Flaying Nehicle (Detached) Future Homes Standard (Semi)	Housing £250,000 £1,047.20 £1,073.60 £1,073.60 £1,416.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied at prevailing r applied in Results she on £3,166.37 £3,166.37 £3,166.37 £3,166.37 £1,500 £2,831.64 £3,800 £	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of land value ate et of build costs of land value ate et of build costs per ha per dwelling per dwelling			22,454 22,454 Total Total f0 f443,292 f396,430 f250,000 f102,789 f205,579 f98,737	Stage 1 report Source Consultant team Council Council Council Consultant team Consultant team <td< td=""></td<>
Bivild Costs Build Costs Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 1to2 Flats 3to5 Polex Costs Porter Costs Professional Fees Professional Fees Professional Fees Agents & Legals Other Development Cost Plot costs Plot costs Plot costs Plot costs Plot costs Agents & Legals SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation Playing pitch relocation Playing pitch relocation Playing pitch leducation Flote dualta (Detached) Future Homes Standard (Terraced)	Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion £45,000 £600,000 £3,166.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,100 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £3,000 £2,000 £3,000 £	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of hand value ate et of build costs per dwelling per detached per semi per semi			22,454 22,454 Total Total f0 f443,292 f396,430 f210,000 f159,180 f210,000 f102,789 f205,579 f205,579 f298,737 f44,211	Stage 1 report Source Consultant team Council Council Consultant team
BUV E per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Detached Blended rate used for houses Other Development Costs Professional Fees Professional Fees Agents & Legals Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation Playing pitch relocation Playing pitch relocation Playing pitch relocation Flaying Nehicle (Detached) Future Homes Standard (Semi)	Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion £45,000 £600,000 £3,166.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,100 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £3,000 £2,000 £3,000 £	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of land value ate et of build costs of land value ate et of build costs per ha per dwelling per dwelling			22,454 22,454 Total Total f0 f443,292 f396,430 f250,000 f102,789 f205,579 f98,737	Stage 1 report Source Consultant team Council Council Council Consultant team Consultant team <td< td=""></td<>
Bivild Costs Build Costs Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 1to2 Flats 3to5 Polex Costs Porter Costs Professional Fees Professional Fees Professional Fees Agents & Legals Other Development Cost Plot costs Plot costs Plot costs Plot costs Plot costs Agents & Legals SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Demolition Costs Policy Costs (Local) Education (House) Recreation Playing pitch relocation Playing pitch relocation Playing pitch relocation Playing pitch leducation Flote dualta (Detached) Future Homes Standard (Terraced)	Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion £45,000 £600,000 £3,166.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,100 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £3,000 £2,000 £3,000 £	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of hand value ate et of build costs per dwelling per detached per semi per semi			22,454 22,454 Total Total f0 f443,292 f396,430 f210,000 f159,180 f210,000 f102,789 f205,579 f205,579 f298,737 f44,211	Stage 1 report Source Consultant team Council Council Consultant team
Bild Costs Build Costs Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6to Terraced Blended rate used for houses Other Development Costs Other Development Costs Plot costs Plot costs Plot costs Plot costs Agents & Legals DLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Bite Preparation (General) Demolition Costs Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Education (Flat) Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Flat)	Housing £250,000 £1,047.20 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion £45,000 £600,000 £3,166.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,160.37 £3,100 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £2,000 £3,000 £2,000 £3,000 £	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of hand value ate et of build costs per dwelling per detached per semi per semi			22,454 22,454 Total Total f0 f443,292 f396,430 f250,000 f159,180 f210,000 f102,789 f205,579 f98,737 f44,211 f0	Stage 1 report Source Consultant team Council Council Consultant team

					Su	mmary R	esults						
Site Details	GM8			Site Address	Seedfie	ld, Housing		_		Site Referen	GM A	Ilocation 8	
										Application	No Moors	side Ward	_
Scheme Description	140 dwgs, 0 sqm emplo	yment, Osq retail		Notes	_					Application			
										Date Saved	16/09	(2020	
										Date Saved	Toroa	12020	
	Gross Area	Site Details 5.13 ha				Total	wellings 140.00		GIA (sq m) 13,494.6				
	Net Area	3.50 ha			Market H		105.00		10,121.6				
	Net to Gross Ratio	68.2%			Affordable H	-	35.00		3,373.0				
	Density	40.00 dwgs pe	er net ha		% Affordable H	Housing	25.00%						
Scheme Revenue													
						ffordable Hou	-						
		Total	Market	Social Rent	Affordable Rent	Intermedia Rent	DI	MS	Shared Ownership				
Total No of Dwellings		140.00 13,494.6	105.00 10,121.6	-	21.00 2,024.8			7.00 674.1	7.00				
Total GIA (sq m) Tenure Split (by % dwe	llings)	13,494.5	10,121.6	- 0.0%	2,024.8		.0%	5.0%	5.0%				
Total Revenue		30,746,642	25,830,400	-	2,512,890		- 1,2	89,000	1,114,352				
Average Revenue per u Average Revenue per s		219,619 2,278	246,004 2,552	-	119,661 1,241		- 1	84,143 1,912	159,193 1,653				
Average Neverice per s	y III OIA	2,278	2,002	-	1,241			1,812	1,005				
Total Capital Contribu	itions	•											
Total Commercial Ele	ments												
Total Commercial Ele	ments												
Total Scheme Revenu	le	30,746,642											
Scheme Developmen	nt Costs												
						ffordable Hou							
		Total	Market	Social Rent	Affordable Rent	Intermedia Rent	e Di	MS	Shared Ownership	Per dwellin	g persqm]	
Build Cost (inc external		13,532,790	10,150,244	-	2,030,530		- 6	76,008	676,008	96,66	3 1,003		
Additional Dwelling Sta	ndards	- 1,082,623	- 812,020	-	- 162,442			- 54,081	- 54,081	- 7,73	- 80		
Professional Fees Marketing Costs (market	et housing)	774,912	774,912	-	162,442			54,081	54,081	7,73			nue
Marketing Costs (aff ho		-						-	•	-	-	0.0% affordable n	evenue
Exceptional Developme Planning Obligations Co		6,926,873 1,910,217	5,195,155		1,039,031		- 3	46,344	346,344	49,47	_		
Commercial Elements		-								73,044	142	1	
												0.0% CIL as %Re	
Community Infrastructu	ire Levy	-										£0.00 per market : 0.0% CIL as %De	
Developer's Return fo	r Risk and Profit											0.0% 012 00 /100	00010
Developer's Return (Ma		-								-	-	0.0% market reve	
Contractor's Return (Af	f housing)	-							•	· ·	-	0.0% aff build & p	rof fees
Total Development Co	osts	24,227,415								173,05	3 1,795		
Tatal Oncerting D	D4									46,56			
Total Operating Prof		6,519,227			_					40,00	5 483		
Finance Costs and F													
	DCF Period		years										
	Debit Interest Rate Credit Interest Rate	6.0%											
	Annual Discount Rate	0.0%											
Revenue and Capital C	ontributions	30,746,642											
Total Development Cos		24,227,415											
Finance Cost	Seed.	1,253,543											
Annual Discount Rate C Total Dev Cost, Finance		- 25,480,958											
Gross Residual Value		5,265,684					Notes:	(use A	Mt+Enter to start a	new line)			
Agents Fees		62,661		residual value (po				10007					
Legal Fees Stamp Duty		25,064 252,784		residual value (por on HMRC SDLT rat									
Stamp Duty			Dased C	ATTIMING OULT Fat									
Net Residual Value	per gross ha	4,925,174 959,699											
	per gross na per net ha	1,407,193											
	per dwelling	35,180											
	per market dwelling	46,906											

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				
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information						Source
Allocation (2020)	GMA9 Walshaw					
Allocated redline within GMSF (ha)	63.93			District		Council
					Tottington Ward	
Site type					Walshaw Strategic greenfield	Council
Area to be developed Dwellings (units)				Land Type	Strategic greenfield	Council Council
Gross residential area (ha)						Promoter
Employment (ha)						
Open space (ha) Total Development period (yrs)						Promoter
Residential requirements and Value	25					Source
A 1		0.011				
Density Market %	33.33 Affordable %	DPH Social Rent	Affordable Rent	Intermediate	Discount Market Sale	
937.50	312.50	-	187.50		62.50	Council
Market housing	·····	Mix	Number	Selling Price (£ per sqn		
Flats	65	5.0%	46.9	£2,384		Consultant team
Terrace		15.0%	140.6	£2,424		
Semi Detached		33.5% 46.5%		£2,462		
Affordable Rent		40.3%	433.9	£2,636 Weekly Rent		
Flats	65	5.0%	9.4	£103.85		Council
Terrace		15.0%	28.1	£126.92		Council
Semi		33.5%	62.8	£155.77		
Detached		46.5%	87.2	£201.92		
Intermediate		E 00/	3.1	Selling price 35% share		Council
Flats Terrace		5.0% 15.0%	3.1 9.4	£2,384 £2,424		Council
Semi		33.5%		£2,462		
Detached		46.5%		£2,636		
Discount Market Sale				specify		
Flats		5.0%	3.1	£1,788		Council
Terrace		15.0%	9.4	£1,818		
Semi Detached		33.5% 46.5%	20.9 29.1	£1,847 £1,977		
Detached	105	40.570	25.1	1,577		
Social and Affordable Rent Assumpt	tions					Council / RP's
Management/Maintenance						Council / RP's
Voids/ Bad debts						Council / RP's
Repairs reserve Capitalisation						Council / RP's
Intermediate Assumptions						Council / RP's
Rental Factor	2.75%					Council / RP's
Share Size						Council / RP's
Capitalisation	6.00%					
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		15,981,299	788,565	279,673	Stage 1 report
Build Costs	1					
						Source
Flats 3to5	£1,073.60	per sqm				Source Consultant team
Flats 3to5 Terraced	£946.00	per sqm				
Terraced Semi	£946.00 £932.80	per sqm per sqm				Consultant team Consultant team Consultant team
Terraced Semi Detached	£946.00 £932.80 £1,056.00	per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team
Terraced Semi	£946.00 £932.80	per sqm per sqm per sqm				Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses	£946.00 £932.80 £1,056.00	per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses	£946.00 £932.80 £1,056.00 £1,002.83	per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00%	per sqm per sqm per sqm per sqm of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm of build costs of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm of build costs of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate	per sqm per sqm per sqm of build costs of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate	per sqm per sqm per sqm of build costs of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SOLT Dev & Cont Return Infrastructure	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet	per sqm per sqm per sqm of build costs of build costs of market GDV of land value				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet	per sqm per sqm per sqm of build costs of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site Infrastructure	£946.00 £932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet	per sqm per sqm per sqm of build costs of build costs of market GDV of land value				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site Infrastructure	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25%	per sqm per sqm per sqm of build costs of build costs of market GDV of land value				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site Infrastructure Abnormals/Site Prep Site prep	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25%	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site Infrastructure Abnormals/Site Prep Site prep Policy Costs (Site Specific)	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% E45,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Infrastructure Site Infrastructure Abnormals/Site Prep Site prep Policy Costs (Site Specific) Onsite School	E946.00 E932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 225% £45,000 £4,000,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare			£4,000,000 £3,60,675	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Abnormals/Site Prep Site prep Policy Costs (Site Specific) Onsite School Recreation	E946.00 E932.80 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 225% £45,000 £4,000,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs			£3,460,675	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Abnormals/Site Prep Site prep Policy Costs (Site Specific) Onsite School Recreation	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% E45,000 E4,000,000 E2,768.54	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SOLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	f946.00 f932.80 f1,056.00 f1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% f45,000 f4,000,000 f2,768.54 f1,137 f1,500	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling per dwelling			£3,460,675 Total £1,421,250 £1,875,000	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Abnormals/Site Prep Site prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached)	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% E45,000 E4,000,000 E4,768.54 E1,137 E1,500 E1,500	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling per dwelling per dwelling			£3,460,675 Total £1,421,250 £1,875,000 £871,875	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency, Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Policy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	E946.00 E932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54 £1,137 £1,500 £3,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling per detached			£3,460,675 Total £1,421,250 £1,875,000 £871,875 £1,743,750	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Abnormals/Site Prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (Site Specific) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% E45,000 E4,000,000 E2,768.54 E1,137 E1,500 E1,500 E3,000 E2,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling per dwelling per detached per detached per semi			£3,460,675 Total £1,421,250 £1,875,000 £871,875 £1,743,750 £837,500	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Infrastructure Site Infrastructure Abnormals/Site Prep Site prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detraced)	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 0.00% 1.75% applied at prevailing rate applied in Results sheet 25% E45,000 E4,000,000 E2,768.54 E1,137 E1,500 E1,500 E1,000 E2,000 E2,000 E2,000 E2,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling per detached per semi per semi per taread			£3,460,675 Total £1,421,250 £1,875,000 £871,875 £1,743,750 £837,500 £375,000	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Abnormals/Site Prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (Site Specific) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	E946.00 E932.80 E1,056.00 E1,002.83 10.00% 8.00% 0.00% 1.75% applied at prevailing rate applied in Results sheet 25% E45,000 E4,000,000 E2,768.54 E1,137 E1,500 E1,500 E1,000 E2,000 E2,000 E2,000 E2,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling per dwelling per detached per detached per semi			£3,460,675 Total £1,421,250 £1,875,000 £871,875 £1,743,750 £837,500	Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team

					Su	mmary Res	ults		
Site Details	GMCA Testing - Site sp	pecific testing		Site Address	Housing	1			Site Reference GM Allocation 9
									Application No Tottington Ward
Scheme Description	1250 dwellings,			Notes					
									Date Saved 06/07/2020
			_						
		Site Details				Dwe	linge	GIA (sq m)	
	Gross Area	63.93 ha					,250.00	118,982.5	
	Net Area	37.50 ha			Market H	-	937.50	89,236.9	
-	Net to Gross Ratio Density	56.7% 33.33 dwgs pe	ernetha		Affordable H % Affordable H		312.50 25.00%	29,745.6	
Scheme Revenue									
					A: Affordable	ffordable Housing	1	Shared	
Total No of Dwellings		Total 1,250.00	Market 937.50	Social Rent	Rent 187.50	Rent	DMS 62.50	Ownership 62.50	
Total GIA (sq m)		118,982.5	89,236.9		17,847.4		5,949.1	5,949.1	
Tenure Split (by % dwelli	ings)		75.0%	0.0%	15.0%	0.0%	5.0%	5.0%	
Total Revenue Average Revenue per un	it	269,326,377 215,461	226,359,335 241,450	-	21,880,256 116,695	-	11,309,345 180,950	9,777,442 156,439	
Average Revenue per sq		2,264	247,430		1,226	-	1,901	1,644	
Total Capital Contributi	Ions								
Total Commercial Elem	nents	-							
Total Scheme Revenue		269,326,377							
Total Scheme Revenue	,	209,320,377							
Scheme Developmen	t Costs								
				Social Rent	A: Affordable	ffordable Housing Intermediate	1	Shared	
Ruild Cast Gas advector	under 9 annetie anne avè	Total 119,638,608	Market 89,728,981	Social Rent	Rent 17,945,786	Rent -	DMS 5,981,920	Ownership 5,981,920	Perdweiling persam 95,711 1,008
Build Cost (inc external w Additional Dwelling Stand			- 08,720,901		17,940,705			0,361,320	30,777 7,000
Professional Fees		9,571,069	7,178,319	-	1,435,663	•	478,554	478,554	7,657 80 8.0% build costs
Marketing Costs (market		6,790,760	6,790,780						7,243 76 3.0% market revenue
Marketing Costs (aff hou Exceptional Development		61,799,620	46,349,715		9,269,943		3,089,981	- 3,089,981	0.0% affordable revenue
Planning Obligations Cos		14,678,800							11,743 123
Commercial Elements Co	osts								0.0% Cil as % Revenue
Community Infrastructure	e Levy								£0.00 per market sq m
									0.0% C/L as %Dev Costs
Developer's Return for Developer's Return (Mar)									0.0% market revenue
Contractor's Return (Aff I								•	0.0% aff build & prof fees
Total Development Cos	ete	212,478,897							169,983 1,786
Total Development Cos	513	212,478,897							103'302 1'100
Total Operating Profit	t	56,847,480							45,478 478
Finance Costs and Re	esidual Value								
	DCF Period	12	years						
	Debit Interest Rate	6.0%							
	Credit Interest Rate Annual Discount Rate	0.0%							
Revenue and Capital Cor	ntributions	269,326,377							
Total Development Cost Finance Cost		212,478,897 10,653,208							
Annual Discount Rate Co	ost								
Total Dev Cost, Finance	Cost & ADR Cost	223,132,105							
Gross Residual Value		46,194,272							
Agents Fees		548,688	1 95%	residual value (po	st SDLT)		Notes: (use /	Alt+Enter to start	a new line)
Legal Fees		219,475		residual value (po					
Stamp Duty		2,299,214	Based o	on HMRC SDLT ra	tes				
Net Residual Value		43,126,895							
	per gross ha	674,648							
	pernetha perdweäng	1,150,051 34,502					L		
	per oweiing per market dweiing	48,002							

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				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty test	Scheme RV incl land costs	Scheme RV (f less return)	Strategic transport costs	Out-turn scheme RV (g-h)	
JPA10	Global Logistics	Manchester	Employ ment	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.

Site information						Source
Allocation (2020)	GMA10 Global Logistic	s				
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 val	ue				
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				C II III
	LEIOJOOL					Consultant team
Finance Rate	;	ξ				Consultant team
Finance Rate Marketing/sales/lettings fees	6.00%	ξ				
	6.00% 3.00%					Consultant team
Marketing/sales/lettings fees	6.00% 6.00% 6.80%	of serviced site value				Consultant team Consultant team
Marketing/sales/lettings fees Purchaser costs Agents & Legals	6.00% 6.00% 6.80%	of serviced site value of serviced site value of land value				Consultant team Consultant team Consultant team
Marketing/sales/lettings fees Purchaser costs Agents & Legals SDLT	6.00% 3.00% 6.80% 1.75%	of serviced site value of serviced site value of land value ate				Consultant team Consultant team Consultant team Consultant team
Marketing/sales/lettings fees Purchaser costs Agents & Legals SDLT	6.00% 3.00% 6.80% 1.75% applied at prevailing ra applied in Results shee	of serviced site value of serviced site value of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC
Marketing/sales/lettings fees Purchaser costs Agents & Legals SDLT Dev & Cont Return	6.00% 3.00% 6.80% applied at prevailing ra applied in Results shee	of serviced site value of serviced site value of land value ate et				Consultant team Consultant team Consultant team Consultant team HMRC
Marketing/sales/lettings fees Purchaser costs Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	6.00% 3.00% 6.80% applied at prevailing ra applied in Results shee	of serviced site value of serviced site value of land value ate et				Consultant team Consultant team Consultant team Consultant team HMRC PPG

Non-residential viabili	ty assessment	model								
Summary										
Scheme GM10		B1 Office			B2 Industrial			B8 Warehouse		
		Size of unit			Size of unit					
Total floorspace (sq m)	25000	(GIA)	0 s	sq m	(GIA)	15000	sq m	Size of unit (GIA)	10,000	sq m
		Ratio of GEA t	100.0%		Ratio of GEA t	100.0%		Ratio of GEA to GIA	100.0%	
		GEA		sq m	GEA	15000	sq m	GEA	10000) sq m
		NIA as % of G	95%		NIA as % of GI	95%		NIA as % of GIA	95%	
		NIA	0 s	iq 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	5
Developable site area (ha)	3.4	Site coverage	90%		Site coverage	45%		Site coverage	45%	
Net to gross	99%	Site area	0.00 H	lectares	Site area	1.33	Hectares	Site area	2.12	Hectare
SCHEME REVENUE		B1 Office			B2 Industrial			B8 Warehouse		
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	1250,000	£875,000								
SDLT		£33,250								
Agents and legal	1.75%	,								
Total site purchase costs	£923,563	115,515								
	1923,303									
SCHEME COSTS		B1 Office			B2 Industrial			B8 Warehouse		
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	£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 chargin	g)		£ -			£ -				
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	6120.617								
Finance costs for construction ar		£138,917								
Void finance period (in months)		£0								
Total finance costs	£138,917		· · · · · · · · · · · · · · · · · · ·		-					
Developer return % adv	£ 2,053,845	0.0%	£0		0.0%	£0		37.4%	£2,053,845	
Developer return % gdv	37.4%		£U		0.0%	£U		37.4%	12,053,845	
Total scheme costs	£3,437,307									
RESIDUAL VALUE										
	0.000.045									-
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				
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

dable % -	DPH Social Rent Mix 0.0% 50.0% 50.0% 0.0% per sqm per sqm per sqm per sqm	10.0 10.0	Ward Name		Council Council Council Source Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council
Housing 0.97 20 0.97 - 1 20.62 dable % - area sqm - area sqm - 104 93 - ng £250,000 £932.80 £946.00	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	Ward Name Land Type Intermediate Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	Brooklands Ward (Man Southwick Park Strategic greenfield Other n) Fees	chester) Council Council Source Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council
0.97 20 0.97 - 1 20.62 dable % - area sqm - 104 93 - 104 93 - 104 93 93 - 104 93 93 -	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	Name Land Type Intermediate Selling Price (£ per sq £2,974 £2,765 £2,750 £3,079 SDLT	Southwick Park Strategic greenfield Other n) Fees	Council Council Council Source Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council
0.97 20 0.97 - 1 20.62 dable % - area sqm - 104 93 - 104 93 - 104 93 93 - 104 93 93 -	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	Land Type Land Type Intermediate Selling Price (£ per square £2,974 £2,765 £2,750 £3,079 SDLT	Strategic greenfield	Council Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team
20 0.97 - - 20.62 dable % - area sqm - - 104 93 - - 104 93 - - ng £250,000 £932.80 £932.80 £1,056.00	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	Intermediate Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	Other n) Fees	Council Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team
0.97 - - 20.62 dable % - area sqm - - 104 93 - - ng £250,000 £932.80 £946.00	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Council Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team
- 1 20.62 dable % - area sqm - 104 93 - ng - £250,000 £932.80 £1,056.00	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Council Source Council Council Council Council Council Source Consultant team Source Consultant team
20.62 dable % area sqm - 104 93 - - ng £250,000 £932.80 £1,056.00	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Source Council Council Council Consultant team Source Consultant team Consultant team
20.62 dable % area sqm - 104 93 - - ng £250,000 £932.80 £1,056.00	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Source Council Council Council Consultant team Source Consultant team Consultant team
dable % 	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Council Council Council Consultant team Source Consultant team Consultant team
dable % 	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Council Consultant team Consultant team Source Consultant team
dable % 	Social Rent Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Council Consultant team Consultant team Source Consultant team
- area sqm - 104 93 - - - - - - - - - - - - - - - - - -	- Mix 0.0% 50.0% 50.0% 0.0% 0.0% per sqm per sqm per sqm per sqm	- Number - - 10.0 10.0 - - Total	- Selling Price (£ per sqn £2,974 £2,765 £2,750 £3,079 SDLT	n) Fees	Council Consultant team Consultant team Source Consultant team
- 104 93 -	0.0% 50.0% 0.0% per sqm per sqm per sqm	- 10.0 10.0 - - Total	£2,974 £2,765 £2,750 £3,079 SDLT	Fees	Council Consultant team Consultant team Source Consultant team
- 104 93 -	0.0% 50.0% 0.0% per sqm per sqm per sqm	- 10.0 10.0 - - Total	£2,974 £2,765 £2,750 £3,079 SDLT	Fees	Consultant team Source Consultant team Consultant team
93 	50.0% 50.0% 0.0% per sqm per sqm per sqm	10.0 10.0 - Total	£2,765 £2,750 £3,079 SDLT	Fees	Consultant team Source Consultant team Consultant team
93 	50.0% 0.0% per sqm per sqm per sqm	10.0 - Total	£2,750 £3,079 SDLT	Fees	Source Consultant team Consultant team
ng	0.0% per sqm per sqm per sqm	- Total	£3,079 SDLT	Fees	Source Consultant team Consultant team
ng £250,000 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm	Total	SDLT	Fees	Source Consultant team Consultant team
£250,000 £946.00 £932.80 £1,056.00	per sqm per sqm				Source Consultant team Consultant team
£250,000 £946.00 £932.80 £1,056.00	per sqm per sqm				Source Consultant team Consultant team
£932.80 £1,056.00	per sqm per sqm				Consultant team Consultant team
£932.80 £1,056.00	per sqm per sqm				Consultant team Consultant team
£932.80 £1,056.00	per sqm per sqm				Consultant team
£1,056.00	per sqm				
£939.77	per sqm		L		Consultant team
					Consultant team
1					
15 0.0%	of build costs				Consultant team
	of build costs				Consultant team
6.00%	of build costs				Consultant team
	-f CDV				Consultant team
					Consultant team
					HMRC
					PPG
ed in Results snee	2				PPG
0%	of build costs				Consultant team
£45,000	per hectare				
				Total	
				Total	
0	nor dwolling				Council
£U	per uwening			£U	council
£1 127	por dwolling			£22.740	Consultant team
					Consultant team
					Consultant team
±2,000	per terraced			±20,000	Consultant team
				£92 740	
				152,740	
	1.75% d at prevailing ra d in Results shee 0% £45,000 £0 £1,137 £1,500 £2,000	3.00% of market GDV 1.75% of land value d at prevailing rate d in Results sheet 0% of build costs £45,000 per hectare £0 per dwelling £1,137 per dwelling £1,500 per semi £2,000 per semi £2,000 per terraced	1.75% of land value d at prevailing rate d in Results sheet 0% of build costs f45,000 per hectare f0 per dwelling f1,137 per dwelling f1,500 per semi	1.75% of land value d at prevailing rate d in Results sheet 0% of build costs f45,000 per hectare f0 per dwelling f1,137 per dwelling f2,000 per semi	1.75% of land value d at prevailing rate d in Results sheet 0% of build costs 0% of build costs 0% of build costs 1.75% per hectare 1.75% per dwelling 1.75

					Su	mmary Res	ılts				
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Southwi	ick Park, Housing			Site Reference	e GM All	ocation 12
	1								A sector at	Breakly	ands Ward
Scheme Description	20 dwellings, 0sqm em	p, Osqm retail	_	Notes					Application N	BIOOKI	ands vvaru
									Date Saved	08/07/2	2020
		Site Details				Dwel	ings	GIA (sq m)			
	Gross Area	0.97 <mark>ha</mark>				Total	20.00	1,970.0			
	Net Area Net to Gross Ratio	0.97 ha 100.0%			Market H Affordable H		20.00	1,970.0			
	Density	20.62 dwgs pe	er net ha		% Affordable H		0.00%				
						-					
Scheme Revenue											
						ffordable Housing		Charad			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership			
Total No of Dwellings		20.00	20.00	-	-						
Total GIA (sq m) Tenure Split (by % dwel	llings)	1,970.0	1,970.0 100.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%			
Total Revenue		5,440,000	5,440,000		- 0.0%		- 0.0%	- 0.0%			
Average Revenue per u	nit	272,000	272,000	-	-		· ·	-			
Average Revenue per s		2,761	2,761	-	-						
Total Capital Contribu	tions										
Total Commercial Ele	ments										
Total Scheme Revenu	e	5,440,000									
Scheme Developmen	nt Costs										
Containe Developiner					A	ffordable Housing					
		Total	Market	Social Rent	Affordable	Intermediate	DMS	Shared	Per dwelling	per sq m	
Build Cost (inc external	works & contingency)	1,851,347	1,851,347		Rent -	Rent -		Ownership -	92,567	940	
Additional Dwelling Star		-	-	-	-	-	-	-	-	-	
Professional Fees		148,108	148,108	-	-		-	-	7,405	75	8.0% build costs
Marketing Costs (market		163,200	163,200						8,160	83	3.0% market revenue
Marketing Costs (aff ho Exceptional Developme		- 570,336	570,336	-	-		-	-	#DIV/0! 28,517	#DIV/0! 290	#DIV/0! affordable revenue
Planning Obligations Co		92,740						I	4,637	47	
Commercial Elements 0	Costs	-									
											0.0% CIL as %Revenue
Community Infrastructu	ire Levy										£0.00 per market sq m 0.0% CIL as %Dev Costs
Developer's Return fo	r Risk and Profit										
Developer's Return (Ma		-							-	-	0.0% market revenue
Contractor's Return (Aff	f housing)	-		-	-		-	-	#DIV/0!	#DIV/0!	#DIV/0! aff build & prof fees
Total Development Co	osts	2,825,731							141,287	1,434	
and be thopment of		2,020,731							141,207	1,404	
Total Operating Prof	lit	2,614,269							130,713	1,327	
Finance Costs and R	Residual Value										
	DCF Period	No DCF	years								
	Debit Interest Rate	No DCF	J L H U								
	Credit Interest Rate	No DCF									
	Annual Discount Rate	No DCF									
Revenue and Capital Co	ontributions	5,440,000									
Total Development Cos		2,825,731									
Finance Cost		111,081									
Annual Discount Rate C Total Dev Cost, Finance		-									
Total Dev Cost, Finance	COSt & ADK COSt	2,936,811									
Gross Residual Value		2,503,189									
Agents Fees		29,854	1 25%	residual value (po	st SDLT)		Notes: (use)	Alt+Enter to start	a new line)		
Legal Fees		11,942		residual value (po							
Stamp Duty		114,650		on HMRC SDLT rai							
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									

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					
а	b	с	d	е	f	g	h	i		
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information						Source
	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				Strategic greenfield	
Dwellings (units)	482					
Gross Residential area (ha)	13.74					Council
Gross Employment area (ha)	-					
Total Development period (yrs)	10					Council
Development mix and values						Source
D	25.00	DDU				
Density	35.08		A.((0.1	
Market % 410.00	Affordable % 72.00	Social Rent	Affordable Rent 36.00	Intermediate 36.00	Other	Council
410.00 Market housing		- Mix	Number	Selling Price (£ per sqn	-	Consultant team
Semi	84	33.6%	137.7	£2,290		Council
Detached	109	66.4%	272.3	£2,688		council
Affordable Rent	105	00.170	272.5	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%	¢	£1,905		
ocial and Affordable Rent Assumpt	ions					
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
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		3,435,000	161,250	60,113	Stage 1 report
						-
Build Costs	04.050.50					Source
Flats 3to5	£1,062.50					Consultant team
Terraced		per sqm				Consultant team
Semi		per sqm				Consultant team
Detached Blended rate used for houses	£1,092.86 £1,048.45					Consultant team Consultant team
Bielided fate used for houses	E1,040.43	per sqm				Consultant lean
Other Development Costs						
Plot & contingency costs	£5,037,205	total				Consultant team
Professional Fees		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
Marketing Fees		of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
	applied at prevailing r					HMRC
	applied in Results shee					PPG
Broad Infrastructure Cost Assumptic	on					
Site Infrastructure (General)	£13,778,527	total				Consultant team
Broad abnormals/site prep assumpt						
Site Preparation (General)	£6,729,391	total				Consultant team
Policy Costs					Total	
Policy Costs (Local)		1 11.				
		per dwelling			£19,678	Council
Education (Flat)			1		£757,773	Council
Education (House)	£1,612.97	per dwelling				
Education (House) pace & Recreation (House & Flats)	£1,612.97 £3,246.13	per dwelling			£1,564,635	Council
Education (House) pace & Recreation (House & Flats) Other s106/s278	£1,612.97 £3,246.13				£1,564,635 £0	Council
Education (House) pace & Recreation (House & Flats) Other s106/s278 'olicy Costs (National & GMSF)	£1,612.97 £3,246.13 £0.00	per dwelling per dwelling			£0	Council
Education (House) pace & Recreation (House & Flats) Other s106/s278 'olicy Costs (National & GMSF) Biodiversity Net Gain	£1,612.97 £3,246.13 £0.00 £1,137	per dwelling per dwelling per dwelling			£0 £548,034	Council Consultant team
Education (House) pace & Recreation (House & Flats) Other s106/s278 'olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	£1,612.97 £3,246.13 £0.00 £1,137 £1,500	per dwelling per dwelling per dwelling per dwelling			£0 £548,034 £723,000	Council Consultant team Consultant team
Education (House) pace & Recreation (House & Flats) Other s106/s278 'olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings ilectric charging vehicle (Detached)	£1,612.97 £3,246.13 £0.00 £1,137 £1,500 £1,500	per dwelling per dwelling per dwelling per dwelling per detached			£0 £548,034 £723,000 £408,450	Council Consultant team Consultant team Consultant team
Education (House) pace & Recreation (House & Flats) Other s106/s278 Yolicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) uture Homes Standard (Detached)	£1,612.97 £3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000	per dwelling per dwelling per dwelling per dwelling per detached per detached			£0 £548,034 £723,000 £408,450 £816,900	Council Consultant team Consultant team Consultant team Consultant team
Education (House) pace & Recreation (House & Flats) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Tuture Homes Standard (Detached) Future Homes Standard (Semi)	£1,612.97 £3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000	per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£0 £548,034 £723,000 £408,450 £816,900 £275,400	Council Consultant team Consultant team Consultant team Consultant team Consultant team
Education (House) pace & Recreation (House & Flats) Other s106/s278 'olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Terraced)	£1,612.97 £3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000	per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			f0 f548,034 f723,000 f408,450 f816,900 f275,400 f119,600	Council Consultant team Consultant team Consultant team Consultant team Consultant team
Education (House) pace & Recreation (House & Flats) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Tuture Homes Standard (Detached) Future Homes Standard (Semi)	£1,612.97 £3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000	per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£0 £548,034 £723,000 £408,450 £816,900 £275,400	Council Consultant team Consultant team Consultant team Consultant team Consultant team
Education (House) pace & Recreation (House & Flats) Other s106/s278 'olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) iuture Homes Standard (Semi) Future Homes Standard (Semi)	£1,612.97 £3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000	per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			f0 f548,034 f723,000 f408,450 f816,900 f275,400 f119,600	Council Consultant team Consultant team Consultant team Consultant team Consultant team

				Su	immary Resu	lts		
Site Details GMCA Testing - Site s	pecific testing		Site Address	Beale \	alley, Housing			Site Reference GM Allocation 14
								Application No Royton South Ward
Scheme Description 482 dwellings,		_	Notes	_			_	Approation No
								Date Saved 20/08/2020
	Site Details				Dwell	ngs	GIA (sq m)	
Gross Area	19.63 ha					482.00	47,108.8	
Net Area Net to Gross Ratio	13.74 ha 70.0%			Market H Affordable H		410.00 72.00	41,247.5 5,861.3	
Density	35.08 dwgs p	ernet ha		% Affordable I		14.94%	0,001.0	
•								
Scheme Revenue								
				Affordable	ffordable Housing		Shared	
	Total	Market	Social Rent	Rent	Rent	DMS	Ownership	
Total No of Dwellings	482.00	410.00	-	36.00	-		36.00	
Total GIA (sq m) Tenure Split (by % dwellings)	47,108.8	41,247.5 85.1%	- 0.0%	2,930.6 7.5%	- 0.0%	- 0.0%	2,930.6 7.5%	
Total Revenue	113,782,672	106,222,300	-	2,040,672	-	-	5,519,700	
Average Revenue per unit	236,064	259,079	-	58,885	-	-	153,325	
Average Revenue per sq m GIA	2,415	2,575		696			1,883	
Total Capital Contributions	-							
Total Commercial Elements	-							
Total Scheme Rever	440 700 070							
Total Scheme Revenue	113,782,672							
Scheme Development Costs			-					
					ffordable Housing		01	
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Perdwelling persq 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	- 3,705,095	3,243,446		- 230,825	-	-	- 230,825	7,087 79 7.5% build costs
Marketing Costs (market housing)	3,186,669	3,186,669	-	230,020			230,625	7,007 79 7.0% build costs 7,772 77 3.0% market revenue
Marketing Costs (aff housing)	-		-	-	-	-		0.0% affordable revenue
Exceptional Development Costs	29,201,486	24,839,438		2,181,024			2,181,024	80,584 820
Planning Obligations Costs Commercial Elements Costs	5,251,771							10,896 111
								0.0% C/L as % Revenue
Community Infrastructure Levy	-							£0.00 per market sq m
								0.0% C/L as %Dev Costs
Developer's Return for Risk and Profit Developer's Return (Market housing)								0.0% market revenue
Contractor's Return (Aff housing)	-		-	-	· ·		•	0.0% aff build & prof fees
Total Development Costs	90,746,293	J						188,270 1,928
Total Operating Profit	23,036,379	1						47,793 489
Finance Costs and Residual Value								
DCF Period								
DCF Period Debit Interest Rate	9 6.0%	years						
Credit Interest Rate	0.0%							
Annual Discount Rate	0.0%							
Revenue and Capital Contributions	113,782,672	1						
Total Development Cost	90,746,293							
Finance Cost	5,058,824							
Annual Discount Rate Cost	-							
Total Dev Cost, Finance Cost & ADR Cost	95,805,117	J						
Gross Residual Value	17,977,555]						
Agents Fees	213,615	4.95%	residual value (po	st SDLT)		Notes: (use)	Alt+Enter to start a i	new line)
Legal Fees	85,446		residual value (po					
Stamp Duty	888,378		on HMRC SDLT ra					
Net Residual Value	16,790,117	1						
per gross ha	855,329							
per net ha	1,221,988							
per dwelling per market dwelling	34,834							
per market dwelling	40,952							

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

Description

• This allocation has be 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				
а	b	С	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty test	Scheme RV incl land costs	Scheme RV (f less return)	Strategic transport costs	Out-turn scheme RV (g-h)	
JPA13	Bottom Field Farm (Woodhouse s	Oldham	Housing	Base	£987,371	£10,000	£60,000	-£50,000	
JPA13	Bottom Field Farm (Woodhouse s	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.

Site information						Source
	GMA13 Bottom Field F	arm (Woodhouses)				
Allocated redline within GMSF (ha)	0.98			District	Oldham	Council
					Failsworth East Ward	
Site type	Housing			Name	Woodhouses	
Area to be developed	0.98				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
						Source
Density	38.46	DPH				
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
25.50	4.50	-	2.25	2.25	other	
Market housing	+	Mix	Number	Selling Price (£ per sqn	1	Council
Semi	86	41.9%		£2,170		Consultant team
Detached	101	58.1%	¢	£2,329		consultant team
Affordable Rent		J0.1/0	14.0	Weekly rent		
		0.00/				Council
Flats	53 86	0.0%	-	£83.08		Council
Terrace	86	100.0%	2.3	£101.26		
Intermediate		0.004		CA 740		Coursell
Flats	53	0.0%	-	£1,740		Council
Terrace	86	100.0%	2.3	£1,726		
	•					
Social and Affordable Rent Assumpt						0 11 (00)
Management/Maintenance						Council / RP's
Voids/ Bad debts	******					Council / RP's
Repairs reserve						Council / RP's
Capitalisation	÷					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 sgm				Consultant team
Flats 6	£1,416.80					Consultant team
Terraced		per sqm				Consultant team
Semi		per sqm				Consultant team
Detached	£1,056.00					Consultant team
Blended rate used for houses	£1,000.44					Consultant team
biended fate dised for houses	11,000.44	per squi				consultant (cum
Other Development Costs						
Plot costs	10.00%	of build costs				Consultant team
Professional Fees		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
		of monket CDV				Consultant team
Marketing Fees		of market GDV				
Agents & Legals		of land value				Consultant team
	applied at prevailing ra					HMRC
Dev & Cont Return	applied in Results shee	et				PPG
Broad Infrastructure Cost Assumption		-f hthat				Caranthanti
Site Infrastructure (General)	25%	of build costs				Consultant team
B 11 17.						
Broad abnormals/site prep assump						Consultant
Site Preparation (General)	£45,000	per na				Consultant team
					T . I	
Policy Costs					Total	
Policy Costs (Local)		D (1)				
Education (Flat)					£0	Council
Education (House)		per house			£48,389	Council
Space & Recreation (House & Flats)		per dwelling			£97,289	Council
Other (specify)	£0.00	per dwelling			£0	Council
Policy Costs (National & GMSF)						
Biodiversity Net Gain		per dwelling			£34,110	Consultant team
Adaptable dwellings		per dwelling			£45,000	Consultant team
Electric charging vehicle (Detached)		per detached			£22,233	Consultant team
Future Homes Standard (Detached)		per detached			£44,466	Consultant team
Future Homes Standard (Semi)					£21,356	Consultant team
		per terraced			£9,000	Consultant team
Future Homes Standard (Terraced)			1		£0	Consultant team
······	£1.500.00	per flat				
Future Homes Standard (Terraced) Future Homes Standard (Flat)	£1,500.00	per flat			10	
Future Homes Standard (Flat)	£1,500.00	per flat				
······	£1,500.00	per flat			£321,843	

					Su	m mary Res	ults		
Site Details GMCA Testi	ing - Site sp	ecific testing		Site Address	Housin	9			Site Reference GM Allocation 22
									Application No Fallsworth east Ward
Scheme Description 30 dwgs				Notes					
			_						Date Saved 26/09/2020
		Site Details					ellings	GIA (sq m)	
	Gross Area Net Area	0.98 <mark>ha</mark> 0.78 <mark>ha</mark>			Market H	Total	30.00	2,802.3 2,415.3	
Net to G	Gross Ratio	79.6%			Affordable H		4.50	387.0	
	Density	38.46 dwgs p	er net ha		% Affordable H	Housing	15.00%		
Scheme Revenue					•	ffordable Housin	9		
	ſ	Tetel	Hartest	Social Rent	Affordable	Intermediate	Equity Share	Shared	
		Total	Market		Rent	Rent		Ownership	
Total No of Dwellings Total GIA (sq m)		30.00 2,802.3	25.50 2,415.3		2.25 193.5	-	-	2.25	
Tenure Split (by % dwellings)			85.0%	0.0%	7.5%	0.0			
Total Revenue		5,946,169	5,479,860		133,309		-	333, 000	
Average Revenue per unit Average Revenue per sq m GIA		198,208 2,122	214,896 2,269		59,248 689	•	-	148,000 1,721	
Average Revenue per sq m GA		2,122	2,209		088			1,721	
Total Capital Contributions		-							
Total Commercial Elements									
Total Scheme Revenue		5,946,169							
Scheme Development Costs					۵	ffordable Housin	0		
	ſ	Total	Market	Social Rent	Affordable	Intermediate	Equity Share	Shared	Perdwelling person m
Build Cost (inc external works & cont	tingenciù	2,803,533	2,416,363		Rent 193,585	Rent -		Ownership 193,585	93,451 1,000
Additional Dwelling Standards	ungency)	- 2,003,033	2,410,505		- 180,000			183,365	
Professional Fees		224,283	193,309	-	15,467	-	-	15,487	7,478 80 8.0% build costs
Marketing Costs (market housing)		164,396	164,396						6,447 68 3.0% market revenue
Marketing Costs (aff housing) Exceptional Development Costs		- 1,276,531	1,085,051	-	- 95,740	•	-	- 95,740	- 0.0% affordable revenue 42,551 458
Planning Obligations Costs		321,843	1,000,001		30,140		<u> </u>	00,110	10,728 115
Commercial Elements Costs									
									0.0% C/L as %Revenue
Community Infrastructure Levy									E0.00 per market sq m 0.0% C/L as %Dav Costs
Developer's Return for Risk and P	rofit								
Developer's Return (Market housing))	-							0.0% market revenue
Contractor's Return (Aff housing)		-				· ·	-	L · ·]	0.0% aff build & prof fees
Total Development Costs		4,790,585							159,686 1,710
Total Operating Profit		1,155,583							38,519 412
Finance Costs and Residual Val	lue								
D	OCF Period	No DCF	years						
	terest Rate	No DCF							
Credit Int Annual Disi	terest Rate	No DCF No DCF							
Anndal Dis	Source reale	NODOF							
Revenue and Capital Contributions		5,946,169							
Total Development Cost		4,790,585							
Finance Cost Annual Discount Rate Cost		168,212							
Total Dev Cost, Finance Cost & ADR	R Cost	4,958,797							
Gross Residual Value		987,371							
Cites incalural Value		907,371					Notes: (use	Alt+Enter to start a	new line)
Agents Fees		11,852		residual value (po					
Legal Fees Stemp Duty		4,741		residual value (po					
Stamp Duty		38,850	Based	on HMRC SDLT rat	69				
Net Residual Value		931,929							
	er gross ha per net ha	950,948 1,194,780							
	er dwelling	31,064							
	et dwelling	36,546							

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				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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 Higginshaw 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.

All	Chanta Day II and					Source
	GMA14 Broadbent Mo	SS		S 1 .		Caurall
Allocated redline within GMSF (ha)	81.73				Oldham	Council
					Royton South Ward	Council
Site type	Mixed				Broadbent Moss	
Area to be developed	57.75			Туре	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
						C
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 sqn	n)	
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 valu	a	
Flats	53	30.0%	30.9	£1,907		Council Proforma
Terrace	86	70.0%	72.1	£1,907		
Terrace	00	70.070	/2.1	1,505		
ocial and Affordable Rent Assumpt	tions					
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
lon residential values						
viced employment land sales value	£5,810,594	total				Consultant team
PIV	Mixed		Total	SDLT	Fees	
£ per ha gross	£250,000		14,436,429	711,321	252,638	Consultant team
	,		_ , ,	,	,	
Build Costs						Source
	£1.047.20	per sam				
Flats 1to2	£1,047.20 £1,073.60					Consultant team
Flats 1to2 Flats 3to5	£1,073.60	per sqm				Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced	£1,073.60 £946.00	per sqm per sqm				Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi	£1,073.60 £946.00 £932.80	per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached	£1,073.60 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi	£1,073.60 £946.00 £932.80	per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses	£1,073.60 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Dther Development Costs	f1,073.60 f946.00 f932.80 f1,056.00 f996.92	per sqm per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Dther Development Costs Plot costs	£1,073.60 £946.00 £932.80 £1,056.00 £996.92 10.00%	per sqm per sqm per sqm per sqm per sqm of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees	£1,073.60 £946.00 £932.80 £1,055.00 £996.92 10.00% 8.00%	per sqm per sqm per sqm per sqm per sqm				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate	£1,073.60 £946.00 £932.80 £1,055.00 £96.92 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees	f1,073.60 f946.00 f932.80 f1,056.00 f996.92 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm of build costs of build costs of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals	£1,073.60 £946.00 £932.80 £1,056.00 £996.92 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	f1,073.60 f946.00 f932.80 f1,055.00 f996.92 10.00% 8.00% 6.00% 3.00% 1.75% f3,354.900 applied at prevailing re	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Consultant team Consultant team HMRC
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354.900 applied at prevailing re applied in Results shee	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Consultant team Consultant team HMRC
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumptio	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total tet				Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Consultant team Consultant team HMRC
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump	£1,073.60 £946.00 £932.80 £1,055.00 £996.92 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tee total				Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Phot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	f1,073.60 f946.00 f932.80 f1,055.00 f96.92 10.00% 8.00% 6.00% 3.00% 1.75% f3,354,900 applied at prevailing r applied in Results sheet on 25%	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tee total				Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Cost Assumpti Site Infrastructure (General) Site Preparation (General)	£1,073.60 £946.00 £932.80 £1,055.00 £996.92 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tee total				Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Pher Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General)	£1,073.60 £946.00 £932.80 £1,055.00 £996.92 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tee total			Total	Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return iroad Infrastructure Cost Assumpti Site Infrastructure (General) site Infrastructure (General) Site Preparation (General) Site Preparation (General)	£1,073.60 £946.00 £932.80 £1,055.00 £996.92 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion £45,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total te total te total per ha				Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Site Preparation (General) Site Preparation (General) Site Preparation (General)	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results sheet on 25% tion £45,000 £1,612.97	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet of build costs per ha per detached			£193,778	Consultant team Consultant team HMRC PPG Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Pher Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Serviced employment land cost Structure Cost Assumpti Ster Preparation (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Colicy Costs Costs Costs Costs Costs Costs Costs (Local) Education (Flat) Education (House)	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevalling ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total te of build costs of build costs per ha per detached per detached			£193,778 £2,020,830	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Pher Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (Flat) Education (Flat) Education (House & Flats)	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevalling ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet of build costs per ha per detached			£193,778	Consultant team Consultant team HMRC PPG Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Pher Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (Flat) Education (House) pace & Retraction (House & Flats) Volicy Costs (National & GMSF)	f1,073.60 f946.00 f932.80 f1,056.00 f996.92 10.00% 8.00% 6.00% 3.00% f3,354,900 applied at prevailing ra applied in Results shee on 25% tion f1,612.97 f1,612.97 f1,612.97 f3,243.09	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total te of build costs per ha per detached per detached per detached per dwelling			£193,778 £2,020,830 £4,452,769	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Site Preparation (General) Education (House) Dace & Recreation (House & Flats) Olicy Costs (National & GMSF) Biodiversity Net Gain	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results sheet on 25% tion £1,612.97 £1,612.97 £3,243.09 £1,137.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total te of build costs per ha per detached per detached per detached per detling per detling			£193,778 £2,020,830 £4,452,769 £1,561,101	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUT Dev & Cont Return Toad Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Olicy Costs Olicy Costs Olicy Costs (Local) Education (House & Flats) Olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,243.09 £1,137.00 £1,500.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total te te the te te te te te te te te te te te te te			£193,778 £2,020,830 £4,452,769 £1,561,101 £2,059,500	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUT Dev & Cont Return Toad Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Olicy Costs Olicy Costs Olicy Costs (Local) Education (House & Flats) Olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,243.09 £1,137.00 £1,500.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total te of build costs per ha per detached per detached per detached per detling per detling			£193,778 £2,020,830 £4,452,769 £1,561,101	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Toad Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (House) Dev & Reture) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached)	£1,073.60 £946.00 £932.80 £1,056.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion £1,612.97 £1,612.97 £3,243.09 £1,137.00 £1,137.00 £1,500.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total te te the te te te te te te te te te te te te te			£193,778 £2,020,830 £4,452,769 £1,561,101 £2,059,500	Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Toad Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (House) Dev & Reture) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached)	£1,073.60 £946.00 £932.80 £1,056.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion £1,612.97 £1,612.97 £3,243.09 £1,137.00 £1,137.00 £1,500.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total te total te of build costs per ha per detached per detached per develling per develling per detached per detached per detached per detached per detached per detached			£193,778 £2,020,830 £4,452,769 £1,561,101 £2,059,500 £814,017	Consultant team Consultant team MMRC PPG Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Pher Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Site Preparation (General) Site Preparation (General) Education (House) Dace & Recreation (House & Flats) olicy Costs (Local) Education (House) Dace & Recreation (House & Flats) Olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) uture Homes Standard (Detached) Future Homes Standard (Semi)	£1,073.60 £946.00 £932.80 £1,055.00 £996.92 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results sheet on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,243.09 £1,137.00 £1,500.00 £1,500.00 £3,000.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total te of build costs per ha per detached per semi			f193,778 f2,020,830 f4,452,769 f1,561,101 f2,059,500 f814,017 f1,628,035 f781,924	Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (House Policy Costs Policy Costs (Local) Education (House & Flats) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Lettoric charging vehicle (Detached)	£1,073.60 £946.00 £932.80 £1,055.00 £996.92 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results sheet on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,243.09 £1,137.00 £1,500.00 £1,500.00 £3,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total te te total per ha per detached per detached per detached per detached per detached per detached per detached per semi per terraced			f193,778 f2,020,830 f4,452,769 f1,561,101 f2,059,500 f814,017 f1,628,035	Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Pher Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Dev & Cont Return Dev & Cont Return Site Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (House Dace & Recreation (House & Flats) Olicy Costs Costs Olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,243.09 £1,500.00 £1,500.00 £3,000.00 £2,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total te te total per ha per detached per detached per detached per detached per detached per detached per detached per semi per terraced			f193,778 f2,020,830 f4,452,769 f1,561,101 f2,059,500 f814,017 f1,628,035 f781,924 f638,445	Consultant team Consultant team
Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Dev & Cont Return Dev & Cont Return Toad Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (House Dace & Recreation (House & Flats) Olicy Costs (Local) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£1,073.60 £946.00 £932.80 £1,055.00 10.00% 8.00% 6.00% 3.00% 1.75% £3,354,900 applied at prevailing ra applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,243.09 £1,500.00 £1,500.00 £3,000.00 £2,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total te te total per ha per detached per detached per detached per detached per detached per detached per detached per semi per terraced			f193,778 f2,020,830 f4,452,769 f1,561,101 f2,059,500 f814,017 f1,628,035 f781,924 f638,445	Consultant team Consultant team

					Su	mmary Res	ults			
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Broadb	ent Moss, Mixed			Site Reference GM Alloc	ation 15
	1									he de Marad
Scheme Description	1373 dwellings, 21,720	sqm emp, Osqm retail		Notes					Application No Royton S	outh Ward
			L L							
									Date Saved 23/09/20	20
		Site Details				Dwe	allings	GIA (sq m)		
	Gross Area	57.75 ha					1,373.00	127,123.5		
	Net Area Net to Gross Ratio	35.97 ha 62.3%		_	Market H Affordable H		1,167.05 205.95	111,086.8 16,036.7		
	Density	38.17 dwgs pe	er net ha		% Affordable H		15.00%	10,000.7		
Scheme Revenue										
	r				A Affordable	fordable Housin		Shared		
		Total	Market	Social Rent	Rent	Rent	DMS	Ownership		
Total No of Dwellings		1,373.00	1,167.05		102.98	-	· ·	102.98		
Total GIA (sq m) Tenure Split (by % dwe	(lings)	127,123.5	111,086.8 85.0%	- 0.0%	8,018.3 7.5%	- 0.0	- 0.0%	8,018.3 7.5%		
Total Revenue		299,050,953	278,475,496	-	5,633,816	-	-	14,941,641		
Average Revenue per u		217,808	238,615		54,711	-	-	145,100		
Average Revenue per s	q m GIA	2,352	2,507		703			1,863		
Total Capital Contribu	itions	5,810,594								
		0,010,004								
Total Commercial Ele	ments	-								
Total Only on Day		204 004 547								
Total Scheme Revenu	e	304,861,547								
Scheme Developme	nt Costs									
	,					fordable Housin	g	01		
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Per dwelling per sq m	
Build Cost (inc external		127,333,723	111,067,466	•	8,133,129	-	-	8,133,129	92,741 1,002	
Additional Dwelling Sta Professional Fees	ndards	- 10,186,698	- 8,885,397	-	- 650,650	-	-	- 650,650	7,419 80	8.0% build costs
Marketing Costs (market	et housing)	8,354,265	8,354,265	-	050,050	-		030,030	7,158 75	3.0% market revenue
Marketing Costs (aff ho		-		-	-	-	-			0.0% affordable revenue
Exceptional Developme		65,634,597	55,789,407		4,922,595	-	-	4,922,595	47,804 516	
Planning Obligations C Commercial Elements		14,330,605							10,437 113	
										0.0% CIL as %Revenue
Community Infrastructu	ire Levy	-								£0.00 per market sq m
Developmento Destarro (e	- Disk and Deafit									0.0% CIL as %Dev Costs
Developer's Return fo Developer's Return (Ma									· · · ·	0.0% market revenue
Contractor's Return (Af		-		-	-	-	-	-	· ·	0.0% aff build & prof fees
Total Development Co	osts	225,839,888							164,486 1,777	
Total Operating Prot	fit	79,021,659							57,554 622	
Finance Costs and F										
	DCF Period Debit Interest Rate	15 6.0%	years							
	Credit Interest Rate	0.0%								
	Annual Discount Rate	0.0%								
Revenue and Canital C	ontributions	304,861,547								
Revenue and Capital C Total Development Cos		225,839,888								
Finance Cost		9,890,671								
Annual Discount Rate 0		-								
Total Dev Cost, Financ	e Cost & ADR Cost	235,730,559								
Gross Residual Value		69,130,988								
Agents Fees		821,062	4.05%	residual value (por	t SDI T)		Notes: (use)	Alt+Enter to start a	a new line)	
Legal Fees		328,425		residual value (por residual value (por						
Stamp Duty		3,446,049		on HMRC SDLT rat						
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								

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.

		Site Details			Scheme Results				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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	

Summary of results

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 be marginal in viability terms. However, as there is known potential for further costs of remediation, an increase to at least 150 dwellings maybe required to bring the site forward for development (with a residual value of just over £2.2m).

Site information							Source
Allocation (2020)	GMA15 Chew Brook \	/ale (Robert Eletchers)					Jource
Allocated redline within GMSF (ha)	5.35	rale (Robert Heteners)		District	Oldham		Council
	5.55				Saddleworth South W	ard	
Site type	Housing			ф	Robert Fletchers		l
Area to be developed				·····	Strategic greenfield		Council
Dwellings (units)				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	888		
Gross Residential area (ha)							
Gross Employment area (ha)							
Total Development period (yrs)							Council
Total Development period (yrs)	0			1			council
Development mix and values							Source
Development mix and values				8			Source
Density		DPH					
	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 sqr	n)		
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		1.2%	1.00	£3,951			
Refurbed Terrace		4.8%	fam	£3,722			İ
Affordable Rent	•••••••••••••••••••••••••••••••••••••	4.370	4.00	Weekly Rent		·	
Flats		100.0%	7.50	£83.08			Council Proforma
	÷	100.0%	7.50	£101.26			
Terrace	÷			£101.26			
Intermediate							Council Desta
Flats -	÷			£2,970			Council Proforma
Terrace	112.00	100.0%	7.50	£2,978			
	<u> </u>						
Social and Affordable Rent Assump	· · · · · · · · · · · · · · · · · · ·						ļ
Management/Maintenance							Council / RP's
Voids/ Bad debts	4%			L			Council / RP's
Repairs reserve	500						Council / RP's
Capitalisation	6%						Council / RP's
BLV	Housing		Total	SDLT	Fees		
£ per ha gross	÷		685,000	23,750	11,988		Stage 1 report
					,		
Build Costs							Source
New Flats	£1,073.60	ner sam					Consultant team
Refurbed Flats							Council
Terraced							Consultant team
							ф
Refurbished Terraced							Consultant team
Refurbished Bungalow							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
Professional Fees Finance Rate		of build costs					Consultant team
	6.00%	of build costs of market GDV					Consultant team Consultant team
Finance Rate	6.00% 3.00%						Consultant team
Finance Rate Marketing Fees Agents & Legals	6.00% 3.00%	of market GDV of land value					Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT	6.00% 3.00% 1.75%	of market GDV of land value ate					Consultant team Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT	6.00% 3.00% 1.75% applied at prevailing r	of market GDV of land value ate					Consultant team Consultant team Consultant team HMRC
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	6.00% 3.00% 1.75% applied at prevailing r applied in Results shee	of market GDV of land value ate					Consultant team Consultant team Consultant team HMRC
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt	6.00% 3.00% 1.75% applied at prevailing r applied in Results shee tion	of market GDV of land value ate et					Consultant team Consultant team Consultant team HMRC PPG
Finance Rate Marketing Fees Agents & Legals SDLT	6.00% 3.00% 1.75% applied at prevailing r applied in Results shee tion	of market GDV of land value ate					Consultant team Consultant team Consultant team HMRC
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General)	6.00% 3.00% 1.75% applied at prevailing r applied in Results shee tion 25%	of market GDV of land value ate et					Consultant team Consultant team Consultant team HMRC PPG
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump	6.00% 3.00% 1.75% applied at prevailing r applied in Results sher tion 25% ption	of market GDV of land value ate et of build costs					Consultant team Consultant team Consultant team HMRC PPG Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sher tion 25% ption	of market GDV of land value ate et of build costs					Consultant team Consultant team Consultant team HMRC PPG
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure (General) Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sher tion 25% ption	of market GDV of land value ate et of build costs					Consultant team Consultant team Consultant team HMRC PPG Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs	6.00% 3.00% 1.75% applied at prevailing r applied in Results sher tion 25% ption	of market GDV of land value ate et of build costs			Total		Consultant team Consultant team Consultant team HMRC PPG Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Policy Costs Policy Costs (Local)	6.00% 3.00% 1.75% applied at prevailing r applied in Results shee tion 25% ption £1,522,000	of market GDV of land value ate et of build costs per ha					Consultant team Consultant team HMRC PPG Consultant team Promoter
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat)	6.00% 3.00% 1.75% applied at prevailing r applied in Results shee tion 25% ption £1,522,000 £1,522,000	of market GDV of land value ate et of build costs per ha per flat			£54,841		Consultant team Consultant team HMRC PPG Consultant team Promoter Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Education (Flat) Education (House)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97	of market GDV of land value ate of build costs of build costs per ha per flat per house			£54,841 £104,843		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) pace & Recreation (House & Flats)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31	of market GDV of land value ate et of build costs per ha per flat per house per dwelling			£54,841 £104,843 £321,286		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Education (House) pace & Recreation (House & Flats) Other (specify)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31	of market GDV of land value ate of build costs of build costs per ha per flat per house			£54,841 £104,843		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF)	6.00% 3.00% 1.75% applied at prevailing r applied in Results she tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling			£54,841 £104,843 £321,286 £0		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Education (House) pace & Recreation (House & Flats) Other (specify)	6.00% 3.00% 1.75% applied at prevailing r applied in Results she tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00	of market GDV of land value ate et of build costs per ha per flat per house per dwelling			£54,841 £104,843 £321,286		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF)	6.00% 3.00% 1.75% applied at prevailing r applied in Results shee tion 25% ftion £1,522,000 £1,522,000 £1,612.97 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling			£54,841 £104,843 £321,286 £0		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Policy Costs Policy Costs Education (Flat) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137 £1,500	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling			£54,841 £104,843 £321,286 £0 £112,563		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached)	6.00% 3.00% 1.75% applied at prevailing r. applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137 £1,500 £1,500	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			£54,841 £104,843 £321,286 £0 £112,563 £148,500 £1,500		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Council Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) Dace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) uture Homes Standard (Detached)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sher tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137 £1,500 £1,500 £3,000	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling per dwelling per detached per detached			£54,841 £104,843 £321,286 £0 £112,563 £148,500 £1,500 £3,000		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Consultant team Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Broad abnormals/site prep assump Site Preparation (General) Education (Flat) Education (House) Delicy Costs (Local) Education (House) Dace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) uture Homes Standard (Detached) Future Homes Standard (Semi)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% ft1,612.97 f	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling per dwelling per dwelling per detached per semi			£54,841 £104,843 £321,286 £112,563 £148,500 £1,500 £3,000 £0		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House & Dace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) uture Homes Standard (Semi) Future Homes Standard (Semi)	6.00% 3.00% 1.75% applied at prevailing r. applied in Results sheet ion 25% ft1,612.97 ft1,500 ft1,500 ft2,000 ft2,000 ft2,000 ft2,000	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£54,841 £104,843 £321,286 £112,563 £148,500 £1,500 £3,000 £128,000		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Broad abnormals/site prep assump Site Preparation (General) Education (Flat) Education (House) Dolicy Costs Education (House) Dother (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) uture Homes Standard (Detached) Future Homes Standard (Semi)	6.00% 3.00% 1.75% applied at prevailing r. applied in Results sheet ion 25% ft1,612.97 ft1,500 ft1,500 ft2,000 ft2,000 ft2,000 ft2,000	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling per dwelling per dwelling per detached per semi			£54,841 £104,843 £321,286 £112,563 £148,500 £1,500 £3,000 £0		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Education (Flat) Education (House & Flats) Other (Specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) iuture Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Flat)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,522,000 f1,500 f1,500 f1,500 f3,000 f2,000	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£54,841 £104,843 £321,286 £0 £112,563 £148,500 £1,500 £3,000 £0 £128,000 £51,000		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,522,000 f1,500 f1,500 f1,500 f3,000 f2,000	of market GDV of land value ate et of build costs per ha per flat per house per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£54,841 £104,843 £321,286 £112,563 £148,500 £1,500 £3,000 £128,000		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team

					Su	Immary Res	ults			
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Robert	Fletchers, Mixed			Site Reference	GM Allocation 18
									Application No	Saddleworth South Ward
Scheme Description	99, 0sqm emp, 0sqm re AH reduced from 30%	etail		Notes						
		to 15% noter discussions 26th May								
	· · ·								Date Saved	31/05/2021
	Create Area	Site Details					llings	GIA (sq m) 9,640.0		
	Gross Area Net Area	5.35 ha 2.74 ha			Market I	Total	99.00 84.00	8,342.5		
	Net to Gross Ratio	51.2%			Affordable I	-	15.00	1,297.5		
	Density	36.13 dwgs p	er net ha		% Affordable I		15.15%	1,20110		
L	· · · ·									
Scheme Revenue										
Scheme Revenue					Α	Affordable Housing	1			
					Affordable	Intermediate	1	Shared		
		Total	Market	Social Rent	Rent	Rent	DMS	Ownership		
Total No of Dwellings	1	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 % dwe	ellings)	00.050.577	84.8%	0.0%		0.09	-			
Total Revenue		33,350,362	30,408,500	-	444,362	-		2,497,500		
Average Revenue per		336,872	362,006 3,645	-	59,248 971	•	-	333,000		
Average Revenue per	og in OIA	3,460	3,045		9/1		-	2,973		
Total Capital Contribu	utions									
Total Commercial Ele	ements									
Total Scheme Revenu	ue	33,350,362								
Scheme Developme	ent Costs									
						Affordable Housing				
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Per dwelling per	sq m
Build Cost (inc external	I works & contingency)	9,979,867	8,694,055	-	491,172	-	-	794,640	100,807	1,035
Additional Dwelling Sta	andards	-		-	-	-		-		•
Professional Fees		798,389	695,524	-	39,294	-	-	63,571	8,065	83 8.0% build costs
Marketing Costs (mark	et housing)	912,255	912,255						10,860	109 3.0% market revenue
Marketing Costs (aff ho		-		-	-	-	-			- 0.0% affordable revenue
Exceptional Developm		12,356,392	10,484,211	-	936,090	-	•	936,090	124,812	1,282
Planning Obligations C		925,533							9,349	96
Commercial Elements	Costs									0.0% CIL as %Revenue
Community Infrastructu										£0.0% Cit as %Revenue £0.00 per market sq m
	are cory									0.0% CIL as %Dev Costs
Developer's Return fo	or Risk and Profit									
Developer's Return (Ma		-								- 0.0% market revenue
Contractor's Return (Af		-		-	· ·	-	· ·	-		- 0.0% aff build & prof fees
Total Development Co	osts	24,972,436							252,247	2,591
Total Operating Pro	ofit	8,377,926							84,626	869
Finance Costs and	Residual Value									
	DCE Destad									
	DCF Period Debit Interest Rate	6.0%	years							
	Credit Interest Rate	0.0%								
	Annual Discount Rate	0.0%								
		51070								
Revenue and Capital C	Contributions	33,350,362								
Total Development Co		24,972,436								
Finance Cost		1,037,090								
Annual Discount Rate	Cost	-								
Total Dev Cost, Financ	e Cost & ADR Cost	26,009,527								
Gross Residual Value		7 240 826								
Gross Residual Value		7,340,836					Notes: (use	Alt+Enter to start a ne	w line)	
Agents Fees		87,304	1.25%	residual value (p	ost SDLT)	1	1000 1000	and to start a ne		
Legal Fees		34,921		residual value (p						
Stamp Duty		356,542		on HMRC SDLT ra						
Net Residual Value		6 060 600								
Net Residual Value	per more h-	6,862,069 1,282,630								
	per gross ha per net ha	2,504,405								
	per net na	69,314					L			
	per market dwelling	81,691								
	por marker arrealing	01,091								

3.18 JPA16 (GMA16/GM16) Cowlishaw

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.

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

Summary of results

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.

Site information						Source
	GMA16 Cowlishaw		1			
Allocated redline within GMSF (ha)	32.21				Oldham	Council Proforma
					Crompton Ward (Oldh	am) Council Proforma
Site type	Housing				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				
Varket %	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 sqn	n)	
Flats	65	5.0%	19.6	£2,384		Council & Promoter
Terrace	85	15.0%	58.7	£2,399		Consultant team
Semi	84	33.5%		£2,450		
Detached	109	46.5%		£2,430		
Affordable Rent	109	40.370	101.0	Weekly Rent		
Flats	53	30.0%	10.4	£83.08		Council Proforma
	******		÷			council Protorma
Terrace	86	70.0%	24.2	£101.26		
Intermediate		20.001		C4 007		Coursell D. C.
Flats	53	30.0%	÷	£1,907		Council Proforma
Terrace	86	70.0%	24.2	£1,919		
Social and Affordable Rent Assumpt						
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
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		3,395,000	159,250	59,413	Stage 1 report
, 0						0
Build Costs						Source
Flats 3to5	£1,083.75	ner sam				Consultant team
Terraced	£979.02					Consultant team
Semi						
	£965.36					Consultant team
Detached	£1,092.86					Consultant team
Blended rate used for houses	£1,031.72	per sqm				Consultant team
Other Development Costs						
Plot costs & Contingency	6,896,663					Consultant team
Professional Fees		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
	applied at prevailing ra					HMRC
	applied in Results shee					PPG
Broad Infrastructure Cost Assumption	on					
Site Infrastructure	12,969,338	total				Consultant team
Site imast deture	12,505,550					
Broad abnormals/site prep assump	tion					
Site prep & Abnormals	1.360.144	total				Consultant team
Site prep & Abitoffilals	1,300,144					
Policy Costs					Total	
Policy Costs					Total	
Policy Costs (Local)	CA CAS 07				664.000	Coursell
Education (Flat)		per dwelling			£64,922	Council
Education (House)		per dwelling			£677,044	Council
pace & Recreation (House & Flats)		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		per dwelling			£690,000	Consultant team
Electric charging vehicle (Detached)		per detached			£272,723	Consultant team
		per detached			£545,445	Consultant team
Future Homes Standard (Detached)		per semi			£261,970	Consultant team
		per terraced			£213,900	Consultant team
Future Homes Standard (Semi)	+ / / # # 1		ļ			
Future Homes Standard (Semi) Future Homes Standard (Terraced)						Consultant team
Future Homes Standard (Semi)		per flat			£60,375	Consultant team
Future Homes Standard (Semi) Future Homes Standard (Terraced) Future Homes Standard (Flat)						Consultant team
Future Homes Standard (Terraced)					£60,375 £3,309,399	Consultant team

				Su	mmary Resu	lts		
Site Details GMCA Testing - Site sp	pecific testing		Site Address	Cowlish	aw, Housing	_	_	Site Reference GM Allocation 16
								Application No Crompton Ward
Scheme Description 460 dwellings		_	Notes	_			_	Application No Crompton Ward
			-					
								Date Saved 13/08/2020
	Site Details				Dwell		GIA (sq m)	
Gross Area Net Area	32.21 ha 13.58 ha			Market H		460.00 391.00	42,590.5 37,217.7	
Net to Gross Ratio	42.2%			Affordable H	lousing	69.00	5,372.8	
Density	33.87 dw.gs.pe	ernetha		% Affordable H	lousing	15.00%		
Scheme Revenue								
				A	ffordable Housing			
	Total	Market	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	-	2,686.4	-	-	2,686.4	
Tenure Split (by % dwellings) Total Revenue	96,894,535	85.0% 89,976,920	0.0%	7.5%	0.0%	0.0%	7.5%	
Average Revenue per unit	210,640	230, 120	-	64,711		-	145,800	
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							
Scheme Development Costs					fordable Housing			
	Total	Market	Social Rent	Affordable	Intermediate	DMS	Shared	Per dwelling per sq m
Build Cost (inc external works & contingency)	44,078,208	38.471.554	-	Rent 2,803,327	Rent -		Ownership 2,803,327	95,822 1,035
Additional Dwelling Standards	-	-		-		-		
Professional Fees	3,305,866	2,885,367		210,250		1	210,250	7,187 78 7.6% build costs
Marketing Costs (market housing) Marketing Costs (aff housing)	2,699,308	2,699,308	-					
Exceptional Development Costs	24,839,608	21,113,837		1,862,966		-	1,862,986	54,000 583
Planning Obligations Costs	3,309,669							7,195 78
Commercial Elements Costs								0.0% C/L as %Revenue
Community Infrastructure Levy								£0.00 per market sq m
								0.0% Cil. as % Dev Casts
Developer's Return for Risk and Profit Developer's Return (Market housing)	-							0.0% market revenue
Contractor's Return (Aff housing)			<u> </u>	-		-	· ·	0.0% aff build & prof fees
Total Development Costs	76 000 850							170,071 1,837
Total Development COSTS	78,232,859							170,071 1,837
Total Operating Profit	18,661,677							40,569 438
Finance Costs and Residual Value								
DCF Period	15	years						
Debit Interest Rate	6.0%							
Credit Interest Rate Annual Discount Rate	0.0%							
Annuar Discount Rate	0.0%							
Revenue and Capital Contributions	96,894,535							
Total Development Cost	76,232,659							
Finance Cost Annual Discount Rate Cost	4,860,790							
Total Dev Cost, Finance Cost & ADR Cost	83,093,648							
Gross Residual Value	13,800,887							
				1.001.7		Notes: (use A	Ait+Enter to start a	new line)
Agents Fees Legal Fees	1 64,01 7 65,607		residual value (po residual value (po					
Stamp Duty	679,544		on HMRC SDLT rat					
Net Residual Value	12,891,719							
per gross ha	400,289							
per net ha	949,317							
per dwelling per market dwelling	28,025 32,971							
por manual sweepig	52,577							

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				Schem	e Results	
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information			1				Source
	GMA18 Land south of	Coal Pit Lane (Ashton	Road)				Source
Allocated redline within GMSF (ha)	19.90			District	Oldham		
,					Medlock Vale Ward		
Site type	Housing			f	Ashton Road Corridor		
Area to be developed	7.59				Strategic greenfield		Council
Dwellings (units)	175			турс	Strategie greenield		Council
Gross Residential area (ha)	6.07					<u> </u>	Council
Gross Employment area (ha)	0.07						Council
Total Development period (yrs)	6						Council
Total Development period (yrs)	0					-	Council
Development mix and values							Course
Development mix and values							Source
Donsitu	22.44	DPH					
Density		f	Affordable Dent	Intermediate	Othor		
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	ļ	Council
157.50 Market bausing	17.50	- Mix	8.750	8.750	-	ļ	Council
Market housing	·····	\$	Number	Selling Price (£ per sqr			Council
Semi	93	60.0%	94.500	£1,857			Consultant toos
Semi	111	35.0%	55.125	£1,857			Consultant team
Detached	122	5.0%	7.875	£1,999			
Social Rent				Rent			Coursell
Flats	53	0.0%	-	£62			Council
Terrace	86	100.0%	-	£76		<u> </u>	
Affordable Rent				Weekly Rent		ļ	
Flats	53	0.0%	-	£83.08		<u> </u>	Council
Terrace	86	100.0%	8.750	£101.26			
Intermediate			ļ			ļ	ļ
Flats	53	0.0%	-	£1,442		ļ	Council
Terrace	86	100.0%	8.750	£1,486		ļ	ļ
						ļ	
Social and Affordable Rent Assump						ļ	
Management/Maintenance	£1,000.00					ļ	Council / RP's
Voids/ Bad debts	4%					ļ	Council / RP's
Repairs reserve	500					ļ	Council / RP's
Capitalisation	6%					ļ	Council / RP's
	Housing		Total	SDLT	Fees		ļ
£ per ha gross	£250,000		1,897,500	84,375	33,206		Stage 1 report
Build Costs							Source
Build Costs Flats 1to2	£1,047.20	per sqm					Source Consultant team
	£1,047.20 £1,073.60	·····					<u>}</u>
Flats 1to2		per sqm					Consultant team
Flats 1to2 Flats 3to5	£1,073.60	per sqm per sqm					Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80	per sqm per sqm per sqm					Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced	£1,073.60 £1,416.80 £932.80	per sqm per sqm per sqm per sqm					Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi	£1,073.60 £1,416.80 £932.80 £932.80	per sqm per sqm per sqm per sqm per sqm					Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached	£1,073.60 f1,416.80 f932.80 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm					Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached	£1,073.60 f1,416.80 f932.80 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm					Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses	£1,073.60 £1,416.80 £932.80 £932.80 £1,056.00 £939.65	per sqm per sqm per sqm per sqm per sqm					Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs	£1,073.60 £1,416.80 £932.80 £932.80 £1,056.00 £939.65 	per sqm per sqm per sqm per sqm per sqm per sqm					Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency	£1,073.60 £1,416.80 £932.80 £932.80 £1,056.00 £939.65 	per sqm per sqm per sqm per sqm per sqm per sqm of build costs					Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals	f1,073.60 f1,416.80 f932.80 f932.80 f1,056.00 f939.65 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals	f1,073.60 f1,416.80 f932.80 f1,056.00 f939.65 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	f1,073.60 f1,416.80 f932.80 f932.80 f1,056.00 f939.65 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	f1,073.60 f1,416.80 f932.80 f1,056.00 f939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team MMRC
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team MMRC
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	f1,073.60 f1,416.80 f932.80 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f1,056.00 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,05	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team MMRC
Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt	f1,073.60 f1,416.80 f932.80 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f939.65 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f1,056.00 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,056.00 f2,057 f1,05	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Flats 6 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt	£1,073.60 £1,416.80 £932.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion 25%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion 25% stion	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion 25% stion	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee ion 25% stion	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et			Total		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80 £932.80 £932.80 £1,056.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% 25%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion 25% £1,612.97	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs per ha per ha			£0		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80 £932.80 £932.80 £1,056.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet tion 25% 25%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs per ha per ha					Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet cion 25% £1,612.97 £1,612.97 £1,612.97	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs per ha per ha			£0		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet cion 25% £1,612.97 £1,612.97 £1,612.97	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value ate of build costs per ha Per flat per hase			£0 £282,270		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Education (House & Flats)	£1,073.60 £1,416.80 £932.80 £932.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,612.97 £1,612.97 £3,237.77	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value ate of build costs per ha Per flat per hase			£0 £282,270		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Site Infrastructure (General) Floicy Costs Policy Costs (Local) Education (Flat) Education (Flat) Policy Costs (National & GMSF] Policy Costs (National & GMSF]	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet 100 25% 25% 25% 25% 25% 25% 25% 25% 25% 25%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per house per dwelling			£0 £282,270 £566,610		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Flats 7 Flate 6 Flate 7 Flate 6 Flate 7	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,612.97 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,137	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per dwelling per dwelling			£0 £282,270 £566,610 £198,975		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet con 25% £1,612.97 £1,612.97 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,500 £1,500	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value ate et of build costs per ha Per flat per house per dwelling per dwelling			£0 £282,270 £566,610 £198,975 £262,500		Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Flats 7 Flats 6 Flats 6 Flats 7 Flats 7 Flats 7 Flats 6 Flats 7	€1,073.60 €1,416.80 €932.80 €932.80 €1,056.00 €939.65 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sher ion £1,612.97 €1,612.97 €1,612.97 €1,612.97 €1,612.97 €1,612.97 €1,612.97 €1,612.97 €1,612.97 €1,612.97 €3,237.77	per sqm per sqm per sqm per sqm per sqm per sqm of sqm of build costs of build costs of build costs of and value ate et of build costs per ha Per flat per house per dwelling per dwelling per detached			£0 £282,270 £566,610 £198,975 £262,500 £11,813		Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Flote Costs Policy Costs Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Education (House & Flats) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	£1,073.60 £1,416.80 £932.80 £932.80 £932.80 £932.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion 25% 25% 25% 25% 25% 25% 25% 25%	per sqm per sqm per sqm per sqm per sqm per sqm of sqm per sqm of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per has per dwelling per dwelling per detached per detached			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625		Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 6 Flats 7 Flats 6 Flats 7 Flats 7 Flats 7 Flats 6 Flats 7 Flats 7 Flats 6 Flats 7	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,612.97 £1,612.97 £1,612.97 £1,612.97 £1,500 £1,500 £3,000 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per house per dwelling per dwelling per detached per semi			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SoLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Site Preparation (General) Education (House) Policy Costs (Local) Education (House) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Serraced)	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,612.97 £1,612.97 £1,612.97 £1,612.97 £1,500 £1,500 £3,000 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per house per dwelling per dwelling per detached per semi per terraced			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250 £35,000		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SoLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Site Preparation (General) Education (House) Policy Costs (Local) Education (House) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Serraced)	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,612.97 £1,612.97 £1,612.97 £1,612.97 £1,500 £1,500 £3,000 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per house per dwelling per dwelling per detached per semi per terraced			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250 £35,000		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Floticy Costs Policy Costs (Local) Education (Flat) Education (Flat) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Flat) Future Homes Standard (Flat)	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,612.97 £1,612.97 £1,612.97 £1,612.97 £1,500 £1,500 £3,000 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per house per dwelling per dwelling per detached per semi per terraced			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250 £35,000 £0		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Broad abnormals/site prep assum Site Preparation (General) Education (Flat) Education (Flat) Education (House pace & Recreation (House & Flats) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Flat)	£1,073.60 £1,416.80 £932.80 £1,056.00 £939.65 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,612.97 £1,612.97 £1,612.97 £1,612.97 £1,500 £1,500 £3,000 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate et of build costs per ha Per flat per house per dwelling per dwelling per detached per semi per terraced			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250 £35,000 £0		Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team

					Su	mmary Resu	ilts				
Site Details GM	MCA Testing - Site sp	ecific testing	_	Site Address	Coal Pit	Lane (Ashton Rd)	Housing		Site Reference	GM Allocation 21	
	into it routing - one op	ound touring		Olle Address			riouonig				
									Application No	Medlock Vale War	d
Scheme Description 17	75 dwellings, 0sqm en	np, Osqm retail		Notes							
									Date Saved	07/06/2021	
–	Gross Area	Site Details 19.90 ha				Total	175.00	GIA (sq m) 17,348.7			
–	Net Area	7.59 ha			Market H		157.50	15,843.7			
-	Net to Gross Ratio	38.1%			Affordable H		17.50	1,505.0			
	Density	23.06 dwgs pe	er net ha		% Affordable H		10.00%				
Scheme Revenue											
					A	ffordable Housing					
		Total	Market	Social Rent	Affordable	Intermediate	DMS	Shared			
Total No. of Duralling				- Social Refit	Rent 9.75	Rent -	Jino	Ownership 9.75			
Total No of Dwellings Total GIA (sq m)		175.00 17,348.7	157.50 15,843.7	•	8.75 752.5	-	-	8.75 752.5			
Tenure Split (by % dwelling	as)	17,348.7	15,843.7	- 0.0%	5.0%	- 0.0%	0.0				
Total Revenue	3-,	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		1,799	1,867		689			1,488			
		.,	.,,					.,			
Total Capital Contribution	ns										
Total Commercial Elemen	nts										
Total Scheme Revenue		31,216,923									
Scheme Development C	Costs					ffordable Housing					
								Sharad			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Per dwelling pe	rsq m	
Build Cost (inc external wo		Total 16,301,718	Market 14,887,544	-	Affordable	Intermediate Rent	-		Per dwelling pe	940	
Additional Dwelling Standa		16,301,718	14,887,544 -	-	Affordable Rent 707,087	Intermediate Rent	-	Ownership 707,087 -	93,153	940	
Additional Dwelling Standa Professional Fees	ards	16,301,718 - 1,304,137	14,887,544 - 1,191,004	-	Affordable Rent 707,087	Intermediate Rent	-	Ownership	93,153 - 7,452	940 - 75	8.0% build costs
Additional Dwelling Standa Professional Fees Marketing Costs (market ho	ards iousing)	16,301,718	14,887,544 -	-	Affordable Rent 707,087 - 56,567	Intermediate Rent - -	-	Ownership 707,087 - 56,567	93,153 - 7,452 5,634	940 - 75 56	3.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market ho Marketing Costs (aff housing	ards iousing) ing)	16,301,718 - 1,304,137 887,355 -	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	- - -	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 -	940 - 75 56 -	
Additional Dwelling Standa Professional Fees Marketing Costs (market ho Marketing Costs (aff housin Exceptional Development C	ards iousing) ing) Costs	16,301,718 - 1,304,137 887,355 - 8,062,202	14,887,544 - 1,191,004	-	Affordable Rent 707,087 - 56,567	Intermediate Rent - -	-	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 - 46,070	940 - 75 56 - 465	3.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market ho Marketing Costs (aff housin Exceptional Development O Planning Obligations Costs	ards rousing) ing) Costs s	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	- - -	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 -	940 - 75 56 -	3.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market ho Marketing Costs (aff housin Exceptional Development C	ards rousing) ing) Costs s	16,301,718 - 1,304,137 887,355 - 8,062,202	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	- - -	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 - 46,070	940 - 75 56 - 465	3.0% market revenue 0.0% affordable revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market hr Marketing Costs (aff housin Exceptional Development C Planning Obligations Costs Commercial Elements Cost	ards ousing) ing) Costs S S	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	- - -	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 - 46,070	940 - 75 56 - 465	3.0% market revenue 0.0% affordable revenue 0.0% C/L as %Revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market ho Marketing Costs (aff housin Exceptional Development O Planning Obligations Costs	ards ousing) ing) Costs S S	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 -	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	-	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 - 46,070	940 - 75 56 - 465	3.0% market revenue 0.0% affordable revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market hr Marketing Costs (aff housin Exceptional Development C Planning Obligations Costs Commercial Elements Cost	ards tousing) ng) Costs s s s ts Levy	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 -	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	-	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 - 46,070	940 - 75 56 - 465	3.0% market revenue 0.0% affordable revenue 0.0% CIL as %Revenue £0.00 per market sq m
Additional Dwelling Standa Professional Fees Marketing Costs (market hic Marketing Costs (aff housis Exceptional Development C Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for Ri Developer's Return for Ri	ands uousing) uousing) ng) Costs s s ts Levy tskand Profit thousing)	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 -	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	-	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 - 46,070	940 - 75 56 - 465	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (aff housir Exceptional Development C Planning Obligations Costs Commercial Elements Cost Communial Infrastructure L Developer's Return for Ri	ands uousing) uousing) ng) Costs s s ts Levy tskand Profit thousing)	16,301,718 	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 -	Intermediate Rent	-	Ownership 707,087 - 56,567	93,153 - 7,452 5,634 - 46,070 9,600	940 - 75 56 - 465	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs
Additional Dwelling Standa Professional Fees Marketing Costs (aff housir Exceptional Development I Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for Ri Developer's Return (Market Contractor's Return (Afr hor	ards ousing) ousing) Costs s s Levy isk and Profit thousing) Susing)	16.301,718 	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - - - -	940 · 75 56 · 465 97 •	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market hic Marketing Costs (aff housin Exceptional Development C Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for Ri Developer's Return for Ri	ards ousing) ousing) Costs s s Levy isk and Profit thousing) Susing)	16.301,718 1.304,137 887,355 8,062,202 1.680,043	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93.153 - 7.452 5.634 - 46.070 9.600	940 · 75 56 · 465 97 {	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (aff housin Exceptional Development (Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for R Developer's Return (for R Doveloper's Return (Aff hot Total Development Costs	ards ousing) ousing) Costs s s Levy isk and Profit thousing) Susing)	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 - - - - - - - 28,235,455	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (anff housin Exceptional Development (Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for Rt Developer's Return (Markei Contractor's Return (Aff housin Total Development Costs	ards ousing) ousing) Costs s s Levy isk and Profit thousing) Susing)	16.301,718 	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - - - -	940 · 75 56 · 465 97 •	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (aff housin Exceptional Development (Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for Ri Developer's Return (Anf hou Total Development Costs Total Operating Profit	ards ousing) ousing) Costs s s s ts Levy isk and Profit thousing) ousing) s	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 - - - - - - - 28,235,455	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (aff housin Exceptional Development (Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for Ri Developer's Return (Anf hou Total Development Costs Total Operating Profit	ards ousing) ousing) Costs s s s ts Levy isk and Profit thousing) ousing) s sidual Value	16.301,718 - 1.304,137 8.062,202 1.680,043 - - - - 28,235,455 2,981,468	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (aff housin Exceptional Development O Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return for Ri Developer's Return (Market Contractor's Return (Aff hor	ards aussing) aussing) aussing) aussing aussin	16.301,718 1.304,137 8.062,202 1.680,043 - - - - - - - 28,255,455 2,981,468 6	14,887,544 - 1,191,004 887,355	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (market hi Marketing Costs (anf Acuti Exceptional Development C Jenning Obligations Costs Community Infrastructure L Developer's Return (Market Contractor's Return (Market Contractor's Return (Market Contractor's Return Costs Total Development Costs Total Operating Profit Finance Costs and Res	ards ousing) ousing) Costs S Costs S Levy Levy Levy Levy sts and Profit thousing) S sidual Value DCF Period Debit Interest Rate	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 - - - - - - - 28,255,455 2,981,468 6 6,0%	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (market hi Markeling Costs (aff housin Exceptional Development C Janning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return (Market Contractor's Return (Market) Contractor's Re	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 1,304,137 - 8,062,202 1,880,043 - - - - - - 28,235,455 2,981,468 6 6,60% 0,0%	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (anffe housin Exceptional Development (Planning Obligations Costs Community Infrastructure L Developer's Return for R Developer's Return for R Developer's Return for R Developer's Return for R Total Development Costs Total Operating Profit Finance Costs and Res	ards ousing) ousing) Costs S Costs S Levy Levy Levy Levy sts and Profit thousing) S sidual Value DCF Period Debit Interest Rate	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 - - - - - - - 28,255,455 2,981,468 6 6,0%	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (anffe housin Exceptional Development (Planning Obligations Costs Community Infrastructure L Developer's Return for R Developer's Return for R Developer's Return for R Developer's Return for R Total Development Costs Total Operating Profit Finance Costs and Res	ards ousing) ousing) Costs s Costs s toot s toot s toot s toot s toot s toot s toot s toot cost cos	16,301,718 - 1,304,137 1,304,137 - 8,062,202 1,880,043 - - - - - - 28,235,455 2,981,468 6 6,60% 0,0%	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (market hi Markeling Costs (aff housis Exceptional Development C Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return (Market Contractor's Return (Market Contractor's Return (Market Contractor's Return (Market Contractor's Return (Market Contractor's Return Costs Total Operating Profit Finance Costs and Res	ards ousing) ousing) Costs s Costs s toot s toot s toot s toot s toot s toot s toot s toot cost cos	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 - - - - - - - - - - 28,255,455 2,981,468 6 6,6.0% 0,0% 0,0%	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (aff housin Exceptional Development (Planning Obligations Costs Community Infrastructure L Developer's Return for RE Developer's Return for RE Developer's Return for RE Total Development Costs Total Operating Profit Finance Costs and Res Revenue and Capital Contr	ards ousing) ousing) Costs s Costs s toot s toot s toot s toot s toot s toot s toot s toot cost cos	16,301,718 - 1,304,137 887,355 - 8,062,202 1,880,043 - - - - - 28,235,455 2,981,468 6 6 6,0% 0,0% 0,0% 31,216,923	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (anff housin Exceptional Development (Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return for Ri Total Development Costs Total Operating Profit Finance Costs and Res Revenue and Capital Contr Total Development Cost Revenue and Capital Contr Total Development Cost An Revenue and Capital Contr Total Development Cost Finance Cost Annual Discount Rate Cost	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 887,355 - 8,062,202 1,860,043 - - - - - - - - - - - - -	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (market hi Markeling Costs (aff housi Exceptional Development C Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return (Market Contractor's Return (M	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 - - - - - - - - - - - - -	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (market h Markeling Costs (aff housin Exceptional Development C Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return (Market Contractor's Return (Market Finance Cost Status) Advector (Cost Finance Cost	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - - -	-	Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (anff housin Exceptional Development (Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return for Ri Total Development Costs Total Operating Profit Finance Costs and Res Revenue and Capital Contr Total Development Cost Revenue and Capital Contr Total Development Cost An Revenue and Capital Contr Total Development Cost Finance Cost Annual Discount Rate Cost	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 887,355 - 8,062,202 1,860,043 - - - - - - - - - - - - -	14,887,544 - 1,191,004 887,355 7,255,982	-	Affordable Rent 707,087 - 56,567 - 403,110	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345 - 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (market hi Markeling Costs (aff housin Exceptional Development C Janning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return (Market Contractor's Return for Ri Total Development Costs A Revenue and Capital Contr Total Development Cost Finance Cost Annual Discount Rate Cost	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 	14,887,544	- - - - - - -	Affordable Rent 707.087 - 56.567 - 403.110	Intermediate Rent - - - - -		Ownership 707.087 - 566.567 - 403,110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345 - 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (market h Markeling Costs (aff housi Exceptional Development C Planning Obligations Costs Community Infrastructure L Developer's Return (Market Contractor's Return (Market Finance Cost Annual Discount Rate Cost Total Dev Cost, Finance Cot Gross Residual Value	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 1,304,137 1,304,137 1,304,137 - 8,062,202 1,680,043 	14,887,544 - 1,191,004 887,355 7,255,982 7,255,982 years	-	Affordable Rent 707.087 - 56.567 - 403,110	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345 - 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (anff housin Exceptional Development C Planning Obligations Costs Commercial Elements Cost Community Infrastructure L Developer's Return (Aff ho Developer's Return (Aff ho Developer's Return (Aff ho Total Development Costs Total Operating Profit Finance Costs and Res Finance Costs and Res Annual Discount Rate Cost Total Development Cost Cass Residual Value Agents Fees	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 - 1,304,137 87,355 8,062,202 1,680,043	14,887,544 - 1,191,004 887,355 7,255,982 7,255,982 years		Affordable Rent 707.087 - 56.567 - 403.110 - - 403.110 - - - - - - - - - - - - -	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345 - 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (aff housi Exceptional Development C Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return (Aff hot Developer's Return (Aff hot Developer's Return (Aff hot Total Development Costs Total Development Costs Total Development Cost Finance Costs and Res Revenue and Capital Contr Total Development Cost Finance Cost Annual Discount Rate Cost Total Development Cost Gross Residual Value Agents Fees Legal Fees	ards uousing) ng) Costs s s s s s s s s s s s s s s s s s s	16,301,718 	14,887,544 - 1,191,004 887,355 7,255,982 7,255,982 years		Affordable Rent 707.087 - 56.567 - 403.110 - - 403.110 - - - - - - - - - - - - -	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345 - 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Marketing Costs (aff housin Exceptional Development Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return for Ri Total Development Costs Total Development Costs Total Development Costs Contractor's Return (Aff ho Developer's Retu	ards ousing) ing) Costs S Costs S Levy Levy Levy Levy S S S Cost Cost Cost Cost Cost Cost Cost Cost	16,301,718 - 1,304,137 887,355 - 8,062,202 1,680,043 - - - - - - - - - - - - -	14,887,544 - 1,191,004 887,355 7,255,982 7,255,982 years		Affordable Rent 707.087 - 56.567 - 403.110 - - 403.110 - - - - - - - - - - - - -	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 7,452 5,634 - 46,070 9,600 - 161,345 - 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (aff housi Exceptional Development C Planning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return (Aff hot Developer's Return (Aff hot Developer's Return (Aff hot Total Development Costs Total Development Costs Total Development Cost Finance Costs and Res Revenue and Capital Contr Total Development Cost Finance Cost Annual Discount Rate Cost Total Development Cost Gross Residual Value Agents Fees Legal Fees	ards ards ards ards ards ards ards ards	16,301,718 	14,887,544 - 1,191,004 887,355 7,255,982 7,255,982 years		Affordable Rent 707.087 - 56.567 - 403.110 - - 403.110 - - - - - - - - - - - - -	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 1 7,452 5,634 - 46,070 9,600 - 1 161,345 - 1 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (aff housi Exceptional Development (Panning Obligations Costs Community Infrastructure L Developer's Return for Ri Developer's Return for Ri Developer's Return (aff ho Developer's Return (Aff ho Development Costs Development Costs Development Cost Total Development Cost Total Development Cost Total Development Cost Total Development Cost Gross Residual Value Agents Fees Legal Fees	ards ards ards ards ards ards ards ards	16,301,718 	14,887,544 - 1,191,004 887,355 7,255,982 7,255,982 years		Affordable Rent 707.087 - 56.567 - 403.110 - - 403.110 - - - - - - - - - - - - -	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 1 7,452 5,634 - 46,070 9,600 - 1 161,345 - 1 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue
Additional Dwelling Standa Professional Fees Markeling Costs (anffe housi Exceptional Development C Planning Obligations Costs Commercial Elements Cost Commercial Elements Cost Developer's Return (Market Contractor's Return (Market Finance Cost Annual Discount Rate Cost Total Dev Cost, Finance Cot Gross Residual Value Legal Fees Stamp Duty Net Residual Value	ards ards ards ards ards ards ards ards	16,301,718 	14,887,544 - 1,191,004 887,355 7,255,982 7,255,982 years		Affordable Rent 707.087 - 56.567 - 403.110 - - 403.110 - - - - - - - - - - - - -	Intermediate Rent - - - - -		Ownership 707.087 - 56.567 - 403.110	93,153 - 1 7,452 5,634 - 46,070 9,600 - 1 161,345 - 1 17,037	940 75 56 465 97	3.0% market revenue 0.0% affordable revenue 0.0% CLL as %Revenue £0.00 per market sq m 0.0% CLL as %Dev Costs 0.0% market revenue

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.

		Site Details			Scheme Results				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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	

Summary of results

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.

Site information						Source
	GMA19 South of Rosar	v Road	1			Source
Allocated redline within GMSF (ha)	2.65	, nouu		District	Oldham	Council
inocated realitie within onior (hay	2.03				Medlock Vale Ward	Countries
Site type	Housing				South of Rosary Road	
Area to be developed	2.02				Strategic greenfield	Consultant team
	60			туре	Strategic greenneid	Council
Dwellings (units)	1.68					
Gross Residential area (ha)	1.68					Council
Gross Employment area (ha)						
Total Development period (yrs)	3.0					Council
Development mix and values						Source
Demeiter	35.71	DPH				
Density Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
60.00	Allordable 70	Social Kent	Allordable Kellt	Intermediate	other	C
	Cl	-	-	- Callina Daina (Canada	-	Council
Market housing		Mix 0.0%	Number	Selling Price (£ per sqr	1) [C 11.0 D .
Flats	66		-	£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		
	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 sam				Consultant team
Flats 3to5	£1,073.60					Consultant team
Flats 6	£1,416.80					Consultant team
Terraced		per sqm per sqm				Consultant team
Semi						
		per sqm				Consultant team
Detached	£1,056.00					Consultant team
Blended rate used for houses	£998.89	per sqm				Consultant team
Other Development Costs						
Plot costs		of build costs				Consultant team
Professional Fees		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
Marketing Fees		of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
	applied at prevailing ra					HMRC
Dev & Cont Return	applied in Results shee	et				PPG
Broad Infrastructure Cost Assumption	on					
Site Infrastructure (General)		of build costs			å	Consultant team
Broad abnormals/site prep assump						
Site Preparation (General)	£45,000	per ha				Consultant team
Policy Costs					Total	
Policy Costs (Local)						
Education (Flat)	£1 612 07	per detached			£0	Council
Education (House)		per detached	1		£96,778	Council
pace & Recreation (House & Flats)		per detached per dwelling			£194,579	Council
		per dwelling per dwelling			· · · · · · · · · · · · · · · · · · ·	
Other (specify)	£0.00	per awening			£0	Council
Policy Costs (National & GMSF)	64 407 00				660.000	C
Biodiversity Net Gain		per dwelling			£68,220	Consultant team
Adaptable dwellings		per dwelling			£90,000	Consultant team
Electric charging vehicle (Detached)		per detached			£43,500	Consultant team
Future Homes Standard (Detached)		per detached			£87,000	Consultant team
Future Homes Standard (Semi)	£2,000.00				£26,000	Consultant team
Future Homes Standard (Terraced)		per terraced			£36,000	Consultant team
Future Homes Standard (Flat)	£1,500.00	per flat			£0	Consultant team
Total Development Contributions					£642,077	
			ļ		1042,077	

					Su	mmaryR	esults			Summary Results										
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	South f	Rosary Rd, H	ousing			Site Reference GM allocation 19										
										Application No Medlock Vale ward										
Scheme Description	60 dwellings,			Notes																
]																			
										Date Saved 23/07/2020										
	Crane Area	Site Details					wellings 60.		GIA (sq m)											
	Gross Area Net Area	2.65 ha 1.66 ha			Market I	T otal Housing	60.		5,337.0 5,337.0											
	Net to Gross Ratio	63.3%			Affordable I				•											
	Density	35.71 dwgs p	er net ha		% Affordable I	Housing	0.0	0%												
Scheme Revenue																				
Scheme Nevende			1		م	fordable Hou	sing	_		1										
		Total	Market	Social Rent	Affordable	Intermedia	te Eq	uity Share	Shared											
Total No of Dwellings		60.00	60.00		Rent -	Rent		-	Ownership -											
Total GIA (sq m)		5,337.0	5,337.0	-	-		-													
Tenure Split (by % dwe	llings)	10000 577	100.0%	0.0%	0.0%		0.0%	0.0%	0.0%											
Total Revenue Average Revenue per u	nit	10,230,000 170,600	10,230,000 170,500	-	-		-	-												
Average Revenue per s		1,917	1,917																	
Total Capital Contribu	tions																			
Total Commercial Ele	ments																			
Total Scheme Revenu	e	10,230,000																		
Scheme Developme	nt Costs																			
						fordable Hou														
		Total	Market	Social Rent	Affordable Rent	Intermedia Rent	te Eq	uity Share	Shared Ownership	Per dwelling per sq m										
Build Cost (inc external	works & contingency)	5,331,076	5,331,076		-		-	-	-	88,851 999										
Additional Dwelling Star	ndards	-		-	-			-												
Professional Fees	4 h ()	426,466	426,486	-	-		•	-	· ·	7,106 80 8,0% bulk costs 5,115 58 3,0% market revenue										
Marketing Costs (market Marketing Costs (aff ho		306,900	306,900						· · ·	6,115 58 3.0% market revenue #DIV/0! #DIV/0! #DIV/0! affordable revenue										
Exceptional Developme		2,468,990	2,468,990							41,150 483										
Planning Obligations C		642,077				-				10,701 120										
Commercial Elements (Costs									0.0% CfL as %Revenue										
Community Infrastructu	re Levy									£0.00 per market sq m										
										0.0% CR. as %Dev Costs										
Developer's Return fo																				
Developer's Return (Ma Contractor's Return (Aff									· · ·	#DIV/0! #DIV/0! #DIV/0! aff build & prof fees										
							_													
Total Development Co	sts	9,175,529								162,925 1,719										
Total Operating Prot	it I	1,054,471								17,676 198										
		1,054,471								11,010 130										
Finance Costs and F	cesidual Value																			
	DCF Period		years																	
	Debit Interest Rate Credit Interest Rate	6.0% 0.0%																		
	Annual Discount Rate	0.0%																		
Revenue and Capital Co Total Development Cos		10,230,000 9,175,529																		
Finance Cost		9,175,529 529,967																		
Annual Discount Rate C	Cost	-																		
Total Dev Cost, Finance	e Cost & ADR Cost	9,705,496																		
Gross Residual Value		524,504																		
							Not	tes: (use A	Ait+Enter to start a	a new inc)										
Agents Fees Legal Fees		6,360 2,544		residual value (po residual value (po																
Stamp Duty		15,725		on HMRC SDLT rat																
Net Residual Value		499,875																		
Het Restaual value	per gross ha	499,875 188,348																		
	per net ha	297,545																		
	per dwelling	8,331					_													
	per market dwelling	8,331																		

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				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

					Source
35.48				<u>.</u>	Council
				\${	Council
			Туре	Strategic greenfield	
• (• • • • • • • • • • • • • • • • • •					Council
۰.¢٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠٠					
9					Promoter
					Source
32.14	DPH				
Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
-	-	0	0	0	Council
Floor area sqm	Mix	Number	Selling Price (£ per sqn	n)	Council & Promoter
52	5.0%	4			Consultant team
104	15.0%	67.5	·······		
93	33.5%			ç	
123	46.5%		£3,067		
Housing		Total	SDLT	Fees	
£250,000		6,495,000	314,250	113,663	Stage 1 report
					Source
£1,038.95	per sqm				Consultant team
£8 555 925	total				Consultant team
					Consultant team
					Consultant team
	of market GDV				Consultant team
					Consultant team
					HMRC
ф					PPG
£13,545,000	total				Consultant team
£1.670.550	total				Consultant team
, , ,					
				Total	
					Council & Promoter
				£69,716	Council
·\$	}•••••••••••••••••••••••••••••••••••••				Council
· ;				· · · · · · · · · · · · · · · · · · ·	Council
£0.00	per dwelling			£0	Council
					-
					Consultant team
				· · · · · · · · · · · · · · · · · · ·	Consultant team
					Consultant team
					Consultant team
					Consultant team
					Consultant team
£1,500.00	per flat			£33,750	Consultant team
11,500.00					
11,500.00				£17,042,217	
	35.48 Housing 25.98 450 25.98 	25.98 - 9 32.14 Affordable % 32.14 DPH Social Rent Floor area sqm Mix 104 15.0% 93 33.5% Housing 123 46.5% Housing 123 46.5% per sqm f1,038.95 per sqm f8,555,925 total 7.50% of build costs	35.48Image: Image: Ima	33.48ImageDistrictHousingImageImage25.98ImageImage25.98ImageImage25.98ImageImage32.04ImageImage9ImageImage1ImageImage33.14DPHImageAffordable %Social RentAffordable RentImage1ImageImageImage6Social RentAffordable RentImage100ImageImageImage123MixNumberSelling Price (£ per sqn123MixNumberSelling Price (£ per sqn12346.5%209.3€ 3.067HousingImageImage12346.5%209.3€ 3.067123HousingImageImage124ImageImageImage1250,000ImageImageImage1260per sqnImageImage127,5%of and valueImageImage128,555,925ImageImageImage129imageImageImage129imageImageImage129ImageImageImage120ImageImageImage120ImageImageImage120ImageImageImage120ImageImageImage120ImageImageImage120ImageImage<	35.88Image: status intermetation of the status intermetation

					Su	mmary Resu	ilts		
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Bamfor	d Norden, Housin(1		Site Reference GM Allocation 23
									Application No. Norden Ward
Scheme Description	450 dwellings			Notes					Application No Norden Ward
	-								
									Date Saved 02/06/2020
		Site Details				Dwel	ings	GIA (sq m)	
	Gross Area	25.98 <mark>ha</mark>					450.00	48,077.6	
	Net Area Net to Gross Ratio	14.00 ha 53.9%			Market H Affordable H		450.00	48,077.6	
	Density	32.14 dwgs p	r net ha		% Affordable H	-	0.00%		
Scheme Revenue									
	r					ffordable Housing		Church	
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	
Total No of Dwellings		450.00	450.00						
Total GIA (sq m) Tenure Split (by % dwe	llings)	48,077.6	48,077.6 100.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	
Total Revenue		140,406,750	140,406,750	-	-	-		-	
Average Revenue per u	init	312,015	312,015	-			-		
Average Revenue per s	q m GIA	2,920	2,920				-	· ·	
Total Capital Contribu	tions								
	0.018								
Total Commercial Ele	ments								
Total Scheme Revenu	e	140,406,750							
Scheme Developme	nt Costs								
						ffordable Housing			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Perdwelling persq m
Build Cost (inc external	works & contingency)	49,950,171	49,950,171	-	-	-	-		111,000 1,039
Additional Dwelling Sta	ndards						-		· · ·
Professional Fees Marketing Costs (market	at housing)	3,746,263	3,746,263	-		-	-	•	8,325 78 7.5% build casts 9,360 88 3.0% market revenue
Marketing Costs (aff ho		4,212,203	4,212,205					· ·	#DIV/0! #DIV/0! #DIV/0! affordable revenue
Exceptional Developme	ent Costs	30,694,388	30,694,388		-	-	-		68,210 638
Planning Obligations C		17,042,217							37,872 354
Commercial Elements	Costs								0.0% Cit as %Revenue
Community Infrastructu	ire Levy	-							£ £0.00 per market sq m
									0.0% CiL as %Dev Costs
Developer's Return fo									
Developer's Return (Ma Contractor's Return (Af		-				· ·			0,0% market revenue #DIV/0/ #DIV/0/ #DIV/0/ aff build & prof fees
Total Development Co	osts	105,645,241							234,767 2,197
Total Operating Pro	fit	34,761,509							77,248 723
		54,101,309							
Finance Costs and F	kesiduai value								
	DCF Period		years						
	Debit Interest Rate Credit Interest Rate	6.0%							
	Annual Discount Rate	0.0%							
Revenue and Capital C		140,406,750							
Total Development Cos Finance Cost	R	105,645,241 4,437,822							
Annual Discount Rate (Cost								
Total Dev Cost, Financ	e Cost & ADR Cost	110,083,063							
Gross Residual Value		30,323,687							
							Notes: (use /	Alt+Enter to start a	new Ine)
Agents Fees		360,225		residual value (po					
Legal Fees Stamp Duty		144,090 1,505,684		residual value (po on HMRC SDLT ra					
Net Residual Value	per gross ha	28,313,687 1,089,828							
	per pross ha	2,022,408							
	per dwelling	62,919							
	per market dwelling	62,919							

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.

		Site Details			Scheme Results						
а	b	с	d	е	f	g	h	i			
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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			

Summary of results

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.

bite information						Source
Allocation (2020)	GMA21 Castleton Sidi	ngs	,			
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			Туре	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		-	Anordable Kent	Interneulate	other	Council
Market housing	Eleor area som	- Mix	- Number	- Selling Price (£ per sqm	-	
Flats	FIDOF area sqm 68	17.8%				Council & Promoter
				£2,175		Council & Promoter Consultant team
Terrace		26.0%		£2,140		Consultant team
Semi Deteched	86	26.0%		£2,147		
Detached	101	30.0%		£2,192		
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		1,322,500	55,625	23,144	
						C
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 r	ate				HMRC
Dev & Cont Return	applied in Results she	et				PPG
Broad Infrastructure Cost Assumption	00					
Site Infrastructure (General)	£3,775,669	total				Consultant team
Site initiastructure (General)	13,773,005					
Broad abnormals/site prep assump	tion					
Site Preparation (General)	£536,156	total	1			Consultant team
Policy Costs		<u> </u>	<u> </u>	<u> </u>	Total	
Policy Costs (Local)						
Education (dwellings)	£4,620	per dwelling			£623,700	Council
Open Space (Flat)		per dwelling			£0	Council
Open Space (House)		per dwelling			£0	Council
Offsite AH Contribution	£1,875,557	ğ.1			£1,875,557	Council
Policy Costs (National & GMSF)						
Biodiversity Net Gain	f1 137	per dwelling			£153,495	Consultant team
Adaptable dwellings		per dwelling			£202,500	Consultant team
lectric charging vehicle (Detached)		per detached	L		£61,500	Consultant team
Future Homes Standard (Detached)		per detached			£123,000	Consultant team
		per semi			£70,000	Consultant team
			1	1	£70,000	Consultant team
Future Homes Standard (Semi)	£3 000	por torraced		1	£70,000	consultant team
Future Homes Standard (Semi) Future Homes Standard (Terraced)		per terraced	1			Concultant toon
Future Homes Standard (Semi)		per terraced per flat			£36,000	Consultant team
Future Homes Standard (Semi) Future Homes Standard (Terraced)						Consultant team

				Su	mmary Res	ults		
Site Details GMCA Testing - Site sp	pecific testing		Site Address	Castlete	on Sidings, Hous	ng		Site Reference GM Allocation 24
								Application No Castleton Ward
Scheme Description 135 dwellings.		-	Notes	_				Application No Castleton Ward
								Date Saved 02/08/2020
	Site Details				Dwe	llings	GIA (sq m)	
Gross Area	5.29 <mark>ha</mark>				Total	135.00	11,730.4	
Net Area Net to Gross Ratio	3.70 ha 69.9%			Market H Affordable H		135.00	11,730.4	
Density	36.49 dwgs pr	er net ha	_	% Affordable F		0.00%		
Scheme Revenue								
					ffordable Housin			
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	
Total No of Dwellings	135.00	135.00		-	-	-	•	
Total GIA (sq m) Tenure Split (by % dwellings)	11,730.4	11,730.4 100.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	
Total Revenue	25,003,000	25,003,000	-	-	-		-	
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							
Scheme Development Costs								
					ffordable Housin	1		
	Total	Market	Social Rent	Affordable Rent	Rent	DMS	Shared Ownership	Perdwelling persq m
Build Cost (inc external works & contingency)	12,101,081	12,101,081	-	-	-	-	· ·	89,638 1,032
Additional Dwelling Standards Professional Fees	- 907,581	- 907,581	-	-	-	-	· ·	0,723 77 7.6% build costs
Marketing Costs (market housing)	750,090	750,090		-	-	-	· ·	5,555 64 3.0% market revenue
Marketing Costs (aff housing)	-			-	-	-	· ·	#DIV/0! #DIV/0! #DIV/0! affordable revenue
Exceptional Development Costs	7,564,244	7,564,244					· ·	<u>56,031</u> 645
Planning Obligations Costs Commercial Elements Costs	3,215,752							23,820 274
								0.0% C/L as % Revenue
Community Infrastructure Levy	-							£0.00 per market sq m
								0.0% CIL as %Dev Costs
Developer's Return for Risk and Profit Developer's Return (Market housing)	-							0.0% market revenue
Contractor's Return (Aff housing)	-		•	-	-	-	· .	#DIV/0! #DIV/0! #DIV/0! aff build & prof fees
Total Development Costs	24,538,748							181,769 2,092
Total Operating Profit	464,252							3,439 40
Finance Costs and Residual Value								
	-							
DCF Period Debit Interest Rate	3	years						
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		0.00%	residual value (po	st SDLT)		Notes: (use	Alt+Enter to start a	a new ine)
Legal Fees			residual value (po					
Stamp Duty			on HMRC SDLT rat					
Net Residual Value	(1,028,377)							
per gross ha	(194,400)							
per net ha	(277,940)							
per dwelling per market dwelling	(7,618) (7,618)							
per market dweiing	(7,018)							

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.

		Site Details				Schem	e Results	
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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

Summary of results

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.

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				<u> </u>	
Gross Residential area (ha)	12.56					Council
Gross Employment area (ha)	-					
Total Development period (yrs)	5					Promoter
evelopment mix and values						Source
Density	Net	Gross				
DPH	24.88	19.90				
/larket %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
212.50	37.50	-	-	-	-	Council
Market housing		Mix	Number	Selling Price (£ per sqn	n)	
Flats	311.06	4%		£2,383.91	<u>.</u>	Council
Detached	109.00	96%	240	£2,635.87		Consultant team
	Housing	5070	Total	SDLT	Fees	consultant could
£ per ha gross			3,140,625	146,531	54,961	
	1230,000		5,1-3,023	1-0,001	34,501	
uild Costs						Source
Mill Conversion	£9,730,000	total				Consultant team
Blended rate for houses	£1,092.82					Consultant team
		r				
ther 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		of affordable GDV				
Agents & Legals		of land value				Consultant team
	applied at prevailing r					HMRC
	applied in Results shee					PPG
	apprica in ricourts site					
road Infrastructure Cost Assumption	on					
Site Infrastructure (General)	6,744,860	total				Consultant team
road abnormals/site prep assump	tion					
Site Preparation (General)	2,511,025	total				Consultant team
olicy 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
olicy Costs (National & GMSF)						
Biodiversity Net Gain	£1,137	per dwelling			£272,880	Consultant team
Adaptable dwellings		per dwelling			£375,000	Consultant team
lectric charging vehicle (Detached)		per detached			£360,000	Consultant team
uture Homes Standard (Detached)		per detached			£720,000	Consultant team
Future Homes Standard (Flat)		per flat			£15,000	Consultant team
					,	
Total Development Contributions					£5,761,747	

					Su	ım mary Res	ults		
Site Details	GMCA Testing - Site sp	pecific testing		Site Address	Grimble	Mill, Housing			Site Reference GM Allocation 25
Scheme Description	250 dwellings, 10 flats	in converted mill buildings	_	Notes					Application No North Heywood Ward
	1								
			_			_	_		Date Saved 07/07/2020
	,	Site Details					ellings	GIA (sq m)	
	Gross Area Net Area	12.56 ha 10.05 ha			Market H	Total Housing	250.00 250.00	29,270.6	
	Net to Gross Ratio	80.0%			Affordable H			-	-
	Density	24.88 dwgspe	r net ha		% Affordable H	Housing	0.00%		-
Scheme Revenue									
Scheine Kevenue			1		A	fordable Housin	g		
		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 % dwe	ellings)	76,300,000	100.0%	0.0%	0.0%	0.0	К O.	_	70
Average Revenue per u	unit	305,200	305,200	-	-	-			
Average Revenue per s	sq m GIA	2,607	2,607	-	-	-		· ·	
Total Capital Contribu	utions								
Total Commercial Ele	ements	-							
Total Scheme Revenu	e	76,300,000							
Scheme Developme	ent Costs			1	A	fordable Housir	a		
		Total	Market	Social Rent	Affordable	Intermediate	DMS	Shared	Perdwelling persq m
Build Cost (inc external	I works & contingency)	38,318,159	38,318,159		Rent -	Rent -		Ownership -	153,273 1,309
Additional Dwelling Sta			-	-	-				
Professional Fees		2,774,235 2,289,000	2,774,235	-	-				11,097 95 7.2% build costs 9,156 78 3.0% market revenue
Marketing Costs (mark		2,269,000	2,269,000				· .		9,166 78 3.0% market revenue #DIV/0/ #DIV/0/ #DIV/0/ affordable revenue
Exceptional Developme		18,869,933	18,869,933	-	-				75,480 645
Planning Obligations C		5,761,747							23,047 197
Commercial Elements	Costs								0.0% CIL as %Revenue
Community Infrastructu	ure Levy	-							£0,00 <mark>per market sq m</mark>
Developer's Return fo	s Risk and Drafit								0.0% C/L as %Dev Costs
Developer's Return (Ma									0.0% market revenue
Contractor's Return (Af	ff housing)	-		-	-	-		-	#DIV/0! #DIV/0! #DIV/0! aff build & prof fees
Total Development C	osts	68,013,074							272,052 2,324
Total Operating Pro	fit	8,286,926							33,148 283
Finance Costs and I	Residual Value								
	DCF Period		years						
	Debit Interest Rate	6.0%							
	Credit Interest Rate Annual Discount Rate	0.0%							
Revenue and Capital C		76,300,000							
Total Development Cos Finance Cost		68,013,074 4,332,254							
Annual Discount Rate									
Total Dev Cost, Financ	e Cost & ADR Cost	72,345,328							
Gross Residual Value		3,954,672							
Agents Fees		47,093	1.25%	residual value (po	st SDLT)		Notes: (u	se Ait+Enter to sta	art a new ine)
Legal Fees		18,837	0.50%	residual value (po	st SDLT)				
Stamp Duty		187,234	Based	on HMRC SDLT ra	tes				
Net Residual Value		3,701,509							
	per gross ha	294,706							
	pernetha perdwelling	368,309 14,806							
	per market dweiing	14,808							

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						
а	b	с	d	е	f	g	h	i			
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information						Source
Allocation (2020)	GMA23 Land north of	Smithy Bridge				
Allocated redline boundary (ha)	20.31			District	Rochdale	Council
				Ward	Littleborough Lakeside	Ward
Site type	Housing			Name	Land North of Smithy Br	idge
opable Area (ha) (BLV applied here)	19.16			Туре	Strategic greenfield	
Dwellings (units)	300					
Gross Residential area (ha)	19.16					Consultant team
Employment (ha)						
Total Development period (yrs)	7.0					Promoter
Residential requirements and Value	es					Source
Density	30.00	DPH				
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
300.00	-	-	-	-	-	Council
Market housing		Mix	Number	Selling Price (£ per sqn	f	Promoter
Semi		40.0%	·{····································	£2,413		Promoter
Detached		60.0%		£2,636		Consultant team
	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		per sqm				Consultant team
Detached	£1,056.00					Consultant team
Blended rate for houses	£1,014.19					Consultant team
biended rate for nouses	11,014.15	per sqm				consultant team
Other Development Costs						
Plot costs	10.00%	of build costs				Consultant team
Professional Fees		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
Marketing Fees		of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
	applied at prevailing ra	•••••••••••••••••••••••••••••••••••••••				HMRC
	applied in Results shee					PPG
	applied in nesards shee					
Infrastructure	- 254/	- f hthat h				Canadatatata
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)	£2 000 £7	per dwelling			£0	Council
Open Space (Hat) Open Space (House)		per dwelling			£1,239,387	Council
Education (dwellings)		per dwelling per dwelling			£1,239,387 £1,386,000	Council
Offsite AH Contribution		per awening			£1,388,000 £5,703,101	Council
Policy Costs (Generic)	15,705,101				£5,703,101 Total	Council
Biodiversity Net Gain	£1 127 00	per dwelling			£341,100	Consultant team
Adaptable dwellings		per dwelling per dwelling			£450,000	Consultant team
		per dwelling per detached			£450,000 £270.000	Consultant team
Electric charging vehicle (Detached)	\$*************************************					
Future Homes Standard (Detached)		per detached			£540,000	Consultant team
Future Homes Standard (Semi)	£2,000.00				£240,000	Consultant team
Future Homes Standard (Terraced) Future Homes Standard (Flat)	£2,000.00 £1,500.00	per terraced			£0	Consultant team
	+ 1 500 00	iper nat		I	£0	Consultant team

				Su	ımmary Resu	ilts		
Site Details GMCA Testing - Site s	pecific testing		Site Address	Land N	orth of Smithy Brid	ge, Housing		Site Reference GM Allocation 26
								Application No VA3
Scheme Description 300 dwellings		_	Notes					
								Date Saved 18/08/2020
	Site Details				Dwell		GIA (sq m)	
Gross Area	20.31 ha					300.00	29,700.0	
Net Area	10.00 ha 49.2%		-	Market i Affordable i		300.00	29,700.0	
Density	30.00 dwgs pe	er net ha		% Affordable I		0.00%		
Scheme Revenue								
				Affordable	Intermediate		Shared	
	Total	Market	Social Rent	Rent	Rent	DMS	Ownership	
Total No of Dwellings Total GIA (sq m)	300.00 29,700.0	300.00 29,700.0		-	-		•	
Tenure Split (by % dwellings)	23,130.0	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	2,580	2,660					· ·	
Total Capital Contributions	-							
Total Commercial Elements	-							
Total Scheme Revenue	76,020,000							
Scheme Development Costs					fordable Housing			
			0	Affordable	Intermediate	5110	Shared	
Duild Cash (is a subscription of success)	Total 30,121,146	Market 30,121,146	Social Rent	Rent -	Rent -	DMS	Ownership	Per dwelling per sq m
Build Cost (inc external works & contingency) Additional Dwelling Standards	30,121,146	30,121,146	-	-	-	-		100,404 1,014
Professional Fees	2,409,692	2,409,692						8,032 81 8.0% build costs
Marketing Costs (market housing)	2,280,600	2,280,600						7,602 77 3.0% market revenue
Marketing Costs (aff housing)	- 16,559,871	16,559,671						#DIV/01 #DIV/01 #DIV/01 affordable revenue
Exceptional Development Costs Planning Obligations Costs	10,169,588	10,000,071		-		-	· ·	55,200 558 33,899 342
Commercial Elements Costs	-							
								0.0% CIL as % Revenue
Community Infrastructure Levy								<u>£0.00</u> per market sq m 0.0% Cit. as % Dev Costs
Developer's Return for Risk and Profit								
Developer's Return (Market housing)	-			r				0.0% market revenue
Contractor's Return (Aff housing)	-						•	#DIV/0! #DIV/0! #DIV/0! #DIV/0! aff build & prof fees
Total Development Costs	61,540,897							205,136 2,072
Total Operating Profit	14,479,103							48,204 488
Finance Costs and Residual Value								
DCF Period	7	years						
Debit Interest Rate	6.0%							
Credit Interest Rate Annual Discount Rate	0.0%							
Annual Discount Rate	0.0%							
Revenue and Capital Contributions	76,020,000							
Total Development Cost	61,540,897							
Finance Cost Annual Discount Rate Cost	2,761,321							
Total Dev Cost, Finance Cost & ADR Cost	64,302,218							
Gross Residual Value	11,717,782							
A gapta Econ	400.000		regidual seture 1	et SDLT	1	Notes: (use)	Alt+Enter to start a	new Ine)
Agents Fees Legal Fees	139,280 55,712		residual value (po residual value (po					
Stamp Duty	575,389		on HMRC SDLT ra					
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							

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				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information							Source
Allocation (2020)	GMA24 Newhey Quarr	γ					
Allocated redline within GMSF (ha)	13.56	-		District	Rochdale	[Council
				Ward	Milnrow and Newhey	War	Promoter
Site type	Housing			***************************************	Newhey Quarry		
Area to be developed	11.43				Strategic greenfield		
Dwellings (units)	250			.,,	8 8		Council
Gross Residential area (ha)	11.43						council
	11.45						
Gross Employment area (ha)	-						D
Total Development period (yrs)	6.0						Promoter
Development mix and values		8 9 9					Source
Density	31.25	DPH					
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other		
250.0	-	-	-	-	-		Council
	Floor area sqm	Mix	Number	Selling Price (£ per sqn	n)		
Flats	52	5.0%		£2,974			Council & promoter
Terrace	104	15.0%		£2,765			Consultant team
Semi	93				ç		consultant team
Detached	123	33.5%		£2,750			
	÷•••••••••••••••••••••••••••••	46.5%		£3,079			
£ per ha gross	Housing £250,000		Total 2,857,143	SDLT 132,357	Fees 50,000		Stage 1 report
± per na gross	£250,000		2,857,145	152,557	50,000		Stage 1 report
Build Costs							Source
Flats 1to2	£1,047.20	per sam					Consultant team
Flats 3to5	£1,047.20					+	Consultant team
						+	
Flats 6	£1,610.00					+	Consultant team
Terraced		per sqm				<u> </u>	Consultant team
Semi		per sqm					Consultant team
Detached	£1,056.00						Consultant team
Blended rate for houses	£1,002.57	per sqm					Consultant team
Other Development Costs							
·····	10.00%	of build costs				+	Consultant toom
Plot costs						+	Consultant team
Professional Fees		of build costs				+	Consultant team
Finance Rate	6.00%					ļ	Consultant team
Marketing Fees		of market GDV				+	Consultant team
Agents & Legals		of land value				ļ	Consultant team
	applied at prevailing ra						HMRC
Dev & Cont Return	applied in Results shee	et					PPG
Broad Infrastructure Cost Assumptio		61 211 .					c 1
Site Infrastructure (General)	25%	of build costs					Consultant team
Broad abnormals/site prep assumpt	tion						
							Consultant team &
Site Preparation (General)	£160,000	per ha					Promoter
Policy Costs					Total		
Policy Costs (Local)	CA (200 00	a an abreallte			C4 455 000		C
Education (dwellings)		per dwelling			£1,155,000		Council
Open Space (Flat)		per dwelling			£38,731	ļ	Council
Open Space (House)		per dwelling			£981,181		Council
Offsite AH Contribution	£5,862,704				£5,862,704		Council
Other s106/s278	£0	per dwelling			£0	ļ	Council
olicy Costs (National & GMSF)						ļ	
Biodiversity Net Gain		per dwelling			£284,250		Consultant team
Adaptable dwellings		per dwelling			£375,000		Consultant team
		per detached			£174,375		Consultant team
lectric charging vehicle (Detached)	£3.000	per detached			£348,750		Consultant team
					£167,500		Consultant team
uture Homes Standard (Detached)		per semi					
uture Homes Standard (Detached) Future Homes Standard (Semi)	£2,000	per semi per terraced			£75,000		Consultant team
Future Homes Standard (Detached)	£2,000 £2,000	per semi per terraced per flat			£75,000 £18,750		Consultant team Consultant team
Future Homes Standard (Terraced)	£2,000 £2,000	per terraced					
Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Terraced)	£2,000 £2,000	per terraced					

					Su	mmary Resu	lts		
Site Details	GMCA Testing - Site sp 250 dwellings,	ecific testing		Site Address Notes	Newhey	Quarry, Housing	_		Site Reference GM Allocation 27 Application No Milnrow & Newhey Ward Date Saved 29/06/2020
	Gross Area Net Area Net to Gross Ratio Density	Site Details 11.43 ha 8.00 ha 70.0% dwgs pe	r net ha		Market F Affordable F % Affordable F	lousing lousing	ngs 250.00 250.00 - 0.00%	GIA (sq m) 26,709.8 26,709.8 -	
Scheme Revenue						ffordable Housing			
]	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	
Total No of Dwellings	1	250.00	250.00	-	-	-	-	•	
Total GIA (sq m)	- No - A	26,709.8	26,709.8	-	-	-	-	-	
Tenure Split (by % dwe Total Revenue	enniĝsj	78,236,250	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Average Revenue per u	unit	312,945	312,945		-				
Average Revenue per s		2,929	2,929					·	
Total Capital Contribu	utions								
Total Commercial Ele	ements	-							
Total Scheme Revenu	10	78,236,250							
Total Scheme Revend	16	70,230,250							
Scheme Developme	ent Costs								
						ffordable Housing			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Perdwelling persq m
Build Cost (inc external	I works & contingency)	26,829,695	26,829,695	-	-	-	-		107,319 1,004
Additional Dwelling Sta		-	-	-		-	-		
Professional Fees		2,146,376	2,146,376	-		-	-		8,588 80 8.0% build costs
Marketing Costs (market	et housing)	2,347,088	2,347,088						9,388 88 3.0% market revenue
Marketing Costs (aff ho	ousing)	-		-	-	-	•		#DIV/0! #DIV/0! #DIV/0! affordable revenue
Exceptional Developme		14,598,686	14,598,686	-		-			58,395 547
Planning Obligations C		9,481,241							37,925 355
Commercial Elements	Costs								
Community Infrastructu	ure Levy								0.0% CiLas %Revenue £0.00 permarket sq m
Developed a Determined	- Disk d D fit								0.0% CIL as %Dev Costs
Developer's Return fo Developer's Return (Ma									0.0% market revenue
Contractor's Return (Af		-		-	-	-	-	•	#DIV/0! #DIV/0! #DIV/0! aff build & prof fees
Total Development Co	osts	55,403,086							221,612 2,074
Total Operating Pro	fit	22,833,164							91,333 855
Finance Costs and F									
-	DCF Period	R	ears						
	Debit Interest Rate	6.0%							
	Credit Interest Rate	0.0%							
	Annual Discount Rate	0.0%							
Revenue and Capital C	Contributions	78,236,250							
Total Development Cos		55,403,086							
Finance Cost		1,713,522							
Annual Discount Rate (Cost	-							
Total Dev Cost, Financ	e Cost & ADR Cost	57,116,607							
Gross Residual Value	•	21,119,643					Notes: Juse	Ait+Entertostart a n	ew feel
Agents Fees		250,927	1.25%	residual value (po	st SDLT)			Line to start 8 h	
Legal Fees		100,371		residual value (po					
Stamp Duty		1.045,482		on HMRC SDLT rai					
Net Residual Value		19,722,863							
	per gross ha	1,725,535							
	per net ha	2,485,358							
	per dwelling	78,891							

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.

		Site Details			Scheme Results				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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	

Summary of results

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.

Site information						Source
	GMA26 Trows Farm					
Allocated redline within GMSF (ha)	21.11			District	Rochdale	Council
				Ward	Castleton Ward	Promoter
Site type	Housing				Trows Farm	
Area to be developed	21.11				Strategic greenfield	
Dwellings (units)	550			туре	Strategic greennerd	Council
	21.11					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				
······································	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
550.00	-	-	-		U di lui	Council
Market housing	Eleor area com	Mix	Number	Selling Price (£ per sqn	-	council
Terrace	Ribbr area sqm 85	15.8%		£2.140	· · · · · · · · · · · · · · · · · · ·	Council & promotor
Semi	85	15.8%				Council & promoter Consultant team
				£2,147		consultant team
Detached	Housing	48.9%	269.2 Total	£2,192 SDLT	Fees	
£ per ha gross	£250,000		5,278,134	253,407	92,367	Stage 1 report
Build Costs						Source
	C1 03E 40	por cam				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		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
Marketing Fees		of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
	applied at prevailing ra					HMRC
	applied in Results shee					PPG
Dev & Cont Neturn	applied in Results siles	۶ ι				rro
Broad Infrastructure Cost Assumptic	n					
Site Infrastructure (General)	£15,271,988	total				Consultant team
Broad abnormals/site prep assumpt	ion					
Site Preparation (General)	£3,499,125	total				Consultant team
Policy Costs					Total	
Policy Costs (Local)					- stur	
Education (dwellings)	£4,620.00	per dwelling			£2,541,000	Council
Open Space (Flat)		per dwelling			£0	Council
Open Space (House)		per dwelling			£0	Council
Offsite AH Contribution	£4,316,059				£4,316,059	Council
Other s106/s278	·····	per dwelling			£0	Council
Policy Costs (National & GMSF)	LU	,	•			
Biodiversity Net Gain	f1 137	per dwelling			£625,350	Consultant team
Adaptable dwellings		per dwelling			£825,000	Consultant team
Electric charging vehicle (Detached)		per detached			£403,816	Consultant team
Future Homes Standard (Detached)		per detached			£807,632	Consultant team
Future Homes Standard (Detached)		per semi			£387,895	Consultant team
		Å			£387,895 £173,684	
Future Homes Standard (Terraced)		per terraced			· · · · ·	Consultant team
Future Homes Standard (Flat)	±1,500	per flat			£0	Consultant team

					Su	ımm ary	/ Resu	lts					
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Trows F	Farm, Hou	ising			Site Reference	e GM Allo	pcation 29	,
										Application N	o Castleti	on Ward	
Scheme Description	550 dwellings,		_	Notes						Application	o outilet	on trains	
										Date Saved	24/09/2	:020	
	Gross Area	Site Details 21.11 ha				Total	Dwelli	ngs 550.00	GIA (sq m) 53,016.8				
	Net Area	15.01 ha			Market H			550.00	53,016.8				
	Net to Gross Ratio	71.1%			Affordable H				· ·				
	Density	36.64 dwgs p	er net ha		% Affordable H	lousing	_	0.00%					
Scheme Revenue													
					A	fordable	Housing						
		Total	Market	Social Rent	Affordable Rent	Interm Re		DMS	Shared Ownership				
Total No of Dwellings		550.00	550.00	-	-		-	-					
Total GIA (sq m)		53,016.8	53,016.8	-	-		-	-	-				
Tenure Split (by % dwe Total Revenue	allings)	115,056,400	100.0%	0.0%	0.0%		0.0%	0.0%	0.0%				
Average Revenue per u		209,193	209, 193					-	•				
Average Revenue per s	sq m GIA	2,170	2,170										
Total Capital Contribu	utions												
Total Commercial Ele	ements												
Total Scheme Revenu	Ie	115,056,400											
Scheme Developme	nt Costs					fordable							
	1	Tetal	Laster	Casial Dark	Affordable	Interm		DMS	Shared	Desideration			
Build Cost (inc external	luumike 9 emptie see mû	Total 54,897,836	Market 54,897,836	Social Rent	Rent -	Re	int -	UMS -	Ownership	Per dwelling 99,814	persq m 1,035		
Additional Dwelling Sta													
Professional Fees		4,117,338	4,117,338				-			7,488	78		7.6% build costs
Marketing Costs (mark		3,451,692	3,451,692							6,276	85		3.0% market revenue
Marketing Costs (aff ho Exceptional Developme		- 35,355,184	35,355,184				-	-	· ·	#DIV/01 84,282	#DIV/0/ 867		#DIV/0[affordable revenue
Planning Obligations C		10,080,436								18,328	190		
Commercial Elements	Costs	-											
Community Infrastructu	ure Levy											ſ	0.0% CiL as % Revenue £0.00 per market sq m
												l	0.0% CIL as %Dev Costs
Developer's Return fo													
Developer's Return (Ma Contractor's Return (Af		-			· ·		•		· ·]	- #DIV/0!	- #DIV/0!		0.0% market revenue #DIV/0/ aff build & prof fees
Total Development C	osts	107,902,486								198,188	2,035		
Total Operating Pro	fit	7,153,914								13,007	135		
Finance Costs and I													
	DCF Period Debit Interest Rate	6.0%	years										
	Credit Interest Rate	0.0%											
	Annual Discount Rate	0.0%											
Revenue and Capital C	ontributions	115,056,400											
Total Development Cos	st	107,902,486											
Finance Cost Annual Discount Rate (Spet	6,011,569											
Total Dev Cost, Finance		115,914,055											
Gross Residual Value		(857,655)											
GIUSS Residual Value	,	(857,655)						Notes: (use /	Alt+Enter to start a	new line)			
Agents Fees		(10,721)		residual value (po									
Legal Fees Stamp Duty		(4,288)		residual value (po on HMRC SDLT ra									
			00000	ober la		1							
Net Residual Value	per gross ha	(842,646) (39,917)											
	per ploss ha	(56,139)											
	,per dwelling	(1,532)											
	per market dwelling	(1,532)											

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				
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information						Source
	GMA27 Land at Hazelh	urst Farm				C
Allocated redline boundary (ha)	15.62				Salford Worsley Ward	Council
Site type	Housing			Name	Land at Hazelhurst Farm	
pable Area (ha) (BLV applied here)	14.3			Туре	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 Value	S					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		Mix	Number	Selling Price (£ per sqm	1)	
Flats	55	0.0%	-	£3,712		Council
Terrace	99	10.0%		£3,722		Consultant team
Semi	135	40.0%	\$	£4,013		
Detached	147	50.0%	100.0	£3,951		-
Social Rent		0.000		Weekly Rent		C
Flats	53	0.0%	-	£93.74		Council
Terrace	86	100.0%	75.0	£104.24		
Affordable Rent Flats	FD	0.0%		Weekly Rent £138.08		Council
Flats Terrace	53 86	0.0%	- 75.0	£138.08 £166.85		Council
Intermediate		100.0%	/3.0	Selling price 100% shar	e	
Flats	53	0.0%		£3,712		Council
Terrace	86	100.0%	50.0	£3,722		
ocial and Affordable Rent Assumpt	ions					
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	2.75%					Council / RP's
Rental Factor Share Size	35.00%					Council / RP's Council / RP's
Capitalisation	6.00%					councily in s
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		3,575,000	168,250	62,563	Consultant team
Build Costs	St 457.05					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		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
Marketing Fees	3.00%	of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
	applied at prevailing ra					HMRC
Dev & Cont Return	applied in Results shee	et				PPG
nfrastructure Site Infrastructure (General)	£13,861,050	total				Consultant team
	210,001,000					
Abnormals/Site Prep						
Site Preparation (General)	£2,212,350	total				Consultant team
					T	
Policy Costs (Site Specific)	£0.00				Total £0	Council
Education (Flat)					*	Council
Education (House) Open Space & Recreation (Flat)	£2,384.42 £3,546.00				£953,768 £0	Council
Open Space & Recreation (Flat) Open Space & Recreation (House)	£6,548.00				£2,619,200	Council
Open Space & Recreation (House) Other s106/s278	£6,548.00 £1,650.00				£2,619,200 £0	Council
Policy Costs (Generic)	11,050.00				Total	council
Biodiversity Net Gain	£1,137.00				£454,800	Consultant team
Adaptable dwellings	£1,500.00				£600,000	Consultant team
lectric charging vehicle (Detached)	£1,500.00				£150,000	Consultant team
uture 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
						1
Fotal Development Contributions					£5,677,768	

					Su	mmary Res	ults		
Site Details	GMCA Testing - Site sp	ecific 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				Dwel	lings	GIA (sq m)	
	Gross Area	14.30 ha				Total	400.00	44,680.0	
	Net Area Net to Gross Ratio	11.44 ha 80.0%			Market H Affordable H		200.00	27,480.0 17,200.0	
	Density	34.97 dwgs pr	ernetha		% Affordable H		50.00%	11,200.0	
Scheme Revenue									
	ſ				A Affordable	ffordable Housing Intermediate	1	Shared	
		Total	Market	Social Rent	Rent	Rent	DMS	Ownership	
Total No of Dwellings Total GIA (sq m)		400.00	200.00 27,480.0	75.00 6,450.0	75.00 6,450.0		•	50.00 4,300.0	
Tenure Split (by % dwa	llings)	44,000.0	27,480.0	6,450.0	18.8%	- 0.0%	- 0.0%	4,300.0	
Total Revenue		132,352,683	108,820,000	4,629,576	8,536,440	-	-	10,366,667	
Average Revenue per u		330,882	544,100	61,728	113,819			207,333	
Average Revenue per s	aq m GIA	2,962	3,960	718	1,323	•	· ·	2,411	
Total Capital Contribu	utions	-							
Total Commercial Ele	ments								
Total Scheme Revenu	10	132,352,683							
, otar o cheme revenu		152,552,683							
Scheme Developme	nt Costs								
	,					ffordable Housing		2	
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Perdwelling persq m
Build Cost (inc externa		52,179,965	32,092,793	7,532,697	7,532,697	•	•	5,021,798	130,450 1,168
Additional Dwelling Sta Professional Fees	ndards	- 3,913,499	2,406,959	- 564,952	- 564,952	-	-	- 376,635	9,784 88 7.6% build casts
Marketing Costs (mark	et housing)	3,264,600	3,264,600	004,002	004,302			370,030	16,323 119 3.0% market revenue
Marketing Costs (aff ho		-		-	-			-	0.0% affordable revenue
Exceptional Developme		26,538,838	13,269,419	4,976,032	4,976,032		-	3,317,355	66,347 594
Planning Obligations C Commercial Elements		5,677,768							14,194 127
Commercial Elements	COata								0.0% Cil. as % Revenue
Community Infrastruct	ure Levy								£0.00 per market sq m
									0.0% C/L as % Dev Costs
Developer's Return fo Developer's Return (Ma									0.0% market revenue
Contractor's Return (Af						· ·	· ·		0.0% Market revenue - 0.0% aff build & prof fees
Total Development C	osts	91,574,690							228,937 2,050
Total Operating Pro	fit	40,777,993							101,945 913
Finance Costs and I									
	DCF Period Debit Interest Rate	6.0%	years						
	Credit Interest Rate	0.0%							
	Annual Discount Rate	0.0%							
_									
Revenue and Capital C		132,352,683							
Finance Cost	*	91,574,690 2,137,881							
Annual Discount Rate	Cost	-							
Total Dev Cost, Financ	e Cost & ADR Cost	93,712,571							
Gross Residual Value		38,640,112							
Agente Fer		100.775		seeiduel ustra			Notes: (use /	Alt+Enter to start a	new šne)
Agents Fees Legal Fees		482,733		residual value (po residual value (po					
Stamp Duty		2,021,506		on HMRC SDLT rat					
Net Residual Value		35,942,781							
net iseardual value	per gross ha	2,513,481							
	pernetha	3,141,851							
	per dwelling	89,857							
	per market dwelling	179,714							

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				
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty test	Scheme RV incl land costs	Scheme RV (f less return)	Strategic transport costs	Out-turn scheme RV (g-h)
JPA27	East of Boothtown	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.

						Source
Allocation (2020)	GMA28 East of Booths	town				
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			Туре	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
						Jource
Density	21.28					
	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 sqn	ו)	
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%		£104.24		
	80	100.0%	5.30			
Affordable Rent	FO	0.004		Weekly Rent		Council
Flats	53	0.0% 100.0%		£138.08 £166.85		Council
Terrace	86	100.0%	56.3	÷	L	
Intermediate		0.004		Selling price 100% sha	e	
Flats	53	0.0%		£3,712		Council
Terrace	86	100.0%	37.5	£3,722		
ocial and Affordable Rent Assumpt						Coursell (DDI
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	6.00%					
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		4,400,000	209,500	77,000	Stage 1 report
uild Costs						Source
Blended rate for houses	£1 167 93	per sqm				Consultant team
	1,107.55					
Other Development Costs						
Dther Development Costs Plot costs & contingency	£5,248,688					Consultant team
	£5,248,688					Consultant team Consultant team
Plot costs & contingency	£5,248,688	total				
Plot costs & contingency Professional Fees	£5,248,688 7.50% 6.00%	total				Consultant team
Plot costs & contingency Professional Fees Finance Rate	£5,248,688 7.50% 6.00% 3.00%	total of build costs				Consultant team Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals	£5,248,688 7.50% 6.00% 3.00%	total of build costs of market GDV of land value				Consultant team Consultant team Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	£5,248,688 7.50% 6.00% 3.00% 1.75%	total of build costs of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra	total of build costs of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee	total of build costs of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee	total of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team HMRC
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumptio	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on	total of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumptio	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on £10,723,125	total of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return broad Infrastructure Cost Assumption Site Infrastructure (General)	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on £10,723,125	total of build costs of market GDV of land value ate tt total				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SOLT Dev & Cont Return Broad Infrastructure Cost Assumptio Site Infrastructure (General) Broad abnormals/site prep assumption	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125	total of build costs of market GDV of land value ate tt total				Consultant team Consultant team Consultant team MMRC PPG Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SOLT Dev & Cont Return Broad Infrastructure Cost Assumptio Site Infrastructure (General) Broad abnormals/site prep assumption	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125	total of build costs of market GDV of land value ate tt total			Total	Consultant team Consultant team Consultant team MMRC PPG Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Groad Infrastructure Cost Assumptic Site Infrastructure (General) Site Preparation (General) Policy Costs	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125	total of build costs of market GDV of land value ate tt total			Total	Consultant team Consultant team Consultant team MMRC PPG Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Groad Infrastructure Cost Assumptic Site Infrastructure (General) Site Preparation (General) Policy Costs	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250	total of build costs of market GDV of land value ate tt total			Total	Consultant team Consultant team Consultant team MMRC PPG Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return iroad Infrastructure Cost Assumption Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Policy Costs Policy Costs (Local)	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250 £0.00	total of build costs of market GDV of land value atte total total				Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Solut Dev & Cont Return Proad Infrastructure (Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Site Preparation (General) Colicy Costs Site Ste Costs Solicy Costs (Local) Education (House)	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42	total of build costs of market GDV of land value ate total total total per dwelling per dwelling			£0 £715,326	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees SDLT Dev & Cont Return road Infrastructure Cost Assumptio Site Infrastructure (General) road abnormals/site prep assumpt Site Preparation (General) olicy Costs olicy Costs (Local) Education (House) Open Space & Recreation (Flat)	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00	total of build costs of market GDV of land value ate total total total per dwelling per dwelling per dwelling			£0 £715,326 £0	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumptic Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs olicy Costs Olicy Costs (Local) Education (Flat) Education (House) Open Space & Recreation (House)	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00 £6,548.00	total of build costs of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling per dwelling			£0 £715,326 £0 £1,964,400	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Dev & Cont Return Dev & Cont Return iroad Infrastructure Cost Assumptic Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (Flat) Education (House) Open Space & Recreation (Flat) Open Space & Recreation (House) Other s106/s278	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00	total of build costs of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling per dwelling			£0 £715,326 £0	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees SDLT Dev & Cont Return iroad Infrastructure Cost Assumptio Site Infrastructure (General) iroad abnormals/site prep assumption Site Preparation (General) iolicy Costs iolicy Costs Iolicy Costs (Local) Education (House) Open Space & Recreation (House) Open Space & Recreation (House) Open Space & Recreation (House) Other s106/s278 iolicy Costs (National & GMSF)	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00 £6,548.00 £1,650.00	total of build costs of market GDV of land value atte total total total per dwelling per dwelling per dwelling Per flat			£0 £715,326 £0 £1,964,400 £0	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council
Plot costs & contingency Professional Fees Finance Rate Marketing Fees SOLT Dev & Cont Return Froad Infrastructure Cost Assumptio Site Infrastructure (General) Froad abnormals/site prep assumpt Site Preparation (General) Folicy Costs Folicy Costs Folicy Costs Costs (Local) Education (Flat) Education (Flat) Open Space & Recreation (Flat) Open Space & Recreation (House) Other s106s278 Folicy Costs (National & GMSF) Biodiversity Net Gain	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee 50 £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00 £6,548.00 £1,650.00 £1,137.00	total of build costs of market GDV of land value ate total total total per dwelling per dwelling per dwelling Per flat per dwelling			£0 £715,326 £0 £1,964,400 £0 £341,100	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Council Council Council Council Council
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumptic Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Prolicy Costs (Local) Education (House) Open Space & Recreation (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00 £6,548.00 £1,650.00 £1,137.00 £1,500.00	total of build costs of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling Per flat per dwelling per dwelling			£0 £715,326 £0 £1,964,400 £0 £341,100 £450,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Froad Infrastructure Cost Assumptit Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Colicy Costs Policy Costs Policy Costs Colicy Costs Colicy Costs Colicy Costs Policy Costs (Local) Education (House) Open Space & Recreation (Flat) Open Space & Recreation (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00 £6,548.00 £1,650.00 £1,137.00 £1,137.00 £1,500.00	total of build costs of market GDV of land value ate te total total total per dwelling per dwelling			f0 f715,326 f0 f1,964,400 f0 f341,100 f4350,000 f112,500	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Counc
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Observed States SDLT Dev & Cont Return Tode Infrastructure Cost Assumption Site Infrastructure (General) inoad abnormals/site prep assumption Site Preparation (General) inoicy Costs Colicy Costs Cost Cost Cost Cost Cost Cost Cost	£5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on £10,723,125 tion £2,483,250 £0.00 £2,384.42 £3,546.00 £6,548.00 £1,650.00 £1,137.00 £1,1500.00 £1,500.00 £3,000.00	total of build costs of market GDV of land value atte total total total per dwelling per dwelling per dwelling Per flat per dwelling per dwelling			£0 £715,326 £0 £1,964,400 £0 £341,100 £341,100 £112,500 £112,500	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Consultant team Consultant team Consultant team
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Solut Dev & Cont Return Dev & Cont Return Broad Infrastructure (Cost Assumption Site Infrastructure (General) Broad abnormals/site prep assumption Site Preparation (General) Broad abnormals/site prep assumption Site Preparation (General) Broad abnormals/site prep assumption Site Preparation (General) Broad abnormals/site prep assumption Site Preparation (General) Broad abnormals/site prep assumption Site Preparation (General) Broad abnormals/site prep assumption Education (Flat) Dene Space & Recreation (House) Open Space & Recreation (House) Open Space & Recreation (House) Open Space & Recreation (House) Open Space & Recreation (Bat) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	E5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee 50 f10,723,125 tion f2,483,250 f0.00 f2,384.42 f3,546.00 f6,548.00 f6,548.00 f1,137.00 f1,500.00 f1,500.00 f3,000.00 f2,000.00	total of build costs of market GDV of land value ate total total total per dwelling per dwelling per dwelling Per flat per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£0 £715,326 £0 £1,964,400 £0 £341,100 £450,000 £112,500 £225,000 £120,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Counc
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Solution Stead Infrastructure Cost Assumption Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Solicy Costs Policy Policy Costs Policy Costs Policy Costs Policy Costs Po	f5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on f10,723,125 fion f2,483,250 f0.00 f2,384.42 f3,546.00 f6,548.00 f1,650.00 f1,500.00 f1,500.00 f1,500.00 f2,000.00 f2,000.00	total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per deched per detached per detached per semi per terraced			f0 f715,326 f0 f1,964,400 f1,964,400 f0 f341,100 f430,000 f112,500 f120,000 f330,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Counc
Plot costs & contingency Professional Fees Finance Rate Marketing Fees SOLT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Education (Flat) Education (House) Open Space & Recreation (Flat) Open Space & Recreation (House) Open Space & Recreation (House) Open Space & Recreation (House) Other s106/s278 'olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings :lectric charging vehicle (Detached) 'uture Homes Standard (Detached) Future Homes Standard (Semi)	E5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee 50 f10,723,125 tion f2,483,250 f0.00 f2,384.42 f3,546.00 f6,548.00 f6,548.00 f1,137.00 f1,500.00 f1,500.00 f3,000.00 f2,000.00	total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per deched per detached per detached per semi per terraced			£0 £715,326 £0 £1,964,400 £0 £341,100 £450,000 £112,500 £225,000 £120,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Counc
Plot costs & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure (Cost Assumptic Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Policy Costs Prolicy Costs (Local) Education (Flat) Education (House) Open Space & Recreation (Flat) Open Space & Recreation (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Lectric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	f5,248,688 7.50% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on f10,723,125 fion f2,483,250 f0.00 f2,384.42 f3,546.00 f6,548.00 f1,650.00 f1,500.00 f1,500.00 f1,500.00 f2,000.00 f2,000.00	total of build costs of market GDV of land value ate et total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per deched per detached per detached per semi per terraced			f0 f715,326 f0 f1,964,400 f1,964,400 f0 f341,100 f430,000 f112,500 f120,000 f330,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Counc

					Su	mmary Res	ults		
Site Details	GMCA Testing - Site sp	pecific testing		Site Address	East of	Boothstown, Hou	sing	_	Site Reference GM Allocation 31
									Application No Worsley Ward
Scheme Description	300 dwellings,		_	Notes				_	Application No voi siev ward
	1								
									Date Saved 13/08/2020
		Site Details				Dwe	llings	GIA (sq m)	
	Gross Area	17.60 <mark>ha</mark>				Total	300.00	33,510.0	
	Net Area Net to Gross Ratio	14.10 ha 80.1%			Market H Affordable H		150.00	20,610.0	
	Density	21.28 dwgs pe	r net ha		% Affordable H	-	50.00%	12,900.0	
	· · · · · ·								
Scheme Revenue									
	,					ffordable Housing	1		
		Total	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)	10	33,510.0	20,610.0	4,837.5	4,837.5	-		3,225.0	
Tenure Split (by % dwe Total Revenue	ellings)	99,264,512	50.0% 81,615,000	18.8% 3,472,182	18.8% 6,402,330	0.0%	. 0.0%	12.5%	
Average Revenue per u	unit	330,882	544,100	61,728	113,819	-		207,333	
Average Revenue per s	sq m GIA	2,962	3,960	718	1,323	-	-	2,411	
Total Capital Contribu	utions								
Total Commercial Ele	ements	-							
Total Scheme Revenu	16	99,264,512							
Sohome Developme	nt Caata								
Scheme Developme	art Costs				A	ffordable Housing	1		
		Total	Market	Social Rent	Affordable	Intermediate	DMS	Shared	Perdwelling persq m
Build Cost (inc externa	I works & contingency)	39,137,234	24,070,975	5,649,847	Rent 5,649,847	Rent -		Ownership 3,766,565	130,467 1,168
Additional Dwelling Sta		-	-	-	-	-	-	-	
Professional Fees		2,935,293	1,805,323	423,739	423,739	-	-	282,492	9,784 88 7.5% build costs
Marketing Costs (mark		2,448,450	2,448,450						18,323 119 3.0% market revenue
Marketing Costs (aff he Exceptional Developme		- 23,141,563	11,570,782	- 4,339,043	- 4,339,043		-	- 2,892,695	0.0% affordable revenue 77,139 691
Planning Obligations C		4,256,326					1		14,194 127
Commercial Elements	Costs								
									0.0% CIL as %Revenue
Community Infrastructu	ure Levy								£0.00 per market sq m 0.0% CiL as %Dev Costs
Developer's Return fo	or Risk and Profit								0.00 0.000 0000
Developer's Return (Ma		-			-				0.0% market revenue
Contractor's Return (Af	ff housing)							·	0.0% aff build & prof fees
Total Development C	osts	71,920,865							239,736 2,146
Total Operating Pro	fit	27,343,647							91,145 816
Finance Costs and I	Residual Value								
	DCF Period	8	years						
	Debit Interest Rate	6.0%							
	Credit Interest Rate	0.0%							
	Annual Discount Rate	0.0%							
Revenue and Capital C	ontributions	99,264,512							
Total Development Cos		71,920,865							
Finance Cost		1,544,974							
Annual Discount Rate		-							
Total Dev Cost, Financ	e Cost & ADR Cost	73,465,840							
Gross Residual Value	•	25,798,672							
Agents Fees		306,490	4.050	residual value (po	et SDI TO		Notes: (use	Ait+Enter to start a	new line)
Legal Fees		122,596		residual value (po					
Stamp Duty		1,279,434		on HMRC SDLT rat					
Net Residual Value		24,090,152							
	per gross ha	1,368,759							
	per net ha	1,708,521							
	per dwelling	80,301							
	per market dwelling	160,601							

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				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information	1						Source
	GMA29 North of Irlan	Station	<u>.</u>			-	Source
Allocated redline within GMSF (ha)	30.00	1 Station		District	Salford		Council
Allocated reduine within Givisi (ild)	50.00				Cadishead Ward		countin
Site type	Housing				North of Irlam Station	İ	
Area to be developed	20						Council
Dwellings (units)	800			туре	Strategic greenfield	[Council
Gross Residential area (ha)	20						Council
Gross Employment area (ha)	20						Council
						ļ	e
Total Development period (yrs)	9					1	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 sgm	Mix	Number	Selling Price (£ per sqr	n)		Council
Flats		0.0%	-	£2,974	,	•	Consultant team
Terrace	104	33.3%	200.0	£2,765		•	
Semi		33.3%	200.0	£2,750		•	
Detached	123	33.3%	200.0	£3,079			
Social Rent				Weekly Rent			
Flats	53	0.0%		£93.74		ţ	Council
Terrace			- 75.0			•	
	86	100.0%	75.0	£104.24		<u> </u>	
Affordable Rent		0.0%		Weekly Rent		Į	Council
Flats Terrace	53 86	0.0%	- 75.0	£138.08 £166.85		•	Council
Intermediate	86	100.0%			5	<u> </u>	
		0.0%		Selling price 100% sha	10	<u> </u>	Council
Flats	53	0.0% 100.0%	-	£2,974		}	Council
Terrace	86	100.0%	50.0	£2,765		 	
Social and Affordable Dent Ar	tions					<u>}</u>	
Social and Affordable Rent Assum Management/Maintenance	~~~~~~					<u> </u>	Council / PP's
	£1,000.00					Į	Council / RP's Council / RP's
Voids/ Bad debts	4%						<i>โลกการการการการการการการการการการการการการ</i>
Repairs reserve	500 6%					{	Council / RP's
Capitalisation	0%					ļ	Constant (DDI)
Intermediate Assumptions						ļ	Council / RP's
Rental Factor	2.75%					ļ	Council / RP's
Share Size						ļ	Council / RP's
Capitalisation	0					ļ	
	Housing		Total	SDLT	Fees	ļ	Stage 1 report
£ per ha gross	£250,000						Council Profoma
			7,500,000	364,500	131,250	_	council i roionia
			7,300,000	304,300	151,250	-	
Build Costs			7,500,000	304,500	151,250		Source
Flats 3to5	£1,073.60		7,300,000	304,300	131,230		Source Consultant team
Flats 3to5 Terraced	£1,073.60 £946.00	per sqm	7,000,000	000,900	131,230		Source Consultant team Consultant team
Flats 3to5 Terraced Semi	£1,073.60 £946.00 £932.80	per sqm per sqm	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	000,900	131,230		Source Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached	£1,073.60 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	000,900			Source Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi	£1,073.60 £946.00 £932.80	per sqm per sqm per sqm	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		131,230		Source Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses	£1,073.60 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Source Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs	£1,073.60 £946.00 £932.80 £1,056.00 £976.30	per sqm per sqm per sqm per sqm		300,000	131,230		Source Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00%	per sqm per sqm per sqm per sqm of build costs			131,230		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00%	per sqm per sqm per sqm per sqm			131,230		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Finance Rate	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm of build costs of build costs			131,230		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Finance Rate Aff Marketing fees	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV			131,230		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00%	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00%	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r applied in Results sher	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r. applied in Results sheet tion	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate at					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r. applied in Results sheet tion	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sheet tion 25%	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate at					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sheet tion 25%	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate et of build costs					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r. applied in Results sheet tion 25% tion £45,000	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate of build costs					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results shee tion 25% £45,000	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate of build costs			Total		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Land remediation	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results shee tion 25% £45,000	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate of build costs					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Site Preparation (General) Land remediation Policy Costs	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r applied in Results sher tion 25% ption £45,000 £18,521,130	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate of build costs					Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Land remediation Policy Costs Policy Costs (Local)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results shee tion £45,000 £18,521,130 £0.00	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate per ha total			Total	ğarana saya saya saya saya saya saya saya s	Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (Flat)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sher ion 25% tion £45,000 £18,521,130 £0.00 £2,384.42	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate ate per ha total per dwelling per dwelling			Total	ğarana saya saya saya saya saya saya saya s	Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (Flat) Education (House)	E1,073.60 E946.00 E932.80 E1,056.00 E976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r. applied in Results sher tion 25% ption E45,000 E18,521,130 E0.00 E2,384.42	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate of build costs of build costs per ha total per dwelling			Total		Source Consultant team Consult
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Site Infrastructure (General) Land remediation Policy Costs (Local) Education (Flat) Education (Flat)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sher ion 25% tion £45,000 £18,521,130 £0.00 £2,384.42	per sqm per sqm per sqm of build costs of build costs of affordable GDV of affordable GDV of affordable GDV of land value ate ate of build costs per ha total per dwelling per dwelling per dwelling			Total £0		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (House) Open Space (House) Other s106/s278	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 0.00% 0.00% 0.00% 1.75% applied at prevailing r applied in Results sher tion £45,000 £18,521,130 £0.00 £2,384.42 £5,454.55	per sqm per sqm per sqm of build costs of build costs of affordable GDV of affordable GDV of affordable GDV of land value ate ate of build costs per ha total per dwelling per dwelling per dwelling			Total £1,907,536 £4,363,636		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 3to5 Terraced Semi Detached Biended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals Sub Aff Marketing fees Agents & Legals Sub Troper & Cost Return Dev & Cont Return Broad Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Land remediation Policy Costs (Local) Education (Flat) Education (House) Open Space (Flat) Open Space (Flat)	E1,073.60 E946.00 E932.80 E1,056.00 E976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r. applied in Results sheet ion 25% tion E45,000 E18,521,130 E0.00 E2,384.42 E5,454.55 E1,650.00	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate ate ate ate ate ate ate at			Total £1,907,536 £4,363,636		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (House) Open Space (House) Other stolof/s278 Policy Costs (National & GMSF)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r applied in Results sheet ion £45,000 £18,521,130 £0.00 £2,384.42 £5,454.55 £1,650.00 £1,137.00	per sqm per sqm per sqm of build costs of build costs of affordable GDV of affordable GDV of affordable GDV of land value ate ate of build costs per ha total per dwelling per dwelling per dwelling			Total £4,363,636 £0		Source Consultant team Consult
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals Solut Dev & Cont Return Broad Infrastructure (General) Site Infrastructure (General) Eroad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (Flat) Education (House) Open Space (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r applied in Results sheet constant for the second sec	per sqm per sqm per sqm per sqm of build costs of aflordable GDV of land value ate at of build costs ate at per ha total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total £4,363,636 £0 £909,600		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Aff Marketing fees Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Elite And remediation Policy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Open Space (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r. applied in Results sheet ion 25% ption £45,000 £1,8521,130 £0.00 £1,550.00 £1,500.00 £1,500.00 £1,500.00	per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate of build costs of build costs per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			Total £0 £1,907,536 £4,363,636 £0 £909,600 £1,200,000		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant tea
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (House) Open Space (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Biodiversity Net Gain Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	E1,073.60 E946.00 E932.80 E1,056.00 E976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sheet applied in Results sheet tion 25% E18,521,130 E18,521,130 E18,521,130 E18,524,55 E1,650.00 E11,500.00 E13,500.00 E13,500.00 E3,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate ate ate ate ate ate ate at			Total f0 £1,907,536 £4,363,636 £0 £1,200,000 £300,000		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Consultant team Consultant
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Aff Marketing fees Aff Marketing fees Aff Marketing fees Aff Marketing fees Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Eroad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (Flat) Education (Flat) Open Space (Flots) Open Space (House) Other stoof/s278 Biodiversity Net Gain Adaptable dwellings Educated (Detached) future Homes Standard (Detached)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r applied in Results sheeled applied in Results sheeled applied in Results sheeled 25% 25% 25% 25% 25% 25% 25% 25%	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate ate ate ate ate ate ate at			Total E0 £1,907,536 £4,363,636 £0 £909,600 £1,200,000 £300,000 £300,000		Source Consultant team
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Piot and contingency costs Professional Fees Aff Marketing fees Agents & Legals Aff Marketing fees Agents & Legals Solution Broad Infrastructure (Cost Assump Site Infrastructure (General) Eroad abnormals/site prep assum Site Preparation (General) Elducation (Flat) Education (Flat) Education (Flat) Open Space (Flat) Open Space (Flat) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 0.00% 1.75% applied at prevailing r applied in Results sheeled applied in Results sheeled applied in Results sheeled 25% 25% 25% 25% 25% 25% 25% 25%	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate of build costs of build costs of build costs per duelling per dwelling per dwelling per dwelling per dwelling per duelling per duelling			Total E E E E E E E E E E E E E		Source Consultant team Consult
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Land remediation Policy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Open Space (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging whicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sheet ion £45,000 £18,521,130 £0.00 £2,384.42 £5,454.55 £1,650.00 £1,350.00 £1,350.00 £1,350.00 £1,500.00 £3,000.00 £2,000.00 £2,000.00 £2,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate of build costs of build costs of build costs per duelling per dwelling per dwelling per dwelling per dwelling per duelling per duelling			Total f0 £1,907,536 £4,363,636 £0 £909,600 £1,200,000 £300,000 £400,000 £400,000 £400,000 £800,000		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant tea
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Land remediation Policy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Open Space (House) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging whicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sheet ion £45,000 £18,521,130 £0.00 £2,384.42 £5,454.55 £1,650.00 £1,350.00 £1,350.00 £1,350.00 £1,500.00 £3,000.00 £2,000.00 £2,000.00 £2,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate of build costs of build costs of build costs per duelling per dwelling per dwelling per dwelling per dwelling per duelling per duelling			Total f0 £1,907,536 £4,363,636 £0 £909,600 £1,200,000 £300,000 £400,000 £400,000 £400,000 £800,000		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant tea
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Land remediation Policy Costs (Local) Education (House) Open Space (Flat) Open Space (House) Other stolof/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Costs (Hational & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Flat)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sheet ion £45,000 £18,521,130 £0.00 £2,384.42 £5,454.55 £1,650.00 £1,350.00 £1,350.00 £1,350.00 £1,500.00 £3,000.00 £2,000.00 £2,000.00 £2,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate of build costs of build costs of build costs per duelling per dwelling per dwelling per dwelling per dwelling per duelling per duelling			Total f0 £1,907,536 £4,363,636 £0 £909,600 £1,200,000 £300,000 £400,000 £400,000 £600,000 £000,000		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant tea
Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot and contingency costs Professional Fees Aff Marketing fees Aff Marketing fees Aff Marketing fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General) Land remediation Policy Costs (Local) Education (Flat) Education (Flat) Open Space (Flat) Open Space (House) Other stolof/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Flat) Future Homes Standard (Flat)	£1,073.60 £946.00 £932.80 £1,056.00 £976.30 10.00% 8.00% 6.00% 0.00% 1.75% applied at prevailing r applied in Results sheet ion £45,000 £18,521,130 £0.00 £2,384.42 £5,454.55 £1,650.00 £1,350.00 £1,350.00 £1,350.00 £1,500.00 £3,000.00 £2,000.00 £2,000.00 £2,000.00	per sqm per sqm per sqm per sqm of build costs of build costs of affordable GDV of land value ate ate ate of build costs of build costs of build costs per duelling per dwelling per dwelling per dwelling per dwelling per duelling per duelling			Total f0 £1,907,536 £4,363,636 £0 £909,600 £1,200,000 £300,000 £400,000 £400,000 £600,000 £000,000		Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant tea

					Su	mmary Resu	lts		
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	North o	f Irlam Station, Ho	Ising		Site Reference GM Allocation 32
									Application No Cadishead Ward
Scheme Description	800 dwellings, 0sqm er	np, 0sqm retail		Notes					
									Date Saved 23/04/2021
		Site Details				Dwell	nas	GIA (sq m)	
	Gross Area	30.00 ha					300.00	81,200.0	
	Net Area	20.00 ha			Market H	lousing	600.00	64,000.0	
	Net to Gross Ratio	66.7%			Affordable I	Housing	200.00	17,200.0	
	Density	40.00 dwgs p	er net ha		% Affordable I	Housing	25.00%		
Scheme Revenue									
						ffordable Housing			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	
Total No of Dwellings		800.00	600.00	75.00	75.00			50.00	
Total GIA (sq m)		81,200.0	64,000.0	6,450.0	6,450.0	•		4,300.0	
Tenure Split (by % dwe	llings)		75.0%	9.4%	9.4%	0.0%	0.0%		
Total Revenue		205,476,224	184,600,000	4,629,576	8,536,440	· · ·		7,710,208	
Average Revenue per u		256,845	307,667	61,728	113,819		-	154,204	
Average Revenue per s	iq m GIA	2,530	2,884	718	1,323			1,793	
Total Capital Cant I	tions								
Total Capital Contribu	uons								
Total Commercial Eler	mante								
Total Commercial Eler	nent5								
Total Scheme Revenu	e	205,476,224							
	-								
Scheme Developme	nt Costs								
					A	ffordable Housing			
		Total	Market	Social Rent	Affordable	Intermediate	DMS	Shared	Per dwelling per sq m
Build Cost (inc external	works & contingency)	79,275,560	62,483,200	6,297,135	Rent 6,297,135	Rent -	-	Ownership 4,198,090	99,094 976
Additional Dwelling Sta		-	-	-	-	-		-	
Professional Fees	i dui du	6,342,045	4,998,656	503,771	503,771	-		335,847	7,928 78 8.0% build costs
Marketing Costs (market	et housing)	5,538,000	5,538,000						9,230 87 3.0% market revenue
Marketing Costs (aff ho		-		-		-		· ·	0.0% affordable revenue
Exceptional Developme	ent Costs	55,163,368	41,372,526	5,171,566	5,171,566		-	3,447,711	68,954 679
Planning Obligations C	osts	10,480,772							13,101 129
Commercial Elements	Costs								
									0.0% CIL as %Revenue
Community Infrastructu	re Levy	-							£0.00 per market sq m
									0.0% CiL as %Dev Costs
Developer's Return fo									
Developer's Return (Ma Contractor's Return (Afri								· · 1	0.0% market revenue
Contractor Si Veturi (Ali									0.0% aff build & prof fees
Total Development Co	sts	156,799,745							196,000 1,931
Total Operating Pro	fit	48,676,480							60,846 599
Finance Costs and F	Residual Value								
	DCF Period		years						
	Debit Interest Rate	6.0%							
	Credit Interest Rate	0.0%							
	Annual Discount Rate	0.0%							
Revenue and Capital C	ontributions	205,476,224							
Total Development Cos		156,799,745							
Finance Cost		7,939,936							
Annual Discount Rate 0	Cost	-							
Total Dev Cost, Finance	e Cost & ADR Cost	164,739,680							
Gross Residual Value		40,736,544					Natao, (Alth Enter to sta	e reu lies)
Agents Fees		483,878	1 25%	residual value (po:	st SDLT)		wotes: (Use)	Alt+Enter to start a	a new line)
Legal Fees		193,551		residual value (po					
Stamp Duty		2,026,327		on HMRC SDLT rat					
Net Residual Value		38,032,788							
	per gross ha	1,267,760							
	per net ha per dwelling	1,901,639 47,541							
	per aweiling per market dwelling	63,388							

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					
а	b	с	d	е	f	g	h	i		
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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	Employ ment	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.

Site information						Source
Allocation (2020)	GMA30 Port Salford Ex	tension				
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			Туре	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 val	ue				
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 ra	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG/Consultant team
Broad Infrastructure Cost Assumpti	on					
Site Infrastructure (General)	£41,090,738	total				Consultant team
Policy Costs					Total	
Policy Costs (Local)						

Summary										
Scheme GM33		B1 Office			B2 Industrial	1		B8 Warehouse		_
Scheme Giviss	1	Size of unit			Size of unit			bo warenouse		<u> </u>
	320000		0			0		Circ of whith (CIA)	220000	
Total floorspace (sq m)	320000	(GIA) Ratio of GEA t		sq m	(GIA) Ratio of GEA t		sq m	Size of unit (GIA) Ratio of GEA to GIA	320000 100.0%	
		GEA		sq m	GEA		sq m	GEA	320000	
		GEA NIA as % of G		sqm	NIA as % of GI		sym	NIA as % of GIA	95%	
		NIA as % of G		6 m	NIA as % of GI		sq m	NIA as % of GIA	304000	_
		Rooms	250	sq m	Rooms	250	sqm	Rooms	250	
Total site area (ha)	109.4	Floors	250		Floors	230		Floors	1.05	
Developable site area (ha)	68.5	Site coverage	90%		Site coverage	90%		Site coverage	1.05	
Net to gross	63%	Site coverage		Hectares	Site area		Hoctoros	Site area		Hectare
Nettogross	03/6	Site area	0.00	nectares	Site area	0.00	nectares	Site died	08.3	nectare
SCHEME REVENUE		B1 Office			B2 Industrial			B8 Warehouse		
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									<u> </u>
SITE BENCHMARK										1
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									1
SCHEME COSTS		B1 Office			B2 Industrial			B8 Warehouse		
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	£41,090,738		£ -			£ -			£ 41,090,738	
Professional fees (% cc&sp/inf)	£4,540,082	0.00%	£0		0.00%	£0		11.05%	£4,540,082	
Sales and lettings costs (% GDV)	£3,271,126	3.00%	£0		3.00%	£0		3.00%	£3,271,126	
Planning obligations (EV chargin	g)		£ -			£ -				
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 ar		£3,188,509								
Void finance period (in months)	0	£0								
Total finance costs	£3,188,509		· · · · · · · · · · · · · · · · · · ·							<u> </u>
	£ 28,028,334									
Developer return % gdv		0.0%	£0		0.0%	£0		25.7%	£28,028,334	
Total scheme costs	25.7% £81,009,204									L
	201,000,204									
RESIDUAL VALUE	1									
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	
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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	Employ ment	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.

Site information						Source
Allocation (2020)	GMA38 Ashton Moss \	West				
Allocated redline within GMSF (ha)	58.23			District	Tameside	Council
				Ward	Droylsden East Ward	Council
Site type	Employment			Name	Ashton Moss West	
Area to be developed	41.83			Type	Strategic greenfield	Council/promoter
Gross Employment area (ha)	41.83	Non resi coverage	40%			Council/promoter
Employment floorspace (sqm)	160,000	B1, B2,B8				Council/promoter
Total Development period (yrs)						Council
Development mix and values						Source
Non residential values	B2/B8 Serviced land sa	les value	B1 Serviced land sales v	value		
Employment	£1,700,000	per ha	£1,350,000	per ha		Consultant team
BLV	Employment	1	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 ra	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG/Consultant team
Broad Infrastructure Cost Assumpti	lon					
		total				Consultant team
Site Infrastructure (General)	£21,587,262	totai				
Site Infrastructure (General)	£21,587,262				Total	
	£21,587,262				Total	

Non-residential viabili	ty assessment i	nodel								
Summary										
Scheme GM42		B1 Office			B2 Industria	I		B8 Warehouse		
		Size of unit			Size of unit					
Total floorspace (sq m)	160000	(GIA)	16000		(GIA)	104000	sq m	Size of unit (GIA)	40,000	sq m
		Ratio of GEA t	100.0%		Ratio of GEA t	100.0%		Ratio of GEA to GIA	100.0%	
		GEA	16000	sq m	GEA	104000	sq m	GEA	40000	sq m
		NIA as % of G	95%		NIA as % of GI	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	Hectare
		D4 06			D2 In duratula			DO WARE STORE		
SCHEME REVENUE		B1 Office	6 1 250 000		B2 Industria			B8 Warehouse	6 1 700 000	
Serviced Land £/ha			£ 1,350,000		£ 1,700,000			£ 1,700,000		
Gross scheme value			£1,800,000			£44,200,000			£17,000,000	
Less purchaser costs			6.80%			6.80%			6.80%	
Gross Development Value			£1,685,393	£0	£0	£41,385,768	£C	£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									
		D4 04			D2 la du state	-		DO Wanah anna		
SCHEME COSTS Build costs	£0	B1 Office	£0	1	B2 Industria	£0	1	B8 Warehouse		
		-								
External costs (% bc)	£0	10.00%			10.00%			0.00%	£0	
Construction costs			£0			£0		<u> </u>	£0	
Total construction costs	£0		£ 770.974			£ 15.033.986			6 5 702 202	
Site preparation/infrastructure	£21,587,262	10.000/	-,-		10.000/	-,,	_	10.000/	£ 5,782,302	
Professional fees (% cc&sp/inf)	£2,330,560	10.80% 3.00%	£83,234		10.80% 3.00%			10.80%	£624,257	
Sales and lettings costs (% GDV)	£1,769,663	3.00%			3.00%			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		1904,770		1	117,090,028			10,004,088	
Finance costs (interest rate)	6.0%					1	1	8		
Build period (months)	96									
Finance costs	50	£2,042,044								
Void finance period (in months)	0	£0								
Total finance costs	£2,042,044	10								
	£ 20,106,354					Ì	1	1		_
Developer return % gdv	2 20,100,334	0.0%	£0		0.0%	£0		0.0%		
oper recarn /o Bay	34.1%	0.070	10		0.070	10		0.070		
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					
а	b	с	d	е	f	g	h	i		
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information							Source
	GMA39 Godley Green	n Garden Village					
Allocated redline boundary (ha)	113.30			District	Tameside		Council
				Ward	Hyde Godley Ward		HIF Bid
Site type	Housing			Name	Godley Green Garden	Vill	age
pable Area (ha) (BLV applied here)	113.30			Туре	Strategic greenfield		Council
Dwellings (units)	2,350						Council
Gross Residential area (ha)	45.3						Council
Total Development period (yrs)	20						Council
Residential requirements and Valu	les					—	Source
Density	51.88	DPH					
Varket %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other		
1.997.0	353.0	177.00	Anordable Kent	176.00	other		Council
	•	Mix	Number		-		Council
Market housing	ļ			Selling Price (£ per sq			c
Market Flats	70	14.9%		£2,368			Council
Market Houses	97	85.1%	1,700.0	£2,368		ļ	
Social Rent				Transfer Price (£ per s	r		
Affordable Flats	70	15.3%	27.0	£947			Council
Affordable Houses	97	84.7%	150.0	£947			
Intermediate				Transfer Price (£ per s	qm)		Council
Affordable Flats	70	14.8%	26.0	£1,539			
Affordable Houses	97	85.2%	÷	£1,539			
	Housing		Total	SDLT	Fees		
£ per ha gross	£250.000		28,325,000	1,405,750	1.133.000		Stage 1 report
E per lla gross	E230,000		28,323,000	1,403,730	1,155,000		Stage Treport
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		of build costs					Council
							Council
Planning Costs	£2,000,000	§			1		1
Finance Rate	6.00%						Council
Sale Disposal Fee		of market GDV and Co	ommercial				Council
Aff Marketing fees	•••••••••••••••••••••••••••••••••••••••	of affordable GDV					Council
Agents & Legals & Set JV Set up		of land value				ļ	Council
SDLT	applied at prevailing r	ate					
Dev & Cont Return	applied in Results she	et					
				•			
nfrastructure	£15,000,000						Council
Highways							
Utilities	£15,000,000						Council
Landscaping	£8,000,000	•					Council
Abnormals/Site Prep							
Site Prep	£10,000,000						Council
Remediation	••••••••••••••••••••••••••••••••••••••						Council
Policy Costs (Site Specific)							
Est. S106 Package	£11,750,000						HIF Bid
HIF funding	-£10,000,000					ļ	HIF Bid
Policy Costs (Generic)					Total		
Biodiversity Net Gain	£0.00	per dwelling			£0		Council advised that
Adaptable dwellings	£0.00	per dwelling			£0		all policy costs are
	£0.00	per detached			£0		within infrastructure
lectric charging vehicle (Detached)		per detached			£0		abnormals and S106
	£0.00		å	1	£0		costs
uture Homes Standard (Detached)		per semi					
uture Homes Standard (Detached) Future Homes Standard (Semi)	£0.00	per semi per terraced					
uture Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Terraced)	£0.00 £0.00	per terraced			£0		
lectric charging vehicle (Detached) uture Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Terraced) Future Homes Standard (Flat)	£0.00 £0.00						

					Su	mmary Re	sults		
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Godley	Green Garden	Village, Housing		Site Reference GM Allocation 43
									Application No Hyde Godley Ward
Scheme Description	2,350 dwellings,		_	Nates	_				Application No Infectional Application No
									Date Saved 23/09/2020
		Site Details				Dr	vellings	GIA (sq m)	
	Gross Area	113.30 ha				Total	2,350.00	218,368.0	
	Net Area	45.30 ha			Market H	Housing	1,997.00	185,578.0	
	Net to Gross Ratio	40.0%			Affordable H		353.00	32,790.0	
	Density	51.88 dwgs p	er net ha		% Affordable H	lousing	15.02%		
Cabarra Davasua									
Scheme Revenue					A	ffordable Housi	ng		
		Total	Market	Social Rent	Affordable	Intermediate		Shared	
					Rent	Rent -		Ownership	
Total No of Dwellings Total GIA (sq m)		2,350.00 218,368.0	1,997.00 185,578.0		-		177.00	176.00 16,360.2	
Tenure Split (by % dwe	ellings)	210,0000	85.0%	0.0%	0.0%	0.0		7.5%	
Total Revenue		480,719,000	440,005,000		-	-	15,582,000	25,132,000	
Average Revenue per u		204,581	220, 333	-	-	-		142,795	
Average Revenue per e	sq m GIA	2,201	2,371		-		948	1,536	
Total Capital Contribu	utions	10,000,000							
		10,000,000							
Total Commercial Ele	ments	-							
Total Scheme Revenu	le	490,719,000							
Scheme Developme	nt Costs								
Seneme Dereiopine	1100313		1		A	ffordable Housi	ng		
		Total	Market	Social Rent	Affordable	Intermediate	Social Rent	Shared	Perowelling persq m
Build Cost (inc externa	works & contingency)	221,401,056	188,152,947		Rent -	Rent -	16,662,006	Ownership 16,586,104	94,213 1,014
Additional Dwelling Sta			-	-			-		· · ·
Professional Fees		17,712,085	15,052,236		-		1,332,960	1,326,888	7,537 81 8.0% build costs
Marketing Costs (mark		15,400,175	15,400,175						7,712 83 3.6% market revenue
Marketing Costs (aff ho Exceptional Developme		- 116,003,723	96,578,483		-		8,737,302	- 8,687,938	0.0% affordable revenue
Planning Obligations C		11,750,000	90,070,400	•	-		6,737,302	0,007,930	49,363 531 5,000 54
Commercial Elements		-							
									0.0% CIL as % Revenue
Community Infrastructu	ure Levy	-							£0.00 per market sq m
Developerte Detver fe	Disk and Destit								0.0% ClL as % Dav Costs
Developer's Return fo Developer's Return (Ma									0.0% market revenue
Contractor's Return (Af		-		•	-		-	· · 1	0.0% aff build & prof fees
Total Development C	osts	382,267,039							162,867 1,761
Total Operating Pro	fit	108,451,961							48,150 497
		100,451,301							
Finance Costs and I									
	DCF Period		years						
	Debit Interest Rate	6.0%							
	Credit Interest Rate Annual Discount Rate	0.0%							
Revenue and Capital C	ontributions	490,719,000							
Total Development Cos	st	382,267,039							
Finance Cost Annual Discount Rate	Cost	19,232,286							
Total Dev Cost, Finance		401,499,325							
Gross Residual Value	,	89,219,675					Notos: (Att. Entra to ot-t-	a com legi
Agents Fees			0.00%	residual value (po	et SDLT)		Notes: (use)	Alt+Enter to start a	a new me)
Legal Fees		-		residual value (po					
Stamp Duty		4,450,484	Based	on HMRC SDLT rat	tes				
Net Residual Value		84,769,192							
	per gross ha	748,184							
	per net ha	1,871,285							
	per dwelling	36,072							
	per market dwelling	42,448							

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	
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information						Source
Allocation (2020)	GMA40 South of Hyde					
Allocated redline within GMSF (ha)	33.00			District	Tameside	Council
				Ý	Hyde Werneth Ward	
Site type		ļ			South of Hyde	
Area to be developed				Туре	Strategic greenfield	
Dwellings (units)						Council
Gross Residential area (ha)		ļ				Council
Gross Employment area (ha)						
Total Development period (yrs)	8					Promoter
evelopment mix and values						Source
evelopment mix and values						Source
Density	22.67	DPH				
Aarket %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
376.0	66.0	23.0	19.0	24.0	-	Council
	Floor area sqm	Mix	Number	Selling Price (£ per sqn	1)	
Terrace	· · · · · · · · · · · · · · · · · · ·	10.0%	¢	£2,765	r ¹ +	Council & promoter
Semi		50.0%	¢	£2,750	•+-	Consultant team
Detached	***************************************	40.0%	¢	£3,244		
Social Rent				Selling Price (£ per sqn	n)	
Flats	**	8.7%	2.0	£1,190	1	Council
Terrace		21.7%	•	£1,106		
Semi		34.8%	÷	£1,100		
Detached		34.8%	÷	£1,298		
Affordable Rent				Selling Price (£ per sqn		
Flats		10.5%	2.0	£1,487		Council
Terrace	103	21.1%		£1,383		
Semi		31.6%		£1,375		
Detached		36.8%		£1,622		
Intermediate	1			Selling Price (£ per sqn	ו)	
Flats		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	;	per sqm				Consultant team
Detached	£1,056.00	per sqm				Consultant team
Blended rate for houses	£990.70	per sqm				Consultant team
		ļ				
Other Development Costs						
Plot & contingency		of build costs				Consultant team
Professional Fees						
		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
Marketing Fees	6.00% 3.00%	of market GDV				Consultant team Consultant team
Marketing Fees Agents & Legals	6.00% 3.00% 1.75%	of market GDV of land value				Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT	6.00% 3.00% 1.75% applied at prevailing ra	of market GDV of land value ate				Consultant team Consultant team Consultant team HMRC
Marketing Fees Agents & Legals SDLT	6.00% 3.00% 1.75%	of market GDV of land value ate				Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee	of market GDV of land value ate				Consultant team Consultant team Consultant team HMRC
Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee	of market GDV of land value ate at				Consultant team Consultant team Consultant team HMRC PPG
Marketing Fees Agents & Legals SDLT Dev & Cont Return	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee	of market GDV of land value ate				Consultant team Consultant team Consultant team HMRC
Marketing Fees Agents & Legals SDLT Dev & Cont Return Froad Infrastructure Cost Assumpt Site Infrastructure (General)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25%	of market GDV of land value ate at				Consultant team Consultant team Consultant team HMRC PPG
Marketing Fees Agents & Legals SDLT Dev & Cont Return iroad Infrastructure Cost Assumpti Site Infrastructure (General) iroad abnormals/site prep assump	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee ion 25% ytion	of market GDV of land value ate t of build costs				Consultant team Consultant team HMRC PPG Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return Froad Infrastructure Cost Assumpt Site Infrastructure (General)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee ion 25% stion	of market GDV of land value ate t of build costs				Consultant team Consultant team Consultant team HMRC PPG
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee ion 25% ytion	of market GDV of land value ate t of build costs			Total	Consultant team Consultant team HMRC PPG Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) 'olicy Costs	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee ion 25% ytion	of market GDV of land value ate t of build costs			Total	Consultant team Consultant team HMRC PPG Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) site Preparation (General) Site Preparation (General) olicy Costs olicy Costs (Local)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee ion 25% tion £45,000	of market GDV of land value ate t of build costs				Consultant team Consultant team HMRC PPG Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs olicy Costs Olicy Costs (Local) Education (Flat)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet ion 25% ttion £45,000 £43,355.74	of market GDV of land value ate of build costs per ha per dwelling			£21,779	Consultant team Consultant team HMRC PPG Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) site Preparation (General) Site Preparation (General) olicy Costs lolicy Costs (Local)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet on 25% tion £45,000 £4,355.74 £4,355.74	of market GDV of land value ate t of build costs per ha per dwelling per dwelling				Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs olicy Costs (Local) Education (Flat) Education (House) Greenspace (all)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet on 25% tion £45,000 £4,355.74 £4,355.74	of market GDV of land value ate of build costs per ha per dwelling			£21,779 £1,903,458	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs olicy Costs (Local) Education (Flat) Education (House) Greenspace (all)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee ion 25% tion £45,000 £43,55.74 £4,355.74 £1,286.72	of market GDV of land value ate of build costs per ha per dwelling per dwelling per dwelling			£21,779 £1,903,458	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) site Preparation (General) olicy Costs olicy Costs Olicy Costs (Local) Education (House) Greenspace (all) olicy Costs (National & GMSF)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet fon 25% stion £45,000 £43,355.74 £4,355.74 £1,286.72 £1,137	of market GDV of land value ate t of build costs per ha per dwelling per dwelling			£21,779 £1,903,458 £568,729	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) site Preparation (General) Site Preparation (General) Olicy Costs Iolicy Costs (Local) Education (Flat) Education (Flat) Greenspace (all) Olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% ttion £43,55.74 £4,355.74 £4,355.74 £1,286.72 £1,137 £1,500	of market GDV of land value ate of build costs per ha per dwelling per dwelling per dwelling per dwelling			£21,779 £1,903,458 £568,729 £502,554	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Council Council
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs lolicy Costs (Local) Education (House) Greenspace (all) olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet on 25% ttion £43,55.74 £4,355.74 £4,355.74 £1,286.72 £1,137 £1,500 £1,500	of market GDV of land value ate t of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling			£21,779 £1,903,458 £568,729 £502,554 £663,000	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs lolicy Costs (Local) Education (House) Greenspace (all) olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £43,55,74 £4,355,74 £4,355,74 £1,286,72 £1,137 £1,500 £3,000	of market GDV of land value ate t of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			£21,779 £1,903,458 £568,729 £502,554 £663,000 £258,600	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Greenspace (all) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) 'uture Homes Standard (Detached) Future Homes Standard (Semi)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £44,355.74 £4,355.74 £1,286.72 £1,286.72 £1,137 £1,500 £1,500 £3,000	of market GDV of land value ate t of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached			£21,779 £1,903,458 £568,729 £502,554 £663,000 £258,600 £517,200	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return Site Infrastructure Cost Assumpti Site Infrastructure (General) Froad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Greenspace (all) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Idectric charging vehicle (Detached) Uture Homes Standard (Detached) Future Homes Standard (Semi)	6.00% 3.00% 3.00% applied at prevailing ra applied in Results shee ion 25% tion £45,000 £43,55.74 £1,286.72 £1,137 £1,500 £1,500 £3,000 £2,000	of market GDV of land value ate t of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per delling per delling			£21,779 £1,903,458 £568,729 £502,554 £663,000 £258,600 £517,200 £426,000	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Greenspace (all) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	6.00% 3.00% 3.00% applied at prevailing ra applied in Results shee ion 25% tion £45,000 £43,55.74 £1,286.72 £1,137 £1,500 £1,500 £3,000 £2,000	of market GDV of land value ate of build costs of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£21,779 £1,903,458 £568,729 £502,554 £663,000 £258,600 £517,200 £426,000 £103,200	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team
Marketing Fees Agents & Legals SDLT Dev & Cont Return road Infrastructure Cost Assumpt Site Infrastructure (General) site Preparation (General) Site Preparation (General) Olicy Costs Olicy Costs (Local) Education (House) Greenspace (all) Olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) uture Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	6.00% 3.00% 3.00% applied at prevailing ra applied in Results shee ion 25% tion £45,000 £43,55.74 £1,286.72 £1,137 £1,500 £1,500 £3,000 £2,000	of market GDV of land value ate of build costs of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£21,779 £1,903,458 £568,729 £502,554 £663,000 £258,600 £517,200 £426,000 £103,200	Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team

							.16 .		
					Su	mmary Res	ults		
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	South o	f Hyde, Housing			Site Reference GM Allocation 44
Scheme Description	442 duallings Ocean or	nn Ocom seteil		Notes					Application No Hyde Werneth Ward
Scheme Description	442 dwellings, 0sqm en	np, usqm retail	l	NOTES					
									Date Saved 23/09/2020
L L									,
		Site Details				Dwel	-	GIA (sq m)	
	Gross Area Net Area	33.00 ha 19.50 ha			Market H	Total	442.00 376.00	46,617.9 39,856.0	
	Net to Gross Ratio	59.1%			Affordable H		66.00	6,761.9	
	Density	22.67 dwgs p	er net ha		% Affordable I		14.93%	0,70110]
						-			
Scheme Revenue									
						ffordable 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 % dwell	lings)		85.1%	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 ur		292,305	316,100	-	-	-	135,238	194,375	-
Average Revenue per so	q m GIA	2,771	2,982	-	-	-	1,319	1,899	
Total Capital Contribut	tions								
rotal Capital Contribut	10115								
Total Commercial Elen	ments								
Total Scheme Revenue	e	129,198,600							
Scheme Developmen	nt Costs		1		A	ffordable Housing			1
		Total	Market	Social Rent	Affordable	Intermediate	Social rent	Shared	Per dwelling per sq m
Build Cost (inc external	works & contingency)	46.208.303	39,485,339	-	Rent -	Rent -	transfer 4,284,242	Ownership 2,438,722	104,544 991
Additional Dwelling Stan		40,200,303	39,400,339		-		4,204,242	2,430,722	
Professional Fees		3,696,664	3,158,827		-		342,739	195,098	8,363 79 8.0% build costs
Marketing Costs (marke	t housing)	3,565,608							
		3,303,608	3,565,608						9,483 89 3.0% market revenue
Marketing Costs (aff hou		3,565,608	3,565,608	-	-	-	-	-	9,483 89 3.0% market revenue 0.0% affordable revenue
Exceptional Development	using) nt Costs	22,851,531	3,565,608	-	-	-	- 2,171,412	- 1,240,807	0.0% affordable revenue
Exceptional Development Planning Obligations Co	using) nt Costs osts	- 22,851,531 4,972,020							0.0% affordable revenue
Exceptional Development	using) nt Costs osts	22,851,531							0.0% affordable revenue
Exceptional Developmen Planning Obligations Co Commercial Elements C	using) nt Costs osts Costs	- 22,851,531 4,972,020 -							 51,700 490 11,249 107 0.0% Cll. as %Revenue
Exceptional Developmen Planning Obligations Co Commercial Elements C	using) nt Costs osts Costs	- 22,851,531 4,972,020							0.0% affordable revenue
Exceptional Developmer Planning Obligations Co Commercial Elements C Community Infrastructur	using) nt Costs osts Costs re Levy	- 22,851,531 4,972,020 -							- - 51,700 490 11,249 107 Image: Constraint of the stateo
Exceptional Developmer Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar	using) nt Costs Sosts Costs re Levy r Risk and Profit rket housing)	22,851,531 4,972,020 -		-	-		2,171,412	1,240,807	51,700 490 11,249 107
Exceptional Developmer Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar	using) nt Costs Sosts Costs re Levy r Risk and Profit rket housing)	- 22,851,531 4,972,020 -							- - 51,700 490 11,249 107 0.0% CIL as %Revenue £0.00 per market sq m 0.0% CIL as %Dev Costs
Exceptional Developmen Planning Obligations Cc Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar	using) nt Costs bots Costs re Levy r Risk and Profit rket housing) housing)	22,851,531 4,972,020 -		-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 - - - - - - - - - - - - 0.0% aff build & prof fees
Exceptional Developmer Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar	using) nt Costs bots Costs re Levy r Risk and Profit rket housing) housing)	22,851,531 4,972,020 -		-	-		2,171,412	1,240,807	51,700 490 11,249 107
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co	using) nt Costs sots Costs Te Levy re Levy re Levy re Levy re Levy re Lousing) thousing) thousing)	22,851,531 4,972,020 - - - 81,284,127		-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	using) nt Costs sots Costs Costs re Levy r Risk and Profit rket housing) thousing) ets it	22,851,531 4,972,020 -		-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 - - - - - - - - - - - - 0.0% aff build & prof fees
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	using) nt Costs osts Costs costs re Levy re Levy re Levy re Levy re tousing) housing) sts it testual Value	22,851,531 4,972,020 - - - - 81,294,127 47,904,473	19,439,311	-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	using) using) nt Costs osts costs costs re Levy rRisk and Profit rket housing) housing) sts testdual Value DCF Period	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 8		-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	using) using) nt Costs osts costs costs re Levy rRisk and Profit rket housing) housing) sts it tesidual Value DCF Period Debit Interest Rate	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 8 8 6.0%	19,439,311	-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	using) using) nt Costs sots costs costs re Levy r Risk and Profit rket housing) sts it cesidual Value DCF Period Debit Interest Rate Credit Interest Rate	22,851,531 4,972,020 - - - - - - - - - - - - - - - - - -	19,439,311	-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	using) using) nt Costs osts costs costs re Levy rRisk and Profit rket housing) housing) sts it cosidual Value DCF Period Debit Interest Rate	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 8 8 6.0%	19,439,311	-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	using) using) nt Costs osts costs costs re Levy r Risk and Profit rket housing) housing) sts tesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	22,851,531 4,972,020 - - - - - - - - - - - - - - - - - -	19,439,311	-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co- Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co- Total Operating Profit Finance Costs and R Revenue and Capital Cc	using) using) tt Costs sts Sosts Costs re Levy r Risk and Profit rket housing) thousing) sts tt total DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate contributions	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 8 6.0% 0.0%	19,439,311	-	-		2,171,412	1,240,807	- - 51,700 490 11,249 107 20,0% affordable revenue 20,0% CIL as %Revenue 20,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% CIL as %Revenue 0,0% affordable revenue
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contr	using) using) nt Costs osts costs costs re Levy rRisk and Profit rket housing) housing) sts tesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ontributions t	22,851,531 4,972,020 - - - - - - - - - - - - - - - - - -	19,439,311	-	-		2,171,412	1,240,807	. . 0.0% affordable revenue 51,700 490 11,249 107 . .
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Annual Discount Rate C	using) using) ti Costs sols costs co	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 47,904,473 8 6.0% 0.0% 0.0% 0.0% 0.0%	19,439,311	-	-		2,171,412	1,240,807	. . 0.0% affordable revenue 51,700 490 11,249 107 . .
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C	using) using) ti Costs sols costs co		19,439,311	-	-		2,171,412	1,240,807	. . 0.0% affordable revenue 51,700 490 11,249 107 . .
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital CC Total Development Cost Total Development Cost Annual Discount Rate C	using) using) ti Costs sols costs co	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 47,904,473 8 6.0% 0.0% 0.0% 0.0% 0.0%	19,439,311	-	-		2,171,412	1,240,807	. . 0.0% affordable revenue 51,700 490 11,249 107 . .
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value	using) using) ti Costs sols costs co	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 8 6,0% 0,0% 0,0% 129,198,600 81,294,127 1,471,908 - 129,198,600 81,294,127 1,471,908 - -	19,439,311	-	-		-	1,240,807	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Co Total Development Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees	using) using) ti Costs sols costs co	22,851,531 4,972,020 4,972,020 - - - - 81,294,127 47,904,473 88,294,127 1,471,908 81,294,127 1,471,908 81,294,127 1,471,908 82,766,034 46,432,566 551,518	19,439.311 years				-	-	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028
Exceptional Development Planning Obligations Co- Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co- Total Development Co- Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	using) using) ti Costs sols costs co	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 47,904,473 88,600 81,294,127 129,198,600 81,294,127 1,471,908 82,766,034 46,432,556 551,518 220,807	19,439,311 years				-	-	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028
Exceptional Development Planning Obligations Co- Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co- Total Development Co- Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	using) using) ti Costs sols costs co	22,851,531 4,972,020 4,972,020 - - - - 81,294,127 47,904,473 88,294,127 1,471,908 81,294,127 1,471,908 81,294,127 1,471,908 82,766,034 46,432,566 551,518	19,439,311 years				-	-	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital CC Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	using) using) ti Costs sols costs co	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 47,904,473 88,600 47,904,473 88,600 0,0% 0,0% 0,0% 0,0% 0,0% 0,0% 0,0%	19,439,311 years				-	-	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital CC Total Development Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees	using) using) Int Costs Sosts Sosts Sosts Costs Int Costs Int Costs Int Costs Int Costs Int Cost Interest Rate Credit Interest Rate Cre	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 88,294,127 47,904,473 88,60,0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	19,439,311 years				-	-	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital CC Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	using) using) rt Costs sols sols costs costs re Levy r Risk and Profit rket housing) sts r t cost Credit Interest Rate Credit Interest Rate Credit Interest Rate Credit Interest Rate Credit Interest Rate Cost & ADR Cost t cost cost cost cost cost cost cost	22,851,531 4,972,020 - - - - - - - - - - - - - - - - - -	19,439,311 years				-	-	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028
Exceptional Development Planning Obligations Co Commercial Elements C Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital CC Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	using) using) Int Costs Sosts Sosts Sosts Costs Int Costs Int Costs Int Costs Int Costs Int Cost Interest Rate Credit Interest Rate Cre	22,851,531 4,972,020 - - - - 81,294,127 47,904,473 88,294,127 47,904,473 88,60,0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	19,439,311 years				-	-	- - 51,700 490 11,249 107 - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% ClL as %Revenue - - - - 0.0% affordable revenue 0.0% ClL as %Revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% affordable revenue 0.0% as %Dev Costs 0.0% aff build & prof fees 183,923 1,744 108,381 1,028

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.

		Site Details			Scheme Results				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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	

Summary of results

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.

Site information Allocation (2020) Allocated redline within GMSF (ha)						Source
	GMA41 New Carringto	n				Source
	1153	<u>n</u>		District	Trafford	TBC Framework
Anocated redime within GMSF (ha)	1155				······································	
					Bucklow-St. Martins Wa	ird
Site type	Mixed				New Carrington	
Area to be developed	183.2			Туре	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				
	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
2,692.2	1,153.8	576.90	-	576.90	-	Council
Market housing			Number	Selling Price (£ per sqn	2)	
Flats	65.00	12%		£2,383.91		Consultant team
Terrace	85.00	24%		£2,424.49		Consultant team
Semi	84.00	40%		£2,462.21		consultant team
Detached Social Rent	109.00	24%		£2,635.87		
		4004		Rent		Council
Flats	53.00	40%		£87.69		Council
Terrace	86.00	60%	346	£87.69	λ	
Intermediate				Selling price 100% share	re	
Flats	53.00	35%		£2,383.91		Council
Terrace	86.00	65%	375	£2,424.49		Council
Social and Affordable Rent Assumpt						
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	0.0077					
Serviced land sales value	£30,244,909					Consultant team
	Mixed		Total	SDLT	Fees	consultant team
			45,800,000	2,279,500	801,500	Stage 1 report
£ per ha gross	£250,000		45,800,000	2,279,500	801,500	Stage 1 report
						C
Build Costs						Source
Flats 1to2	£1,047.20					Consultant team
Flats 3to5	£1,073.60					Consultant team
Flats 6	£1,416.80					Consultant team
Terraced	£946.00					Consultant team
Semi	£932.80					Consultant team
Detached	£1,056.00					Consultant team
Blended rate for houses	£969.59	per sqm				Consultant team
Other Development Costs						
Dist seets						
Plot costs		of build costs				Consultant team
Professional Fees		of build costs of build costs				Consultant team Consultant team
						Consultant team Consultant team
Professional Fees	8.00% 6.00% 3.00%	of build costs of market GDV				Consultant team
Professional Fees Finance Rate	8.00% 6.00% 3.00%	of build costs				Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees	8.00% 6.00% 3.00% 1.75%	of build costs of market GDV of land value				Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost	8.00% 6.00% 3.00% 1.75%	of build costs of market GDV of land value total				Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	8.00% 6.00% 3.00% 1.75% £17,462,698	of build costs of market GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra	of build costs of market GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee	of build costs of market GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on	of build costs of market GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumptio	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on	of build costs of market GDV of land value total ate et				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumptio Site Infrastructure (General)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25%	of build costs of market GDV of land value total ate et				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion	of build costs of market GDV of land value total ate et of build costs				Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumptio Site Infrastructure (General)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion	of build costs of market GDV of land value total ate et of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion	of build costs of market GDV of land value total ate et of build costs			Total	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion	of build costs of market GDV of land value total ate et of build costs			Total	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs (Local)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r applied in Results shee on 25% tion £45,000	of build costs of market GDV of land value total ate of build costs per ha				Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumptio Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Policy Costs Education	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648	of build costs of market GDV of land value total ate at of build costs per ha total			£11,626,648	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648 £2,322	of build costs of market GDV of land value total ate of build costs per ha total per dwelling			£11,626,648 £8,930,950	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CilL (blended)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648 £2,322 £32,933	of build costs of market GDV of land value total ate at of build costs per ha total per dwelling per sqm			£11,626,648 £8,930,950 £7,875,501	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (General) Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648 £2,322 £32,933	of build costs of market GDV of land value total ate of build costs per ha total per dwelling			£11,626,648 £8,930,950	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Surviced employment land cost Dev & Cont Return Broad Infrastructure Cost Assumptio Site Infrastructure (General) Broad abnormals/site prep assumption Site Preparation (General) Policy Costs (Local) Education Open Space ClL (blended) Other s106/s278	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648 £2,322 £32,933 £5,000.00	of build costs of market GDV of land value total ate at of build costs per ha total per dwelling per sqm per dwelling			£11,626,648 £8,930,950 £7,875,501 £19,230,000	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (General) Broad abnormals/site prep assumpt Site Infrastructure (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity. Net Gain	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648 £2,322 £32,933 £5,000.00 £1,137	of build costs of market GDV of land value total ate at of build costs per ha total per dwelling per sqm per dwelling per dwelling			£11,626,648 £8,930,950 £7,875,501 £19,230,000 £4,372,902	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £11,626,648 £2,322 £32,033 £5,000.00 £1,137 £1,500	of build costs of market GDV of land value total ate et of build costs per ha total per dwelling per dwelling per dwelling per dwelling			£11,626,648 £8,930,950 £7,875,501 £19,230,000 £4,372,902 £5,769,000	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (Cost Assumptio Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r applied in Results shee on 25% tion £11,626,648 £2,322 £32,933 £5,000.00 £1,137 £1,500	of build costs of market GDV of land value total ate of build costs per ha total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached			f11,626,648 f8,930,950 f7,875,501 f19,230,000 f4,372,902 f5,769,000 f969,192	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (General) Broad abnormals/site prep assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £11,626,648 £2,322 £32,933 £5,000,000 £1,137 £1,500 £3,000	of build costs of market GDV of land value total ate of build costs per ha total per dwelling per dwelling per dwelling per dwelling per dwelling per dewelling per dewelling per dewelling per dewelling per dewelling per dewelling per dewelling			£11,626,648 £8,930,950 £7,875,501 £19,230,000 £4,372,902 £5,769,000 £969,192 £1,938,384	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space Cilt (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648 £2,322 £32,933 £5,000.00 £1,137 £1,500 £1,500 £3,000	of build costs of market GDV of land value total ate at of build costs per ha total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			f11,626,648 f8,930,950 f7,875,501 f19,230,000 f4,372,902 f5,769,000 f969,192	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (General) Broad abnormals/site prep assumpt Site Infrastructure (General) Policy Costs Policy Costs (Local) Policy Costs (Local) Cotte Standard Other s106/s278 Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £45,000 £11,626,648 £2,322 £32,933 £5,000.00 £1,137 £1,500 £1,500 £3,000	of build costs of market GDV of land value total ate of build costs per ha total per dwelling per dwelling per dwelling per dwelling per dwelling per dewelling per dewelling per dewelling per dewelling per dewelling per dewelling per dewelling			£11,626,648 £8,930,950 £7,875,501 £19,230,000 £4,372,902 £5,769,000 £969,192 £1,938,384	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space Cilt (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £11,626,648 £2,322 £32,933 £5,000.00 £1,137 £1,500 £1,500 £3,000 £2,000	of build costs of market GDV of land value total ate at of build costs per ha total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£11,626,648 £8,930,950 £7,875,501 £19,230,000 £4,372,902 £5,769,000 £969,192 £1,938,384 £2,153,760	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (General) Broad abnormals/site prep assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (SetAred) Future Homes Standard (SetAred)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £11,626,648 £2,322 £32,933 £5,000.00 £1,137 £1,500 £1,500 £3,000 £2,000	of build costs of market GDV of land value total ate et of build costs per ha total per dwelling per dwelling per dwelling per dwelling per detached per semi per semi per semi per semi			f11,626,648 f8,930,950 f7,875,501 f19,230,000 f4,372,902 f5,769,000 f969,192 f1,938,384 f2,153,760 f2,734,506	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Coun
Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (General) Broad abnormals/site prep assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Policy Costs Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (SetAred) Future Homes Standard (SetAred)	8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results shee on 25% tion £11,626,648 £2,322 £32,933 £5,000.00 £1,137 £1,500 £1,500 £3,000 £2,000	of build costs of market GDV of land value total ate et of build costs per ha total per dwelling per dwelling per dwelling per dwelling per detached per semi per semi per semi per semi			f11,626,648 f8,930,950 f7,875,501 f19,230,000 f4,372,902 f5,769,000 f969,192 f1,938,384 f2,153,760 f2,734,506	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Coun

					S	ummary	y Resul	ts					
Site Details	GMCA Testing - Site sp	perific testing		Site Address	New C	Carrington,	Mixed				Site Reference	GM Allocation	45
Site Details	Onior reading - One at	Journe teating		Site Address		anniguon,	mixed			l	Site Reference		40
										[Application No	Bucklow-St M	artins Ward
Scheme Description	3,846 dwgs, 103,365 s	qm employment, 0 sqm ret	ail	Notes									
										r			
						_	_			l	Date Saved	24/09/2020	
		Site Details					Dwellin	igs	GIA (sq m)				
	Gross Area	183.20 ha				Total	3,8	46.00	326,633.6				
	Net Area	101.70 ha		1 🗆		Housing		92.20	239,137.3				
	Net to Gross Ratio	55.5%			Affordable	-		53.80	87,496.3				
	Density	37.82 dwgs p	er net ha		% Affordable	Housing	3	0.00%					
Scheme Revenue						Affordable	Mauring						
					Afferdable				Shared				
		Total	Market	Social Re	nt Rent		ent	Equity Share	Ownership				
Total No of Dwellings	i	3,846.00	2,692.20		5.90 -		-	-	576.90				
Total GIA (sq m)	allings)	326,633.6	239,137.3	43,3			-	-	44,139.9				
Tenure Split (by % dwe Total Revenue	annigs)	694,891,116	70.0% 591,526,100	27,667	5.0% 0.0% 016 -	-	0.0%	0.0%	15.0% 75,698,000				
Average Revenue per u	unit	180,679	219,718		958 -	-	-		131,215				
Average Revenue per s		2,127	2,474		638 -	-			1,715				
		2,727	2,4			-			.,				
Total Capital Contribu	utions	30,244,909											
Total Commercial Ele	ements	-											
Total Scheme Revenu	ne	725,136,025											
Scheme Developme	ent Costs												
Concine Developine						Affordable	Housing						
		Total	Market	Social Re	Affordable		nediate	Equity Share	Shared]	Per dwelling per	sq m	
Build Cost (inc external	Lunder & contingence)	321,778,008	234,292,116	43,451	Reni	Re	ent -	-	Ownership 44,034,264				
Additional Dwelling Sta									44,034,204	ł	83,666	985	
Professional Fees		25,742,241	18,743,369	3,476		-			3,522,741	-	6,693	79	8.0% build costs
Marketing Costs (market	et housing)	17,745,783	17,745,783			+					6,592	74	3.0% market revenue
Marketing Costs (aff ho	ousing)	-				-	-				-	•	0.0% affordable revenue
Exceptional Developme		185,144,774	129,601,342	27,771	716 -		-	-	27,771,716		48,140	567	
Planning Obligations C		58,858,951									15,304	180	
Commercial Elements	Costs	-											
Community Infrastructu	urelewy	7,875,508										ſ	1.1% CIL as %Revenue £32.93 per market sq m
Community minastruct	are cory	1,010,000										- I โ	1.3% CIL as %Dev Costs
Developer's Return fo	or Risk and Profit												
Developer's Return (Ma	arket housing)	-									-	•	0.0% market revenue
Contractor's Return (Af	ff housing)	-					-	-			-	•	0.0% aff build & prof fees
Total Development Co	osts	617,145,265									160,464	1,889	
Total Operating Prot	fit	107,990,760									28,079	331	
		107,000,700									20,010		
Finance Costs and F	Residual Value												
	DCF Period	18	years										
	Debit Interest Rate	6.0%											
	Credit Interest Rate	0.0%											
	Annual Discount Rate	0.0%											
Revenue and Capital C	Contributions	725,136,025											
Total Development Cos		617,145,265											
Finance Cost		47,980,087											
Annual Discount Rate (-											
Total Dev Cost, Financ	e Cost & ADR Cost	665,125,352											
Gross Residual Value		60,010,673											
STOSS RESIDUAL VALUE		00,010,073						Notes: (use	Alt+Enter to start a	a new line			
Agents Fees		712,758	1.25%	residual valu	e (post SDLT)		ſ	12001					
Legal Fees		285,103			e (post SDLT)								
Stamp Duty		2,990,034	Based of	on HMRC SD	LT 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											

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				
а	b	С	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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	Employ ment	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

Site information						Source
Allocation (2020)	GMA42 M6 Junction 2	5				
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			Туре	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 val	ue				
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 ra	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG/Consultant team
Broad Infrastructure Cost Assumpti	on					
Broad Infrastructure Cost Assumpti Site Infrastructure (General)	• ****	total				Consultant team
	£26,620,000	total			Total	Consultant team
Site Infrastructure (General)	£26,620,000	total			Total	Consultant team

Non-residential viability	ty assessment i	model								
Summary										
Scheme GM48		B1 Office			B2 Industrial			B8 Warehouse		
		Size of unit			Size of unit					
Total floorspace (sq m)	140000	(GIA)		sq m	(GIA)	0	sq m	Size of unit (GIA)	140000	sq m
		Ratio of GEA t	100.0%		Ratio of GEA t	100.0%		Ratio of GEA to GIA	100.0%	
		GEA	0	sq m	GEA	0	sq m	GEA	140000	sq m
		NIA as % of GI	95%		NIA as % of GI	95%		NIA as % of GIA	95%	
		NIA		sq m	NIA		sq m	NIA	133000	
		Rooms	250		Rooms	250		Rooms	250	
Total site area (hectares)		Floors	6		Floors	6		Floors	1	
Net site area	40	0	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	Hectare
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			£0.007			£0			£63,670,412	
Total GDV	£ 63,670,412		10					8	200,0,0,412	
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		1	B2 Industrial		-	B8 Warehouse		
Build costs	£0	£0	£0		£0	£0		£0		
External costs (% bc)	£0	10.00%	£0		10.00%	£0		0.00%	£0	
Construction costs Total construction costs	£0		£0			£0			£0	
Site preparation/infrastructure	£26,620,000		£ -			£ -			£ 26,620,000	-
Professional fees (% cc&sp/inf)	£2,790,000		£ -			£ -		10.48%	£ 28,820,000 £2,790,000	
Sales and lettings costs (% GDV)	£2,790,000		£0			f0		3.50%	£2,790,000 £2,228,464	
Planning obligations (EV charging			£ -			£ -		5.50%	12,220,404	
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 an	d other costs	£1,831,015								
Void finance period (in months)	0	£0								
Total finance costs	£1,831,015									
	£ 15,800,182									
Developer return % gdv		0.0%	£0		0.0%	£0		24.8%	£15,800,182	
Total scheme costs	24.8% £47,870,230			1						
RESIDUAL VALUE										
For the scheme	£ 15,800,182									
	£ 292,596									
Equivalent per gross hectare	r 252,550									

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				
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

						So	urce
Allocation (2020)	GMA43 North of Mosle	ey Common					
Allocated redline within GMSF (ha)	61.26			District	Wigan	Co	uncil
				Ward	Astley Mosley Common	W Co	uncil
Site type	······				North of Mosley Comm	on	
Area to be developed	47.12			Туре	Strategic greenfield		
Dwellings (units)	1,100						
Gross Residential area (ha) Gross Employment area (ha)	47.12					Co	nsultant team
	12					6	
Total Development period (yrs)	12					Co	uncil
Development mix and values						So	urce
Density							
Aarket %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other		
825.0	275.0	-	13.75	261.25	-	Со	uncil
Market housing Flats	65	Mix 5.0%	Number 41.3	Selling Price (£ per sqn £2,416	1)	C	nsultant team
Terrace	85	15.0%	123.8	£2,620		0	
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			nsultant team
Terrace	86	70.0%	9.6	£114.84		Со	nsultant team
Intermediate				Selling price at 100% s	nare		
Flats	53	30.0%	78.4	£2,416			uncil
Terrace		70.0%	182.9	£2,620		Co	uncil
ocial and Affordable Rent Assumpt Management/Maintenance	£1,000.00						uncil / RP's
Voids/ Bad debts	4%						uncil / RP's
Repairs reserve	500						uncil / RP's
Capitalisation	6%						uncil / RP's
Intermediate Assumptions							
Rental Factor	2.75%					Со	uncil / RP's
Share Size	60%						uncil / RP's
Capitalisation	6.0%					Со	uncil / RP's
	Housing		Total	SDLT	Fees		
£ per ha gross	£250,000		11,780,000	578,500	206,150	Sta	age 1 report
Build Costs						So	urce
Flats 1to2	£1,047.20	· · · · · · · · · · · · · · · · · · ·					nsultant team
Flats 3to5	£1,073.60						nsultant team
Terraced	£946.00						nsultant team
Semi	£932.80	å					nsultant team
Detached Blended rate for houses	£1,056.00 £992.61						nsultant team nsultant team
Other Development Costs	10.000	(1, 1) I					
Plot & contingency Professional Fees		of build costs					nsultant team
Professional Fees Finance Rate	8.00% 6.00%	of build costs					nsultant team nsultant team
Marketing Fees		of market GDV					nsultant team
Agents & Legals		of land value					nsultant team
	applied at prevailing ra						ARC
	applied in Results shee					PP	
Broad Infrastructure Cost Assumption	on						
Broad Infrastructure Cost Assumption Site Infrastructure (General)		of build costs				Со	nsultant team
Site Infrastructure (General)	25%	of build costs				Co	nsultant team
Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General)	25% tion						nsultant team nsultant team
Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General)	25% tion				Total		
Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local)	25% tion £45,000	per ha				Co	nsultant team
Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs olicy Costs (Local) Education	25% tion £45,000 £5,136.36	per ha per dwelling			£5,650,000	Co	nsultant team uncil
Site Infrastructure (General) iroad abnormals/site prep assump Site Preparation (General) iolicy Costs iolicy Costs Colicy Costs (Local) Education Open Space (Houses and Flats	25% tion £45,000 £5,136.36	per ha				Co	nsultant team
Site Infrastructure (General) iroad abnormals/site prep assump Site Preparation (General) iolicy Costs iolicy Costs (Local) Education Open Space (Houses and Flats iolicy Costs (National & GMSF)	25% tion £45,000 £5,136.36 £1,475.25	per ha per dwelling per dwelling			£5,650,000 £1,622,775	Co Co Co	nsultant team uncil uncil
Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) olicy Costs olicy Costs (Local) Education Open Space (Houses and Flats olicy Costs (National & GMSF) Biodiversity Net Gain	25% tion £45,000 £5,136.36 £1,475.25 £1,137.00	per ha per dwelling per dwelling per dwelling			£5,650,000 £1,622,775 £1,250,700	Со Со Со Со Со	nsultant team uncil uncil nsultant team
Site Infrastructure (General) iroad abnormals/site prep assump Site Preparation (General) olicy Costs olicy Costs (Local) Education Open Space (Houses and Flats olicy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	25% tion £45,000 £5,136.36 £1,475.25 £1,137.00 £1,500.00	per ha per dwelling per dwelling per dwelling per dwelling			£5,650,000 £1,622,775 £1,250,700 £1,650,000	Со Со Со Со Со Со	nsultant team uncil uncil nsultant team nsultant team
Site Infrastructure (General) broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space (Houses and Flats Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	25% tion £45,000 £5,136.36 £1,475.25 £1,137.00 £1,500.00 £1,500.00	per ha per dwelling per dwelling per dwelling per dwelling per dwelling per detached			£5,650,000 £1,622,775 £1,250,700 £1,650,000 £575,438	Со Со Со Со Со Со	nsultant team uncil uncil nsultant team nsultant team nsultant team
Site Infrastructure (General) road abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space (Houses and Flats Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) uture Homes Standard (Detached)	25% tion £45,000 £5,136.36 £1,475.25 £1,137.00 £1,500.00 £1,500.00 £3,000.00	per ha per dwelling per dwelling per dwelling per dwelling per detached per detached			£5,650,000 £1,622,775 £1,250,700 £1,650,000 £575,438 £1,150,875	Со Со Со Со Со Со Со Со	nsultant team uncil uncil nsultant team nsultant team nsultant team nsultant team
Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space (Houses and Flats Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	25% tion £45,000 £5,136.36 £1,475.25 £1,137.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00	per ha per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£5,650,000 £1,622,775 £1,250,700 £1,650,000 £575,438 £1,150,875 £552,750	Со Со Со Со Со Со Со Со	nsultant team uncil uncil nsultant team nsultant team nsultant team nsultant team
Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space (Houses and Flats Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	25% tion £45,000 £5,136.36 £1,475.25 £1,137.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00	per ha per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per semi per terraced			£5,650,000 £1,622,775 £1,250,700 £1,650,000 £575,438 £1,150,875	Со Со Со Со Со Со Со Со Со	nsultant team uncil uncil nsultant team nsultant team nsultant team nsultant team
Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space (Houses and Flats Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi) Future Homes Standard (Terraced)	25% tion £45,000 £5,136.36 £1,475.25 £1,137.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00	per ha per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per semi per terraced			£5,650,000 £1,622,775 £1,250,700 £1,650,000 £575,438 £1,150,875 £552,750 £632,500	Со Со Со Со Со Со Со Со Со	nsultant team uncil uncil nsultant team nsultant team nsultant team nsultant team nsultant team

					Sur	mmary Resu	ults		
Site Details	GMCA Testing - Site sp	pecific testing		Site Address	North of	Mosley Common	, Housing	_	Site Reference GM Allocation 49
									Application No Astley Mosley Common Ward
Scheme Description	1100 Dwellings,			Notes					
									Date Saved 23/09/2020
									Date Saved 230052020
	-								
	Gross Area	Site Details 61.26 ha				Dwell Total 1.	100.00	GIA (sq m) 99,941.9	
	Net Area	30.63 <mark>ha</mark>			Market H		825.00	78,528.5	
	Net to Gross Ratio Density	50.0% 35.91 dwgs p	or not be		Affordable H		275.00 25.00%	21,413.4	
L	D officially	dwgs p	a net na			usenig	20.007		
Scheme Revenue									
	ſ				Aff Affordable	Fordable Housing		Shared	
		Total	Market	Social Rent	Rent	Rent	Equity Share	Ownership	
Total No of Dwellings Total GIA (sq m)		1,100.00	825.00 78,528.5	-	13.75	-	· ·	261.25 20,342.8	
Tenure Split (by % dwe	llings)		75.0%	0.0%	1.3%	0.0%	0.0%	23.8%	
Total Revenue	nit	251,813,050	210,791,625 265,505	-	931,307			40,090,119	
Average Revenue per u Average Revenue per s		228,921 2,520	265,505 2,684	-	87,731 870			153,455 1,971	
Total Capital Contribu	itions	-							
Total Commercial Ele	ments	-							
Total Scheme Revenu	e	251,813,050							
Scheme Developme	nt Costs			-					
	ſ				Aff Affordable	fordable Housing Intermediate	1	Shared	
2.11.2.15		Total	Market 78,189,400	Social Rent	Rent	Rent	Equity Share	Ownership	Per dwelling per sq m
Build Cost (inc external Additional Dwelling Star		99,838, 0 64	78,189,400		1,082,433		· ·	20,566,230	90,762 999
Professional Fees		7,987,045	6,255,152	-	86,595	-	-	1,645,298	7,281 80 8.0% build costs
Marketing Costs (market Marketing Costs (aff ho		6,323,749	6,323,749	-		-			7,005 81 3,0% market revenue 0.0% affordable revenue
Exceptional Developme		49,628,454	37,221,341		620,356			11,786,758	46,117 497
Planning Obligations C		13,270,663							12,084 133
Commercial Elements	COSIS								0.0% CIL as % Revenue
Community Infrastructu	ire Levy	-							£0.00 per market sq m
Developer's Return fo	r Risk and Profit								0.0% C/L as %Dev Costs
Developer's Return (Ma									0.0% market revenue
Contractor's Return (Aff	f housing)	-			-	-			
Total Development Co							-	· ·	0.0% aff build & praf fees
	osts	177,047,975						···	0.0% aff build & prof fees 180,953 1,772
Tables								·	180,953 1,772
Total Operating Prot	lit	177,047,975 74,765,076						· · ·	
Total Operating Prot Finance Costs and F	lit Residual Value	74,765,076							180,953 1,772
	lit Residual Value DCF Period	74,765,076 12	years						180,953 1,772
	lit Residual Value	74,765,076	years						180,953 1,772
	lit Residual Value DCF Period Debit Interest Rate	74,765,076 12 6.0%	years						180,953 1,772
Finance Costs and F	it Residual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	74,765,076 12 6.0% 0.0%	years						180,953 1,772
	iit Cesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ontributions	74,765,976 12 6.0% 0.0% 201,813,050 177,047,975	years						180,953 1,772
Finance Costs and F	III Residual Value DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate ontributions t	74,765,076 12 6.0% 0.0% 251.813,050	years						180,953 1,772
Finance Costs and F	III Cesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ontributions 4 Cost	74,765,976 12 6.0% 0.0% 201,813,050 177,047,975	years						180,953 1,772
Finance Costs and F Finance Costs Revenue and Capital C Total Development Cos Finance Cost Annual Discount Rate C Total Dev Cost, Finance	III Cost & ADR Cost &	74,765,076 12 6.0% 0.0% 261,813,050 177,047,975 5.689,371 - 182,741,346	yeare						180,953 1,772
Finance Costs and F Finance Costs and F Revenue and Capital C Total Development Cos Finance Cost Annual Discourt Rate C Gross Residual Value	III Cost & ADR Cost &	74,765,076 12 6.0% 0.0% 251,813,050 177,047,975 5.693,371 - 102,741,345 69,071,705					Notes: (use	-	100,963 1,772 07,908 748
Finance Costs and F Finance Costs and F Revenue and Capital C Total Development Cos Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees	III Cost & ADR Cost &	74,765,076 12 6.0% 0.0% 281,813,050 177,047,975 5.693,371 - 182,741,346 69,071,705 820,356	1.25%	residual value (po			Notes: (use ,	- Na+Enter to start a n	100,963 1,772 07,908 748
Finance Costs and F Finance Costs and F Revenue and Capital C Total Development Cos Finance Cost Annual Discourt Rate C Gross Residual Value	III Cost & ADR Cost &	74,765,976 12 6.0% 0.0% 251,813,050 177,047,975 5.693,371 - 102,741,345 69,071,705	1.25% 0.50%	residual value (po residual value (po nesidual value (po nesidual value (po nesidual value (po	et SDLT)		Notes: (use ,	Ne+Enter to start a ∩	100,963 1,772 07,908 748
Finance Costs and F Finance Costs and F Revenue and Capital C Total Development Cos Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	III Cost & ADR Cost &	74,765,076 12 6.0% 0.0% 261,813,050 177,047,975 5.693,371 182,741,346 69,071,705 820,358 328,143 3,443,085	1.25% 0.50%	residual value (po	et SDLT)		Notes: (uze /		100,963 1,772 07,908 748
Finance Costs and F Finance Costs and F Revenue and Capital C Total Development Cos Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	III Cost & ADR Cost &	74,765,076 12 6.0% 0.0% 251,813,080 177,047,975 5,693,371 - 182,741,346 69,071,705 820,358 328,143 3,443,085 64,480,119 7,062,866	1.25% 0.50%	residual value (po	et SDLT)		Notes: (use .	A&-Enter to start a n	100,963 1,772 07,908 748
Finance Costs and F Finance Costs and F Revenue and Capital C Total Development Cos Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	it DCF Period Debit Interest Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate antributions t cost cost ADR Cost	74,765,076 12 6,0% 0,0% 261,813,050 177,047,975 5,693,371 - 162,741,346 69,071,705 820,356 328,143 3,443,055 64,480,119	1.25% 0.50%	residual value (po	et SDLT)		Notes: (uze -	As+Enter to start a n	100,963 1,772 07,908 748

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				
а	b	с	d	е	f	g	h	i	
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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.

Site information						Source
	GMA44 Pocket Nook	1				
Allocated redline within GMSF (ha)	51.78			District		Council
					Lowton East Ward	
Site type					Pocket Nook	
Area to be developed Dwellings (units)	28.35 600			Type	Strategic greenfield	
Gross Residential area (ha)	22.901					Council
Gross Employment area (ha)	3.94					Counter
·						
Open space (ha)	1.5					
Employment floorspace (sqm)	15,000					Council
B1 (Sqm)	2,500					
B2 (Sqm) B8 (Sqm)	7,500 5,000					
Total Development period (yrs)	12					Council proforma
(,,		2				
Development mix and values						Source
Density	33.39	DPH				
Market % 450.0	Affordable % 150.0		Affordable Rent 78.00	Intermediate 72.00	Other	Council
450.0 Market housing		- Mix	78.00 Number	72.00 Selling Price (£ per sqn	-	Council
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 Terrace	53 86	70.0%	54.6 23.4	£110.00 £138.00		Council Council
Ierrace	86	30.0%	23.4	£138.00 Selling price at 100% s		Council
Flats	53	0.0%		£2,175		Council
Terrace		100.0%	72.0	£2,018		Council
Social and Affordable Rent Assumption						0 11/1-11
Management/Maintenance	£1,000 4%					Council / RP's
Voids/ Bad debts Repairs reserve						Council / RP's Council / RP's
Capitalisation	£500 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	
	Housing £250,000		Total 7,086,250	SDLT 343,813	Fees 124,009	Stage 1 report
BLV £ per ha gross			Total 7,086,250	SDLT 343,813	Fees 124,009	Stage 1 report
	£250,000					Stage 1 report
£ per ha gross Build Costs Flats 1to2	£250,000 £1,047.20	per sqm				Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5	£250,000 £1,047.20 £1,073.60	per sqm per sqm				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced	£250,000 £1,047.20 £1,073.60 £946.00	per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Semi	£250,000 £1,047.20 £1,073.60 £946.00 £932.80	per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced	£250,000 f1,047.20 f1,073.60 £946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Semi Detached	£250,000 f1,047.20 f1,073.60 £946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to2 Terraced Semi Detached Blended rate for houses Other Development Costs	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78	per sqm per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs				Source Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 	per sqm per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £1,75% £2,282,334	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Beinded rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	£250,000 f1,047.20 f1,073.60 f946.00 f932.80 f1,056.00 f967.78 10.00% 8.00% 6.00% 3.00% f2,282,334 applied at prevailing r.	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team MRC
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Beinded rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £1,75% £2,282,334	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results shee	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team MRC
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% 1.75% £2,282,334 applied at prevailing r applied in Results shee on	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team MRC PPG
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% 1.75% £2,282,334 applied at prevailing r applied in Results shee on	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team MRC
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet on 25%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team MRC PPG
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet on 25%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et				Source Consultant team Consultant team MRC PPG
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General)	£250,000 £1,047.20 £1,073.60 £946.00 £957.78 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 1.75% £2,282,334 applied at prevailing r applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et			124,009	Source Consultant team Consultant team HMRC PPG Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 2to2 Flats 2to2 Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs	£250,000 £1,047.20 £1,073.60 £946.00 £957.78 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 1.75% £2,282,334 applied at prevailing r applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et				Source Consultant team Consultant team HMRC PPG Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Policy Costs (Local)	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% 1.75% £2,283,334 applied at prevailing r applied in Results shee on 25% tion £45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs			124,009	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Pol	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% 1.75% £2,282,334 applied at prevailing r applied in Results sheet on 25% tion £45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at of build costs			124,009	Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Policy Costs (Local)	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 0.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet on £45,000 £2,514.50 £2,514.50	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs			124,009	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Gopen Space (Resi) Recreation (Resi)	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 0.00% 3.00% 2.2,82,334 applied at prevailing r applied in Results sheet on 25% £2,282,334 applied at prevailing r applied in Results sheet on £45,000 £2,514.50 £2,514.50 £3,49,25 £3,49,25	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate of build costs per ha per dwelling per dwelling			124,009	Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Surviced	£250,000 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet on £45,000 £2,514.50 £2,514.50 £2,514.50 £349.25 £1,126.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per dwelling per dwelling			124,009	Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Education (House) Open Space (Resi) Recreation (Resi) Retoremotive Vertice (Set Costs) Policy Costs (National & GMSF) Biodiversity Net Gain	£250,000 £1,047.20 £1,073.60 £946.00 £957.78 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 6.00% 1.75% £2,282,334 applied at prevailing r applied in Results sheet on 25% tion £45,000 £2,514.50 £2,514.50 £2,514.50 £2,514.50 £3,255 £1,126.00 £1,137.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per dwelling per dwelling per dwelling			124,009	Source Consultant team Council Council Council Council Council Council Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Education (Resi) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	£250,000 £1,073.60 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% 1.75% £2,282,334 applied at prevailing r applied in Results sheet on £45,000 £2,514.50 £2,514.50 £2,514.50 £43,925 £1,126.00 £1,137.00 £1,137.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			124,009	Source Consultant team Council Council Council Council Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Surviced	£250,000 £1,073.60 £946.00 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet on £45,000 £2,514.50 £2,514.50 £2,514.50 £349.25 £1,126.00 £1,500.00 £1,500.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per dwelling			124,009	Source Consultant team Consult
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Education (House) Open Space (Resi) Recreation (Resi) Reducation (Flat) Elducation (House) Open Space (Resi) Reducation (Resi) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Evaluation (Education Kure More Standard (Detached)	£250,000 £1,047.20 £1,073.60 £946.00 £946.00 £967.78 10.00% 8.00% 0.00% 3.00% 2.282,334 applied at prevailing r- applied in Results sheet on £45,000 £2,514.50 £2,514.50 £2,514.50 £3,020 £1,137.00 £1,500.00 £3,000.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per dwelling			124,009	Source Consultant team Council Council Council Council Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Surviced	£250,000 £1,073.60 £946.00 £932.80 £1,055.00 £932.80 £1,055.00 £967.78 10.00% 8.00% 6.00% 3.00% 1.75% £2,283,334 applied at prevailing r applied in Results sheet applied in Results sheet on £2,514.50 £2,514.50 £2,514.50 £3,49.25 £1,126.00 £1,137.00 £1,137.00 £1,500.00 £1,500.00 £2,000.00	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per dwelling			124,009	Source Consultant team
É per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs (Local) Education (Flat) Education (Flat) Education (Resi) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	£250,000 £1,073.60 £946.00 £932.80 £1,055.00 £932.80 £1,055.00 £967.78 10.00% 8.00% 6.00% 3.00% 1.75% £2,283,334 applied at prevailing r applied in Results sheet applied in Results sheet on £2,514.50 £2,514.50 £2,514.50 £3,49.25 £1,126.00 £1,137.00 £1,137.00 £1,500.00 £1,500.00 £2,000.00	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per detached per semi per semi per taraced			124,009	Source Consultant team Council Council Council Council Council Consultant team Consultant tea
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Bended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Education (Resi) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Flat)	£250,000 £1,073.60 £946.00 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet con £2,282,334 applied at prevailing r applied in Results sheet con £2,514.50 £2,514.50 £2,514.50 £2,514.50 £1,126.00 £1,137.00 £1,500.00 £1,500.00 £2,000.00 £2,000.00	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per detached per semi per semi per taraced			124,009	Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Support Second Sec	£250,000 £1,073.60 £946.00 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet con £2,282,334 applied at prevailing r applied in Results sheet con £2,514.50 £2,514.50 £2,514.50 £2,514.50 £1,126.00 £1,137.00 £1,500.00 £1,500.00 £2,000.00 £2,000.00	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per detached per semi per semi per taraced			124,009	Source Consultant team
£ per ha gross Build Costs Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Serviced employment land cost Broad Infrastructure Cost Assumpti Site Infrastructure (General) Policy Costs Policy Costs (Local) Broad abnormals/site prep assump Site Preparation (Flat) Education (Flat) Education (Flat) Education (Resi) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Terraced) Future Homes Standard (Flat) Education (Flat) Educated (Flat) Future Homes Standard (Flat)	£250,000 £1,073.60 £946.00 £946.00 £932.80 £1,056.00 £967.78 10.00% 8.00% 6.00% 3.00% £2,282,334 applied at prevailing r applied in Results sheet con £2,282,334 applied at prevailing r applied in Results sheet con £2,514.50 £2,514.50 £2,514.50 £2,514.50 £1,126.00 £1,137.00 £1,500.00 £1,500.00 £2,000.00 £2,000.00	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per dwelling per detached per semi per semi per taraced			124,009	Source Consultant team

					Su	mmary Res	ults			
						-				
Site Details	GMCA Testing - Site sp	becific testing		Site Address	Pocket	Nook, Housing			Site Reference	GM Allocation 50
									Application No	Lowton East Ward
Scheme Description	600 Dwellings, 15,000s	qm Employment		Notes						
L L									Date Saved	23/09/2020
-	0	Site Details				Dwel	-	GIA (sq m)		
-	Gross Area Net Area	28.35 ha 17.97 ha			Market H	Total	600.00 450.00	50,591.9		
	Net to Gross Ratio	63.4%			Affordable F	-	150.00	39,172.1 11,419.8		
-	Density				% Affordable F	-	25.00%	11,419.0		
	Density	33.39 dwgs p	ar net ha		% Altordable i	housing	25.00%			
Scheme Revenue										
	,					fordable Housing				
		Total	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)		50,591.9	39,172.1	-	5,227.8		· ·	6,192.0		
Tenure Split (by % dwelli	ings)	00,001.0	75.0%	0.0%		0.0%	0.0%			
Total Revenue		103,216,286	87,669,000	-	5,733,686	-	-	9,813,600		
Average Revenue per uni	it	172,027	194,820	-	73,509		· .	136,300		
Average Revenue per sq		2,040	2,238		1,097			1,585		
- age reconso por aq		2,540	2,200		1,001		-	1,000		
Total Capital Contributi	ions	2,859,985								
		2,000,000								
Total Commercial Elem	nents									
Total Scheme Revenue		106,076,271								
Scheme Development	t Costs									
					A	fordable Housing				
		Total	Market	Social Rent	Affordable	Intermediate	Equity Share	Shared	Per dwelling pe	ar sq m
Build Cost (inc. external -	under 9 anntingener ()	49,553,981			Rent	Rent -	-	Ownership 5,992,494		
Build Cost (inc external w Additional Dwelling Stand		49,003,961	38,161,880		5,399,607			5,992,494	82,590	979
Professional Fees	dards	- 3,964,319	3,052,950	-	431,969		-	479,400	6,607	
	(heurine)			-	431,969	-	· ·	4/9,400		
Marketing Costs (market		2,630,070	2,630,070		-			<u> </u>	5,845	67 3.0% market revenue
Marketing Costs (aff hour Exceptional Development		28,210,838	21,158,129	-	3,667,409		-	3,385,301	47,018	- 0.0% affordable revenue 558
Planning Obligations Cos		5,403,000	21,130,123	-	3,007,403	-	-	3,363,301	9,005	107
Commercial Elements Co		5,403,000							9,005	107
Commercial Elements Co	0515									
Community Infrastructure	e Lewy									0.0% Cll as %Revenue
Community minastructure	ecovy									0.0% CIL as %Revenue
										£0.00 per market sq m
Developer's Return for	Pick and Profit	-								
Developer's Return for Developer's Return (Mark										E0.00 per market sg m 0.0% CIL as %Dev Costs
Developer's Return (Mark	ket housing)	-		-	-	-	-			- COUD per market sq m 0.0% CIL as %Dev Costs
	ket housing)	-		-	-	-		<u> </u>		E0.00 per market sg m 0.0% CIL as %Dev Costs
Developer's Return (Mark Contractor's Return (Aff h	ket housing) housing)	- - -		-	-	-	-	-	-	Image: second
Developer's Return (Mark	ket housing) housing)	-		•	-	-	-	<u> </u>		- COUD per market sq m 0.0% CIL as %Dev Costs
Developer's Return (Mark Contractor's Return (Aff f Total Development Cos	ket housing) housing) sts	- - -		·	-	-	- -	· ·	-	Image: second
Developer's Return (Mark Contractor's Return (Aff f Total Development Cos Total Operating Profit	ket housing) housing) sts	- - 89,762,208		-	· ·		· ·	· · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff f Total Development Cos Total Operating Profit	ket housing) housing) sts	- - 89,762,208		-	· ·	· ·	· ·	· · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff f Total Development Cos Total Operating Profit	ket housing) housing) sts	- - 89,762,208 16,314,064	years	-	· ·	· · ·	· ·	· · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff f Total Development Cos Total Operating Profit	ket housing) housing) ats t t esidual Value	- - 89,762,208 16,314,064	years	-	-	-	-	· · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff f Total Development Cos Total Operating Profit	ket housing) housing) sts t esidual Value DCF Period	- - - 89,762,208 16,314,064 12	years	•	-	-	- -	· · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re	ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate		years	-	-	-	-	· · · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re	ket housing) housing) ts ts cesidual Value DCF Period Debit Interest Rate Credit Interest Rate	- - - - - - - - - - - - - - - - - - -	years	· · ·	-	· ·	· ·	<u> </u>	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re	ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	- - - - - - - - - - - - - - - - - - -	years	-	· ·	-	· ·	· · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Annual Discount Rate ntributions	89,762,208 16,314,064 12 6.0% 0.0%	years	-	· · ·	· ·	•	<u> </u>	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Annual Discount Rate ntributions	- - - - - - - - - - - - - - - - - - -	years	-	· ·	-	-	<u> </u>	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Cc	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	89,762,208 16,314,064 12 6.0% 0.0% 0.0% 106,076,271 88,762,208 4,944,504	years	-	-	-	-		- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Cc	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	- - - - - - - - - - - - - - - - - - -	years	-	· ·	-	-	· · ·	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff H Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	89,762,208 16,314,064 12 6.0% 0.0% 0.0% 106,076,271 89,762,208 4,944,504 94,706,712	years	-	-	-	•	<u> </u>	- 149,604	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff H Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	89,762,208 16,314,064 12 6.0% 0.0% 0.0% 106,076,271 88,762,208 4,944,504	years	-	-	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff It Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Cc Total Dev Cost, Finance Gross Residual Value	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	89,762,208 16,314,064 12 6.0% 0.0% 0.0% 106,076,271 106,076,271 90,702,208 4,944,504 - 94,706,712 11,369,560				-		- Alt+Enter to start a r	- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff H Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	88,762,208 88,762,208 16,314,064 12 6.0% 0.0% 0.0% 0.0% 106,076,271 89,762,208 4,944,504 94,706,712 94,706,712 11,369,560 135,145	1.25%	residual value (po	nt SDLT)	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff Ir Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Cc Total Dev Cost, Finance ' Gross Residual Value Agents Fees Legal Fees	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions		1.25%	residual value (po residual value (po	wit SDLT)	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff H Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	88,762,208 88,762,208 16,314,064 12 6.0% 0.0% 0.0% 0.0% 106,076,271 89,762,208 4,944,504 94,706,712 94,706,712 11,369,560 135,145	1.25%	residual value (po	wit SDLT)	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions		1.25%	residual value (po residual value (po	wit SDLT)	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Cc Total Dev Cost, Finance ' Gross Residual Value Agents Fees Legal Fees	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	89,762,208 16,314,064 12 6.0% 0.0% 0.0% 106,076,271 89,762,208 4,944,504 94,706,712 11,369,560 113,5145 54,058 557,978	1.25%	residual value (po residual value (po	wit SDLT)	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	ket housing) housing) ats esidual Value DCF Period Debit Interest Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate ntributions	88,762,208 16,314,064 12 6.0% 0.0% 0.0% 106,076,271 89,762,208 4,944,504 - 94,706,712 11,369,560 11,359,145 54,058 557,978 10,622,379 374,753 369,177	1.25%	residual value (po residual value (po	wit SDLT)	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774
Developer's Return (Mark Contractor's Return (Aff I Total Development Cos Total Operating Profit Finance Costs and Re Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	ket housing) housing) sts ts control value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions St Cost & ADR Cost	89,762,208 89,762,208 16,314,064 12 6.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	1.25%	residual value (po residual value (po	wit SDLT)	-			- 149,604 27,190	E0.00 per market sq m 0.0% CfL as %Dev Costs 0.0% market revenue 0.0% aff build & prof fees 1,774

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			
а	b	с	d	е	f	g	h	i
Site Ref	Site Name	Local Authority	Schem e Type	Base/ Sensitivi ty 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

Site information						Source
Allocation (2020)	GMA45 West of Gibfie	ld				
Allocated redline within GMSF (ha)	45.52			District	Wigan	Council
				Ward	Atherleigh Ward	Council
Site type	Mixed				West of Gibfield	
Area to be developed					Strategic greenfield	Council
Dwellings (units)						Countries.
Gross Residential area (ha)						Council
Gross Employment area (ha)						Council
		D4 D2 D0				
Employment floorspace (sqm)		B1, B2, B8				Promoter
B1 (Sqm)						
B2 (Sqm)						
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		Council
Market housing		Mix	Number		2)	council
				Selling Price (£ per sqn	'/	Consultant toor:
Flats	65	5.0%	18.8	£2,384		Consultant team
Terrace		15.0%	56.3	£2,424		
Semi		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		Consultant team
Terrace		70.0%	28.9	£114.84		Consultant team
Intermediate		, 0.070	20.5	Selling price at 100% s		
		30.0%	7 E 1			Council
Flats	******		25.1	£2,384		Council
Terrace	86	70.0%	58.6	£2,424		Council
ocial and Affordable Rent Assump						
Management/Maintenance	£1,000					Council / RP's
Voids/ Bad debts	4%					Council / RP's
Repairs reserve	£500					Council / RP's
Capitalisation						Council / RP's
Intermediate Assumptions						
Rental Factor	2.75%					Council / RP's
						· · · · · · · · · · · · · · · · · · ·
Share Size	60%					Council / RP's
Share Size Capitalisation	60%					Council / RP's Council / RP's
Capitalisation	60%					
	60% 6.0%	total				
Capitalisation Non residential values Serviced land sales value	60% 6.0%	total	Total	SDLT	Fees	Council / RP's
Capitalisation Non residential values Serviced land sales value	60% 6.0% <u>£15,215,356</u> Mixed	total	Total 9,210,000	SDLT 450,000	Fees 161,175	Council / RP's
Capitalisation Non residential values Serviced land sales value BLV	60% 6.0% £15,215,356 Mixed	total				Council / RP's Consultant team
Capitalisation Non residential values Serviced land sales value BLV £ per ha gross	60% 6.0% £15,215,356 Mixed	total				Council / RP's Consultant team
Capitalisation Non residential values Serviced land sales value BLV £ per ha gross	60% 6.0% £15,215,356 Mixed £250,000					Council / RP's Consultant team Promoter Source
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuild Costs	60% 6.0% £15,215,356 Mixed £250,000 £1,047.20	per sqm				Council / RP's Consultant team Promoter
Capitalisation Ion residential values Serviced land sales value £ per ha gross uild Costs Flats 1to2 Flats 3to5	60% 6.0% £15,215,356 Mixed £250,000 £1,047.20 £1,073.60	per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value £ per ha gross uild Costs Flats 1to2 Flats 3to5 Terraced	60% 6.0% £15,215,356 Mixed £250,000 £1,047.20 £1,047.20 £1,073.60 £946.00	per sqm per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value & L f per ha gross iuild Costs Flats 1to2 Flats 3to5 Terraced Semi	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80	per sqm per sqm per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuild Costs Flats 1to2 Flats 3to5 Terraced Semi Detached	60% 6.0% f15,215,356 Mixed f1,047.20 f1,073.60 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value & L f per ha gross iuild Costs Flats 1to2 Flats 3to5 Terraced Semi	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80	per sqm per sqm per sqm per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value £ per ha gross Build Costs Flats 1to2 Flats 1to2 Terraced Semi Detached Blended rate for houses	60% 6.0% f15,215,356 Mixed f1,047.20 f1,073.60 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuid Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,056.00 f992.61	per sqm per sqm per sqm per sqm per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value £ per ha gross iuild Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency	60% 6.0% f15,215,356 Mixed f1,047.20 f1,073.60 f992.60 f1,056.00 f992.61 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuid Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs	60% 6.0% f15,215,356 Mixed f1,047.20 f1,073.60 f992.60 f1,056.00 f992.61 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value £ per ha gross iuild Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency	60% 6.0% f15,215,356 Mixed f1,047.20 f1,073.60 f946.00 f932.80 f1,056.00 f992.61 10.00% 8.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value £ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate	60% 6.0% f15,215,356 Mixed f1,047.20 f1,047.20 f1,073.60 f932.80 f1,056.00 f992.61 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross Suild Costs Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Council / RP's Consultant team Promoter Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross Suild Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Res Finance Res Agents & Legals	60% 6.0% f15,215,356 Mixed f1,047.20 f1,073.60 f992.60 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Non residential values Serviced land sales value BLV £ per ha gross Suild Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Serviced employment land cost	60% 6.0% f15,215,356 Mixed f15,215,356 f1,047.20 f1,047.20 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f1,75% f8,784,958	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Von residential values Serviced land sales value BLV £ per ha gross Suild Costs Flats 1to2 Flats 3to2 Flats 3to2 Terraced Semi Detached Blended rate for houses Dther Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f1,073.60 f1,056.00 f932.80 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00% 1.75% f8,784,958 applied at prevailing r	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross Suild Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Dther Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	60% 6.0% f15,215,356 Mixed f15,215,356 f1,047.20 f1,047.20 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f1,75% f8,784,958	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Non residential values Serviced land sales value BUV £ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Dther Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	60% 6.0% f15,215,356 Mixed f1,047.20 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% 1.75% f8,784,958 applied at prevailing ra applied in Results shee	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Non residential values Serviced land sales value BLV £ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Serviced encommon Detached Blended rate for houses Dther Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00% 1.75% f8,784,958 applied at prevailing ra applied in Results shee	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Non residential values Serviced land sales value BUV £ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Dther Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00% 1.75% f8,784,958 applied at prevailing ra applied in Results shee	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Von residential values Serviced land sales value BLV £ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Detached Blended rate for houses Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f946.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f1,75% f8,784,958 applied at prevailing ra applied in Results shee on 25%	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate				Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BU f per ha gross Suild Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUB Stroad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump	60% 6.0% f15,215,356 Mixed f1,047.20 f1,047.20 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f8,784,958 applied at prevailing ra applied in Results shee on 25% fton	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total				Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV <u>f</u> per ha gross iuid Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return iroad Infrastructure Cost Assumpti Site Infrastructure (General) Finanals/site prep assump Site Preparation (General)	60% 6.0% f15,215,356 Mixed f15,215,356 Mixed f1,047.20 f1,073.60 f932.80 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f1,75% f8,784,958 applied at prevailing ra applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total			161,175	Council / RP's Consultant team Promoter Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross valid Costs Value Costs Value Costs Plats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Solut Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) Site Preparation (General) Solut Solut Cost	60% 6.0% f15,215,356 Mixed f1,047.20 f1,047.20 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f8,784,958 applied at prevailing ra applied in Results shee on 25% fton	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total				Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross valid Costs Value Costs Value Costs Plats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Solut Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) Site Preparation (General) Solut Solut Cost	60% 6.0% f15,215,356 Mixed f1,047.20 f1,047.20 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f8,784,958 applied at prevailing ra applied in Results shee on 25% fton	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross valid Costs Value Costs Value Costs Plats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Serviced employment land cost Solut Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) Site Preparation (General) Solut Solut Cost	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.61 10.00% 8.00% 6.00% 3.00% f1,75% f8,784,958 applied at prevailing ra applied in Results shee on 25% tion f45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total tet total			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuild Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Structure Cost Assumpti Site Infrastructure Cost Assumpti Site Infrastructure (General) Pioley Costs Plotex (Local) Education	60% 6.0% f15,215,356 Mixed f250,000 f1,047.20 f1,073.60 f932.80 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00% f1,75% f8,784,958 applied at prevailing ra applied in Results shee on 25% tion f45,000	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total ate of build costs per ha per dwelling			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuid Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Terraced Semi Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Solut Dev & Cont Return Dev & Cont Return iste Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Policy Costs Folicy Costs Costs Costs Costa (Local) Education Open Space (House)	60% 6.0% f15,215,356 Mixed f250,000 f1,047.20 f1,073.60 f932.80 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00% f1,75% f8,784,958 applied at prevailing ra applied in Results shee on 25% tion f45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total ate of build costs			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross wild Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Serviced employment land cost Support & Cost Return road Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Site Infrastructure (General) Iolicy Costs (Local) Education Open Space (House)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f946.00 f932.80 f1,056.00 f932.80 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00% 1.75% f8,784,958 applied at prevailing r applied at prevailing r applied at prevailing r applied at prevailing r f8,784,958 applied at prevailing r applied at prevailing r	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross value Flats 1to2 Flats 1	60% 6.0% f15,215,356 Mixed f15,215,356 Mixed f1,047.20 f1,073.60 f932.80 f1,075.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f8,784,958 applied at prevailing ra applied in Results sheet on f8,784,958 applied at prevailing ra applied in Results sheet on f4,5000 f2,065 f1,137	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total ate of build costs per ha per dwelling per dwelling			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuid Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 2to2 Serviced and rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Detached Blended rate for houses Serviced employment land cost SULT Dev & Cont Return Dev & Cont Return Site Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Folicy Costs (Local) Education Open Space (House) Biodiversity Net Gain Adaptable dwellings	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,075.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,075.00 f8,784,958 applied at prevailing ra applied in Results shee on f3,000 f3,000 f3,000 f2,065 f1,137 f1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate ate of build costs per ha per dwelling per dwelling per dwelling per dwelling			161,175	Council / RP's Consultant team Promoter Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuild Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Terraced Blended rate for houses Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDIT Dev & Cont Return Dev & Cont Return iroad Infrastructure Cost Assumpti Site Infrastructure (General) volicy Costs tolicy Costs (Local) Biodiversity Net Gain Adaptable dewellings ilectric charging vehicle (Detached)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f8,784,958 applied at prevailing r applied in Results shee on 25% tion f3,000 f1,075,00 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,075.60 f1,0	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ste et total per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross uild Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Terraced Blended rate for houses Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Solut Dev & Cont Return Toad Infrastructure Cost Assumpti Site Infrastructure (General) Olicy Costs (Local) Education Open Space (House) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f8,784,958 applied at prevailing r applied in Results shee on 25% tion f3,000 f1,075,00 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,075.60 f1,0	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate ate of build costs per ha per dwelling per dwelling per dwelling per dwelling			161,175	Council / RP's Consultant team Promoter Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross iuild Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 3to2 Flats 3to2 Terraced Blended rate for houses Detached Blended rate for houses Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDIT Dev & Cont Return Dev & Cont Return iroad Infrastructure Cost Assumpti Site Infrastructure (General) volicy Costs tolicy Costs (Local) Biodiversity Net Gain Adaptable dewellings ilectric charging vehicle (Detached)	60% 6.0% f15,215,356 Mixed f15,215,356 Mixed f1,047,20 f1,073.60 f992.61 f1,056.00 f992.61 10.00% 8.00% 6.00% 3.00% 1.75% f8,784,958 applied at prevailing r applied at prevailing r applied at prevailing r applied at prevailing r f3,78% f8,784,958 applied at prevailing r f3,78% f8,784,958 applied at prevailing r f3,78% f8,784,958 applied at prevailing r f3,78% f1,75% f1,137 f1,500 f3,000 f3,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ste et total per ha per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross value F per ha gross value F per ha gross Flats 1to2 Flats 60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f946.00 f932.80 f1,073.60 f992.61 10.00% 8.00% 6.00% 3.00% 1.75% f8,784,958 applied at prevailing ra applied in Results shee on f1,056.00 f8,784,958 applied at prevailing ra applied in Results shee f8,784,958 applied at prevailing ra applied in Results shee f8,784,958 applied at prevailing ra applied in Results shee f1,150 f1,500 f1,500 f1,500 f1,500 f2,000 f2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total ate te total of build costs per ha per dwelling per dwelling per dwelling per dwelling per detached per semi			161,175	Council / RP's Consultant team Promoter Source Consultant team	
Capitalisation Von residential values Serviced land sales value BLV £ per ha gross Suild Costs Flats 1to2 Flats 3to2 Flats 3to2 Terraced Blended rate for houses Detached Blended rate for houses Serviced employment land cost SUIT Dev & Cont Return Stoad Infrastructure Cost Assumpti Site Infrastructure (General) Policy Costs (Local) Education Open Space (House) Policy Costs (Local) Education Open Space (House) Policy Costs (Costal) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,075.00 f3,00% f8,784,958 applied at prevailing ra applied in Results shee on f3,000 f3,000 f3,000 f2,065 f1,137 f1,500 f1,500 f1,500 f2,000 f2,000 f2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate tt of build costs per ha per dwelling per dwelling per dwelling per dwelling per detached per semi per semi per semi per semi			161,175	Council / RP's Consultant team Promoter Source Consultant team Consultant
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross Suild Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Detached Blended rate for houses Plot & contingency Professional Fess Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Dev & Cont Return Site Infrastructure Cost Assumpti Site Infrastructure (General) Policy Costs (Local) Education Open Space (House) Polacy Costs (Intional & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,075.00 f3,00% f8,784,958 applied at prevailing ra applied in Results shee on f3,000 f3,000 f3,000 f2,065 f1,137 f1,500 f1,500 f1,500 f2,000 f2,000 f2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total ate te total of build costs per ha per dwelling per dwelling per dwelling per dwelling per detached per semi			161,175	Council / RP's Consultant team Promoter Source Consultant team
Capitalisation Ion residential values Serviced land sales value BLV £ per ha gross Valid Costs Flats 1to2 Flats 1to2 Flats 3to5 Terraced Blended rate for houses Detached Blended rate for houses Plot & contingency Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUT Dev & Cont Return Dev & Cont Return Site Infrastructure (General) Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Ploigy Costs Ploide (Detached) Education Open Space (House) Sito (Costs (Mational & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Terraced) Future Homes Standard (Terraced)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,075.00 f3,00% f8,784,958 applied at prevailing ra applied in Results shee on f3,000 f3,000 f3,000 f2,065 f1,137 f1,500 f1,500 f1,500 f2,000 f2,000 f2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate tt of build costs per ha per dwelling per dwelling per dwelling per dwelling per detached per semi per semi per semi per semi			161,175	Council / RP's Consultant team Promoter Source Consultant team Consultant
Capitalisation Ion residential values Serviced land sales value BLV <u>f</u> per ha gross valid Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 3to5 Terraced Bended rate for houses Detached Blended rate for houses Serviced employment land cost Soll Dev & Cont Return road Infrastructure Cost Assumpti Site Infrastructure (General) Dev & Costs Site Preparation (General) Detacation Open Space (House) Biodiversity Net Gain Adaptable dwellings lectric charging vehicle (Detached) uture Homes Standard (Detached) Future Homes Standard (Terraced)	60% 6.0% f15,215,356 Mixed f250,000 f1,073.60 f1,073.60 f1,073.60 f1,073.60 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,056.00 f932.80 f1,075.00 f3,00% f8,784,958 applied at prevailing ra applied in Results shee on f3,000 f3,000 f3,000 f2,065 f1,137 f1,500 f1,500 f1,500 f2,000 f2,000 f2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate tt of build costs per ha per dwelling per dwelling per dwelling per dwelling per detached per semi per semi per semi per semi			161,175	Council / RP's Consultant team Promoter Source Consultant team Consultant

					5	mmary Res	ults			
					30	minary res	anto			
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	West o	f Gibfield, Housing)		Site Reference	GM Allocation 51
									Application No	Atherleigh Ward
Scheme Description	500 Dwellings, 45,500s	qm Employment, 0sqm Rel	tail	Notes						
									Date Saved	23/09/2020
l l									Date Saved	23/09/2020
l r		Site Details				Dwe	lings	GIA (sq m)		
	Gross Area	45.52 ha				Total	500.00	45,428.1		
	Net Area	36.84 ha			Market I	Housing	375.00	35,694.8		
	Net to Gross Ratio	80.9%			Affordable I	Housing	125.00	9,733.4		
	Density	13.57 dwgs pe	er net ha		% Affordable I	Housing	25.00%			
Scheme Revenue										
						ffordable Housing				
		Total	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 % dwell	lings)		75.0%	0.0%		0.0%	0.0%			
Total Revenue		101,956,022	87,084,375	-	2,793,920	-	-	12,077,727		
Average Revenue per un		203,912	232,225	-	67,731	-	-	144,212		
Average Revenue per so	q m GIA	2,244	2,440	-	870		-	1,852		
Total Capital Contribut	tions	15,215,356								
Total Capital Contribut	1015	15,215,356								
Total Commercial Elen	ments									
Total Scheme Revenue	9	117,171,378								
Scheme Developmen	nt Costs									
						ffordable Housing				
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	Per dwelling pe	r sq m
Build Cost (inc external	works & contingency)	45,380,938	35,540,636	-	3,247,300	-	-	6,593,002	90,762	999
Additional Dwelling Stan	ndards	-	-	-	-	-	-	-	-	-
Professional Fees		3,630,475	2,843,251	-	259,784	-	-	527,440	7,261	80 8.0% build costs
Marketing Costs (market		2,612,531	2,612,531						6,967	73 3.0% market revenue
Marketing Costs (aff hou		-		-	-	-	-	-	-	- 0.0% affordable revenue
Exceptional Developmen Planning Obligations Co		35,562,298 5,258,988	26,671,724	-	2,933,890			5,956,685	71,125	783
Commercial Elements C										
									10,010	116
									10,010	
Community Infrastructur	re Levy	-							10,010	0.0% ClL as %Revenue £0.00 per market sq m
Community Infrastructur	re Levy									0.0% CIL as %Revenue
Community Infrastructur										0.0% CIL as %Revenue £0.00 per market sq m
Developer's Return for Developer's Return (Mar	r Risk and Profit rket housing)								-	-
Developer's Return for	r Risk and Profit rket housing)	-		•	-	· ·	-	<u> </u>		0.0% CL as %Revenue £0.00 per market sq m 0.0% CL as %Dev Costs
Developer's Return for Developer's Return (Mar Contractor's Return (Aff	r Risk and Profit rket housing) housing)	- - - - -		· ·	-		-	· .		2.0% CL as %Revenue £0.00 per market sq m 0.0% CL as %Dev Costs - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs
Developer's Return for Developer's Return (Mar	r Risk and Profit rket housing) housing)			· ·	-	-		·	-	-
Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co	r Risk and Profit rket housing) housing) sts	- - - 92,445,230		-	· -	· ·	-	<u> </u>		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co: Total Operating Profi	r Risk and Profit rket housing) housing) sts it	- - - - -		-	-	· ·	-	-		2.0% CL as %Revenue £0.00 per market sq m 0.0% CL as %Dev Costs - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs
Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co	r Risk and Profit rket housing) housing) sts it	- - - 92,445,230		-	-	· ·	-	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co: Total Operating Profi	r Risk and Profit rket housing) housing) sts it	92,445,230 24,726,148	years	· ·	-	-	-	<u> </u>		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co: Total Operating Profi	r Risk and Profit rket housing) housing) sts it t kesidual Value	92,445,230 24,726,148	years	-	-	-	-	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co: Total Operating Profi	Risk and Profit rket housing) housing) sts it cesidual Value DCF Period Debit Interest Rate Credit Interest Rate		years	-	-	-	· ·	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co: Total Operating Profi	Risk and Profit rket housing) housing) sts it it cesidual Value DCF Period Debit Interest Rate	92,445,230 24,726,148 14 6.0%	years	-	· ·		· ·	-		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Coi Total Operating Profi Finance Costs and R	Risk and Profit rket housing) housing) sts sts tit cesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	92,445,230 24,726,148 14 6.0% 0.0%	years	-	-	-	-	· · · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Co	Risk and Profit rket housing) housing) sts sts it cesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discourt Rate	- - - - - - - - - - - - - - - - - - -	years	•	-	-	· ·	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Cor Total Operating Profit Finance Costs and R Revenue and Capital Co Total Development Cost	Risk and Profit rket housing) housing) sts sts it cesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discourt Rate		years	-	-	-	· · ·	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Co	Risk and Profit rket housing) housing) sts it cesidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate antributions	- - - - - - - - - - - - - - - - - - -	years	-	-	-	-	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co- Total Operating Profit Finance Costs and R Revenue and Capital CC Total Development Cost Finance Cost	Risk and Profit rket housing) housing) sts sts bound		years	-	· ·	-	-	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Coi Total Operating Profi Finance Costs and R Revenue and Capital Co Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance	Risk and Profit rket housing) housing) sts sts bound	92,445,230 24,726,148 24,726,148 14 6.0% 0.0% 117,171,37 92,445,230 2,793,565 2,793,565 95,238,796	years		-	-	-	· · ·		2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Coo Total Operating Profi Finance Costs and R Revenue and Capital Co Total Development Cost Finance Cost Annual Discount Rate C	Risk and Profit rket housing) housing) sts sts bound	92,445,230 24,726,148 24,726,148 14 6.0% 0.0% 117,171,378 92,445,230 2,793,365	years	-		-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Co: Total Development Cost Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value	Risk and Profit rket housing) housing) sts sts bound	92,445,230 24,726,148 14 6.0% 0.0% 0.0% 117,171,378 92,445,230 2.793,565 95,238,796 21,932,582				-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Coi Total Operating Profi Finance Costs and R Revenue and Capital Co Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees	Risk and Profit rket housing) housing) sts sts bound		1.25%	residual value (pc	Ht SDLT)	-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Coo Total Operating Profit Finance Costs and R Revenue and Capital Co Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value	Risk and Profit rket housing) housing) sts sts bound	92,445,230 24,726,148 14 6.0% 0.0% 0.0% 117,171,378 92,445,230 2.793,565 95,238,796 21,932,582	1.25%		wet SOLT)	-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return for Contractor's Return (Mar Contractor's Return (Mar Total Development Cor Total Operating Profi Finance Costs and R Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	Risk and Profit rket housing) housing) sts sts bound		1.25%	residual value (po residual value (po	wet SOLT)	-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Cor Total Operating Profi Finance Costs and R Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	Risk and Profit rket housing) housing) sts it it it DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate antributions	92,445,230 24,726,148 24,726,148 14 6.0% 0.0% 117,171,378 92,445,230 2.793,585 21,932,582 21,932,582 21,932,582 21,932,582 21,086,129 20,481,640	1.25%	residual value (po residual value (po	wet SOLT)	-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Cor Total Operating Profi Finance Costs and R Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	Risk and Profit rket housing) housing) sts it costical Value DCF Period Debit Interest Rate Annual Discourt Rate ontributions is cost ADR Cost por gross ha	24,726,148 24,726,148 24,726,148 24,726,148 34 34 34 34 34 34 34 34 34 34 34 34 34	1.25%	residual value (po residual value (po	wet SOLT)	-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Cor Total Operating Profi Finance Costs and R Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	Risk and Profit rket housing) housing) sts it DCF Period Debit Interest Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate antributions cost cost & ADR Cost per gross ha per gross ha per net ha		1.25%	residual value (po residual value (po	wet SOLT)	-			- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees
Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Cor Total Operating Profi Finance Costs and R Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	Risk and Profit rket housing) housing) sts it costical Value DCF Period Debit Interest Rate Annual Discourt Rate ontributions is cost ADR Cost por gross ha	24,726,148 24,726,148 24,726,148 24,726,148 34 34 34 34 34 34 34 34 34 34 34 34 34	1.25%	residual value (po residual value (po	wet SOLT)				- - - - - - - - - - - - - - - - - - -	2,035 0.0% Cit. as %Revenue £0.00 per market sg m 0.0% Cit. as %Dev Costs 0.0% Cit. as %Dev Costs 0.0% aff build & prof fees

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)	Employm ent 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%	7%	Cat 4	
		Northern Gateway Heywood Pilsworth	B - Base model	200	-	£2,080,000		BLV	1%	Cat 4	
JPA1.1	GMA1.1	Northern Gateway Heywood Pilsworth	S1 - Sensitivity test: Include development	-	400.36	£106,840,000		Within 10% BLV	14%		Cat 2
		Northern Gateway Heywood Pilsworth	beyond plan period	200	-	£2,080,000		WILLIN 10% BLV	14%		Gal 2
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		600	-	£6,960,000		Mara than 40%			
		Stakehill	Base model	1,380	-	£12,800,000	•	More than 10% BLV	19%	Cat 1	
		Stakehill		301	3.53	£3,220,000					
JPA3.1	GMA3.1	MediPark	B - Base model	-	14.70	£3,910,000	£/9.030.000	More than 10% BLV	26%	Cat 1	
JPA3.2	GMA3.2	Timperley Wedge	Of Ormalitation for the	2,546	18.20	£19,150,000					
JPA3.1	GMA3.1 GMA3.2	MediPark Timpeleley Wedge	S1 - Sensitivity test: Increase AH to 45%	- 2,546	14.70 18.20	£3,910,000 £19,150,000		More than 10% BLV	16%		Cat 1
JPA3.2 JPA4	GMA3.2 GMA4	Bewshill Farm	B - Base model	-	5.57	£1,480,000		More than 10%	33%	Cat 1	
JPA5	GMA5	Chequerbent North	B - Base model	-	12.74	£3,390,000	£1,090,000	More than 10%	20%	Cat 1	
JPA6		West of Wingates	B - Base model	-	92.86	£24,770,000		BLV More than 10%	28%	Cat 1	
JPA7	GMA7	Elton Reservoir	B - Base model	3,519	-	£27,350,000	£47,890,000	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	Loss than 00%	14%	Cat 4	
JPA9	GMA9	Walshaw	S1 - Sensitivity test: Increase values by 5%	1,250	-	£17,050,000	£7,700,000	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	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	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

PFE 2021 Policy Number (1)	GMSF 2020 policy number (2)	GMSF 2020 Title (3)	Test Type (4)	Total Dwgs (5)	Employm ent 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									

PFE 2021 Policy Number (1)	GMSF 2020 policy number (2)	GMSF 2020 Title (3)	Test Type (4)	Total Dwgs (5)	Employm ent 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	10%	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	0.2428116	£125,000	£514,802	2019	Egi
Industrial Estate,			,		Ū
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 &
c , , , ,			,		Wakefield
Northbank Industrial Estate,	0.89	£730,000	£ 819,939	2018	Cushman &
Irlam			,		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,	0.34	£400,000	£1,162,848	2019	Egi
Oldham,					
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	n/a	n/a	£1,235,526	2017	Manchester City
Logistics					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

SYSTΓΑ

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
Reference number	108724
Number of pages	8

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.

Version	Name		Position	Date	Modifications
	Author	AS/CC	AD/P	21/09/2020	
1	Checked by	SP	D	01/10/2020	
	Approved by	SP	D	01/10/2020	
	Author	AS/CC	AD/P	07/10/2020	
2	Checked by	SP	D	07/10/2020	
	Approved by	SP	D	07/10/2020	
	Author	AS/CC	AD/P	14/10/2020	
3	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					
JPA1.1 (GMA01.1) Northern Gateway	Necessary Strategic					
(Heywood/Pilsworth)	• N/A					
	Supporting Strategic					
	Bus Rapid Transit (BRT) corridor linking Manchester					
	city centre and Rochdale via Heywood Old Road/					
	Manchester Road					
	Supporting Local:					
	• N/A					
	SRN Mitigation					
	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					
	Necessary Local					
	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					
JPA1.2 (GMA01.2) Northern Gateway	Necessary Strategic					
(Simister and Bowlee)	• N/A					
	Supporting Strategic					
	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					
	Supporting Local					
	• N/A					
	SRN Mitigation					
	 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
	Corridor improvements on A576 Middleton Road /
	Manchester Old Road in vicinity of M60 J19 –
	interventions to be determined.
	Necessary Local
	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
JPA2 (GMA02) Northern Gateway (Stakehill)	Necessary Strategic
	 A627(M) / A664 Rochdale Road (Slattocks)
	roundabout improvement
	Supporting Strategic
	 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
	Supporting Local
	Resurfacing of Thornham Lane
	Tactile kerb installation between the northern site
	and Castleton Station
	SRN Mitigation
	• M62 J20
	Necessary Local
	 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
	- Bus Improvements including new Rochdale-
	Oldham service
JPA3.1 and JPA3.2 (GMA03.1 & GMA03.2)	Necessary Strategic
Roundthorn MediPark Extension & Timperley	Timperley Wedge Spine Road
Wedge (previously GMA11 & GMA46 2019 GMSF)	Roundthorn Medipark Spine Road
	Supporting Strategic
	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)
	Supporting Local

Allocation Name	Transport Interventions
	• N/A
	SRN Mitigation
	M56 Junction 3
	Necessary Local
	 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	Necessary Strategic
	• N/A
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	Pedestrian and cycle facilities and connection to the
	existing network
	Contribution towards the Local Link service
JPA5 (GMA05) Chequerbent North	Necessary Strategic
	Chequerbent roundabout Link Road or junction
	improvement
	Supporting Strategic

Allocation Name	Transport Interventions
	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
	Supporting Local
	 Implementation of the Westhoughton Bee Network
	scheme SPN Mikinghier
	SRN Mitigation
	 Improvement at M61 J5 Necessary Local
	 Pedestrian and cycle connection between the
	allocation and the existing network
JPA6 (GMA06) West of Wingates /	Necessary Strategic
M61 Junction 6	 Public transport improvements – Local Link
	established, or bus service frequencies increased
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	M61 J5 Improvement
	Necessary Local
	 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 ellession
IDAZ (CNAAOZ) Elton Deconvoir Aroa	allocation
JPA7 (GMA07) Elton Reservoir Area	 Necessary Strategic Link Road and three access junctions
	 Elton Metrolink Stop and Park & Ride facility
	Supporting Strategic
	 N/A
	Supporting Local
	 A56/Radcliffe Road signal improvements
	 A58/Ainsworth Road/ Starling Road signal
	improvements
	SRN Mitigation
	• N/A
	Necessary Local
	INELESSALV LUCAL

Allocation Name	Transport Interventions
	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	Necessary Strategic
	• N/A
	Supporting Strategic
	Elton Link Road
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	 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	Necessary Strategic
	• N/A
	Supporting Strategic
	 M56 Junction 6 (improvements to be determined)
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	A538/Sunbank Lane (improvement to be
	determined)
	 Sunbank Lane walking and cycling accesses and support
	crossing
JPA11 (GMA11) Southwick Park (previously	Necessary Strategic
GMA12 2019 GMSF)	• N/A
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation

Allocation Name	Transport Interventions
	• N/A
	Necessary Local
	• N/A
JPA12 (GMA12) Beal Valley (previously GMA14	Necessary Strategic
2019 GMSF)	 New Metrolink Stop and Park and Ride facility adjacent to Broadbent Moss and Beal Valley allocations Metrolink Overbridge Key internal highway network (spine road) Supporting Strategic 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 Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	 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
JPA13 (GMA13) Bottom Field Farm (Woodhouses)	Necessary Strategic
(previously GMA22 Woodhouses Cluster 2019	• N/A
GMSF)	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	Cycling and walking improvements
	Minor Traffic Management improvements
JPA14 (GMA14) Broadbent Moss (previously GMA15 2019 GMSF)	Necessary Strategic

Allocation Name	Transport Interventions
	New Metrolink Stop and Park and Ride facility
	adjacent to Broadbent Moss and Beal Valley
	allocations
	Key internal highway network (spine road)
	Metrolink Overbridge
	Supporting Strategic
	 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
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	 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
JPA15 (GMA15) Chew Brook Vale (Robert	Necessary Strategic
Fletchers) (previously GMA18 Robert Fletchers	 N/A
2019 GMSF)	Supporting Strategic
	 N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	• Sustainable access package of off-site improvement
	to walking and cycling routes
	 Access road and bridge over Chew Brook
	A635 Holmfirth Road access junction
JPA16 (GMA16) Cowlishaw	Necessary Strategic
	• N/A
	Supporting Strategic
	• Improvement of A627 (M) / Chadderton Way / A663
	Broadway interchange

Allocation Name	Transport Interventions
	 Improvement of A671 Rochdale Road / B6195 High Barn Road / A671 Oldham Road / B6195 Middleton Road junction
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	Improvement of A663 Shaw Road / A671 Oldham
	Road junction
	 Improvement of A663 Crompton Way / Rochdale Road / Roal Lang junction
	Road / Beal Lane junctionUpgrade of PRoW to Low Crompton to Bee Network
	standard
n/a (GMA17) Hanging Chadder	Site deleted
JPA17 (GMA18) Land South of Coal Pit Lane	Necessary Strategic
(Ashton Road) (previously GMA13 Ashton Road	• N/A
Corridor 2019 GMSF)	Supporting Strategic
	Rochdale-Oldham-Ashton Quality Bus Transit
	corridor
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	 Necessary Local 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	Necessary Strategic
	• N/A
	Supporting Strategic
	Rochdale-Oldham-Ashton Quality Bus Transit
	corridor
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	Necessary Local
	Permeable network for pedestrian and cyclist
	Permeable network for pedestrian and cyclist priority within the allocation & PRoW connections
	 Permeable network for pedestrian and cyclist priority within the allocation & PRoW connections to Bardsey Bridleway
JPA19 (GMA20) Bamford and Norden (previously	Permeable network for pedestrian and cyclist priority within the allocation & PRoW connections

Allocation Name	Transport Interventions
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	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
JPA20 (GMA21) Castleton Sidings (previously	Necessary Strategic
GMA24 2019 GMSF)	• N/A
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	Manchester Road / Queensway (signal alterations)
	Active travel links beyond allocation boundary
JPA21 (GMA22) Crimble Mill (previously GMA25	Necessary Strategic
2019 GMSF)	• N/A
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	Public Transport improvements – bus stop upgrades
	on Rochdale Road East
	Sustainable travel improvements
	Crimble Lane improvements
JPA22 (GMA23) Land North of Smithy Bridge	Necessary Strategic
(previously GMA26 2019 GMSF)	• N/A
	Supporting Strategic
	A58 Residential Relief Road
	Supporting Local
	A58 local improvements
	SRN Mitigation
	• N/A

Allocation Name	Transport Interventions
Allocation Name JPA23 (GMA24) Newhey Quarry (previously GMA27 2019 GMSF) n/a GMA25 Roch Valley (previously GMA28 2019 GMSF)	Transport InterventionsNecessary Local• A58 Halifax Road / B6225 Hollingworth Road / A6033 Todmorden Road signals• A58 Wardle 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 BankNecessary Strategic• N/ASupporting Strategic• N/ASupporting Local• Improvements to existing bus servicesSRN Mitigation• N/ANecessary Local• 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 parkSite deleted
JPA25 (GMA26) Trows Farm (previously GMA29 2019 GMSF)	 Necessary Strategic N/A Supporting Strategic M62 Junction 20 Supporting Local N/A SRN Mitigation See supporting strategic interventions Necessary Local 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
	Pedestrian and cycle improvements
JPA26 (GMA27) Land at Hazelhurst Farm	Necessary Strategic
(previously GMA30 2019 GMSF)	• N/A
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	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	Necessary Strategic
(previously GMA31 2019 GMSF)	• N/A
	Supporting Strategic
	N/A Supporting Local
	Supporting Local N/A
	SRN Mitigation
	N/A
	Necessary Local
	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	Necessary Strategic
GMA32 2019 GMSF)	• N/A
	Supporting Strategic
	CLC Rail line capacity improvements
	Metro/Tram-train services on the CLC line
	Supporting Local
	A57 Liverpool Road/ Stadium Way Junction
	improvement
	Improvements to bus services
	Cheshire Line Connection / Trafford Green Way –
	Walking & Cycling Improvements
	Traffic calming & parking management
	SRN Mitigation
	• N/A
	Necessary Local

Allocation Name	Transport Interventions
	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
JPA29 (GMA30) Port Salford Extension (previously	Necessary Strategic
GMA33 2019 GMSF)	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 Dart Calford Extension
	link road to provide access to Port Salford Extension
	 Supporting Strategic CLC Rail line capacity improvements
	 Metro/Tram-Train services on CLC line
	 Metrolink extension to Port Salford
	 Rail study improvements
	Supporting Local
	 Improvement at A57 Cadishead Way / B5311
	Fairhills Road junction
	Improvements to Local Link services
	Walking & cycling improvements: Cheshire Lines
	Connection / Trafford Greenway
	SRN Mitigation
	M60 J11 improvements
	M60 J10 improvements
	M60 J12 improvements
	New junction on M62
	Necessary Local
	Identification of a scheme at the A57 Liverpool
	Road/ Stadium Way junction
	Bus service improvement
	Walking & cycling improvements to link to the Bee
	Network
n/a GMA31 Bredbury Park Industrial Estate	Site deleted
Expansion (previously GMA34 2019 GMSF)	

Allocation Name	Transport Interventions
n/a GMA32 Former Offerton High School	Site deleted
(previously GMA35 2019 GMSF)	
n/a GMA33 Heald Green 1 (West) (previously	Site deleted
GMA37 Heald Green 2019 GMSF)	
n/a GMA34 Heald Green 2 (East) (previously	Site deleted
GMA40 Stanley Green 2019 GMSF)	
n/a GMA35 High Lane (previously GMA38 2019	Site deleted
GMSF)	
n/a GMA36 Hyde Bank Meadows (previously	Site deleted
GMA39 Hyde Bank 2019 GMSF)	
n/a GMA37 Woodford Aerodrome (previously	Site deleted
GMA41 2019 GMSF)	
JPA30 (GMA38) Ashton Moss West	Necessary Strategic
(previously GMA42 2019 GMSF)	• N/A
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	SRN Mitigation
	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
	Necessary Local
	 Walking and cycling measures
	Enhancement of bus service 217
JPA31 (GMA39) Godley Green Garden Village	Necessary Strategic
(previously GMA43 2019 GMSF)	• N/A
	Supporting Strategic
	 Improvement of M60 J24 Denton Island
	 Package of measures along the A560 (including
	possibility of Ashton-Stockport QBT)
	Supporting Local
	• N/A
	SRN Mitigation
	 Improvement of M67 / A57 Hyde Road / A560
	roundabout junction
	Necessary Local
	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
JPA32 (GMA40) Land South of Hyde (previously	Necessary Strategic
GMA44 2019 GMSF)	• N/A
	Supporting Strategic
	Package of measures along the A560 (including
	possible Ashton-Stockport QBT)
	 Improvement of M67 / A57 Hyde Road / A560
	roundabout junction
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	 Walking and cycling measures
	 Bus improvements along the A560 Stockport Road
	adjacent to the allocation
JPA33 (GMA41) New Carrington (previously	Necessary Strategic
GMA45 2019 GMSF)	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
	Supporting Strategic
	WGIS infrastructure
	Trafford Greenway & Bee Network Bridge
	Supporting Local
	• N/A
	SRN Mitigation
	M56 Bowden Roundabout
	Necessary Local
	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
	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.
JPA34 (GMA42) M6 Junction 25 (previously	Necessary Strategic
GMA48 2019 GMSF)	Signalisation of Bryn Interchange
	Supporting Strategic
	• N/A
	Supporting Local
	• N/A
	 SRN Mitigation M6 Junction 24 Improvement
	Necessary Local
	 N/A
JPA35 (GMA43) North of Mosley Common	Necessary Strategic
(previously GMA49 2019 GMSF)	 N/A
	Supporting Strategic
	 N/A
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	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
JPA36 (GMA44) Pocket Nook (previously GMA50	Necessary Strategic
2019 GMSF)	Bridge over future HS2 line
	Supporting Strategic
	 Improved bus service connectivity Now railway station(s) in local area
	 New railway station(s) in local area AE80 Eact Lancashire Road (AE70 Atherlaigh Way
	 A580 East Lancashire Road / A579 Atherleigh Way A580 East Lancashire Road/ A572 Newton Road
	A580 East Lancashire Road/ A574 Warrington Road

Allocation Name	Transport Interventions
	Supporting Local
	• N/A
	SRN Mitigation
	• N/A
	Necessary Local
	Develop PRoW connection between Pocket Nook
	Lane and Schools
	Develop PRoW connection between Pocket Nook
	Lane and Moorfield Crescent
JPA37 (GMA45) West of Gibfield (previously GMA51 2019 GMSF)	Necessary Strategic
	 Chequerbent to Platt Lane link road and associated improvements at Chequerbent roundabout
	Supporting Strategic
	 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
	Supporting Local
	• Implementation of the Leigh, Atherton and
	Tyldesley Bee Network scheme
	SRN Mitigation
	Improvement at M61 Junction 5
	Necessary Local
	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 Ga	teway Heywood Pilswor	th			
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			Туре	Strategic greenfield	Promoter/Consultant tear
Gross Employment area (ha)	400.36	Non resi coverage	40%			Promoter/Consultant tear
Employment floorspace (sqm)	1,055,816	B2, B8				GMSF /other
						Consultant
Total Development period (yrs)	21.00	for non-resi				team/Promoter
Development mix and values						Source
Non residential values	Serviced land sales val	ue				
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 r	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG/Consultant team
Broad Infrastructure Cost Assump	tion					
Site Infrastructure (General)	138,331,869	total				Consultant team
P-ll 0					Total	
Policy Costs					1	
Policy Costs						

Summary										
Scheme GM 1.1.1		B1 Office			B2 Industrial			B8 Warehouse		_
		Size of unit			Size of unit					
Total floorspace (sq m)	1055816	(GIA)	0	sq m	(GIA)	0	sq m	Size of unit (GIA)	1,055,816	sa m
Total hoorspace (sq m)	1055010	Ratio of GEA to	100.0%		Ratio of GEA to		34 111	Ratio of GEA to GIA	100.0%	
		GEA		sq m	GEA		sq m	GEA	1055816	_
		NIA as % of GIA	95%		NIA as % of GIA		sym	NIA as % of GIA	95%	
		NIA as % OF GIA			NIA as % OF GI					_
		Rooms		sq m			sq m	NIA Rooms	1003025.2 250	
T-+	400.35004		250		Rooms	250				
Total site area (ha)	400.35891	Floors	5 40%		Floors	1.00		Floors	1.00	
Developable site area (ha)	264.0	Site coverage			Site coverage	40%		Site coverage	40%	
Net to gross	66%	Site area	0.0	Hectares	Site area	0.0	Hectares	Site area	264.0	Hectar
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	1
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			20			20		,,	
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			DO Wanah anna		
Build costs	£0	£0	£0	1	£0	£0	1	B8 Warehouse		
External costs (% bc)	£0	10.00%	£0		10.00%	£0		0.00%	£0	
	£U	10.00%	£0		10.00%	£0		0.00%	£0	
Construction costs			EU			EU			£U	
Total construction costs	£0		<u></u>			0			6 400 004 000	-
Site preparation/infrastructure	£138,331,869	0.000/	£ -		0.000	£ -		40.000/	£ 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									
D	£ 126,083,500	0.50								
Developer return % gdv		0.0%	£0		0.0%	£0		0.0%		
	30.0%									
Total scheme costs	£294,067,998									
RESIDUAL VALUE										
For the scheme	£ 126,083,500									
Equivalent per hectare	£ 477,672									

JPA3.1/JPA3.2 (GMA3.1/GM11) Medipark Extension & (GMA3.2/GM46) Timperley Wedge S1

Site information						Source
Allocation (2020)	GMA3.2 Timperley W	edge				
Allocated redline within GMSF (ha)	224.34				Trafford	Council
				Ward	Hale Barns Ward	Council
Site type				Name	Timperley Wedge	
Area to be developed				Туре	Strategic greenfield	Council
Dwellings (units)						
Gross Residential area (ha)	70.2					Council
Gross Employment area (ha)	11.5					Council
Employment floorspace (sqm)						
Total Development period (yrs)	17					Council
Development mix and values						Source
Density	45.33	DPH				
Market %	45.33 Affordable		Affordable Rent	Intermediate	Other	
1,400.3	1,145.7	572.85	Anoruable Kent	572.85	Other	Council
			Number	Selling Price (£ per squ	m)	Council
Flats	55	25.0%	350.1	£3,712	······································	Consultant team
Terrace	99	30.0%	420.1	£3,722		Consultant team
Semi		30.0%	420.1	£4,013		
Detached		15.0%	210.0	£3,951		
Social Rent		15.0%	210.0	Weekly rent		
Flats	***************************************	30.0%	171.9	£87.69		Council
Terrace		70.0%	401.0	£87.69		council
Intermediate	.}	70.0%	+01.0	Selling price 100% sha		
Flats	53	30.0%	171.9	£3,712		Council
Terrace	86	70.0%	401.0	£3,722		Council
reiface	80	70.0%	401.0	13,722		
Social and Affordable Rent Assump	tions					
Management/Maintenance						Council / RP's
Voids/ Bad debts						Council / RP's
Repairs reserve						Council / RP's
Capitalisation	• • • • • • • • • • • • • • • • • • • •					Council / RP's
Intermediate Assumptions						
Rental Factor	2.75%					Council / RP's
Share Size	2.73%					Council / RP's
	6.0%					Council / RP's
Capitalisation Non residential values	0.0%					Council / KP S
Serviced land sales value	£8,778,090.00	total				Consultant team
	E8,778,090.00 Mixed	lulai	Total	SDLT	Fees	
£ per ha gross			17,950,000	887,000	314,125	Stage 1 report
E per na gross	1230,000		17,550,000	387,000	514,125	Stage 1 report
Build Costs						Source
Blended rate for flats and houses	£1,161.43	por com				Consultant team
biended rate for nats and houses	11,101.45	per squi				
Other Development Costs						
	£35 766 805	total				Consultant team
Plot costs						Consultant team
Plot costs Professional Fees	7.50%	total of build costs				Consultant team
Plot costs Professional Fees Finance Rate	7.50% 6.00%	of build costs				Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees	7.50% 6.00% 3.00%	of build costs of market GDV				Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees	7.50% 6.00% 3.00% 0.00%	of build costs of market GDV of affordable GDV				Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals	7.50% 6.00% 3.00% 0.00% 1.75%	of build costs of market GDV of affordable GDV of land value				Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103	of build costs of market GDV of affordable GDV of land value total				Consultant team Consultant team Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r	of build costs of market GDV of affordable GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103	of build costs of market GDV of affordable GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results she	of build costs of market GDV of affordable GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results shee tion	of build costs of market GDV of affordable GDV of land value total ate at				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results shee tion	of build costs of market GDV of affordable GDV of land value total ate				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General)	7.50% 6.00% 3.00% 0.00% £4,662,103 applied at prevailing rr applied in Results she tion £87,207,780	of build costs of market GDV of affordable GDV of land value total ate at				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt	7.50% 6.00% 3.00% 0.00% £4,662,103 applied at prevailing r applied in Results she tion £87,207,780 ption	of build costs of market GDV of affordable GDV of land value total ate of build costs				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Plot costs Professional Fees Finance Rate Marketing fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General)	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	of build costs of market GDV of affordable GDV of land value total ate at of build costs total				Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt	7.50% 6.00% 3.00% 0.00% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	of build costs of market GDV of affordable GDV of land value total ate at of build costs total				Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	of build costs of market GDV of affordable GDV of land value total ate at of build costs total				Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075	of build costs of market GDV of affordable GDV of land value total ate at of build costs total			Total	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local)	7.50% 6.00% 3.00% 0.00% £4,662,103 applied at prevailing r applied in Results sher tion £87,207,780 ption £14,019,075 £650,000	of build costs of market GDV of affordable GDV of land value total ate et of build costs total total				Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Archaelogical Policy Costs (Local) Education	7.50% 6.00% 3.00% 0.00% £4,662,103 applied at prevailing r applied in Results sher tion £87,207,780 ption £14,019,075 £650,000 £8,665,543	of build costs of market GDV of affordable GDV of land value total ate at of build costs total total total			£8,665,543	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Council
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (General) Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs [Local] Education Open Space	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results sher tion £87,207,780 £87,207,780 £14,019,075 £650,000 £8,665,543 £8,665,543 £0	of build costs of market GDV of affordable GDV of land value total ate at of build costs of build costs total total total total per dwelling			£8,665,543 £0	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Archaelogical Policy Costs (Local) Education	7.50% 6.00% 3.00% 0.00% 1.75% £4.662,103 applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £8,665,543 £8,665,543	of build costs of market GDV of affordable GDV of land value total ate et of build costs of build costs total total total per dwelling per dwelling			£8,665,543 £0 £12,730,000	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SUT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other s106/s278	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £8,665,543 £8,665,543 £0 £5,000	of build costs of market GDV of affordable GDV of land value total ate et of build costs of build costs total total total per dwelling per dwelling			£8,665,543 £0	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council - £6m P, £2.7m S Within Site Infra Council
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 ClL Policy Costs (National & GMSF)	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied in Results sheet tion £87,207,780 £14,019,075 £14,019,075 £650,000 £8,665,543 £0 £5,000 £16,607,907	of build costs of market GDV of affordable GDV of affordable GDV total total ste total total total total total total total total per dwelling per dwelling total			£8,665,543 £0 £12,730,000 £16,607,907	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council - £6m P, £2.7m S Within Site Infra Council Council
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Solut Dev & Cont Return Broad Infrastructure (Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 CIL Policy Costs (National & GMSF) Biodiversity Net Gain	7.50% 6.00% 3.00% 0.00% 1.75% £4.662,103 applied at prevailing r applied in Results sheet tion £87,207,780 ption £14,019,075 £650,000 £8,665,543 £0 £5,000 £16,607,907 £11,37.00	of build costs of market GDV of affordable GDV of land value total ate at of build costs of build costs total total total per dwelling per dwelling per dwelling			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council - £6m P, £2.7m S Within Site Infra Council Council Council Council
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs (Local) Education Open Space Other s106/s278 Cil Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	7.50% 6.00% 3.00% 0.00% £4,662,103 applied at prevailing r applied in Results sheet tion £18,7207,780 ption £14,019,075 £650,000 £16,607,907 £1,137,00 £1,137,00 £1,137,00	of build costs of market GDV of affordable GDV of land value total ate at of build costs of build costs total total total per dwelling per dwelling per dwelling per dwelling			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000	Consultant team Consultant team Consultant team Consultant team MHMRC PPG Consultant team Consultant team Consultant team Consultant team Council
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 CLL Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached)	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied in Results sheet tion £87,207,780 £14,019,075 £14,019,075 £14,019,075 £650,000 £16,607,907 £1,137.00 £1,500.00	of build costs of market GDV of affordable GDV of affordable GDV total total total total total total total total per dwelling per dwelling per dwelling per dwelling per detched			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000 £315,068	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council - £6m P, £2.7m S Within Site Infra Council Council Council Council Council Council Council Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Surviced employment land cost Surviced employment land cost Surviced employment land cost Surviced employment Dev & Cont Return Dev & Cont Return Broad Infrastructure (General) Broad abnormals/site prep assump Site Infrastructure (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 CIL Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	7.50% 6.00% 3.00% 0.00% 1.75% £4.662,103 applied in Results sher tion £87,207,780 £87,207,780 £14,019,075 £650,000 £16,607,907 £11,137.00 £11,500.00 £13,500.00 £3,000.00	of build costs of market GDV of affordable GDV of affordable GDV total ate at of build costs of build costs total total total total per dwelling per dwelling per dwelling per detached per detached			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000 £315,068 £630,135	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council - £6m P, £2.7m S Within Site Infra Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 Cill Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	7.50% 6.00% 3.00% 0.00% 1.75% £4.662,103 applied in Results sheet tion £8.7,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £15,000 £11,500,00 £1,137.00 £1,137.00 £1,500,00 £1,500,00 £3,000,00 £3,000,00 £2,000,00	of build costs of market GDV of affordable GDV of land value total ate at of build costs of build costs total total total per dwelling per dwelling per dwelling per detched per semi ate total			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000 £315,068 £630,135 £840,180	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Coun
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (Ceneral) Broad abnormals/site prep assump Site Infrastructure (General) Archaelogical Policy Costs (Decal) Education Open Space Other s106/s278 ClL Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced)	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied in Results sheet tion £87,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £16,607,907 £11,137.00 £1,500.00 £1,500.00 £2,000.00 £2,000.00	of build costs of market GDV of affordable GDV of affordable GDV total total total total total total total total per dwelling per dwelling per dwelling per dwelling per detached per semi per semi			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000 £315,068 £630,135 £840,180 £2,444,160	Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council - £6m P, £2.7m S Within Site Infra Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other s106/s278 Cill Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied in Results sheet tion £87,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £16,607,907 £11,137.00 £1,500.00 £1,500.00 £2,000.00 £2,000.00	of build costs of market GDV of affordable GDV of affordable GDV total total total total total total total total per dwelling per dwelling per dwelling per dwelling per detached per semi per semi			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000 £315,068 £630,135 £840,180	Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Coun
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs Policy Costs (Local) Education Open Space Other \$106/\$278 CIL Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) 'uture Homes Standard (Detached) Future Homes Standard (Terraced)	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied in Results sheet tion £87,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £16,607,907 £11,137.00 £1,500.00 £1,500.00 £2,000.00 £2,000.00	of build costs of market GDV of affordable GDV of affordable GDV total total total total total total total total per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000 £315,068 £630,135 £840,180 £2,444,160 £1,040,678	Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council - £6m P, £2.7m S Within Site Infra Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Plot costs Professional Fees Finance Rate Marketing Fees Aff Marketing fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure (Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Archaelogical Policy Costs (Local) Education Open Space Other \$106/\$278 CIL Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) 'Future Homes Standard (Detached) Future Homes Standard (Terraced)	7.50% 6.00% 3.00% 0.00% 1.75% £4,662,103 applied in Results sheet tion £87,207,780 £14,019,075 £650,000 £14,019,075 £650,000 £16,607,907 £11,137.00 £1,500.00 £1,500.00 £2,000.00 £2,000.00	of build costs of market GDV of affordable GDV of affordable GDV total total total total total total total total per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£8,665,543 £0 £12,730,000 £16,607,907 £2,894,802 £3,819,000 £315,068 £630,135 £840,180 £2,444,160	Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council - £6m P, £2.7m S Within Site Infra Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team

				Su	Summary Results								
Site Details GMCA Testing			Site Address	Timperl	ey Wedge, Mixed	_	_	Site Referenc	GM46 T	imperley Wedge			
								Application N	Hole Par	rns Ward			
Scheme Description 2546		_	Notes	_			_	Application N		no ward			
					_	_		Date Saved	23/09/20	020			
	Site Details					llings	GIA (sq m)						
Gross Area Net Area	71.80 ha 56.16 ha			Market H		.400.00	239,768.7 150,538.5						
Net to Gross Ratio	78.2%			Affordable H		,146.00	89,230.2						
Density	45.33 dwgs p	er net ha		% Affordable H	lousing	45.01%							
Scheme Revenue													
					ffordable Housin	1							
	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) Tenure Split (by % dwellings)	239,768.7	150,538.5 55.0%	44,615.1 22.5%	- 0.0%	- 0.09	-	44,615.1 22.5%						
Total Revenue	699, 398, 605	575,610,000	27,479,980	-	-	-	96, 308, 625						
Average Revenue per unit	274,705	411,150	47,958				168,078						
Average Revenue per sq m GIA	2,917	3,824	616				2,159						
Total Capital Contributions	8,778,090												
Total Commercial Elements	-												
Total Scheme Revenue	708,176,695												
Scheme Development Costs					ffordable Housin								
	Total	Market	Social Rent	Affordable	Intermediate	Equity Share	Shared	Per dwelling					
Build Cost (inc external works & contingency)	278,474,515	174,839,930	51,817,292	Rent -	Rent -	Equity share	Ownership 51,817,292	109,377	per sq m 1,161				
Additional Dwelling Standards	-	-	-	-	-		-	-	-				
Professional Fees	20,885,589	13,112,995	3,886,297	-	-		3,886,297	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) Exceptional Development Costs	- 161,456,888	88,782,264	- 36,337,312		-		- 36,337,312	- 83,418	- 673	0.0% affordable revenue			
Planning Obligations Costs	33,379,566							13,111	139				
Commercial Elements Costs	-												
Community Infrastructure Levy	16,607,819									2.4% CIL as % Revenue £107.62 per market sq m			
	10,001,013									3.1% CiL as % Dev Costs			
Developer's Return for Risk and Profit													
Developer's Return (Market housing) Contractor's Return (Aff housing)	-			-		1			· ·	0.0% market revenue 0.0% aff build & prof fees			
Contractor Sincetoni (An nousing)				· · ·			·		· ·	0.0% an oblio or provides			
Total Development Costs	528,072,676							207,413	2,202				
Total Operating Profit	180,104,019							70,740	761				
	100,104,019							70,740	707				
Finance Costs and Residual Value													
DCF Period		years											
Debit Interest Rate Credit Interest Rate	6.0%												
Annual Discount Rate	0.0%												
Revenue and Capital Contributions	708,176,695 528,072,676												
Finance Cost	23,636,098												
Annual Discount Rate Cost	-												
Total Dev Cost, Finance Cost & ADR Cost	551,706,774												
Gross Residual Value	156,467,921												
Agents Fees	1,858,188	1.080	residual value /co	ST SDI TO		Notes: (use)	Añt+En ter tostart a ≀	new Ine)					
Agents Hees Legal Fees	743,275		residual value (por residual value (por										
Stamp Duty	7,812,896		on HMRC SDLT rat										
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												

JPA9 (GMA9/GM9) Walshaw S1

				1		Source
Allocation (2020)						
Allocated redline within GMSF (ha)	63.93			District		Council
					Tottington Ward	
Site type					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 Value	24					Source
						GMSF
Density	33.33	DPH				- CIMISI
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Discount Market Sale	
937.50	312.50	Social Kent		62.5	62.50	Coursell
		-	Number			Council
Market housing		Mix		Selling Price (£ per sqn	η	C
Flats	65	5.0%	46.9	£2,503		Consultant team
Terrace	85	15.0%	140.6	£2,546		Council
Semi		33.5%	314.1	£2,585		
Detached		46.5%	435.9	£2,768		
Affordable Rent				Weekly Rent		
Flats		5.0%	9.4	£103.85		Council
Terrace		15.0%	28.1	£126.92		Council
Semi	84	33.5%	62.8	£155.77		
Detached		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		15.0%	9.4	£1,909		
Semi	84	33.5%	20.9	£1,939		
Detached	109	46.5%	29.1	£2,076		
Detached	105	40.570	2.7.1	12,070		
ocial and Affordable Rent Assump	tions					Council / RP's
Management/Maintenance						Council / RP's
Voids/ Bad debts						Council / RP's
Repairs reserve						Council / RP's
Capitalisation						
Intermediate Assumptions						Council / RP's
Intermediate Assumptions Rental Factor	2.75%					Council / RP's
Intermediate Assumptions Rental Factor Share Size	2.75% 35.00%					
Intermediate Assumptions Rental Factor Share Size Capitalisation	2.75% 35.00% 6.00%					Council / RP's
Intermediate Assumptions Rental Factor Share Size Capitalisation	2.75% 35.00%		Total	SDLT	Fees	Council / RP's
Intermediate Assumptions Rental Factor Share Size Capitalisation	2.75% 35.00% 6.00%		Total 15,981,299	SDLT 788,565	Fees 279,673	Council / RP's
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV	2.75% 35.00% Housing					Council / RP's Council / RP's
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross	2.75% 35.00% Housing					Council / RP's Council / RP's
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs	2.75% 35.00% 6.00% Housing £250,000	per sam				Council / RP's Council / RP's Stage 1 report Source
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5	2.75% 35.00% Housing £250,000 £1,073.60					Council / RP's Council / RP's Stage 1 report Source Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs	2.75% 35.00% Housing £250,000 £1,073.60 £946.00	per sqm				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80	per sqm per sqm				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Suild Costs Flats 3to5 Terraced Semi Detached	2.75% 35.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80	per sqm per sqm per sqm				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Juild Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses	2.75% 35.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00	per sqm per sqm per sqm				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £946.00 £1,056.00 £1,056.00 £1,002.83	per sqm per sqm per sqm per sqm				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Dther Development Costs Plot costs & Contingency	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,002.83 £1,002.83	per sqm per sqm per sqm per sqm of build costs				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £932.80 £1,056.00 £1,002.83 10.00% 8.00%	per sqm per sqm per sqm per sqm				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £946.00 £1,056.00 £1,056.00 £1,002.83 10.00% 6.00%	per sqm per sqm per sqm per sqm of build costs of build costs				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,002.83 £1,002.83 £1,002.83 £1,002.83 £1,005% £3.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm of build costs of build costs of market GDV				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Suild Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm of build costs of build costs				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate	per sqm per sqm per sqm of build costs of build costs of market GDV				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm of build costs of build costs of market GDV				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate	per sqm per sqm per sqm of build costs of build costs of market GDV				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate	per sqm per sqm per sqm of build costs of build costs of market GDV				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,056.00 £1,002.83 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet	per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,056.00 £1,002.83 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet	per sqm per sqm per sqm of build costs of build costs of market GDV				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BUV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,056.00 £1,002.83 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet	per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SUI Dev & Cont Return Infrastructure Site Infrastructure Abnormals/Site Prep	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £1,073.60 £1,056.00 £1,056.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,073.60 £1,075.60	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BUV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £1,073.60 £1,056.00 £1,056.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,073.60 £1,075.60	per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return nfrastructure Site Infrastructure Abnormals/Site Prep	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £1,073.60 £1,056.00 £1,056.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,050.00 £1,073.60 £1,075.60	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs				Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Juild Costs Flats 3to5 Terraced Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site prep	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,073.60 £1,073.60 £1,073.60 £1,002.83 £1,002.83 10.00% 8.00% 6.00% 3.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team
Intermediate Assumptions Rental Factor Shane Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Blended rate used for houses Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Solution Costs Blended rate used for houses Detached Blended rate used for houses Setting Fees Finance Rate Marketing Fees Solution Costs Site Infrastructure Site Infrastructure Site Infrastructure Site prep Site prep	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team HMRC PPG Council
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV f per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Agents & Legals Ster Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site prep Site prep Site prep Site prep	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV f per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Agents & Legals Ster Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site prep Site prep Site prep Site prep	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,073.60 £1,073.60 £1,073.60 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site prep Policy Costs (Site Specific) Onsite School Recreation	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,073.60 £1,073.60 £1,073.60 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team HMRC PPG Council
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross isuild Costs Flats 3to5 Terraced Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SUI Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site prep Site prep	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 3.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV f per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Dther Development Costs Plot costs & Contingency Professional Fees Agents & Legals Ster Finance Rate Marketing Fees Agents & Legals Ster Infrastructure Site Infrastructure Site Infrastructure Site Infrastructure Site prep Site prep Site prep Site prep Solicy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £32.80 £1,050.00% £1,050.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54 £1,137 £1,137	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross fuild Costs Flats 3to5 Flats 2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54 £1,130 £1,500	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team	
Intermediate Assumptions Rental Factor Share Size Capitalisation BUV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site Infrastructure Site prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54 £1,137 £1,500 £3,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs of build costs per hectare total per dwelling per dwelling per detached			279,673	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Dev & Cont Return Dev & Cont Return Site Infrastructure Site Infrastructure Site Infrastructure Site Infrastructure Site prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging whicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £946.00 £32.80 £1,050.83 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing rate applied in Results sheet 25% £45,000 £2,768.54 £1,137 £1,137 £1,500 £3,000 £2,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs per hectare total per dwelling per dwelling per detached per semi			279,673	Council / RP's Council / RP's Stage 1 report Source Consultant team
Intermediate Assumptions Rental Factor Share Size Capitalisation BLV £ per ha gross Build Costs Flats 3to5 Terraced Semi Detached Blended rate used for houses Other Development Costs Plot costs & Contingency Professional Fees Finance Rate Marketing Fees Agents & Legals SOLT Dev & Cont Return Dev & Cont Return offrastructure Site Infrastructure Site Infrastructure Site Infrastructure Site prep Policy Costs (Site Specific) Onsite School Recreation Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	2.75% 35.00% 6.00% Housing £250,000 £1,073.60 £932.80 £1,056.00 £1,056.00 £1,002.83 10.00% 8.00% 6.00% 3.00% 0.175% applied at prevaiing rate applied in Results sheet 25% £45,000 £4,000,000 £2,768.54 £1,150 £1,500 £1,500 £2,000 £2,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm of build costs of build costs of market GDV of land value of build costs of build costs per hectare total per dwelling per dwelling per detached			279,673	Council / RP's Council / RP's Council / RP's Stage 1 report Source Consultant team Consultant

					Su	mmary Res	ilts			
Site Details	GMCA Testing - Site sp	becific testing		Site Address	Housing	3			Site Reference GM Allocat	ion 9
]								Application No VA3	
Scheme Description	1250 dwellings, 0sqm e	emp, Osqm retail	_	Notes	_				Application No VAS	
									Date Saved 06/07/2020	
		Site Details				Dwel		GIA (sq m)		
	Gross Area	63.93 ha					250.00	118,982.5		
	Net Area Net to Gross Ratio	37.50 ha 58.7%			Market H Affordable H	-	937.50 312.50	89,236.9 29,745.6		
	Density	33.33 dwgs pe	er net ha		% Affordable H		25.00%	23,743.0		
						-				
Scheme Revenue										
					A Affordable	ffordable Housing Intermediate		Shared		
		Total	Market	Social Rent	Rent	Rent	DMS	Ownership		
Total No of Dwellings		1,250.00	937.50	-	187.50	-	62.50	62.50		
Total GIA (sq m) Tenure Split (by % dwe	llings)	118,982.5	89,236.9 75.0%	- 0.0%	17,847.4 15.0%	- 0.0%	5,949.1 5.0%	5,949.1 5.0%		
Total Revenue	5-7	281,853,921	237,820,270	-	21,880,256	-	11,880,906	10,272,489		
Average Revenue per u		225,483	253,675		116,695		190,094	164,360		
Average Revenue per s	q m GIA	2,369	2,665		1,226		1,997	1,727		
Total Capital Contribu	itions									
Total Commercial Ele	ments	•								
		001 050 001								
Total Scheme Revenu	e	281,853,921								
Scheme Developme	nt Costs									
						ffordable Housing		0		
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Per dwelling per sq m	
Build Cost (inc external		119,638,608	89,728,981		17,945,786	-	5,981,920	5,981,920	95,711 1,006	
Additional Dwelling Sta Professional Fees	ndards	- 9,571,089	- 7,178,319		- 1,435,663	-	- 478,554	- 478,554	7,657 80	8.0% build costs
Marketing Costs (market	et housing)	7,134,608	7,178,519		1,433,003		470,004	470,004	7,610 80	3.0% market revenue
Marketing Costs (aff ho		-		-	-	-	-	-	• •	0.0% affordable revenue
Exceptional Developme		61,799,620	46,349,715		9,269,943		3,089,981	3,089,981	49,440 519	
Planning Obligations Co Commercial Elements		14,678,800							11,743 123	
										0.0% CIL as %Revenue
Community Infrastructu	ire Levy	-								£0.00 per market sq m
	Distant Des Ci									0.0% CIL as %Dev Costs
Developer's Return fo Developer's Return (Ma										0.0% market revenue
Contractor's Return (Af		-		•	-		•	-	· · ·	0.0% aff build & prof fees
Total Development Co	osts	212,822,725							170,258 1,789	
Total Operating Prot	fit	69,031,195							55,225 580	
Finance Costs and F										
		10								
	DCF Period Debit Interest Rate	12	years							
	Credit Interest Rate	0.0%								
	Annual Discount Rate	0.0%								
Revenue and Capital C	ontributions	281,853,921								
Total Development Cos		212,822,725								
Finance Cost		8,867,654								
Annual Discount Rate C		-								
Total Dev Cost, Finance	e Cost & ADR Cost	221,690,379								
Gross Residual Value		60,163,542								
Agents Fees		714,573	1.25%	residual value (po	st SDI T)		Notes: (use)	Alt+Enter to start a	a new line)	
Legal Fees		285,829		residual value (po residual value (po						
Stamp Duty		2,997,677		on HMRC SDLT ra						
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								

JPA12 (GMA12/GM14) Beal Valley S1

10 35.08 ole % 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	t Residential area (ha)	272.3 6.1	Ward Name Type	•••••••••••••••••••••••••••••••••••••••	Source Council Council Source Council Council Council
51.04 Housing 13.74 482 13.74 10 35.08 ole % 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	rt Residential area (ha) DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	Affordable Rent 36.00 Number 137.7 272.3 6.1	Ward Name Type Intermediate 36.00 Selling Price (£ per sqn £2,634 £3,091	Royton South Ward Beal Valley Strategic greenfield	Council Council Source Council
Housing 13.74 482 13.74 10 35.08 0le % 72.00 ea sqm 84 109 53 86 53 86 53 86 53	rt Residential area (ha) DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	Affordable Rent 36.00 Number 137.7 272.3 6.1	Ward Name Type Intermediate 36.00 Selling Price (£ per sqn £2,634 £3,091	Royton South Ward Beal Valley Strategic greenfield	Council Council Source Council
13.74 482 13.74 10 35.08 50e % 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	t Residential area (ha) DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	Affordable Rent 36.00 Number 137.7 272.3 6.1	Name Type Intermediate Selling Price (£ per sqn £2,634 £3,091	Beal Valley Strategic greenfield	Council Council Source Council
13.74 482 13.74 10 35.08 50e % 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	t Residential area (ha) DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	Affordable Rent 36.00 Number 137.7 272.3 6.1	Type Intermediate Selling Price (£ per sqn £2,634 £3,091	Strategic greenfield Other O	Council Source Council
482 13.74 10 35.08 52.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	Affordable Rent 36.00 Number 137.7 272.3 6.1	Intermediate 36.00 Selling Price (£ per sqn £2,634 £3,091	Other 0	Council Source Council
13.74 10 35.08 50 6% 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	Affordable Rent 36.00 Number 137.7 272.3 6.1	Intermediate 36.00 Selling Price (£ per sqn £2,634 £3,091	0	Council Source Council
10 35.08 ole % 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	Affordable Rent 36.00 Number 137.7 272.3 6.1	Intermediate 36.00 Selling Price (£ per sqn £2,634 £3,091	0	Council Source Council
35.08 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	36.00 Number 137.7 272.3 6.1	36.00 Selling Price (£ per sqn £2,634 £3,091	0	Source Council
35.08 72.00 ea sqm 84 109 53 86 53 86 53 86 £1,000.00	DPH Social Rent Mix 33.6% 66.4% 16.9% 83.1% 16.9%	36.00 Number 137.7 272.3 6.1	36.00 Selling Price (£ per sqn £2,634 £3,091	0	Source Council
ole % 72.00 ea sqm 84 109 53 86 53 86 £1,000.00	Social Rent Mix - 33.6% 66.4% 16.9% 83.1% 16.9%	36.00 Number 137.7 272.3 6.1	36.00 Selling Price (£ per sqn £2,634 £3,091	0	Council
ole % 72.00 ea sqm 84 109 53 86 53 86 £1,000.00	Social Rent Mix - 33.6% 66.4% 16.9% 83.1% 16.9%	36.00 Number 137.7 272.3 6.1	36.00 Selling Price (£ per sqn £2,634 £3,091	0	Council
ole % 72.00 ea sqm 84 109 53 86 53 86 £1,000.00	Social Rent Mix - 33.6% 66.4% 16.9% 83.1% 16.9%	36.00 Number 137.7 272.3 6.1	36.00 Selling Price (£ per sqn £2,634 £3,091	0	
ole % 72.00 ea sqm 84 109 53 86 53 86 £1,000.00	Social Rent Mix - 33.6% 66.4% 16.9% 83.1% 16.9%	36.00 Number 137.7 272.3 6.1	36.00 Selling Price (£ per sqn £2,634 £3,091	0	
72.00 ea sqm 84 109 53 86 53 86 £1,000.00	Mix 33.6% 66.4% 16.9% 83.1% 16.9%	36.00 Number 137.7 272.3 6.1	36.00 Selling Price (£ per sqn £2,634 £3,091	0	
ea sqm 84 109 53 86 53 86 £1,000.00	33.6% 66.4% 16.9% 83.1% 16.9%	Number 137.7 272.3 6.1	Selling Price (£ per sqn £2,634 £3,091	•••••••••••••••••••••••••••••••••••••••	
84 109 53 86 53 86 £1,000.00	33.6% 66.4% 16.9% 83.1% 16.9%	137.7 272.3 6.1	£2,634 £3,091	<u>ו</u>	
109 53 86 53 86 £1,000.00	66.4% 16.9% 83.1% 16.9%	272.3 6.1	£3,091		Council
53 86 53 86 £1,000.00	16.9% 83.1% 16.9%	6.1			Consultant team
86 53 86 £1,000.00	83.1% 16.9%		Weekly Rent		Council
86 53 86 £1,000.00	83.1% 16.9%				
53 86 £1,000.00	16.9%	29.9	£83.08		Council Proforma
86 £1,000.00			£101.26		
86 £1,000.00					
£1,000.00	83.1%		£2,193		Council Proforma
		29.9	£2,191		
					Council / RP's
4%					Council / RP's
500					Council / RP's
6%					Council / RP's
		Total	SDLT	Fees	
£250,000		3,435,000	161,250	60,113	Stage 1 report
					Source
£1,062.50	per sqm				Consultant team
£979.02	per sqm				Consultant team
£965.36	per sqm				Consultant team
£1,092.86					Consultant team
£1,048.45					Consultant team
£5,037,205	total				Consultant team
	of build costs				Consultant team
6.00%					Consultant team
	of market GDV				Consultant team
	of land value				Consultant team
at prevailing ra	/				HMRC
in Results shee					PPG
in nesting shee					
£13,778,527	total				Consultant team
220,110,521					
£6,729,391	total				Consultant team
20,125,051					
				Total	
f1 612 97	per dwelling			£19,678	Council
	per dwelling			£757.773	Council
f1 612 97				£1,564,635	Council
	per dwelling			£1,504,055 £0	Council
£3,246.13	per awening			LU	
£3,246.13	ner dwelling			£548 024	Consultant team
£3,246.13 £0.00					Consultant team
£3,246.13 £0.00 £1,137					
£3,246.13 £0.00 £1,137 £1,500					Consultant team
£3,246.13 £0.00 £1,137 £1,500 £1,500					Consultant team
£3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000					Consultant team
£3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000					Consultant team
£3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000				£18,300	Consultant team
£3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000				05 054 7	
£3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000				£5,251,770	
£3,246.13 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000			1		
	£1,500 £1,500 £3,000 £2,000	£1,137 per dwelling £1,500 per dwelling £1,500 per detached £3,000 per detached £2,000 per semi £2,000 per terraced £1,500 per flat	£1,500 per dwelling £1,500 per detached £3,000 per detached £2,000 per semi £2,000 per terraced	£1,500 per dwelling £1,500 per detached £3,000 per detached £2,000 per semi £2,000 per semi £2,000 per semi	£1,500 per dwelling £723,000 £1,500 per detached £408,450 £3,000 per detached £816,900 £2,000 per semi £275,400 £2,000 per terraced £119,600

						Su	mmary Resu	lts		
	Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Beale V	alley, Housing			Site Reference GM Allocation 14
		-								Application No VA3
	Scheme Description	482 dwellings			Notes					
										Date Saved 17/09/2020
		· · · · · · · · · · · · · · · · · · ·								Dillo Cartes Intos 2020
			Site Details		ı —		Dwelli	nge	GIA (eq.m)	
		Gross Area								
Test Test Test Affender transp 1 1 1 1 1 1 1 1 1 1 1 1 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>										
				er net ha					5,861.3	
Image: series of the series		· · · ·					-1			
Yeak Yeak <thyeak< th=""> Yeak Yeak</thyeak<>	Scheme Revenue									
Image of the second s		I							Shared	
	Total No. of Durallia a					Rent	Rent		Ownership	
Tame particular On 10 On 20 7.85 On 20 On										
Answer Spreak gas und Output Other Spreak gas und hand hand hand hand hand hand hand ha	Tenure Split (by % dwe	ellings)		85.1%		7.5%		0.0%	7.5%	
Name Total Control Control <thcontro< th=""> <thcontro< th=""> <thcontro< <="" td=""><td></td><td>upit</td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td></thcontro<></thcontro<></thcontro<>		upit						-		
Table Control Image: C										
Indecomposition Indecompos										
India down India down Toki down 138.0071 Scheme Devisional Costs Toki down 1000 Date Generative wares a companyon 44.0027 42.54.01 100 Barreno 100 Barreno 10000 10000 100	Total Capital Contrib	utions								
Scheres Development Costs Montant Market Allowater Montant Subject Per development Per dev	Total Commercial Ele	ements								
Scheres Development Costs Montant Market Allowater Montant Subject Per development Per dev										
Image: contract	Total Scheme Reven	ue	130,566,272							
Total Manual Board red Marcade Concept Part and the second of	<mark>Scheme Developme</mark>	ent Costs								
Image: Construction Constr		r							Shared	
Additional Densing Bionalaries I <th< td=""><td></td><td></td><td></td><td></td><td></td><td>Rent</td><td></td><td>DMS</td><td>Ownership</td><td></td></th<>						Rent		DMS	Ownership	
Participant Free 3.00.005 3.243.44 - 2.00.00 - 3.00.005 Marketing Code function Doubling 3.00.001 -			49,401,272	43,245,941		3,077,665	•	-	3,077,665	
Marken Costs (af houng) I		and an do	3,705,095	3,243,446		230,825			230,825	
Exerginary Development Codes 92.09.140 94.89.09 0 2.191.024 0 2.191.025 00.994 00 Development Codes 5.201.71 0 </td <td></td> <td></td> <td>3,665,904</td> <td>3,665,904</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			3,665,904	3,665,904						
Description 0.201, 271 Commetcial Elements Code Developmint Return for Risk and Profit Developmint Return for Risk and Profit Developmint Return for Risk and Profit Contractical Return for Risk and Profit Developmint Return for Risk and Profit Contractical Return for Risk and Profit Developmint Return for Risk and Profit Contractical Return for Risk and Profit Contractical Return for Risk and Profit Development Cont Total Development Cont Doth Interes Rate Contractical Return Return Cont Development Cont Number Cont Return			-	24 839 438	-	-	-	-	- 2 181 024	
Community indictions Law 0 <td></td> <td></td> <td></td> <td>24,000,400</td> <td></td> <td>2,101,024</td> <td>-</td> <td></td> <td>2,101,024</td> <td></td>				24,000,400		2,101,024	-		2,101,024	
community infracticulure Levy - Developen's Return for Risk and Protit - Developen's Return (Affinisening) - -	Commercial Elements	Costs								
Cereboarts Return (Market Incomn) .	Community Infrastruct	ure Levy								
0 contractor's Return (Market Inbusing) .										
Contractor's Return (Aff housing) O										
Total Development Coets 91,225,528 Total Operating Profit 39,340,744 Total Operating Profit 39,340,744 Difference Coets and Residual Value 81,850 DCF Period 9 years Debit Interest Rate 6,0% Order Lineter Rate 0.0% Annual Discount Rate 0.0% Revenue and Capital Contributions 130,586.272 Total Development Cost 91,225,526 Finance Cost & ADR Cost 91,225,526 Finance Cost 91,225,526 Gross Residual Value 30,566,272 Annual Discount Rate Cost										
Total Operating Profit 39,340,744 61,620 633 Finance Costs and Residual Value 0 9 years 61,620 633 DOED Fetriol 9 years 0	Sannacial S Hotarn (A	in Housing)	-				-		-	
Finance Costs and Residual Value DCF Period 9 yeare Debit Interest Rate 6.0% Gredit Interest Rate 0.0% Annual Discount Rate 0.0% Revenue and Capital Contributions 130.566.272 Total Development Cost 91.225.828 Finance Cost 3.274.097 Annual Discount Rate Cost - Total Development Cost 94.499.625 Gross Residual Value 36,066.848 Agents Fees 428.423 Legal Fees 17.369 Stamp Duty 1.792.832 Net Residual Value 33,674.023 per dress fis 1,347.996 per arc ho 2,459.022 per arc ho 2,459.022 per arc ho 2,459.022 per dress fis 1,347.996 per arc ho 2,459.022 per dress fis 1,347.996 per dress fis 1,347.996 per dress fis 1,347.996 per dress fis 2,459.022 per dress fis 2,459.022	Total Development C	osts	91,225,528							189,205 1,930
Finance Costs and Residual Value DCF Period 9 yeare Debit Interest Rate 6.0% Gredit Interest Rate 0.0% Annual Discount Rate 0.0% Revenue and Capital Contributions 130.566.272 Total Development Cost 91.225.828 Finance Cost 3.274.097 Annual Discount Rate Cost - Total Development Cost 94.499.625 Gross Residual Value 36,066.848 Agents Fees 428.423 Legal Fees 17.369 Stamp Duty 1.792.832 Net Residual Value 33,674.023 per dress fis 1,347.996 per arc ho 2,459.022 per arc ho 2,459.022 per arc ho 2,459.022 per dress fis 1,347.996 per arc ho 2,459.022 per dress fis 1,347.996 per dress fis 1,347.996 per dress fis 1,347.996 per dress fis 2,459.022 per dress fis 2,459.022	Total Operating Pro	fit	39,340,744							81,820 835
DCF Peind 9 years Debt Intered Rate 6.0% Credit Intered Rate 0.0% Annual Discourt Rate 0.0% Annual Discourt Rate 0.0% Cost 9.225.528 Finance Cost 9.225.528 Finance Cost 3.274.097 Annual Discourt Rate Cost - Total Development Cost 94.496.825 Gross Residual Value 36,666.849 Annual Discourt Rate Cost - Agento Fees 425.423 Legal Fees 1.25% residual value (post SDLT) D So% residual value (post SDLT) Based on HMRC SDLT rates Notes: (use At+Enter to start a new fne) Met Residual Value 32,674.023 per gross ho 1,341,685 per dweiling 69.684										
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 91.225.526 Finance Cost 3.274.087 Annual Discount Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 94.499.625 Gross Residual Value 36,066,849 Agents Fees 428.423 Legal Fees 171.369 Stamp Duty 1.792.832 Net Residual Value 33,674,033 <i>per grass hs</i> 1,341,686 <i>per dweiling</i> 69.883		Residual Value								
Credit Interest Rate 0.0% Annual Discount Rate 0.0% Revenue and Capital Contributions 130.866.272 Total Development Cost 91.226.828 Finance Cost 3.274.087 Annual Discount Rate Cost - Total Development Cost 94.499.825 Gross Residual Value 36,066,648 Agents Fees 1.25% residual value (post SDLT) Days residual value (post SDLT) Based on HMRC SDLT rates Notes: (use At+Enter to start a new line) Description of the start a new line) Description of the start a new line) Description of the start a new line) Description of the start a new line)				Vere						
Revenue and Capital Contributions 130.566.272 Total Development Cost 91.225.528 Finance Cost 3.274.097 Annual Discourt Rate Cost - Total Dev Cost. Finance Cost & ADR Cost 94.499.625 Gross Residual Value 36,066,649 Agents Fees 428.423 Legal Fees 1.25% residual value (post SDLT) 0.50%, residual value (post SDLT) 0.50%, residual value (post SDLT) Based on HMRC SDLT rates		DCF Period		years						
Total Development Cost 91.225.826 Finance Cost 3.274.097 Annual Discount Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 94.496.825 Gross Residual Value 36,066,648 Agents Fees 428.423 Legal Fees 17.1369 Stamp Duty 1.792.932 Net Residual Value 33,674,023 <i>per gross hs</i> 1,2476,960 <i>per dwelling</i> 69.863		DCF Period Debit Interest Rate Credit Interest Rate	6.0% 0.0%	years						
Finance Cost 3.274.097 Annual Discount Rate Cost - Total Der Cost, Finance Cost & ADR Cost 94,499.825 Gross Residual Value 36,066,648 Agents Fees 426,423 Legal Fees 1.75% residual value (post SDLT) Stamp Duty 1.75%, residual value (post SDLT) Based on HMRC SDLT rates Notes: (use At-Enter to start a new ine)		DCF Period Debit Interest Rate Credit Interest Rate	6.0% 0.0%	years						
Annual Discount Rate Cost . Total Dev Cost, Finance Cost & ADR Cost 94,498.625 Gross Residual Value 36,066,840 Agents Fees 428.423 Legal Fees 171.369 Stamp Duty 1.759.832 Net Residual Value 33,674,033 <i>per gross hs</i> 1,341,696 <i>per dwelling</i> 69,883	Revenue and Capital C	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate	6.0% 0.0% 0.0%	years						
Total Dev Codt, Finance Codt & ADR Cost 94,499.825 Gross Residual Value 36,066,649 Agentos Fees 1.25%, residual value (podt SDLT) Legal Fees 1.71,369 Stamp Duty 1.792,832 Net Residual Value 33,674,023 per gross he 1,241,986 per dw Bing 69,803	Total Development Co	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Contributions	6.0% 0.0% 0.0% 130,566,272 91,225,528	years						
Gross Residual Value 36,066,848	Total Development Co Finance Cost	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Contributions et	6.0% 0.0% 0.0% 130,566,272 91,225,528	years						
Agents Fees 1.25% residual value (post SDLT) Legal Fees 177.369 Stamp Duty 0.55% residual value (post SDLT) Based on HMRC SDLT rates Met Residual Value 33.674.023 per gross he 1,2456.9602 ger dwelling 69.863	Total Development Co Finance Cost Annual Discount Rate	DCF Period Debit Interest Rate Oredit Interest Rate Annual Discount Rate Contributions et Cost	6.0% 0.0% 0.0% 130,566,272 91,225,528 3,274,097	years						
Legal Fees 171,369 Stamp Duty 1,752,832 Net Residual Value 33,674,023 per gross hs 1,341,696 per dwelling 69,803	Total Development Co Finance Cost Annual Discount Rate Total Dev Cost, Financ	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate Contributions et Cost Cost Cost & ADR Cost	6.0% 0.0% 0.0% 130,566,272 91,225,528 3,274,097 - 94,499,625	years						
Stamp Duty 1.752,532 Based on HMRC SDLT rates Net Residual Value 33,674,023 per gross hs 1,941,959 per dwelling 09,803	Total Development Co Finance Cost Annual Discount Rate Total Dev Cost, Financ Gross Residual Value	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate Contributions et Cost Cost Cost & ADR Cost	6 0%					Notes: (use A	lå+Enter to start a i	new Inej
Net Residual Value 33,674,023 per gross ha 1,341,696 per net ha 2,450,802 per dwelling 69,883	Total Development Co Finance Cost Annual Discount Rate Total Dev Cost, Financ Gross Residual Value Agents Fees	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate Contributions et Cost Cost Cost & ADR Cost	6.0% 0.0% 130,562,72 91,225,528 3,274,097 - - 84,499,625 36,066,648 428,423	1.25%				Notes: (use A	u≹+Entertostarta i	new žnoj
per gross ha 1,341,595 per net ha 2,460,802 per dwelling 69,803	Total Development Co Finance Cost Annual Discount Rate Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate Contributions et Cost Cost Cost & ADR Cost	6.0% 0.0% 130,366,272 91,225,528 3,274,097 - 94,499,625 36,066,648 428,423 171,389	1.25%	residual value (pos	st SDLT)		Notes: (use A	u≹+Entertostarta i	new Jnej
per net ha 2,450,802 per dweiing 09,863	Total Development Co Finance Cost Annual Discount Rate Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate Contributions et Cost Cost Cost & ADR Cost	6.0% 0.0% 130,566,272 91,225,528 3,274,097 - - 94,499,625 36,066,646 428,423 171,369 1,792,832	1.25%	residual value (pos	st SDLT)		Notes: (use A	i€+Enter to start a .	new Ine)
	Total Development Co Finance Cost Annual Discount Rate Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Contributions of Gost cost & ADR Cost e	6 0% 0 0% 130,866,272 91,225,528 3,274,097 - - 94,499,625 36,066,648 428,423 171,369 1,792,832 33,674,023	1.25%	residual value (pos	st SDLT)		Notes: (use A	.8+Enter to start a .	new Ina)
	Total Development Co Finance Cost Annual Discount Rate Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	DCF Period Debit Interest Rate Gredit Interest Rate Annual Discount Rate Contributions of Cost Cost Cost Cost Cost Cost Cost Cost	6.0% 0.0% 130.562.72 91.225.526 3.274.997 - - - - - - - - - - - - -	1.25%	residual value (pos	st SDLT)		Notes: (use A	il+Enter to start a	new Ine)

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

		(hay 11)				Source
	GMA13 Bottom Field F	arm (Woodhouses)	1	D 1 / 1 /	Oldham.	Caurail
Allocated redline within GMSF (ha)	0.98				Oldham	Council
				{·····································	Failsworth East Ward	
Site type					Woodhouses	0
Area to be developed				Туре	Strategic greenfield	Council
Dwellings (units)						Council
Gross Residential area (ha)						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 sqn	ו)	Council
Semi	86	41.9%	10.7	£2,387		Consultant team Assum
Detached	101	58.1%	14.8	£2,562		
Affordable Rent				Weekly rent		
Flats	53	0.0%	-	£83.08		Council
Terrace	***************************************	100.0%	2.3	£101.26		
Intermediate	***************************************					
Flats		0.0%	-	£1,914		Council
Terrace		100.0%	2.3	£1,899		
Social and Affordable Rent Assump	tions					
Management/Maintenance	7		1	<u> </u>		Council / RP's
Voids/ Bad debts	4%					Council / RP's
Repairs reserve	÷					Council / RP's
Capitalisation	***************************************					Council / RP's
	Housing		Total	SDLT	Fees	
£ per ha gross	÷88		245,000	1,900	4,288	Stage 1 report
E per na gross	1230,000		243,000	1,500	4,200	Stage T Tebour
Build Costs						<u> </u>
	61 047 20					Source
Flats 1to2						Consultant team
Flats 3to5						Consultant team
Flats 6						Consultant team
Terraced						Consultant team
Semi		per sqm				Consultant team
Detached						Consultant team
Blended rate used for houses	£1,000.44	per sqm				Consultant team
Other Development Costs						
Plot costs	40.000/	of build costs				
	10.00%	or build costs	l			Consultant team
Professional Fees		of build costs				Consultant team Consultant team
	8.00%					
Professional Fees Finance Rate	8.00% 6.00%					Consultant team
Professional Fees	8.00% 6.00% 3.00%	of build costs				Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals	8.00% 6.00% 3.00%	of build costs of market GDV of land value				Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	8.00% 6.00% 3.00% 1.75% applied at prevailing ra	of build costs of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	8.00% 6.00% 3.00% 1.75%	of build costs of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee	of build costs of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on	of build costs of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on	of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee on 25%	of build costs of market GDV of land value ate et				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion	of build costs of market GDV of land value ate et of build costs				Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion	of build costs of market GDV of land value ate et of build costs				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General)	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion	of build costs of market GDV of land value ate et of build costs			Total	Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion	of build costs of market GDV of land value ate et of build costs			Total	Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local)	8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee on 25% tion £45,000	of build costs of market GDV of land value ate et of build costs per ha				Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Education (Flat)	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £1,612.97	of build costs of market GDV of land value ate st of build costs per ha Per flat			£0	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Education (Flat) Education (House)	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97	of build costs of market GDV of land value ate at of build costs per ha Per flat per house			£0 £48,389	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) Space & Recreation (House & Flats)	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £3,242.97	of build costs of market GDV of land value at of build costs per ha Per flat per house per dwelling			£0 £48,389 £97,289	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House Space & Recreation (House & Flats) Other (specify)	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £3,242.97	of build costs of market GDV of land value ate at of build costs per ha Per flat per house			£0 £48,389	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) Space & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF)	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £3,242.97 £0.00	of build costs of market GDV of land value ate tt of build costs per ha Per flat per house per dwelling per dwelling			f0 f48,389 f97,289 f0	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House Space & Recreation (House & Flats) Other (Specify) Policy Costs (National & GMSF) Biodiversity Net Gain	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,137.00	of build costs of market GDV of land value ate tt of build costs per ha Per flat per house per dwelling per dwelling			f0 f48,389 f97,289 f0 f34,110	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Education (House) Space & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity, Net Gain Adaptable dwellings	8.00% 6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,137.00 £1,137.00	of build costs of market GDV of land value ate t of build costs per ha Per flat per house per dwelling per dwelling per dwelling			£0 £48,389 £97,289 £0 £34,110 £45,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Council Council Council Council Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House Space & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,137.00 £1,1500.00	of build costs of market GDV of land value ate et of build costs per ha Per flat per house per dwelling per dwelling per dwelling per dwelling per dwelling			f0 f48,389 f97,289 f0 f34,110 f45,000 f22,233	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Counc
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Decal) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,137.00 £1,500.00 £3,000.00	of build costs of market GDV of land value ate at of build costs per ha Per flat per house per dwelling per dwelling per dwelling per develling per develling per develling per detached			f0 f48,389 f97,289 f0 f34,110 f45,000 f22,233 f44,466	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Counc
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House Space & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,137.00 £1,500.00 £3,000.00 £3,000.00	of build costs of market GDV of land value ate tt of build costs per ha Per flat per house per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£0 £48,389 £97,289 £34,110 £45,000 £22,233 £44,466 £21,356	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Decal) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 25% tion £45,000 £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,137.00 £1,500.00 £3,000.00 £3,000.00	of build costs of market GDV of land value ate at of build costs per ha Per flat per house per dwelling per dwelling per dwelling per develling per develling per develling per detached			f0 f48,389 f97,289 f0 f34,110 f45,000 f22,233 f44,466	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Council Council Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House Space & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00	of build costs of market GDV of land value ate at of build costs per ha Per flat per house per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£0 £48,389 £97,289 £34,110 £45,000 £22,233 £44,466 £21,356	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Education (House) Space & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Serai)	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00	of build costs of market GDV of land value ate at of build costs per ha Per flat per house per dwelling per dwelling per dwelling per detached per detached per semi per terraced			f0 f48,389 f97,289 f0 f34,110 f45,000 f22,233 f44,466 f21,356 f9,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) Education (House) Edu	8.00% 6.00% 3.00% 1.75% applied at prevailing r, applied in Results shee on 25% tion £1,612.97 £1,612.97 £1,612.97 £3,242.97 £0.00 £1,500.00 £1,500.00 £3,000.00 £2,000.00	of build costs of market GDV of land value ate at of build costs per ha Per flat per house per dwelling per dwelling per dwelling per detached per detached per semi per terraced			f0 f48,389 f97,289 f0 f34,110 f45,000 f22,233 f44,466 f21,356 f9,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team

						mmore Dr	ulte		
					Su	mmary Res	ults		
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Woodh	ouses, Housing			Site Reference GM Allocation 22
									Application No Failsworth east Ward
Scheme Description	30 dwgs, 0sq employm	ent Osom retail	_	Notes					Application No Failsworth east Ward
Contenie Description	oo unga, oaq employm	an, oaqin retail		140/05					
									Date Saved 28/09/2020
	0	Site Details				Dwel		GIA (sq m)	
	Gross Area Net Area	0.98 ha 0.78 ha			Market H	Total	30.00 25.50	2,802.3 2,415.3	
	Net to Gross Ratio	79.6%			Affordable H	-	4.50	387.0	
	Density	38.46 dwgs p	er net ha		% Affordable H		15.00%		
Scheme Revenue									
					A	ffordable Housing			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	
Total No of Dwellings		30.00	25.50		2.25	- Rent	-	2.25	
Total GIA (sq m)		2,802.3	2,415.3		193.5	-	-	193.5	
Tenure Split (by % dwell	ings)		85.0%	0.0%		0.0%	0.09		
Total Revenue		6,527,839	6,027,780	-	133,309	-	-	366,750	
Average Revenue per ur		217,595	236,384	-	59,248	-	-	163,000	
Average Revenue per so	m GIA	2,329	2,496	-	689	-	-	1,895	
Total Capital Contribut	ions								
rotal Capital Contribut	10115								
Total Commercial Eler	nents								
Total Scheme Revenue)	6,527,839							
Scheme Developmen	t Costs								
					Affordable	ffordable Housing Intermediate		Shared	
		Total	Market	Social Rent	Rent	Rent	Equity Share	Ownership	Per dwelling per sq m
Build Cost (inc external		2,803,533	2,416,363	-	193,585	-	-	193,585	93,451 1,000
Additional Dwelling Stan Professional Fees	dards	-	- 193,309		- 15,487	-	-	-	
Marketing Costs (market	t houring)	224,283 180,833	193,309	-	15,487	-	-	15,487	7,476 80 8.0% build costs 7,092 75 3.0% market revenue
Marketing Costs (market Marketing Costs (aff hou		-	100,033					<u> </u>	0.0% affordable revenue
Exceptional Development		1,276,531	1,085,051	-	95,740	-		95,740	42,551 456
Planning Obligations Co		321,843							10,728 115
Commercial Elements C	osts								10,728 115
	0010	-							10,728 115
									0.0% CIL as %Revenue
		-							0.0% Cil. as %Revenue E0.00 per market sq m
Community Infrastructur	e Levy								0.0% CIL as %Revenue
Community Infrastructur	e Levy Risk and Profit								0.0% CL as %Revenue £0.00 per market sq m 0.0% CL as %Dev Costs
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Aff	e Levy Risk and Profit ket housing)	-		-	-	-	-	· · · ·	0.0% CL as %Revenue £0.00 per market sq m 0.0% CL as %Dev Costs
Community Infrastructur Developer's Return for Developer's Return (Mar	e Levy Risk and Profit ket housing)	-			-	-		<u> </u>	0.0% CL as %Revenue £0.00 per market sq m 0.0% CL as %Dev Costs 0.0% market revenue
Community Infrastructur Developer's Return for Developer's Return (Mar	re Levy Risk and Profit ket housing) housing)	-		-	-	-	-	<u> </u>	0.0% CL as %Revenue £0.00 per market sq m 0.0% CL as %Dev Costs 0.0% market revenue
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co	e Levy Risk and Profit ket housing) housing) sts	4,807,023				-	-	<u> </u>	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Aff Total Development Co	e Levy Risk and Profit ket housing) housing) sts	- - - -		-			-	· · ·	- - - 0.0% CL as %Revenue 0.0% CL as %Revenue 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% at with the second seco
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	e Levy Risk and Profit ket housing) housing) sts t	4,807,023			· · ·	· · ·	-	· · · ·	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	e Levy Risk and Profit ket housing) housing) sts t t esidual Value	4,807,023	vears	-	· · ·	· · ·	-	· · · ·	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	e Levy Risk and Profit ket housing) housing) sts t	4,807,023	years		· · ·	· · ·	-	· · ·	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period	4,807,023 1,720,816 No DCF	years		· ·	-	-	· · ·	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate	4,807,023 4,807,023 1,720,816 No DCF No DCF	years	-	-	-	-	<u> </u>	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate		years		-		· · ·	· · · · ·	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital Co	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ntributions		years	-	-	-	· · ·	· · · ·	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital Co Total Development Cost	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ntributions	4,807,023 4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF 0,527,839 4,807,023	years		-	-	-		- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Cc Total Development Cost	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions		years	-	-	-	-	· · ·	- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discourt Rate C	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions ost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF No DCF No DCF No DCF No DCF No DCF	years	-	-		· · ·		- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions ost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF 0,527,839 4,807,023 1068,212 1068,212	years		-	-	· · ·		- - - - 0.0% CL as %Pavenue E0.00 per market sq m 0.0% CL as %Pavenue - - - - - 0.0% CL as %Pavenue - - - - - - - - - 0.0% aff build & prof fees - - - 0.0% aff build & prof fees - <td< td=""></td<>
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ntributions ost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF No DCF No DCF No DCF No DCF	years	-	-	-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Co Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ntributions ost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF No DCF State 1,527,839 4,807,023 168,212 				-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profi Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ntributions ost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF 0,527,839 4,807,023 108,212 4,975,235 1,552,664 18,573	1.25%	residual value (pr	nt SDLT)	-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ntributions ost		1.25%	residual value (pc residual value (pc	est SOLT)				- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital CC Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Annual Discount Rate ntributions ost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF No DCF No DCF 168,212 4,807,023 168,212 - 4,975,235 1,552,604 18,573 7,429 67,150	1.25%	residual value (pr	est SOLT)	-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital CC Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	e Levy Risk and Profit Ket housing) housing) sts t t c cost & ADR Cost		1.25%	residual value (pc residual value (pc	est SOLT)	-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Contractor's Return (Mar Total Development Cor Total Operating Profit Finance Costs and R Revenue and Capital Cc Total Development Cost Finance Cost Annual Discount Rate C Total Development Cost Gross Residual Value Agents Fees Legal Fees Stamp Duty	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate Intributions Ost Cost & ADR Cost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF 0,527,839 4,807,023 168,212 1,552,604 18,573 7,429 6,7,150 1,459,451 1,459,451 1,499,236	1.25%	residual value (pc residual value (pc	est SOLT)	-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Aff	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Credit Interest Rate Intributions ost Cost & ADR Cost per gross ha por net ha	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF No DCF 1,527,839 4,807,023 168,212 4,975,235 1,552,604 18,573 7,429 67,150 1,459,451 1,459,451 1,459,236 1,877,091	1.25%	residual value (pc residual value (pc	est SOLT)	-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614
Community Infrastructur Developer's Return for Developer's Return (Mar Contractor's Return (Mar Total Development Co Total Operating Profit Finance Costs and R Revenue and Capital CC Total Development Cost Finance Cost Annual Discount Rate C Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	e Levy Risk and Profit ket housing) housing) sts t esidual Value DCF Period Debit Interest Rate Credit Interest Rate Credit Interest Rate Annual Discount Rate Intributions Ost Cost & ADR Cost	4,807,023 1,720,816 No DCF No DCF No DCF No DCF No DCF 0,527,839 4,807,023 168,212 1,552,604 18,573 7,429 6,7,150 1,459,451 1,459,451 1,499,236	1.25%	residual value (pc residual value (pc	est SOLT)	-			- - - - - - - - - - - - 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% CL as %Dev Costs 0.0% all built & prof fees 160.234 1,715 57.361 614

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

	1			1		-	
Site information	GMA15 Chew Brook	(ala (Dahart Flatchard				_	Source
Allocation (2020 Allocated redline within GMSF (ha				District	Oldham		Council
	5.55			\$	Saddleworth South W	ard	
Site type	Housing	<u>.</u>			Robert Fletchers		
Area to be developed				<u>}</u>	Strategic greenfield		Council
Dwellings (units	·						
Gross Residential area (ha		[Í			Council
Gross Employment area (ha	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ž					İ
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		ļ	Council
Market housing	Floor area sqm	Mix	Number	Selling Price (£ per sqr	n)		
Flats		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			1
Refurbed Bungalow	110.00	0.9%	1.00	£3,951			l
Refurbed Terrace	•••••••••••••••••••••••••••••••••••••••	3.5%	4.00	£3,722			
Affordable Rent	······································	ļ		Weekly Rent			ļ
Flats	÷	100.0%	10.13	£83.08		ļ	Council Proforma
Terrace				£101.26		ļ	
Intermediate						ļ	Constant of
Flats				£2,970		ļ	Council Proforma
Terrace	112.00	100.0%	10.13	£2,978		ļ	
Social and Affordable David Com	i						
Social and Affordable Rent Assum Management/Maintenance							Council / RP's
Voids/ Bad debts						.	Council / RP's
Repairs reserve	******			<u> </u>			Council / RP's
Capitalisation							Council / RP's
	Housing		Total	SDLT	Fees		
£ per ha gross	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		685,000	23,750	11,988		Stage 1 report
			,	.,	,		
Build Costs							Source
New Flats	£1,073.60	per sqm					Consultant team
Refurbed Flats							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		Į			Consultant team
		Į					
Other Development Costs	10.000/						
Plot costs	***	of build costs				ļ	Consultant team
Professional Fees	······································	of build costs				£	Consultant team Consultant team
Finance Rate Marketing Fees		<u> </u>	č.			[
Agents & Legals	5.00%	of market CDV					
	1 75%	of market GDV					Consultant team
דוחא		of land value					Consultant team Consultant team
	1.75% applied at prevailing ra applied in Results shee	of land value ate					Consultant team
	applied at prevailing ra	of land value ate					Consultant team Consultant team HMRC
	applied at prevailing ra applied in Results shee	of land value ate					Consultant team Consultant team HMRC
Dev & Cont Return	applied at prevailing ra applied in Results shee tion	of land value ate					Consultant team Consultant team HMRC
Dev & Cont Return Broad Infrastructure Cost Assump	applied at prevailing ra applied in Results shee tion	of land value ate et					Consultant team Consultant team HMRC PPG
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum	applied at prevailing ra applied in Results shee tion 25% ption	of land value ate et of build costs					Consultant team Consultant team HMRC PPG Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General	applied at prevailing ra applied in Results shee tion 25% ption	of land value ate et of build costs					Consultant team Consultant team HMRC PPG
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General	applied at prevailing ra applied in Results shee tion 25% ption	of land value ate et of build costs					Consultant team Consultant team HMRC PPG Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs	applied at prevailing ra applied in Results shee tion 25% ption	of land value ate et of build costs			Total		Consultant team Consultant team HMRC PPG Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local)	applied at prevailing ri applied in Results sher tion 25% ption £1,522,000	of land value ate of build costs per ha					Consultant team Consultant team HMRC PPG Consultant team Promoter
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat	applied at prevailing ri applied in Results sheet tion 25% ption £1,522,000 £1,612.97	of land value ate et of build costs per ha per flat			£69,963		Consultant team Consultant team HMRC PPG Consultant team Promoter Council
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs Policy Costs (Local) Education (Flat Education (House)	applied at prevailing ro applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97	of land value ate of build costs per ha per flat per house			£69,963 £147,788		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat Education (House pace & Recreation (House & Flats)	applied at prevailing ro applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31	of land value ate et of build costs per ha per flat per house per dwelling			£69,963 £147,788 £438,117		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat Education (House pace & Recreation (House & Flats Other (specify	applied at prevailing ro applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31	of land value ate of build costs per ha per flat per house			£69,963 £147,788		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat Education (House pace & Recreation (House & Flats)	applied at prevailing r. applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00	of land value ate et of build costs per ha per flat per house per dwelling per dwelling			£69,963 £147,788 £438,117 £0		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (House Pace & Recreation (House & Flats Other (specify Policy Costs (National & GMSF)	applied at prevailing ro applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137	of land value ate et of build costs per ha per flat per house per dwelling			£69,963 £147,788 £438,117		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (House & Flats Other (specify Policy Costs (National & GMSF) Biodiversity Net Gair	applied at prevailing ro applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137 £1,500	of land value ate et of build costs per ha per flat per house per dwelling per dwelling			£69,963 £147,788 £438,117 £0 £153,495		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Council
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat Education (House pace & Recreation (House & Flats Other (specify Policy Costs (National & GMSF) Biodiversity Net Gair Adaptable dwellings	applied at prevailing r. applied in Results sheet tion £1,522,000 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137 £1,500	of land value ate at of build costs per ha per ha per house per dwelling per dwelling per dwelling			£69,963 £147,788 £438,117 £0 £153,495 £202,500		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Council Consultant team Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (House pace & Recreation (House & Flats Other (specify Policy Costs (National & GMSF) Biodiversity Net Gair Adaptable dwellings Electric charging vehicle (Detached	applied at prevailing r. applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £3,245.31 £0,000 £1,137 £1,500 £1,500 £3,000	of land value ate of build costs per ha per flat per duse per dwelling per dwelling per dwelling per detached			£69,963 £147,788 £438,117 £0 £153,495 £202,500 £1,500		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat Education (House pace & Recreation (House & Flats; Other (specify Policy Costs (National & GMSF) Biodiversity. Net Gair Adaptable dwelling; Electric charging vehicle (Detached Future Homes Standard (Detached	applied at prevailing ro applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137 £1,500 £1,500 £3,000 £2,000	of land value ate ate of build costs per ha per flat per flat per duelling per dwelling per detling per detling per detached			£69,963 £147,788 £438,117 £0 £153,495 £202,500 £1,500 £3,000		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Consultant team Consultant team Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs (Local) Policy Costs (Local) Education (House Pace & Recreation (House & Flats) Other (specify Policy Costs (National & GMSF) Biodiversity Net Gair Adaptable dwellings Electric charging vehicle (Detached Future Homes Standard (Detached Future Homes Standard (Semi	applied at prevailing ro applied in Results sheet tion 25% ption £1,522,000 £1,612.97 £3,245.31 £0.00 £1,137 £1,500 £1,500 £3,000 £3,000 £2,000	of land value ate t of build costs per ha per flat per house per dwelling per dwelling per dwelling per deached per deached per semi			£69,963 £147,788 £438,117 £0 £153,495 £202,500 £1,500 £3,000 £0		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat Education (House & Flats) Other (specify Policy Costs (National & GMSF) Biodiversity Net Gair Adaptable dwelling Electric charging vehicle (Detached Future Homes Standard (Detached Future Homes Standard (Detached Future Homes Standard (Flat	applied at prevailing r. applied in Results sheet tion £1,522,000 £1,522,000 £1,612.97 £1,612.97 £1,612.97 £3,245.31 £0,000 £1,137 £1,500 £3,000 £2,000 £1,500	of land value ate at of build costs per ha per ha per house per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£69,963 £147,788 £438,117 £0 £153,495 £202,500 £1,500 £3,000 £0 £181,250 £65,063		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (House pace & Recreation (House & Flats Other (specify Policy Costs (National & GMSF) Biodiversity. Net Gair Adaptable dwellings Electric charging vehicle (Detached Future Homes Standard (Semi Future Homes Standard (Semi	applied at prevailing r. applied in Results sheet tion £1,522,000 £1,522,000 £1,612.97 £1,612.97 £1,612.97 £3,245.31 £0,000 £1,137 £1,500 £3,000 £2,000 £1,500	of land value ate at of build costs per ha per ha per house per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£69,963 £147,788 £438,117 £0 £153,495 £202,500 £1,500 £3,000 £0 £1,812,50		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Dev & Cont Return Broad Infrastructure Cost Assump Site Infrastructure (General Broad abnormals/site prep assum Site Preparation (General Policy Costs Policy Costs (Local) Education (Flat Education (House & Flats) Other (specify Policy Costs (National & GMSF) Biodiversity Net Gair Adaptable dwelling Electric charging vehicle (Detached Future Homes Standard (Detached Future Homes Standard (Detached Future Homes Standard (Flat	applied at prevailing r. applied in Results sheet tion £1,522,000 £1,522,000 £1,612.97 £1,612.97 £1,612.97 £3,245.31 £0,000 £1,137 £1,500 £3,000 £2,000 £1,500	of land value ate at of build costs per ha per ha per house per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£69,963 £147,788 £438,117 £0 £153,495 £202,500 £1,500 £3,000 £0 £181,250 £65,063		Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team

					Su	ımmary Resı	ilts				
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Robert	Fletchers, Mixed			Site Reference	GM Allocation	18
									Application No	Saddleworth S	outh Ward
Scheme Description	99, 0sqm emp, 0sqm re AH reduced from 30% t New Mix based on pron	stail to 15% noter discussions 26th May		Notes							
									Date Saved	31/05/2021	
		Site Details		. —		Dwell					
	Gross Area	5.35 ha					135.00	GIA (sq m) 13,408.8			
	Net Area	2.74 ha			Market I		1 14.75	11,657.2			
	Net to Gross Ratio	51.2%			Affordable h		20.25	1,751.6			
	Density	49.27 dwgs p	ernetha		% Affordable h	lousing	15.00%				
Scheme Revenue				-		fordable Housing					
		Total	Market	Social Rent	Affordable Rent	Internediate Rent	DMS	Shared Ownership			
Total No of Dwellings		135.00	114.75	-	10.13	-	-	10.13			
Total GIA (sq m)		13,406.8	11,657.2	-	617.6	-	-	1,134.0			
Tenure Split (by % dwe	llings)		85.0%	0.0%	7.5%	0.0%	0.0%	7.5%			
Total Revenue Average Revenue per u	init	46,545,014 344,778	42,573,500 371,011	-	599,889 59,248	-	-	3,371,625 333,000			
Average Revenue per u Average Revenue per s		344,778 3,471	3/1,011 3,652		59,248 971	-		2,973			
angenation per a		5,477	0,002					1,010			
Total Capital Contribu	tions	·									
Total Commercial Ele	ments										
Total Scheme Revenu	6	46.545.014									
L		, ,									
Scheme Developme	nt Costs										
						ffordable Housing					
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Per dwelling p	ersginn	
Build Cost (inc external		13,622,351	11,886,505	-	663,062	-	-	1,072,764	100,906	1,016	
Additional Dwelling Sta	ndards	-	-	-	-	-	-	-		•	
Professional Fees Marketing Costs (market	at housing)	1,069,766	950,920 1,277,205	-	53,047	-	-	65,621	8,073 11,130	81 110	8.0% build costs 3.0% market revenue
Marketing Costs (aff ho		-	1,217,200		-	-	-		-		0.0% affordable revenue
Exceptional Developme		13,631,261	11,586,572	-	1,022,345	-	-	1,022,345	100,972	1,017	
Planning Obligations C		1,262,676							9,353	94	
Commercial Elements (Costs										0.0% CIL as %Revenue
Community Infrastructu	re Levy									- I S	£0.00 per market sq m
										ι	0.0% CIL as %Dev Costs
Developer's Return to											
Developer's Return (Ma		-				-			· ·	•	0.0% market revenue
Contractor's Return (Aff	incusing)			•	-			· ·	· · ·		0.0% aff build & prof fees
Total Development Co	osts	30,883,281							228,765	2,303	
Total Operating Pro	fit	15,661,733							116,013	1,168	
Finance Costs and F	Residual Value										
	DCF Period	6	years								
	Debit Interest Rate	6.0%									
	Credit Interest Rate	0.0%									
	Annual Discount Rate	0.0%									
Revenue and Capital C	contributions	46,545,014									
Total Development Cos		30,883,281									
Finance Cost		962,360									
Annual Discount Rate 0		-									
Total Dev Cost, Finance	e Cost & ADR Cost	31,635,640									
Gross Residual Value		14,709,374					Notes: ////	Alt+Enter to start a n	ew line)		
Agents Fees		174,805	1.25%	residual value (po	st SDLT)			-we - Enter to otall bill	ew meg		
Legal Fees		69,922	0.50%	residual value (po	st SDLT)						
Stamp Duty		724,969	Based	on HMRC SDLT rat	tes						
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									

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

	•		3	.		
Site information						Source
Allocation (2020)	GMA15 Chew Brook \	/ale (Robert Fletchers)				
Allocated redline within GMSF (ha)	5.35			\$	Oldham	
				Ward	Saddleworth South W	ard
Site type	Housing			Name	Robert Fletchers	
Area to be developed	2.74			Туре	Strategic greenfield	Council
Dwellings (units)	150					l
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	Eloor area com	Mix	Number	Selling Price (£ per sqr	n)	
Flats	59.30	18.0%	23.000	£3,712		Consultant team
Terrace	119.58	67.8%	86.500	£3,712		Promoter
Other	115.56	07.876	80.500	13,722	10343.7324	FIOIDOLEI
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	55.00	5.1%	4.000	E3,722 Weekly Rent	220.0000	
Flats	54.90	100.0%	11.250	£83.08	617.6250	Council Proforma
Terrace	54.90	100.0%	11.250	£101.26	017.0250	council FIOIOIIIId
Intermediate				L101.20		
Flats				£2,970		Council Proforma
	112.00	100.0%	11.250	£2,978	1260.0000	
Terrace	112.00	100.0%	11.250	12,978	1200.0000	
Social and Affordable Rent Assump	i					
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
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		685,000	23,750	11,988	Stage 1 report
L per na gross	1250,000		083,000	23,730	11,500	stage 1 report
Build Costs	:					Source
Bullu Costs	i		1			
New Clate	C1 072 C0			}		
New Flats	£1,073.60	••••••••••••••••••••••••••••••••••••••				
Refurbed Flats	£1,532.00	per sqm				Council
Refurbed Flats Terraced	£1,532.00 £946.00	per sqm per sqm				Council Consultant team
Refurbed Flats Terraced Refurbished Terraced	£1,532.00 £946.00 £1,532.00	per sqm per sqm per sqm				Council Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow	£1,532.00 £946.00 £1,532.00 £1,532.00	per sqm per sqm per sqm per sqm				Council Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced	£1,532.00 £946.00 £1,532.00	per sqm per sqm per sqm per sqm				Council Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses	£1,532.00 £946.00 £1,532.00 £1,532.00	per sqm per sqm per sqm per sqm				Council Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00	per sqm per sqm per sqm per sqm per sqm				Council Consultant team Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00%	per sqm per sqm per sqm per sqm per sqm of build costs				Council Consultant team Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00%	per sqm per sqm per sqm per sqm per sqm				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate	£1,532.00 £946.00 £1,532.00 £1532.00 £946.00 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm of build costs of build costs of build costs				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 8.00% 3.00% 1.75% applied at prevailing ra	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results shee	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet ion	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet ion	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Stile Infrastructure (General)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ri applied in Results sheet ion 25%	per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value ate				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Refurbed Flats Terraced Refurbished Terraced Refurbished Eurgaced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sher ion 25%	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Stile Infrastructure (General)	£1,532.00 £946.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 9.00% 10.75% applied at prevailing ri applied in Results sheet ion 25%	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG
Refurbed Flats Terraced Refurbished Terraced Refurbished Eurgaced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sher ion 25%	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sher ion 25%	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs			Total	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sher ion 25%	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs			Total	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee ion 25% tion £1,522,000 £1,522,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs				Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 8.00% 3.00% 1.75% applied at prevailing ri- applied in Results sheet ion £1,522,000 £1,522,000 £1,522,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs of build costs			£76,213	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Promoter Council
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpi Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 11.75% applied at prevailing ri applied in Results sher ion £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,532,00 £1,522,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at t of build costs per ha per flat per flat per house			£76,213 £165,733	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council
Refurbed Flats Terraced Refurbished Terraced Refurbished Euroaced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs [Local) Education (House) pace & Recreation (House & Flats)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 11.75% applied at prevailing ri applied in Results sher ion £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,522,000 £1,532,00 £1,522,000	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate per ha per flat per flat per house per dwelling			£76,213 £165,733 £486,797	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG PC Consultant team Promoter Council Council Council Council
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) pace & Recreation (House & Flats) Other (specify)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet ion £1,522,000 £1,522,000 £1,522,000 £1,512.97 £1,612.97 £3,245.31 £0.00	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate per ha per flat per flat per house per dwelling			£76,213 £165,733 £486,797	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG PC Consultant team Promoter Council Council Council Council
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpi Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Folicy Costs Policy Costs (Local) Education (Flat) Education (House & Flats) Other Specify Policy Costs (National & GMSF)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevailing or applied in Results sheet ion £1,522,000 £1,522,000 £1,612.97 £1,6	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate of build costs of build costs per ha per flat per flat per duse per dwelling per dwelling			£76,213 £165,733 £486,797 £0	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Promoter Promoter Council Council Council Council Council Council
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Broad abnormals/site prep assum Site Preparation (General) Education (House Policy Costs (Local) Education (House & Flats) Other (Specify Biodiversity Net Gain	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion 25% 50% £1,522,000 £1,520,000 £1,500 £	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate t of build costs of build costs per ha per flat per flat per house per dwelling per dwelling			£76,213 £165,733 £486,797 £0 £170,550	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Promoter Promoter Council Council Council Council Council Council Council Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Agents & Legals Solt Dev & Cont Return Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (Flat) Education (Flat) Broad & Retrain Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevailing ri applied at prevailing ri applied in Results sheet applied in Results sheet tion £1,522,000 £1,520 £1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value te te of build costs per ha per flat per house per dwelling per dwelling per dwelling			£76,213 £165,733 £486,797 £0 £170,550 £225,000	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team PPG PC Consultant team Promoter Council Consultant team Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs [Local] Policy Costs (Local) Broad source (Second) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	£1,532.00 £946.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 6.00% 3.00% 1.75% applied at prevailing ra applied in Results sheet ion £1,522,000 £1,612.97 £1,612.97 £1,612.97 £3,245.31 £0.00 £1,137 £1,500 £1,500 £3,0000 £3,0000 £3,000 £3,0000 £3,0000 £3,0000 £3,0000 £	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate at of build costs of build costs of build costs per market of build costs			£76,213 £165,733 £486,977 £0 £170,550 £225,000 £1,500	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team PPG Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Folicy Costs (Local) Education (Flat) Education (Flat) Education & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) uture Homes Standard (Detached)	£1,532.00 £946.00 £1,532.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevaiing rr applied in Results sheet ion £1,522,000 £1,522,000 £1,612.97 £1,61	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate of build costs of build costs per hau per flat per house per dwelling per dwelling per dwelling per detached per detached			£76,213 £165,733 £486,797 £0 £170,550 £225,000 £1,500 £3,000	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Consultant team Cons
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assum Site Preparation (General) Policy Costs (Local) Education (House & Flats) Other (specify) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	£1,532.00 £946.00 £1,532.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,522,000 £1,522,000 £1,522,000 £1,520 £1,520,000 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £2,000 £2,	per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate t of build costs of build costs per ha per flat per has per dwelling per dwelling per dwelling per detached per detached per semi			£76,213 £165,733 £486,797 £0 £170,550 £225,000 £1,500 £3,000 £0	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Promoter Council Council Council Council Council Council Council Council Consultant team
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Other Development Costs Professional Fees Agents & Legals Solution Broad Infrastructure (Set Assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£1,532.00 £946.00 £1,532.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,522,000 £1,522,000 £1,522,000 £1,520 £1,520,000 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £2,000 £2,	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate ate ate ate ate at			£76,213 £165,733 £486,797 £0 £170,550 £225,000 £1,500 £3,000 £0 £0 £00 £00	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team PPG PPG Consultant team Consultant tea
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Other Development Costs Professional Fees Agents & Legals Solution Broad Infrastructure (Set Assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Infrastructure (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Broad abnormals/site prep assumpt Site Preparation (General) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	£1,532.00 £946.00 £1,532.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,522,000 £1,522,000 £1,522,000 £1,520 £1,520,000 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £2,000 £2,	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate ate ate ate ate at			£76,213 £165,733 £486,797 £0 £170,550 £225,000 £1,500 £3,000 £0 £0 £00 £00	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team PPG PPG Consultant team Consultant tea
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpl Site Infrastructure (General) Broad abnormals/site prep assum] Site Preparation (General) Broad abnormals/site prep assum] Site Preparation (General) Policy Costs (Local) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Flat)	£1,532.00 £946.00 £1,532.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevailing r applied in Results sheet ion £1,522,000 £1,522,000 £1,522,000 £1,520 £1,520,000 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £2,000 £2,	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate ate ate ate ate at			£76,213 £165,733 £486,797 £0 £170,550 £225,000 £1,500 £3,000 £0 £203,500 £70,875	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team PPG PPG Consultant team Consultant tea
Refurbed Flats Terraced Refurbished Terraced Refurbished Bungalow Blended rate used for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assumt Site Preparation (General) Education (Flat) Education (House & Flats) Other Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Flat) Future Homes Standard (Flat) Future Homes Standard (Flat) Future Homes Standard (Flat)	£1,532.00 £946.00 £1,532.00 £1,532.00 £1,532.00 £946.00 10.00% 8.00% 3.00% 1.75% applied at prevailing ri applied in Results sheet ion 25% 50% £1,522,000 £1,522,000 £1,522,000 £1,520,000 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £1,500 £2,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value ate ate ate ate ate ate ate at			£76,213 £165,733 £486,797 £0 £170,550 £225,000 £1,500 £3,000 £0 £203,500 £70,875	Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant te

					Su	mmary Resu	lts					
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Robert	Fletchers, Mixed	_		Site Reference	GM All	ocation 18	
									Application No	Saddle	worth South Ward	
Scheme Description	99, 0sqm emp, 0sqm re		_	Notes					Application No	Saudie	worth South Ward	
	AH reduced from 30% t New Mix based on prom	to 15% noter discussions 26th May										
									Date Saved	31/05/2	2021	
		Site Details				Dwelli	ngs	GIA (sq m)				
	Gross Area	5.35 <mark>ha</mark>					150.00	14,980.4				
	Net Area Net to Gross Ratio	2.74 ha 51.2%			Market H Affordable H	-	127.50 22.50	13,034.2 1,946.3				
	Density	54.74 dwgs pe	er net ha		% Affordable F	-	15.00%	1,840.5				
	· · · ·					-						
Scheme Revenue												
	r					ffordable Housing						
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership				
Total No of Dwellings	3	150.00	127.50		11.25	•	-	11.25				
Total GIA (sq m) Tenure Split (by % dwe	ellings)	14,980.4	13,034.2 85.0%	- 0.0%	686.3 7.5%	- 0.0%	- 0.0%	1,260.0				
Total Revenue	uniga)	52,041,294	47,628,500	-	666,544	-	-	3,746,250				
Average Revenue per u		346,942	373,557		59,248	-	-	333,000				
Average Revenue per s	sq m GIA	3,474	3,654		971	•		2,973				
Total Capital Contribu	utions											
Total Commercial Ele	ements											
Total Scheme Revenu	ue	52,041,294										
Scheme Developme	ent Costs											
						ffordable Housing						
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Per dwelling	per sq m		
Build Cost (inc external	I works & contingency)	15,140,989	13,212,271	-	736,758	-	-	1,191,960	100,940	1,011		
Additional Dwelling Sta	andards	-	-					•	-	-		
Professional Fees Marketing Costs (market	(et housing)	1,211,279 1,428,855	1,056,982 1,428,855	-	58,941		-	95,357	8,075 11,207	81 110	8.0% bu	ild costs arket revenue
Marketing Costs (aff ho		-	1,420,000						-	-		ordable revenue
Exceptional Developme		14,162,784	12,038,366		1,062,209			1,062,209	94,419	945		
Planning Obligations C		1,403,168							9,354	94		
Commercial Elements	Costs										0.0% CI	L as %Revenue
Community Infrastructu	ure Levy	-										r market sq m
											L 0.0% CI	L as %Dev Costs
Developer's Return fo												
Developer's Return (Ma Contractor's Return (Af		-								-		arket revenue f build & prof fees
											0.078 an	
Total Development Co	osts	33,347,075							222,314	2,226		
Total Operating Pro	ofit	18,694,219							124,628	1,248		
		10,034,219							124,020	1,240		
Finance Costs and I												
	DCF Period		years									
	Debit Interest Rate Credit Interest Rate	6.0%										
	Annual Discount Rate	0.0%										
Revenue and Capital C		52,041,294 33,347,075										
Total Development Cos Finance Cost	si	33,347,075 940,785										
Annual Discount Rate 0	Cost	-										
Total Dev Cost, Financ		34,287,859										
Gross Residual Value	e	17,753,434										
							Notes: (use)	Alt+Enter to start a r	new line)			
Agents Fees		210,953		residual value (po								
Legal Fees		84,381 877,172		residual value (po								
Stamp Duty												
Stamp Duty												
Stamp Duty Net Residual Value		16,580,928										
	per gross ha per net ha	16,580,928 3,099,239										
	per gross ha per net ha per dwelling	16,580,928										

JPA16 (GMA16/GM16) Cowlishaw S1

						Source
	GMA16 Cowlishaw					
Allocated redline within GMSF (ha)	32.21				Oldham	Council Proforma
				Ward	Crompton Ward (Oldha	m) 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
Total Development period (yrs)	15					council
Development mix and values			-			Source
D!	22.07	DDU				
Density		DPH				
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
391.00	69.00	-	34.50	34.50	-	Council
Market housing		Mix	Number	Selling Price (£ per sqn	ן)	
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			£101.26		council FIOIOIIIId
	******	70.0%	24.2	E101.26		
Intermediate		20.53		00.000		C
Flats	53	30.0%	10.4	£2,098		Council Proforma
Terrace	86	70.0%	24.2	£2,111		
Social and Affordable Rent Assump	tions					
Management/Maintenance	£1,000.00					Council / RP's
Voids/ Bad debts	4%					Council / RP's
Repairs reserve	500					Council / RP's
Capitalisation	•••••••					Council / RP's
	Housing		Total	SDLT	Fees	
£ per ha gross			3,395,000	159,250	59,413	Stage 1 report
r per na gross	1230,000		3,333,000	155,250	55,415	Stage Treport
Build Costs						Source
Flats 3to5	£1,083.75	por cam				Consultant team
Terraced		per sqm				Consultant team
Semi		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
	7.50%	of build costs				
Professional Fees		of build costs				Consultant team
Professional Fees Finance Rate	6.00%					Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees	6.00% 3.00%	of market GDV				Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals	6.00% 3.00% 1.75%	of market GDV of land value				Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	6.00% 3.00% 1.75% applied at prevailing ra	of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT	6.00% 3.00% 1.75%	of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee	of market GDV of land value ate				Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on	of market GDV of land value ate 2t				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on	of market GDV of land value ate 2t				Consultant team Consultant team Consultant team Consultant team HMRC
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on	of market GDV of land value ate 2t				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump	6.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion	of market GDV of land value ate 2t				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure	6.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion	of market GDV of land value ate t t				Consultant team Consultant team Consultant team Consultant team HMRC PPG
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump	6.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion	of market GDV of land value ate t t				Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals	6.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion	of market GDV of land value ate t t			Total	Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs	6.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion	of market GDV of land value ate t t			Total	Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local)	6.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion 1,360,144	of market GDV of land value ate tt total				Consultant team Consultant team Consultant team HMRC PPG Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (Flat)	6.00% 3.00% 1.75% applied at prevailing ra applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97	of market GDV of land value ate tt total total per dwelling			£64,922	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Groad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House)	6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97	of market GDV of land value ate total total per dwelling per dwelling			£64,922 £677,044	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (Flat) Education (House pace & Recreation (House & Flats)	6.00% 3.00% 1.75% applied at prevailing r. applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f0.00	of market GDV of land value ate total total per dwelling per dwelling per dwelling			£64,922 £677,044 £0	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council
Professional Fees Finance Rate Marketing Fees Agents & Legals SDIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs Policy Costs Colicy Costs Education (House) Education (House) pace & Recreation (House & Flats) Other (specify)	6.00% 3.00% 1.75% applied at prevailing r. applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f0.00	of market GDV of land value ate total total per dwelling per dwelling			£64,922 £677,044	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (Flat) Education (House) pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF)	6.00% 3.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f0.00 f0.00	of market GDV of land value ate te total total per dwelling per dwelling per dwelling per dwelling			£64,922 £677,044 £0 £0	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Consultant team Council
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House Pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain	6.00% 3.00% 1.75% applied at prevailing rr applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f0.00 f0.00 f0.00	of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling per dwelling			£64,922 £677,044 £0 £0 £523,020	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Colicy Costs (Local) Education (Flat) Education (House pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings	6.00% 3.00% 1.75% applied at prevailing r; applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f0.00 f0.00 f0.00	of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			£64,922 £677,044 £0 £0 £523,020 £690,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Cosultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Costs (Local) Education (Flat) Education (House pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings	6.00% 3.00% 1.75% applied at prevailing r; applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f0.00 f0.00 f0.00	of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling per dwelling			£64,922 £677,044 £0 £0 £523,020	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Council Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	6.00% 3.00% 3.00% applied at prevailing ra applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97	of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			£64,922 £677,044 £0 £0 £523,020 £690,000	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Cosultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	6.00% 3.00% 3.00% applied at prevailing ra applied in Results sheet on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,610.00 f0.00 f0.00 f1,150 f1,500 f3,000	of market GDV of land value ate te total total total per dwelling per deuelling per deuelling per deuelling			£64,922 £677,044 £0 £523,020 £690,000 £272,723 £545,445	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	6.00% 3.00% 1.75% applied at prevailing r. applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f0.00 f0.00 f1,137 f1,500 f1,500 f1,500 f1,500 f2,000 f2,000	of market GDV of land value ate total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi			£64,922 £677,044 £0 £523,020 £690,000 £272,723 £545,445 £261,970	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	6.00% 3.00% 1.75% applied at prevailing r; applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,500 f1,500 f1,500 f3,000 f2,000 f2,000	of market GDV of land value ate te total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£64,922 £677,044 £0 £523,020 £690,000 £272,723 £545,445 £261,970 £213,900	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	6.00% 3.00% 1.75% applied at prevailing r; applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,500 f1,500 f1,500 f3,000 f2,000 f2,000	of market GDV of land value ate total total total per dwelling per detached per detached per semi			£64,922 £677,044 £0 £523,020 £690,000 £272,723 £545,445 £261,970	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Council Council Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Terraced)	6.00% 3.00% 1.75% applied at prevailing r; applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,500 f1,500 f1,500 f3,000 f2,000 f2,000	of market GDV of land value ate te total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			f64,922 f677,044 f0 f0 f523,020 f690,000 f272,723 f545,445 f261,970 f213,900 f60,375	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Professional Fees Finance Rate Marketing Fees Agents & Legals SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure Broad abnormals/site prep assump Site prep & Abnormals Policy Costs Policy Costs (Local) Education (House Education (House & Flats) Other (specify) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi)	6.00% 3.00% 1.75% applied at prevailing r; applied in Results shee on 12,969,338 tion 1,360,144 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,612.97 f1,500 f1,500 f1,500 f3,000 f2,000 f2,000	of market GDV of land value ate te total total total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per detached per detached per semi per terraced			£64,922 £677,044 £0 £523,020 £690,000 £272,723 £545,445 £261,970 £213,900	Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Council Council Council Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team

					Su	ımmary Re	sults			
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Cowlish	naw, Housing		_	Site Reference GM Allo	cation 16
									Application No VA3	
Scheme Description	460 dwellings,		_	Notes					Application No	
	1									
									Date Saved 13/08/20	020
		Site Details				Dv	ellings	GIA (sq m)		
	Gross Area	32.21 ha				Total	460.00	42,590.5		
	Net Area Net to Gross Ratio	13.58 ha 42.2%			Market H Affordable H		391.00 69.00	37,217.7 5,372.8		
	Density	33.87 dwgs pr	ernetha		% Affordable F		15.00%	0,012.0		
Scheme Revenue										
						fordable Housi				
		Total	Market	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	-	2,686.4	-	-	2,686.4		
Tenure Split (by % dwe Total Revenue	ennings)	106,372,260	85.0% 96,940,595	0.0%	7.5%	0.0	- 0.0%	5,544,150		
Average Revenue per	unit	231,244	253,045		54,711	-	-	160,700		
Average Revenue per		2,498	2,668		703		-	2,084		
Total Capital Contrib	utions									
Total Commercial Ele	ements									
Total Scheme Reven	91	106,372,260								
Cohora Davidana	- + 0 +-									
Scheme Developme	arrosts				A	fordable Housi	na			
		Total	Market	Social Rent	Affordable	Intermediate	-	Shared	Perdwelling persqm	
Ruild Cost (inc. externa	I works & contingency)	44,078,208	38,471,554	o dolar i vont	Rent 2,803,327	Rent -		Ownership 2,803,327	95,822 1,035	
Additional Dwelling Sta		44,070,200						2,003,327		
Professional Fees		3,305,866	2,885,367		210,250			210,250	7,187 78	7.5% build costs
Marketing Costs (mark		2,968,218	2,966,218						7,591 80	3.0% market revenue
Marketing Costs (aff h		-	01.110.007		-			-	· · ·	0.0% affordable revenue
Exceptional Developm Planning Obligations C		24,839,808 3,309,669	21,113,837	•	1,862,986			1,862,986	54,000 583 7,195 78	
Commercial Elements										
										0.0% CIL as %Revenue
Community Infrastruct	ure Levy									£0.00 per market sq m
Developer's Return fo	r Risk and Profit									0.0% CHL as %Dev Costs
Developer's Return (Ma										0.0% market revenue
Contractor's Return (A	ff housing)						· ·	•		0.0% aff build & prof fees
									100000	
Total Development C	0818	78,501,769							170,858 1,843	
Total Operating Pro	fit	27,870,492							60,588 654	
Finance Costs and										
. and the overse and										
	DCF Period		years							
	Debit Interest Rate Credit Interest Rate	6.0%								
	Annual Discount Rate	0.0%								
Revenue and Capital C		106,372,260								
Total Development Co Finance Cost	st	78,501,769 3,128,934								
Annual Discount Rate	Cost	3,120,834								
Total Dev Cost, Financ		81,630,703								
Gross Residual Value	•	24,741,558								
Agents Fees		293,937	1.95%	residual value (po	st SDLT)	1	Notes: (use	Alt+Enter to start a	new Ine)	
Legal Fees		117,575		residual value (po						
Stamp Duty		1,226,578		on HMRC SDLT rat	1.00					
Net Residual Value		23,103,468								
	per gross ha	717,365								
	per net ha	1,701,288								
	per dweiling	50,225								
	per market dwelling	59,088								

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

Site information				l		Source
	GMA18 Land south of	Coal Pit Lane (Ashton	Road)			source
Allocated redline within GMSF (ha)	19.90			District	Oldham	
,					Medlock Vale Ward	
Site type	Housing				Ashton Road Corridor	
Area to be developed	7.59			Туре	Strategic greenfield	 Council
Dwellings (units)	175		Í			 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		l		
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
157.50	17.50	-	8.750	8.750	-	 Council
Market housing		Mix	Number	Selling Price (£ per sqr	n)	 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		100.0%	{	£76	ļ	
Affordable Rent				Weekly Rent	<u></u>	
Flats	53	0.0%	şının mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mənin mən	£83.08		 Council
Terrace	86	100.0%	8.750	£101.26	ļ	
Intermediate						
Flats		0.0%	-	£1,695		 Council
Terrace	86	100.0%	8.750	£1,746		
Social and Affordable Rent Assump						 Coursell (DDIs
Management/Maintenance	£1,000.00					 Council / RP's
Voids/ Bad debts	4%					 Council / RP's
Repairs reserve Capitalisation	500 6%					 Council / RP's Council / RP's
	Housing		Total	SDLT	Fees	 Council / KP S
£ per ha gross	£250,000		1,897,500	84,375	33,206	 Stage 1 report
	1250,000		1,057,500	04,575	33,200	Stuge I report
Build Costs						Source
Flats 1to2	£1,047.20	ner sam				 Consultant team
Flats 3to5	£1,047.20					 Consultant team
Flats 6	£1,416.80					 Consultant team
Terraced	£932.80					 Consultant team
Semi	£932.80					
Detached	£1,056.00					
Blended rate used for houses	£939.65					
Other Development Costs						
Plot costs & Contingency	10.00%	of build costs		ĺ		 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		of land value		L		 Consultant team
>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	applied at prevailing r					 HMRC
Dev & Cont Return	applied in Results shee	et	<u> </u>	ļ	[PPG
Broad Infrastructure Cost Assumpt	ion		Į	I	1	 Consultant to
Site Infrastructure (General)				:	{ 	Consultant team
sice infustracture (General)	25%	of build costs				
		of build costs				
Broad abnormals/site prep assum	otion					 Consultant toom
	otion					 Consultant team
Broad abnormals/site prep assum Site Preparation (General)	otion				Total	 Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs	otion				Total	 Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local)	ption £45,000	per ha				
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat)	stion £45,000 £1,612.97	per ha Per flat			£0	Council
Broad abnormals/site prep assumj Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House)	£1,612.97 £1,612.97	per ha Per flat per house			£0 £282,270	Council Council
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House) pace & Recreation (House & Flats)	£1,612.97 £1,612.97	per ha Per flat			£0	Council
Broad abnormals/site prep assumj Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House)	tion £45,000 £1,612.97 £1,612.97 £3,237.77	per ha Per flat per house			£0 £282,270	Council Council
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Education (House pace & Recreation (House & Flats) Policy Costs (National & GMSF)	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137	per ha Per flat per house per dwelling			£0 £282,270 £566,610	Council Council Council Proforma
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (Flat) Policy Costs (National & GMSF) Biodiversity Net Gain	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,137 £1,500	per ha Per flat per house per dwelling per dwelling			£0 £282,270 £566,610 £198,975	Council Council Council Proforma Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,500 £1,500	per ha Per flat per house per dwelling per dwelling per dwelling			£0 £282,270 £566,610 £198,975 £262,500	Council Council Council Proforma Consultant team Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,500 £1,500 £3,000	per ha Per flat per house per dwelling per dwelling per dwelling per detached			£0 £282,270 £566,610 £198,975 £262,500 £11,813	Council Council Council Proforma Consultant team Consultant team Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Policy Costs (National & GMSF) Biodiversity. Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,500 £1,500 £3,000 £3,000	per ha Per flat Per flat per house per dwelling per dwelling per detached per detached			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625	Council Council Council Proforma Consultant team Consultant team Consultant team Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached)	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,500 £1,500 £3,000 £3,000	per ha Per flat per house per dwelling per dwelling per dwelling per detached per semi per terraced			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250	Council Council Council Proforma Consultant team Consultant team Consultant team Consultant team Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Policy Costs (National & GMSP) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Terraced)	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000	per ha Per flat per house per dwelling per dwelling per dwelling per detached per semi per terraced			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250 £35,000	Council Council Council Proforma Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Policy Costs (National & GMSP) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Terraced)	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000	per ha Per flat per house per dwelling per dwelling per dwelling per detached per semi per terraced			£0 £282,270 £566,610 £198,975 £262,500 £11,813 £23,625 £299,250 £35,000	Council Council Council Proforma Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Broad abnormals/site prep assum Site Preparation (General) Policy Costs Policy Costs (Local) Education (House) pace & Recreation (House & Flats) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Semi)	tion £45,000 £1,612.97 £1,612.97 £3,237.77 £1,137 £1,500 £1,500 £3,000 £2,000 £2,000	per ha Per flat per house per dwelling per dwelling per dwelling per detached per semi per terraced			f0 f282,270 f566,610 f198,975 f262,500 f11,813 f23,625 f299,250 f35,000 f0	Council Council Council Proforma Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team

					Su	mmary Resu	lts			
Site Details	GMCA Testing - Site sp	ecific testing	_	Site Address	Coal Pit	t Lane (Ashton Rd)	Housing		Site Reference G	M Allocation 21
									Application No No	edlock Vale Ward
Scheme Description	175 dwellings, 0sqm en	np, Osqm retail		Notes					L	
									Date Saved 2	3/04/2021
	L									
		Site Details				Dwell		GIA (sq m)		
	Gross Area	19.90 ha			Market		175.00	17,348.7		
	Net Area Net to Gross Ratio	7.59 ha 38.1%			Market H Affordable H		157.50	15,843.7 1,505.0		
	Density	23.06 dwgs pe	r net ha		% Affordable H	-	10.00%	1,000.0		
Scheme Revenue										
						ffordable 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 % dwe	llings)		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 u Average Revenue per s		208,912 2,107	220,500 2,192	•	59,248 689	-	-	150,000		
Avoiage Nevenue per s	iq in OlA	2,107	2,192		089			1,744		
Total Capital Contribu	tions									
Total Commercial Eler	ments									
T-1-1 O-1 D		00.550.070								
Total Scheme Revenu	e	36,559,673								
Scheme Developme	nt Costs									
					A	ffordable 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 Sta	ndards	-	-			-			•	•
Professional Fees		1,304,137	1,191,004	•	56,567			56,567	7,452	75 8.0% build costs
Marketing Costs (market		1,041,863	1,041,863						6,615	66 3.0% market revenue
Marketing Costs (aff ho Exceptional Developme		- 8,062,202	7,255,982	-	- 403,110		-	- 403,110		- 0.0% affordable revenue 465
Planning Obligations Co		1,680,043	1,200,002		400,110			400,110	9,600	97
Commercial Elements (-								
										0.0% CIL as %Revenue
Community Infrastructu	re Levy									£0.00 per market sq m
Developer's Return for	r Risk and Profit									0.0% CIL as %Dev Costs
Developer's Return (Ma		-								- 0.0% market revenue
Contractor's Return (Aff		-		•	-			-		- 0.0% aff build & prof fees
						_				
Total Development Co	osts	28,389,963							162,228 1,	636
Total Operating Prof	fit	8,169,710							46,684	471
		0,108,710								
Finance Costs and F	Residual Value									
	DCF Period		years							
	Debit Interest Rate	6.0%								
	Credit Interest Rate	0.0%								
	Annual Discount Rate	0.0%								
Revenue and Capital C	ontributions	36,559,673								
Total Development Cos		28,389,963								
Finance Cost		1,218,804								
Annual Discount Rate C		-								
Total Dev Cost, Finance	e Cost & ADR Cost	29,608,767								
Gross Residual Value		6,950,906								
							Notes: (use)	Alt+Enter to start a	new line)	
Agents Fees Legal Fees		82,673 33,069		residual value (pos residual value (pos						
Stamp Duty		337,045		on HMRC SDLT rat						
Net Residual Value	per ames ha	6,498,118 326,539								
	per gross ha per net ha	856,142								
	per dwelling	37,132								
	per market dwelling	41,258								

JPA18 (GMA19/GM19) South of Rosary Road S1

						Source
	GMA19 South of Rosar	y Road				
Allocated redline within GMSF (ha)	2.65				Oldham	Council
					Medlock Vale Ward	
Site type	Housing			Name	South of Rosary Road	
Area to be developed	2.02			Туре	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
Total Development period (413)	5.0					council
Development mix and values						Source
						Source
Density	35.71	DPH				
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
60.00		Jocial Ment			0	Council
Market housing	Eloor area som	Mix	Number	Selling Price (£ per sqn	L	council
Flats	66	0.0%	Number	£2,073	<u>y</u>	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		
	Housing		Total	SDLT	Fees	
£ per ha gross	£250,000		504,000	14,700	8,820	Stage 1 report
						0
Build Costs						Source
Flats 1to2	£1,047.20					Consultant team
Flats 3to5	£1,073.60					Consultant team
Flats 6	£1,416.80					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		of build costs				Consultant team
Finance Rate	6.00%					Consultant team
Marketing Fees		of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
	applied at prevailing ra					HMRC
	applied in Results shee					PPG
Dev & Cont Neturn	applied in Results siles	<i>.</i>				FFU
Broad Infrastructure Cost Assumption						
Site Infrastructure (General)		of build costs				Consultant team
Site initiastructure (General)	2370	of build costs				Consultant team
Broad abnormals/site prep assump	t lan					
Site Preparation (General)	£45,000	ner ha				Consultant team
Site (reparation (General)	143,000	perilla				consultant tedin
Policy Costs					Total	
Policy Costs (Local)						
Education (Flat)	£1 612 97	per detached			£0	Council
Education (House)		per detached			£96,778	Council
pace & Recreation (House & Flats)		per detached per dwelling			£194,579	Council
					· · · · · · · · · · · · · · · · · · ·	······
Other (specify)	±0.00	per dwelling			£0	Council
Policy Costs (National & GMSF)		1 11.				C 1
Biodiversity Net Gain		per dwelling			£68,220	Consultant team
Adaptable dwellings		per dwelling			£90,000	Consultant team
Electric charging vehicle (Detached)		per detached			£43,500	Consultant team
Future Homes Standard (Detached)		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
					£642,077	
lotal Development Contributions						
Total Development Contributions						

				SL	um mary Resu	ilts		
Site Details GMCA Testing	Site specific testing		Site Address	South	of Rosary Rd, Hou	ing		Site Reference GM allocation 19
Scheme Description 60 dwellings,		_	Nates					Application No VA5
								Date Saved 17/09/2020
	Site Details		1 -		Dwel	ings	GIA (sq m)	
	s Area 2.65 ha				Total	60.00	5,337.0	
	t Area 1.68 ha			Market	-	60.00	5,337.0	
Net to Gross	Ratio 63.3% Density 35.71 dwgs	per pet ba		Affordable % Affordable		- 0.00%	•	
	dingo	permetria						
Scheme Revenue								
					Affordable Housing			
	Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	
Total No of Dwellings	60.0	_						
Total GIA (sq m) Tenure Split (by % dwellings)	5,337.0	5,337.0	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	
Total Revenue	11,755,00		-	-		-	-	
Average Revenue per unit	195,91	195,917	-			-		
Average Revenue per sq m GIA	2,20	3 2,203		•			•	
Total Capital Contributions		-						
Total Commercial Elements								
Total Scheme Revenue	11,755,00	-						
	11,733,00	<u>'</u>						
Scheme Development Costs								
		1		Affordable	Affordable Housing Intermediate		Shared	
	Total	Market	Social Rent	Rent	Rent	Equity Share	Ownership	Perdwelling persq.m
Build Cost (inc external works & conting Additional Dwelling Standards	ancy) 5,331,076	5,331,076	-			-	•	88,851 999
Professional Fees	426,484	426,486	-			-		7,108 80 8.0% build costs
Marketing Costs (market housing)	352,650	352,650						5,878 00 3,0% market revenue
Marketing Costs (aff housing)			-			-		#DIV/0! #DIV/0! #DIV/0! sffordable revenue
Exceptional Development Costs Planning Obligations Costs	2,468,990		-	•	•	•	· ·	41,150 483 10,701 120
Commercial Elements Costs	-	-						
								0.0% CR. as %Revenue
Community Infrastructure Levy	-	_						£0.00 per market sq m 0.0% Cit. as %Dev Casts
Developer's Return for Risk and Profi	1	-						
Developer's Return (Market housing)	-			_				0.0% market revenue
Contractor's Return (Aff housing)			· ·	•			· ·	#DIV/0! #DIV/0! #DIV/0! aff build & prof fees
Total Development Costs	9,221,27	,						153,688 1,728
		-						
Total Operating Profit	2,533,72							42,229 476
Finance Costs and Residual Value								
DCF	Period	3 years						
Debit Intere								
Credit Intere Annual Discour								
Annual Discour	0.0	-						
Revenue and Capital Contributions	11,755,00							
Total Development Cost Finance Cost	9,221,275	_						
Finance Cost Annual Discount Rate Cost	488,413	-						
Total Dev Cost, Finance Cost & ADR Co	st 9,709,69	3						
Gross Residual Value	2,045,30	-						
Agents Fees	24,411	1.25%	residual value (po	est SDLT)	1	test notes can t		new me)
Legal Fees	9,76	0.50%	residual value (po	st SDLT)		and add secon And a third	d line!	
Stamp Duty	91,76	Based	on HMRC SDLT ra	tes				
Net Residual Value	1,919,35							
par gr								
per de	netha 1,142,47: velling 31,98:							
per bi								

JPA20 (GMA21/GM24) Castleton Sidings S1

Castleton Sidi 11.50 Housing 5.29 135 5.29 - 3 36.49 16 % - - 36.49 16 % - - - 36.49 16 % - - - - - - - - - - - - -	DPH Social Rent Mix 17.8% 26.0% 30.0%	35.0 35.0	Ward Name Type	Rochdale Castleton Ward Castleton Sidings Strategic greenfield Other -) Fees 23,144	Council Council Council & Promoter Promoter Source Council Council & Promoter Council & Promoter Consultant team
Housing 5.29 - - 3 36.49 le % - a sqm 65 85 84 109 £250,000	DPH Social Rent Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	Ward Name Type Intermediate Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	Castleton Ward Castleton Sidings Strategic greenfield Other 	Council Council & Promoter Promoter Source Council Council & Promoter
5.29 135 5.29 - 3 36.49 le % - a sqm 65 85 84 109 £250,000	DPH Social Rent - Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	Name Type Intermediate Selling Price (£ per sqm £2,384 £2,424 £2,422 £2,636 SDLT	Castleton Sidings Strategic greenfield	Council & Promoter Promoter Source Council Council & Promoter
5.29 135 5.29 - 3 36.49 le % - a sqm 65 85 84 109 £250,000	DPH Social Rent - Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	Type Type Intermediate Selling Price (£ per sqm £2,384 £2,424 £2,422 £2,636 SDLT	Strategic greenfield	Council & Promoter Promoter Source Council Council & Promoter
135 5.29 - 3 36.49 le % - a sqm 65 85 84 109 £250,000	DPH Social Rent - Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	Intermediate Selling Price (f per sqm f2,384 f2,424 f2,422 f2,636 SDLT	Other) Fees	Council & Promoter Promoter Source Council Council & Promoter
5.29 - 3 36.49 le % - a sqm 65 85 84 109 £250,000	DPH Social Rent - Mix 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Council & Promoter Promoter Source Council Council & Promoter
- 36.49 le % - a sqm 65 85 84 109 £250,000	DPH Social Rent - Mix 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Promoter Source Council Council & Promoter
36.49 le % a sqm 65 85 84 109 £250,000	DPH Social Rent 	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Source Council Council & Promoter
36.49 le % a sqm 65 85 84 109 £250,000	DPH Social Rent 	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Source Council Council & Promoter
le % 	Social Rent - Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Council Council & Promoter
le % 	Social Rent - Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Council & Promoter
le % 	Social Rent - Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Council & Promoter
- a sqm 65 85 84 109 £250,000	- Mix 17.8% 26.0% 26.0% 30.0%	- Number 24.0 35.0 35.0 41.0 Total	- Selling Price (£ per sqm £2,384 £2,424 £2,462 £2,636 SDLT	-) Fees	Council & Promoter
65 85 84 109 £250,000	17.8% 26.0% 26.0% 30.0%	24.0 35.0 35.0 41.0 Total	£2,384 £2,424 £2,462 £2,636 SDLT	Fees	Council & Promoter
65 85 84 109 £250,000	17.8% 26.0% 26.0% 30.0%	24.0 35.0 35.0 41.0 Total	£2,384 £2,424 £2,462 £2,636 SDLT	Fees	
85 84 109 £250,000	26.0% 26.0% 30.0%	35.0 35.0 41.0 Total	£2,424 £2,462 £2,636 SDLT		
84 109 £250,000	26.0% 30.0%	35.0 41.0 Total	£2,462 £2,636 SDLT		Consultant team
109 £250,000	30.0%	41.0 Total	£2,636 SDLT		
£250,000		Total	SDLT		
,					
,		1,322,500	55,625	23,144	
£998.57	' per sqm				
£998.57	per sqm				
£998.57	per sqm				Source
					Consultant team
£1,851,150	total				Consultant team
7.50%	of build costs				Consultant team
6.00%					Consultant team
	of market GDV				Consultant team
	of land value				Consultant team
at prevailing r	2				HMRC
n Results she					PPG
in neouno one					
£3,775,669	total				Consultant team
£536,156	total				Consultant team
2000,200					
				Total	
£4,620.00	per dwelling			£623,700	Council
	per dwelling			£0	Council
£0.00	per dwelling			£0	Council
£1,123,139	total			£1,123,139	Council
£1,137	per dwelling			£153,495	Consultant team
£1,500	per dwelling			£202,500	Consultant team
£1,500	per detached			£61,500	Consultant team
	per detached			£123,000	Consultant team
£3,000				£70,000	Consultant team
				£70,000	Consultant team
£2,000				£36,000	Consultant team
£2,000 £2,000					
£2,000 £2,000				£2,463,334	
	£1,500 £3,000 £2,000 £2,000	£1,500 per dwelling £1,500 per detached £3,000 per detached £2,000 per semi £2,000 per terraced £1,500 per flat	£1,500per detached£3,000per detached£2,000per semi£2,000per terraced	£1,500 per detached £3,000 per detached £2,000 per semi £2,000 per terraced	£1,500 per detached £61,500 £3,000 per detached £123,000 £2,000 per semi £70,000 £2,000 per terraced £70,000

					Su	mmary Resu	lts		
Site Details	GMCA Testing - Site s	pecific testing		Site Address	Castlet	on Sidings, Housin	0		Site Reference GM Allocation 24
									Application No VA3
Scheme Description	135 dwellings,		_	Notes					
									Date Saved 24/09/2020
	Gross Area	Site Details 5.29 ha				Dwell Total	ngs 135.00	GIA (sq m) 12,117.3	
	Net Area	3.70 ha			Market I		135.00	12,117.3	
	Net to Gross Ratio	69.9%			Affordable I			· ·	
	Density	36.49 dwgs p	er net ha		% Affordable I	Housing	0.00%		
Scheme Revenue									
						ffordable Housing			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	
Total No of Dwellings		135.00	135.00		-				
Total GIA (sq m) Tenure Split (by % dwe	(llings)	12,117.3	12,117.3	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	
Total Revenue		29,942,000	29,942,000				-		
Average Revenue per u		221,793	221,793	-	-	-	-	•	
Average Revenue per s	iq m GIA	2,471	2,471	-	-		-	· · · ·	
Total Capital Contribu	itions	-							
Total Commercial Ele	ments	•							
Total Scheme Revenu	ie	29,942,000							
Scheme Developme	nt Cooto								
Scheme Developmen	in costs				A	ffordable Housing			
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Perdwelling persq m
Build Cost (inc external	works & contingency)	12,099,952	12,099,952		-	-			89,829 999
Additional Dwelling Sta	ndards		-	-	-	-			
Professional Fees Marketing Costs (market	et bousing)	907,496 898,260	907,496 898,260	-	-		-	· ·	6,722 75 7.5% build casts 0,054 74 3.0% market revenue
Marketing Costs (aff ho		-	000,200	-	-		-		#DIV/0! #DIV/0! #DIV/0! #DIV/0!
Exceptional Developme		7,564,244	7,564,244		•		•	•	56,031 624
Planning Obligations C Commercial Elements		2,463,334							18,247 203
									0.0% CiL as % Revenue
Community Infrastructu	ure Levy								£0.00 per market sq m
Developer's Return fo	r Risk and Profit								0.0% Cil. as %Dev Costs
Developer's Return (Ma	arket housing)				-				0.0% market revenue
Contractor's Return (Af	f housing)							· ·	#DIV/0! #DIV/0! #DIV/0! #DIV/0!
Total Development Co	osts	23,933,287							177,284 1,975
Total Operating Prot	fit	6,008,713							44,509 498
Finance Costs and F	Residual Value								
	DCF Period		years						
	Debit Interest Rate Credit Interest Rate	6.0%							
	Annual Discount Rate	0.0%							
Revenue and Capital C Total Development Cos		29,942,000 23,933,287							
Finance Cost		1,127,564							
Annual Discount Rate C		-							
Total Dev Cost, Finance	e Cost & ADR Cost	25,060,851							
Gross Residual Value	•	4,881,149							
Agents Fees		58,095	1.25%	residual value (po	st SDLT)		Notes: (use /	Alt+Enter to start a	new ine)
Legal Fees		23,238	0.50%	residual value (po	st SDLT)				
Stamp Duty		233,557	Based	on HMRC SDLT ra	tes				
Net Residual Value		4,566,259							
	per gross ha	863,187							
	pernetha perowelling	1,234,124 33,824							
	per market dweling	33,824							

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				, 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 sqn	n)	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	······					Council / Promoter
Blended rate for houses	£1,092.82	per sqm				Consultant team
Other Development Costs						
Plot costs						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 r	ate				HMRC
Dev & Cont Return	applied in Results shee	et				PPG
Broad Infrastructure Cost Assumpti	on					
Site Infrastructure (General)		total				Consultant team
,						
Broad abnormals/site prep assump	tion					
Site Preparation (General)	2,511,025	total				Consultant team
Policy Costs					Total	
Policy Costs (Local)					TULAI	
Education (dwellings)	£4.630	per dwelling			£1.155.000	Council
Offsite AH Contribution	£4,620 £2,863,867	<u>.</u>			£1,155,000 £2,863,867	Council
Policy Costs (National & GMSF)	£2,003,807	iotai			12,005,807	council
Biodiversity Net Gain	C1 137	per dwelling			£272,880	Consultant team
		per dwelling per dwelling				Consultant team
Adaptable dwellings Electric charging vehicle (Detached)		per dwelling per detached			£375,000	
Electric charging venicle (Detached) Future Homes Standard (Detached)		per detached per detached			£360,000 £720,000	Consultant team Consultant team
					······································	
Future Homes Standard (Flat)	±1,500	per flat			£15,000	Consultant team
Total Development Contributions					£5,761,747	

						Su	Immary Res	ults		
	Site Details	GMCA Testing - Site sp	pecific testing		Site Address	Crimble	e Mill, Housing			Site Reference GM Allocation 25
										Application No. North Hewood Ward
	Scheme Description	250 dwellings, 0sqm er	mp, Osqm retail	_	Notes	_				
		Note 10 flats in convert	ed mill buildings							
										Date Saved 07/07/2020
			Site Details				Dwei	lings	GIA (sq m)	
Low Add Bugger (b) Add Baber (c) Add Baber (c) States Image: Control (c) Image: Control (c) Image: Control (c) Image: Control (c) States Image: Control (c) States Image: Control (c) Image: Control (c										
Calcal National Table of booling Table of booling </th <th></th> <th></th> <th></th> <th>er net ha</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>				er net ha						
Yead Yead <thyead< th=""> Yead Yead <thy< th=""><th>Scheme Revenue</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></thy<></thyead<>	Scheme Revenue									
IntermediationIntermediationIntermediationIntermediationIntermediationRate and any one of the second secon		,						1		
Tation Series 000000000000000000000000000000000000			Total	Market	Social Rent			DMS		
Time by No. earling 00 000, 000, 000, 000, 000, 000, 000, 000	Total No of Dwellings	5	250.00		-			-		
Table Research 19.80.00 1.80.00		lines	29,270.6							
Name and set and the state of the		anngs)	76 300 000							
Names presup pres m GA 2.007 Tad Capital Contribution Tad Capital Contribution		unit								
Tad connectal Reneads							-	-		
Tad connectal Reneads										
Tab Tab <th>Total Capital Contribu</th> <td>utions</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Total Capital Contribu	utions								
Tab Tab <th>Total Commercial Ele</th> <td>ements</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Total Commercial Ele	ements								
Scheme Development Costs Number of the Advance of the Ad										
Original Solution Modent Solution Constraint Solution Modent Solution Constraint Solution Solution Solution Solution Solution Solution So	Total Scheme Revenu	ue	76,300,000							
Original Solution Modent Solution Constraint Solution Modent Solution Constraint Solution Solution Solution Solution Solution Solution So	Seheme Developme	at Casta								
Total Market Soud Ref Allocation Notes Source of the source of	Scheme Developme	ant Costs				A	fordable Housing	1		
Bale Conference Source Variantia Source Variantia Numerica Numerica <t< td=""><th></th><td>]</td><td>Total</td><td>Market</td><td>Social Rent</td><td>Affordable</td><td>Intermediate</td><td>1</td><td></td><td>Per dwelling per sa m</td></t<>]	Total	Market	Social Rent	Affordable	Intermediate	1		Per dwelling per sa m
Additional Duality Standard O O O O </td <th>Build Cost (inc external</th> <td>l works & contingency)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Build Cost (inc external	l works & contingency)								
Number Costs (market hoading) 2.289.000 Image: Costs (market hoading) 2.289.000 Image: Costs (market hoading) 9.75 77 Economic Development Costs 118.09.033 - <th></th> <td></td> <td>-</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			-	-						
Number Costs Image Costs	Professional Fees		2,431,781	2,431,781	-	-	-	-	-	9,727 83 7.2% build costs
Encognome Costs 10,800,033 · <th></th> <td></td> <td>2,289,000</td> <td>2,289,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			2,289,000	2,289,000						
Parence Obligations Costs 5,781,747 Commercial Elements Costs - Community Infrastructure Lavy - Community Infrastructure Lavy - Developer's Return for Risk and Profit - Developer's Return Market housing) - Contracticity Return for Risk and Profit - Developer's Return Market housing) - Contracticity Return for Risk and Profit - Developer's Return for Risk and Profit - Developer's Return for Risk and Profit - Contracticity Return for Risk and Profit - Telal Development Costs 62,940,982 Telal Development Return for Risk and Profit 1,329,488 Finance Costs and Residual Value 53,430 DCF Previd 5,wars OSC Previded 5,wars Costs and Residual Value 0,0% Revenue and Copital Costifthuicos 77,530,000 Telal Development Return (Cost 62,940,982 Prance Cost Rate Cost Rate Cost Rate Cost - Aprest Frees 1,25%, residual value (post S0,17) Reserva and Copita Cost Ra			-	18 860 033						
Commercial Elements Costs - Community Inflastitudure Lawy - Developar's Return for Risk and Profit - Tetal Developaris Return for Risk and Profit - Tetal Developaris Return for Risk and Profit - Tetal Developaris Return for Risk and Profit - Tetal Developaris Return for Risk and Profit - Tetal Developaris Return for Risk and Profit - Tetal Developaris Return for Risk and Profit - Tetal Developaris Return for Risk and Residual Value - OCF Profid 5 years Tetal Developaris Return Retur				10,005,555	-	-	-	-		
Community Infrastructure Levy			-							
Developer's Return (Markat housing) O.00% C/L as %Cov Costs Cortract's Return (Markat housing) .										
Develope's Return for Risk and Profit Image: Contradual State Contres State Contradual State Contradual State Contradua	Community Infrastructu	ure Levy								
Development Return (Market housing) ·	Developer's Return fo	or Risk and Profit								
Total Development Costs 62,040,592 Total Operating Profit 13,359,068 Finance Costs and Residual Value 53,438 456 DDCF Period 5 years Debit Interest Rate 0.0% Annual Discount Rate 0.0% Revenue and Capital Contributions 76,300,000 Total Development Cost 62,940,592 Revenue and Capital Contributions 76,300,000 Total Development Cost 62,940,592 Revenue and Capital Contributions 76,300,000 Total Development Cost 62,940,592 Revenue and Capital Contributions 76,300,000 Total Development Cost 62,940,592 Revenue and Capital Contributions 76,300,000 Total Development Cost 62,940,592 Revenue and Capital Contributions 76,300,000 Total Development Cost 62,940,592 States 0.50%, residual value (post SDLT) Barrer Dury 64,6873 Stamp Dury 64,6873 Stamp Dury 64,6873 Netes: (use Al+Enter to start a new line)			-							0.0% market revenue
Total Operating Profit 13.359.408 53.438 456 Finance Costs and Residual Value 53.438 456 DCF Period 5 years 5 5 5 5 7 5 7	Contractor's Return (Af	ff housing)						· ·	-	#DIV/0! #DIV/0! #DIV/0! aff build & prof fees
Total Operating Profit 13,359,408 53,438 456 Finance Costs and Residual Value 0.05 53,438 456 Debit Interest Rate 0.0% 0.	Total Development C	osts	62 040 FP2							251 762 2 150
Finance Costs and Residual Value DCF Period 5 years Debit Interest Rate 6.0% Credit Interest Rate 0.0% Annual Discount Rate 0.0% Finance Cost 62.300.000 Total Development Cost 662.300.000 Finance Cost 3.544.486 Annual Discount Rate Cost - Total Development Cost 66.485.077 Gross Residual Value 9.814.923 Agents Fees 116.683 Logif Fees 46.485.077 Dsourd Rate Cost - 0.50%, residual value (post SDLT) Dseed on HMRC SDLT rates Notes: (use Alt-Enter to start a new line) Met Residual Value 9.171.320 per rost ha 730.201 per rost ha 730.201 per rot ha 912.5569 per rot ha 912.5569 per rot waling 36.685	. Juai Development Co		62,940,392							2.51,102 2,150
DCF Period 5 years Dobit Interest Rate 6.0% Credit Interest Rate 0.0% Annual Discourt Rate 0.0% Total Development Cost 62,940,592 Finance Cost 3.544,883 Annual Discourt Rate 0.3 Gross Residual Value 9.814,923 Agents Fees 116,883 Lagal Fees 46,673 Daty 480,246 Net Residual Value 9.171,320 per norts ha 730,201 per norts ha 9172,559 nort Residual Value 9.171,320 per norts ha 9172,559 per nort ha 9172,559 grosts Finance Cost finance 9.171,320 per nort ha 9172,559 Mater Residual Value 9.171,320 per nort ha 9172,559 per nort ha 9172,559 grost Selfus 3.64,6673	Total Operating Pro	fit	13,359,408							53,438 456
DCF Period 5 years Dobit Interest Rate 6.0% Credit Interest Rate 0.0% Annual Discourt Rate 0.0% Total Development Cost 62,940,592 Finance Cost 3.544,883 Annual Discourt Rate 0.3 Gross Residual Value 9.814,923 Agents Fees 116,883 Lagal Fees 46,673 Daty 480,246 Net Residual Value 9.171,320 per norts ha 730,201 per norts ha 9172,559 nort Residual Value 9.171,320 per norts ha 9172,559 per nort ha 9172,559 grosts Finance Cost finance 9.171,320 per nort ha 9172,559 Mater Residual Value 9.171,320 per nort ha 9172,559 per nort ha 9172,559 grost Selfus 3.64,6673	Finance Costs and F	Residual Value								
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 Legal Fees 116.083 Daty 480.246 Net Residual Value 9.171.320 per gross he 730.201 Dest mater ha 912.559 Par met ha 912.559 par dwelling 36.685										
Crodit Interest Rate 0.0% Annual Discount Rate 0.0% Revenue and Capital Contributions 76.300.000 Total Development Cost 66.940.592 Finance Cost 3.544.480 Annual Discount Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 66.485.077 Gross Residual Value 9.814.923 Agents Fees 116.883 Logal Fees 46.673 Discourt Rate 0.5%; residual value (post SDLT) D.5%; residual value (post SDLT) Based on HMRC SDLT rates Notes: (use Alt+Enter to start a new line) Revenue 9.171.320 per gross ha 730.201 per net ha 9172.569 per net ha 9172.569 per dwelling 36.685				years						
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 Legal Fees 46,673 Stamp Duty 480,246 Net Residual Value 9,171,320 per nors he 912,559 par not ha 912,559 par not ha 912,559 par not ha 912,559										
Total Development Cost 62,940,592 Finance Cost 3,544,486 Annual Discout Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 66,485,077 Gross Residual Value 9,814,923 Agents Fees 116,883 Legal Fees 46,673 Stamp Duty 480,246 Netes: (use Alt+Enter to start a new line) Based on HMRC SDLT rates Desired in MRC SDLT rates		Annual Discount Rate	0.0%							
Total Development Cost 62,940,592 Finance Cost 3,544,486 Annual Discout Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 66,485,077 Gross Residual Value 9,814,923 Agents Fees 116,883 Legal Fees 46,673 Stamp Duty 480,246 Netes: (use Alt+Enter to start a new line) Based on HMRC SDLT rates Desired in MRC SDLT rates										
Finance Cost 3,544,486 Annual Discourt Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 66,485,077 Gross Residual Value 9,814,923 Agents Fees 11,55%, residual value (post SDLT) Legal Fees 46,673 Stamp Duty 480,246 Net Residual Value 9,171,320 per met ha 912,559 per net ha 912,559 per net hai 912,559 per dwelling 36,685										
Annual Discount Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 66,485,077 Gross Residual Value 9,814,923 Agents Fees 116,683 Legal Fees 116,683 Legal Fees 46,673 Stamp Duty 480,246 Per gross he 730,201 per net ha 912,559 per net ha 912,559 per dwelling 36,685										
Gross Residual Value 9,814,923 Agents Fees 116,883 Legal Fees 46,673 Stamp Duty 480,246 Net Residual Value 9,171,320 per rorts ha 912,559 per rot willing 36,685		Cost								
Agents Fees 11.65%, residual value (post SDLT) Legal Fees 46.673 Duty 480.246 Net Residual Value 9.171.320 per gross ha 730.201 per net ha 912.559 per dwelling 36.685	Total Dev Cost, Financ	ce Cost & ADR Cost	66,485,077							
Agents Fees 11.65%, residual value (post SDLT) Legal Fees 46.673 Duty 480.246 Net Residual Value 9.171.320 per gross ha 730.201 per net ha 912.559 per dwelling 36.685	Gross Residual Value	9	9.814,923							
Legal Fees 46.673 Stamp Duty 0.50% residual value (post SDLT) Based on HMRC SDLT rates Net Residual Value 9,171,320 per gross ha 730,201 per net ha 912,569 por dwelling 36,685							,	Notes: (use	Alt+Enter to start	a new line)
Stamp Duty 480,246 Based on HMRC SDLT rates Net Residual Value 9,171,320	-									
Net Residual Value 9,171,320 per gross ha 730,201 per net ha 912,559 per dweiling 36,665										
per gross ha 730,201 per net ha 912,569 per dwelling 36,665				Dased	There out in		1			
per net ha 912,569 per dweiling 36,685	Net Residual Value									
per dweiling 36,685										
								L		

JPA21 (GMA22/GM25) Crimble Mill S2

bite information						Source
	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			Туре	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		19.90				
Market %	Affordable %	Social Rent	Affordable Rent	Intermediate	Other	
212.50	37.50	-				Council Proforma
Market housing		Mix	- Number	- Selling Price (£ per sqn		
Flats		4%	10	£2,741.50		Council
Detached		96%	240	£3,031.25		Consultant team
	Housing	5070	Total	SDLT	Fees	
£ per ha gross			3,140,625	146,531	54,961	
r hei lia Rioss	1230,000		5,1+0,025	1-0,331	5-,501	
uild Costs						Source
Mill Conversion	£9,730,000	total				Consultant team
Blended rate for houses	······································					Consultant team
Biended rate for houses	£1,092.82	per sqm				consultant learn
Other Development Costs						
Plot costs	CE 271 021	tatal				Canaultant taam
Professional Fees		of build costs				Consultant team Consultant team
Finance Rate						Consultant team
Marketing Fees		of market GDV				Consultant team
		of land value				Consultant team
Agents & Legals						
	applied at prevailing ra applied in Results shee					HMRC PPG
Dev & Cont Return	applied in Results shee	et				PPG
Broad Infrastructure Cost Assumpti	on					
Site Infrastructure (General)	£6,744,860	total				Consultant team
Broad abnormals/site prep assump	tion					
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		per dwelling			£375,000	Consultant team
Electric charging vehicle (Detached)		per detached			£360,000	Consultant team
Future Homes Standard (Detached)		per detached			£720,000	Consultant team
Future Homes Standard (Flat)	£1,500.00		•		£15,000	Consultant team
				4	· · · · · · · · · · · · · · · · · · ·	
Total Development Contributions					£5,613,827	

						Su	mmary Res	ılts		
	Site Details	GMCA Testing - Site sp	pecific testing		Site Address	Crimble	Mill, Housing	_		Site Reference GM Allocation 25
									I	Application No. North Heywood Ward
	Scheme Description	250 dwellings, 0sqm er	mp, Osqm retail		Notes					
		Note 10 flats in convert	ed mill buildings						I	
		L								Date Saved 0//0//2020
		Groce Area								
						Market H				
Control Neurona Tatal Material										
Image: construction of the construction of		Density	24.88 dwgs p	er net ha		% Affordable H	lousing	0.00%		
Image: construction of the construction of	Scheme Revenue									
Image: contract of the second of the seco						A	fordable Housing			
Text do Augon3000200000000Tack da Augon9000000000000000000Tack da Augon9000000000000000Tack da Augon9000000000000000Tack da Augon9000000000000000Tack data9000000000000000Tack data9000000000000000Tack data9000000000000000Tack data9000000000000000Tack data9000000000000000Tack data90009000000000000Tack data90009000000000000Tack data9000900010000000000Tack data9000900010000000000Tack data9000900010000000000Tack data90001000010000000000Tack data900001000010000000000Tack data900001000010000000000Tack data9000010000010000000000000000Tack data900000100000100000000000000000000Tack data9000000001000000001000			Total	Market	Social Rent			DMS		
Trans Baye O O O O	Total No of Dwellings	s	250.00	250.00	-			-		
Tail Research 07.2000 2.7300 07.2000 1.730 <th></th> <th>ellines)</th> <th>29,270.6</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>		ellines)	29,270.6							
Name of privation of private of		enings)	87.730.000							
Taid Capital Contributions		unit								
Tai commandia Tai comm				-			-	-	-	
Tai commandia Tai comm	Total Contract Contract									
Construction Total chains Attraction Total chains Total chains <th>Total Capital Contrib</th> <th>outions</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	Total Capital Contrib	outions								
Schems Development Costs Autor disk from all for element work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (forodoperoj 0 (f	Total Commercial Ele	ements	-							
Schems Development Costs Autor disk from all for element work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (for element kale work & forondoperoj 0 (forodoperoj 0 (f										
Original Content Contained work & Contengency 1 Mathet 33.318,19 Social Rein Mathet Rein Mathet Rein Mathet Rein Mathet Rein Contact Rein Contact R	Total Scheme Reven	iue	87,730,000							
Total Marter South Res Altoration Nume South Res Nume Num Num <t< th=""><th>Scheme Developme</th><th>ent Costs</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>	Scheme Developme	ent Costs								
Indian Notation Notation Rent Notation Network Notation Additional function 3.03.11 mm fm 3.03.11 mm fm 1 <td1< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></td1<>										
Additional function Image: control for the second for th			Total	Market	Social Rent			DMS		Per dwelling per sq m
Productor From 2.774.250 2.774.250 2.774.250 2.774.250 1 <th1< th=""> 1<!--</th--><th></th><th></th><th>38,318,159</th><th>38,318,159</th><th></th><th></th><th></th><th></th><th></th><th></th></th1<>			38,318,159	38,318,159						
Name Name Image I		andards	2 774 225	2 774 225						
Interacting Costs (off Pocales) Interaction Costs Interaction Co		ket housing)					-			
Team Objections Costs 5,813,877 Commercial Elements Costs - Developer's Return for Risk and Profit - Telal Developer's Return for Risk and Profit 19,251,346 Telal Developer Return for Risk and Profit 19,251,346 Telal Developer Return for Risk and Profit 19,251,346 Telal Developer Return for Risk and Profit 19,251,346 Telal Developer Return for Risk and Profit 19,251,346 Telal Developer Return for Risk and Profit 19,251,346 Telal Developer Return for Risk and Return for Risk and Profit 19,251,346 Telal Developer Return for Risk and Return for Risk and Return for Risk and Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return for Risk Return			-		-	-	-	-	-	
Commercial Elements Costs - Community Infrastructure Lawy - Developer's Return for Risk and Profit - Telal Developer's Return for Risk and Profit - Telal Developer's Return for Risk and Profit 19,511,946 Finance Cests and Residual Value - DCF Priced 5,yaars Ded Interest Risk 6,0% Contractive Risk and Profit 19,511,946 Finance Cests and Residual Value - Developer's Return for Risk And Profit 5,yaars Reversu and Capital Cost: Interest Risk 6,0% Cost Risk Risk Return for Risk Risk Return for Risk Risk Return for Risk Risk Return for Risk Risk Return for Risk Risk Return for Risk Risk Return for Risk Risk Return for Risk Risk Retur				18,869,933					-	
Community Infrastructure Levy 0 0.05 CL as SNOw Code Developer's Return for Risk and Portit 0.00 per market to an 0.00 per market to an Developer's Return Miket housing) 0 0 0.05 CL as SNOw Code Developer's Return Miket housing) 0 0 0.05 CL as SNOw Code Developer's Return Miket housing) 0 0 0.05 CL as SNOw Code Total Operating Profit 19,521,940 0.05 CL as SNOw Code 0.05 CL as SNOw Code Total Operating Profit 19,521,940 0.05 CL as SNOw Code 0.05 CL as SNOw Code Total Operating Profit 19,521,940 0.05 CL as SNOw Code 0.05 CL as SNOw Code Total Operating Profit 19,521,940 78,060 067 0.07 miket revenue Total Operating Profit 19,521,940 78,060 067 0.07 Finance Costs and Residual Value 0.05 CL as SNOw Costs 0.07 0.07 Revenue and Capital Contributions 67,720.000 1.25% presidual value (port SDLT) 0.05% Revenue and Cost ALOR Cost 71,520.001 0.55%, residual value (port SDLT) 0.55%, residual value (port SDLT) Stamp Duby										22,455 192
Developer's Return (Market housing) .										0.0% CIL as %Revenue
Developer's Return for Risk and Profit	Community Infrastruct	ture Levy								
Development Return (Market Notaring) ·	Developerie Detver fr	in Disk and Drafit								0.0% CIL as %Dev Costs
Contractor's Return (Aff housing) ·										0.0% market revenue
Total Operating Profit 19,521,946 78,068 667 Finance Costs and Residual Value 0 5 9 667 Debt Interest Rate 0.0% 0 667 667 Debt Interest Rate 0.0% 0 667 667 Crodit Interest Rate 0.0% 0 667 667 Revenue and Capital Contributions 87,730,000 67 667 667 Revenue and Capital Contributions 87,730,000 667 667 667 Revenue and Capital Contributions 87,730,000 667 667 667 Total Devicement Cost 68,200,054 667 667 667 Revenue and Capital Contributions 87,730,000 667 667 667 Gross Residual Value 16,177,939 6,07 667 667 667 Agents Fees 125%, residual value (post SDLT) 0.50%, residual value (post SDLT) 6,0% 6,0% 6,0% 6,0% Stamp Dufy 75,898 1,25%, residual value (post SDLT) 6,0% 6,0%	Contractor's Return (A	Aff housing)	-			-	-		•	#DIV/0! #DIV/0! #DIV/0! aff build & prof fees
Total Operating Profit 19,521,946 78,068 667 Finance Costs and Residual Value 0 5 9 667 Debt Interest Rate 0.0% 0 667 667 Debt Interest Rate 0.0% 0 667 667 Crodit Interest Rate 0.0% 0 667 667 Revenue and Capital Contributions 87,730,000 67 667 667 Revenue and Capital Contributions 87,730,000 667 667 667 Revenue and Capital Contributions 87,730,000 667 667 667 Total Devicement Cost 68,200,054 667 667 667 Revenue and Capital Contributions 87,730,000 667 667 667 Gross Residual Value 16,177,939 6,07 667 667 667 Agents Fees 125%, residual value (post SDLT) 0.50%, residual value (post SDLT) 6,0% 6,0% 6,0% 6,0% Stamp Dufy 75,898 1,25%, residual value (post SDLT) 6,0% 6,0%	Tatal Devalues of C		88 500 CT							272.822 2.220
Finance Costs and Residual Value DCF Period 5 years Debit Interest Rate 6.0% Orredit Interest Rate 0.0% Annual Discourt Rate 0.0% Revenue and Capital Contributions 87,730,000 Total Development Cost 68,208,054 Finance Cost 3,344,007 Annual Discourt Rate Cost - Total Development Cost 68,208,054 Finance Cost & ADR Cost 71,552,061 Gross Residual Value 16,177,393 Agents Fees 192,244 Logal Fees 70,6388 Stamp Duty 798,397 Net Residual Value 15,110,400 per goss Ra 7,200,067 Agents Fees 15,110,400 per matha 1,503,622 per matha 1,503,622 per odvallage 60,442	Total Development C	.0515	68,208,054							212,032 2,330
DCF Period 5 years Debit Interest Rate 6.0% Credit Interest Rate 0.0% Annual Discourt Rate 0.0% Total Development Cost 68,208,054 Finance Cost 3.344,007 Annual Discourt Rate Cost - Total Development Cost 68,208,054 Finance Cost 3.344,007 Annual Discourt Rate Cost - Total Development Cost 16,177,939 Agents Fees 192,244 Legal Fees 78,889 Duty 798,997 Net Residual Value 15,110,400 per gotss the 1,203,067 per gotss the 1,203,067 per not he 1,503,522 per dwilling 60,442	Total Operating Pro	ofit	19,521,946							78,088 667
Debit Interest Rate 6.0% Credit Interest Rate 0.0% Annual Discout Rate 0.0% Total Development Cost 68.208.054 Finance Cost 3.344.007 Annual Discout Rate Cost - Total Dev Cost, Finance Cost & 3.344.007 Annual Discout Rate Cost - Total Dev Cost, Finance Cost & ADR Cost 71,552.061 Gross Residual Value 16,177,939 Agents Fees 192.244 Lagal Fees 70,8397 Duty 708.397 Net Residual Value 15,110,400 per gross hz 1,203.057 per more ha 1,503.522 per dwilling 60,442	Finance Costs and	Residual Value								
Debit Interest Rate 6.0% Credit Interest Rate 0.0% Annual Discount Rate 0.0% Annual Discount Rate 0.0% Total Development Cost 66.208.054 Finance Cost 3.344.007 Annual Discount Rate Cost - Total Development Cost 68.208.054 Gross Residual Value 16.177.930 Agents Fees 192.244 Lagal Fees 70.589 Duty 708.397 Notes: (use Alt+Enter to start a new line) Cost residual Value 15.119.400 per gross hz 1.203.067 Per gross hz 1.203.067 per dwilling 60.442		DCE Period	5	vears						
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 Development Cost 68,208,054 Finance Cost 3.344,007 Annual Discount Rate Cost - Total Development Cost 68,208,054 Finance Cost 3.344,007 Annual Discount Rate Cost - Total Development Cost, Finance Cost & ADR Cost 71,552,061 Gross Residual Value 16,177,399 Agents Fees 192,244 Logal Fees 76,888 Stamp Duty 798,397 Net Residual Value 15,110,400 per gross hs 1,203,067 Jper net ha 1,503,522 per dwalling 60,442				, cure						
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 16,177,339 Agents Fees 192,244 Legal Fees 76.888 Stamp Duty 798,397 Net Residual Value 15,110,400 per net ha 1,203,067 per net ha 1,503,522 per dwalling 60,442										
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 16,177,339 Agents Fees 192,244 Logal Fees 76,886 Didy 798,397 Netes: (use Alt+Enter to start a new line) Met Residual Value 15,110,400 per gross ha 1,203,067 per met ha 1,503,522 per dwelling 60,442		Annual Discount Rate	0.0%							
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 16,177,339 Agents Fees 192,244 Logal Fees 76,886 Didy 798,397 Netes: (use Alt+Enter to start a new line) Met Residual Value 15,110,400 per gross ha 1,203,067 per met ha 1,503,522 per dwelling 60,442	Revenue and Capital C	Contributions	87,730,000							
Annual Discount Rate Cost . Total Dev Cost, Finance Cost & ADR Cost 71,552,061 Gross Residual Value 16,177,939 Agents Fees 192,244 Legal Fees 76,888 Stamp Duty 798,397 Net Residual Value 15,110,400 per gross he 1,203,067 per net ha 1,503,522 per dwelling 60,442										
Total Dev Cost, Finance Cost & ADR Cost 71,552,061 Gross Residual Value 16,177,393 Agents Fees 192,244 Legal Fees 76,886 Daty 798,397 Net Residual Value 15,110,400 per gross ha 1,203,057 per net ha 1,503,522 per dwelling 60,442		0								
Gross Residual Value 16,177,939 Agents Fees 192,244 Legal Fees 76,898 Stamp Duty 798,397 Net Residual Value 15,110,400 per gross he 1,203,527 per net ha 1,503,522 per dwilling 60,442										
Agents Fees 125%, residual value (post SDLT) Logal Fees 76.898 Stamp Duty 798,397 Net Residual Value 15,110,400 per gross ha 1,203,057 jen net ha 1,503,522 per dwalling 60,442										
Agents Fees 192,244 Legal Fees 76,896 Joshy residual value (post SDLT) Dishy residual value (post SDLT) Based on HMRC SDLT rates Net Residual Value per or not ha 1,503,522 per dweiling 60,442	Gross Residual Value	e	16,177,939					Notes: (use	Alt+Enter to start	a new line)
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	Agents Fees		192,244	1.25%	residual value (po	ost SDLT)		Listes. (USB)	- Liner to stall i	a non any
Net Residual Value 15,110,400 per gross ha 1,203,057 per net ha 1,503,522 per dweiling 60,442										
per gross ha 1,203,057 per net ha 1,503,522 per dweiling 60,442	Stamp Duty		798,397	Based	on HMRC SDLT ra	ites				
per net ha 1,503,522 per dweiling 60,442										
per dweiling 60,442	Net Residual Value									
	Net Residual Value		1,203,057							
	Net Residual Value	per net ha	1,203,057 1,503,522							

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

					Source
GMA23 Land north of	Smithy Bridge				
			District	Rochdale	Council
20101					
Housing					
· · · · · · · · · · · · · · · · · · ·			+	•••••••••••••••••••••••••••••••••••••••	indge
			туре	Strategic greenneid	
					Consultant team Assump
7.0	2 2 2				Promoter
es					Source
20.00	550				
Affordable %	ç	Affordable Rent			
-		-			Council
				י)	Promoter
84	40.0%	120.0	£2,655		Promoter
109	60.0%	180.0	£2,899		Consultant team
Housing		Total	SDLT	Fees	
£250,000		4,790,502	229,025	83,834	
					Source
£946.00	ner sam				Consultant team
					Consultant team
• • • • • • • • • • • • • • • • • • • •					Consultant team
					Consultant team
E1,014.19	persqm				Consultant learn
10.00%	of build costs				Consultant team
8.00%	of build costs				Consultant team
6.00%					Consultant team
3.00%	of market GDV				Consultant team
1.75%	of land value				Consultant team
applied at prevailing r	ate				HMRC
applied in Results shee	et				PPG
25%	of build costs				Consultant team
					c h ···
£45,000	per ha				Consultant team
				£0	Council
£4,131.29	per dwelling			£1,239,387	Council
£4,620.00	per dwelling			£1,386,000	Council
£6,273,412				£6,273,412	Council
				Total	
£1,137.00	per dwelling			£341,100	Consultant team
				£450,000	Consultant team
			1		Consultant team
					Consultant team
					Consultant team
	per terraced			£0	Consultant team
£2,000.00 £1,500.00				£0	Consultant team
	20.31 Housing 19.16 300 19.16 7.0 55 5 5 5 6 6 7.0 5 5 7.0 5 5 7.0 7.0 5 5 7.0 7.0 5 5 7.0 7.0 7 5 7 7.0 7 7 8 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Housing 19.16 300 19.16 7.0 7.0 7.0 3000 PH Affordable % Social Rent Floor area sqm Mix 40.0% 109 60.0% Housing 109 £946.00 per sqm £1,056.00 per sqm £1,014.19 per sqm £	20.31Image: constraint of the sector of the sec	20.31 District Housing Name 19.16 Type 300 Type 300 Type 300 Type 300 Type 7.0 Type 30.00 DPH Affordable % Social Rent Social Rent Number	20.31District WardRochdaleHousingWardWard WardUttleborough Lakeside Marne Land North of Smithy E Strategic greenfield19.16TypeStrategic greenfield19.30WardWard WardStrategic greenfield19.31WardWardWard Ward19.32WardWardWard Ward20WardWardWard Ward30.00DPHWardWard WardAffordable %Social RentAffordable RentIntermediateOther8440.00%120.0£2,655Social RentSelling Price (£ per sqm)100Good180.0£2,655Social RentSelling Price (£ per sqm)HousingTotalSDUTFeesSocial RentSocial Rent100MixNumberSelling Price (£ per sqm)Social RentSocial RentF250,000TotalSDUTFeesSocial RentSocial RentF250,000Per sqmTotalSOLTFeesF2946.00per sqmIntermediateIntermediateIntermediatef10,00%of build costsIntermediateIntermediateIntermediate10,00%of build costsIntermediateIntermediateIntermediate10,00%of build costsIntermediateIntermediateIntermediate10,00%of build costsIntermediateIntermediateIntermediate10,00%of build costsIntermediateIntermediate <td< td=""></td<>

					Su	ımmary Res	ults				
Site Details GMC	CA Testing - Site s	pecific testing		Site Address	Land N	orth of Smithy Br	dge, Housing	-	Site Refere	nce GM All	location 26
Scheme Description 300	dwellings,		_	Notes	_				Application	No VA3	
Scheme Description	uwenings,			Notes							
									Date Saved	18/08/3	2020
		Site Details				Dwe	lings	GIA (sq m)			
	Gross Area	20.31 ha				Total	300.00	29,700.0			
	Net Area	10.00 <mark>ha</mark>			Market H	lousing	300.00	29,700.0			
	Net to Gross Ratio	49.2%			Affordable I		-	· ·			
	Density	30.00 dwgs p	er net ha		% Affordable F	lousing	0.00%				
Scheme Revenue											
					A	fordable Housing	1				
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership			
Total No of Dwellings		300.00	300.00		-	- Kent	-				
Total GIA (sq m)		29,700.0	29,700.0								
Tenure Split (by % dwellings))		100.0%	0.0%	0.0%	0.0%		0.0%			
Total Revenue		83,640,000	83,640,000								
Average Revenue per unit Average Revenue per sq m 0	GIA	278,800 2,818	278,800 2,818		-		-	-			
		2,510	_,								
Total Capital Contributions	8	-									
Total Commencial File	ta										
Total Commercial Element	13	-									
Total Scheme Revenue		83,640,000									
Scheme Development Co	osts					fordable Housing					
		Tetel	Market	Social Rent	Affordable	Intermediate	DMS	Shared	Construction of the		1
Build Cost (inc external work		Total 30,121,146	30,121,146	Social Rent	Rent	Rent -	DMS	Ownership	Per dweller 100,40		
Additional Dwelling Standard		30,121,146		-					700,40	4 1,014	
Professional Fees		2,409,692	2,409,692		-	-	-	· ·	8,03	2 81	8.0% build costs
Marketing Costs (market hou	using)	2,509,200	2,509,200						8,36	4 84	3.0% market revenue
Marketing Costs (aff housing		-	10550.074					•	#DIV/01	#DIV/0!	#DIV/0! affordable revenue
Exceptional Development Co Planning Obligations Costs	DSTS	16,559,871 10,739,899	16,559,871	•	•	•	· ·	· ·	55,20		
Commercial Elements Costs	5	-									
											0.0% CIL as %Revenue
Community Infrastructure Le	wy										£0.00 per market sq m
Developer's Return for Ris	k and Profit										0.0% CIL as %Dev Costs
Developer's Return (Market h		-								· ·	0.0% market revenue
Contractor's Return (Aff hous	sing)	-		-	-	-	-	•	#DIV/0!	#D1V/0!	#DIV/01 aff build & prof fees
Tatel David											
Total Development Costs		62,339,808							207,79	9 2,099	
Total Operating Profit		21,300,192							71,00	1 717	
Finance Costs and Resid	dual Value										
	DCF Period Debit Interest Rate	6.0%	years								
	redit Interest Rate	0.0%									
	iual Discount Rate	0.0%									
Revenue and Capital Contrib Total Development Cost	outions	83,640,000 62,339,808									
Finance Cost		2,204,522									
Annual Discount Rate Cost		-									
Total Dev Cost, Finance Cos	st & ADR Cost	64,544,330									
Gross Residual Value		19,095,670									
Agents Fees		226,892	1.05%	residual value (po	st SDLT)		Notes: (use	Ait+Enter to start	a new Ine)		
Legal Fees		90,757		residual value (po							
Stamp Duty		944,284		on HMRC SDLT ra							
Net Residual Value		17,833,738									
	per gross ha	878,077									
	per net ha	1,783,374									
	per dwelling	59,448									
pe	er market dwelling	69,448									

JPA 25 (GMA26/GM29) Trows Farm S1

Site information						Source
	GMA26 Trows Farm		1			0 1
Allocated redline within GMSF (ha)	21.11				Rochdale	Council
					Castleton Ward	Promoter
Site type					Trows Farm	
Area to be developed				Туре	Strategic greenfield	
Dwellings (units)						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 sqn	n)	
Terrace		15.8%	86.8	£2,424		Council & promoter
Semi		35.3%	193.9	£2,462		Consultant team
Detached		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	ner sam				Consultant team
blended rate for houses and hats	1,037.78	per squi				consultant lean
Other Development Costs						
Plot costs	£10,960,163	total				Consultant team
Professional Fees	7.50%	of build costs				Consultant team
Finance Rate						Consultant team
Marketing Fees		of market GDV				Consultant team
Agents & Legals		of land value				Consultant team
	applied at prevailing r					HMRC
	applied in Results shee					PPG
Broad Infrastructure Cost Assumpti						
Site Infrastructure (General)	£15,271,988	total				Consultant team
Broad abnormals/site prep assump	tion					
Site Preparation (General)		total				Consultant team
Site rieparation (General)	10,499,123	totai				
Policy Costs					Total	
Policy Costs (Local)						
Education (dwellings)	£4,620.00	per dwelling			£2,541,000	Council
Open Space (Flat)		per dwelling			£0	Council
Open Space (House)		per dwelling			£0	Council
Offsite AH Contribution					£3,383,919	Council
Other s106/s278		per dwelling			£0	Council
Policy Costs (National & GMSF)		×				
Biodiversity Net Gain	£1,137	per dwelling			£625,350	Consultant team
Adaptable dwellings		per dwelling			£825,000	Consultant team
Electric charging vehicle (Detached)		per detached			£403,816	Consultant team
Future Homes Standard (Detached)		per detached			£807,632	Consultant team
Future Homes Standard (Semi)		per semi			£387,895	Consultant team
Future Homes Standard (Terraced)		per terraced		·	£173,684	Consultant team
Future Homes Standard (Flat)		per flat			£0	Consultant team
Total Development Contributions					£9,148,295	
Total Development Contributions			/		[

					Su	mmary Resu	ilts		
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Trows F	Farm, Housing			Site Reference GM Allocation 29
									Application No Castleton Ward
Scheme Description	550 dwellings		_	Notes	_			_	Application No Castleton ward
									Date Saved 24/09/2020
		Site Details				Dwel	ings	GIA (sq m)	
	Gross Area	21.11 ha					550.00	53,016.8	
	Net Area Net to Gross Ratio	15.01 ha 71.1%			Market H Affordable H		-	53,016.8	
	Density	36.64 dwgs pr	er net ha		% Affordable H		0.00%		
Scheme Revenue									
	r				A Affordable	ffordable Housing		Shared	
		Total	Market	Social Rent	Rent	Rent	DMS	Ownership	
Total No of Dwellings		550.00	550.00	-		-	-		
Total GIA (sq m) Tenure Split (by % dwe	ellings)	53,016.8	53,016.8 100.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%	
Total Revenue		135,299,200	135,299,200	-	-	-	-	-	
Average Revenue per i		245,999	245,999	-		-	-	•	
Average Revenue per e	sq m GIA	2,652	2,652				•	· ·	
Total Capital Contrib	utions								
Total Commercial Ele	ements	-							
Total Robert - De		105 000 500							
Total Scheme Reven	10	135,299,200							
Scheme Developme	nt Costs								
						ffordable Housing	-		
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	DMS	Shared Ownership	Perdwelling persq m
	l works & contingency)	54,897,836	54,897,836					-	99,814 1,035
Additional Dwelling Sta	indards	- 4,117,338	- 4,117,338	-	•			•	· ·
Professional Fees Marketing Costs (mark	et housing)	4,058,976	4,058,976			-	-	· ·	7,488 76 7.5% build casts 7,380 77 3.0% market revenue
Marketing Costs (aff he								· ·	#DIV/0! #DIV/0! #DIV/0! affordable reven
Exceptional Developm		35,355,184	35,355,184			-		•	64,282 687
Planning Obligations C Commercial Elements		9,148,296							18,633 173
Commercial Elements	Guata	-							0.0% CIL as % Revenu
Community Infrastruct	ure Levy								£0.00 per market sq m
									0.0% C/L as %Dev Co
Developer's Return fo Developer's Return (Ma									0.0% market revenue
Contractor's Return (Al								· · 1	#DIV/0! #DIV/0! #DIV/0! aff build & prof fe
Total Development C	osts	107,577,630							195,596 2,029
Total Operating Pro	fit	27,721,570							50,403 523
Finance Costs and									
	DCF Period Debit Interest Rate	6.0%	years						
	Gredit Interest Rate	0.0%							
	Annual Discount Rate	0.0%							
Powerus and Arek	antibutiona	105 000 500							
Revenue and Capital C		135,299,200 107,577,630							
Finance Cost		4,557,174							
Annual Discount Rate		-							
Total Dev Cost, Financ	e Cost & ADR Cost	112,134,804							
Gross Residual Value	•	23,164,396							
Agente Fect		275,208	1.051	residual value (po	et SDI TY		Notes: (use)	Alt+Enter to start a	new ine)
Agents Fees Legal Fees		275,206 110,083		residual value (po residual value (po					
Stamp Duty		1,147,720		on HMRC SDLT rat					
Net Residual Value		21,631,385							
	per gross ha	1,024,698							
	per net ha	1,441,132							
	per dweiling	39,330							
	per market dwelling	39,330							

JPA33 (GMA41/GM45) New Carrington S1

Site information						
						Source
	GMA41 New Carringto					
Allocated redline within GMSF (ha)	1153	864			Trafford	TBC Framework
				Ward	Bucklow-St. Martins War	1
Site type	Mixed			Name	New Carrington	
Area to be developed	183.2			Туре	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)	100,000					Council
Total Development period (VIS)	17					council
Development mix and values						Source
Development mix and values						Source
Density	37.82					
Market %	Affordable %	Social Rent	Affordable Rent		Other	
3,269.1	576.9	288.45	-	288.45	-	Council
Market housing		Mix	Number	Selling Price (£ per sqn	<u>ן)</u>	
Flats	65.00	12%	392	£2,383.91		Consultant team
Terrace	85.00	24%	785	£2,424.49		Consultant team
Semi	84.00	40%	1,308	£2,462.21		
Detached	109.00	24%	785	£2,635.87		
Social Rent				Rent		
Flats	53.00	40%	115	£87.69		Council
Terrace	86.00	60%	173	£87.69		
Intermediate				Selling price 100% shar	e	
Flats	53.00	35%	101	£2,383.91		Council
Terrace	86.00	65%	187	£2,424.49		Council
		2010	201	,		1
Social and Affordable Rent Assump	tions					1
Management/Maintenance	£1,000					Council / RP's
Voids/ Bad debts	4.00%					Council / RP's
Repairs reserve	4.00% £500					Council / RP's
Capitalisation	6.00%					Council / RP's
	0.00%					Council / INF 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 a					
Serviced land sales value	£30,244,909.00					Consultant team
BLV	Mixed		Total	SDLT	Fees	
			iotai	JULI	rees	
£ per ha gross	£250,000		45,800,000	2,279,500	801,500	Stage 1 report
						Stage 1 report
						Stage 1 report Source
£ per ha gross						
£ per ha gross Build Costs	£250,000	per sqm				Source
£ per ha gross Build Costs Flats 1to2	£250,000 £1,047.20 £1,073.60	per sqm per sqm				Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5	£250,000 £1,047.20 £1,073.60 £1,416.80	per sqm per sqm per sqm				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6	£250,000 f1,047.20 f1,073.60 f1,416.80 £946.00	per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi	£250,000 f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80	per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached	£250,000 f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi	£250,000 f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to2 Flats 6 Flats 6 Terraced Semi Detached Blended rate for houses	£250,000 f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £933.80 £1,056.00 £973.15	per sqm per sqm per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to2 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to2 Flats 3to2 Flats 6 Flats 6 Ferraced Semi Detached Blended rate for houses Other Development Costs Professional Fees	£250,000 f1,047.20 f1,073.60 f1,416.80 f932.80 f1,056.00 f973.15 10,00% 8,00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate	£250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 3to3 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Pfofessional Fees Finance Rate Marketing Fees	£250,000 £1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals	£250,000 f1,047.20 f1,073.60 f1,416.80 f932.80 f1,056.00 f973.15 10.00% 8.00% 6.00% 3.00% 1.75%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value				Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6 Fl	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing ra	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of build costs of market GDV of land value total				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of build costs of market GDV of land value total				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Fl	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 11.75% £17,462,698 applied at prevailing r applied in Results shee	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of build costs of market GDV of land value total				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £10,56.00 £973.15 10.00% 8.00% 6.00% 5.00% £17,462,698 applied at prevailing ra applied in Results sheet on	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Fl	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £10,56.00 £973.15 10.00% 8.00% 6.00% 5.00% £17,462,698 applied at prevailing ra applied in Results sheet on	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of build costs of market GDV of land value total				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6 Fl	£250,000 £1,047.20 £1,073.60 £1,145.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r applied in Results sheet on 25%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of market GDV of land value total ate				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to3 Flats 1to2 Flats 3to3 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Agents & Legals Serviced employment land cost Se	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £10,56.00 £973.15 10.00% 8.00% 6.0%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6 Fl	£250,000 £1,047.20 £1,073.60 £1,145.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r applied in Results sheet on 25%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Fl	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £10,56.00 £973.15 10.00% 8.00% 6.0%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at			801,500	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6	£250,000 £1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £10,56.00 £973.15 10.00% 8.00% 6.0%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at				Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 0 Flats 6 Flats 6 Flats 6 Flats 6 Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Policy Costs Policy Costs Policy Costs Policy Costs Policy Costs	£250,000 £1,047.20 £1,073.60 £1416.80 £945.600 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 1.75% £17,462,698 applied at prevailing r. applied in Results sheet on 25% £100	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at of build costs			801,500	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Fl	£250,000 £1,047.20 £1,073.60 £1,146.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results sheet on £45,000 £11,626,648	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at of build costs			801,500	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6	£250,000 £1,073,60 £1,1073,60 £1,416,80 £946,00 £932,80 £17,656,00 £973,15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing rr applied in Results sheet on 25% tion £45,000 £11,626,648 £2,322,14	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at of build costs			801,500	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Fl	£250,000 £1,047.20 £1,073.60 £1416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r. applied in Results sheet on £45,000 £11,626,648 £12,322.14 £23,2359	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total of build costs			801,500	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6	£250,000 £1,047.20 £1,073.60 £1416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r. applied in Results sheet on £45,000 £11,626,648 £12,322.14 £23,2359	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at of build costs			801,500	Source Consultant team Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0	£250,000 £1,047.20 £1,073.60 £1416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r. applied in Results sheet on £45,000 £11,626,648 £12,322.14 £23,2359	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total of build costs			801,500	Source Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats	£250,000 £1,047.20 £1,073.60 £146.80 £946.00 £932.80 £17,650.00 £973.15 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total of build costs			801,500	Source Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to3 Flats 1to2 Flats 3to3 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Agents & Legals Serviced employment land cost SollT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF)	£250,000 £1,047.20 £1,073.60 £1416.80 £945.60 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results sheet on £45,000 £11,626,648 £11,626,648 £12,3329 £5,000.00 £1,137	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at of build costs of build costs of puild costs			801,500	Source Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0	£250,000 £1,047.20 £1,073.60 £1,145.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 0.00% 3.00% £17,462,698 applied at prevailing ra applied in Results sheet on £45,000 £11,626,648 £2,322,14 £32,93359 £5,000.00 £1,137 £1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at of build costs per ha total per dwelling per dwelling per dwelling per dwelling			801,500 801,500 Total Total £11,626,648 £8,930,950 £9,563,109 £19,230,095 £9,563,009 £19,230,002 £4,372,902 £5,769,000	Source Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 3to3 Flats 1to2 Flats 3to3 Flats 6	£250,000 £1,073,60 £1,1073,60 £1,416,80 £146,80 £932,80 £10,56,00 £973,15 10,00% 8,00% 6,00% 3,00% £17,462,698 applied at prevailing rr applied in Results sheet on £45,000 £11,626,648 £2,322,14 £22,93359 £5,000,007 £1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate at total per ha total per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			801,500	Source Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 0 Flats 6	£250,000 £1,047,20 £1,047,20 £1,073,60 £946,00 £932,80 £1,056,00 £973,15 10,00% 8,00% 6,00% 3,00% 6,00% 1,175% £17,462,698 applied at prevailing r applied at prevailing r applied in Results sheet on £11,626,648 £2,322,14 £2,3359 £5,000,00 £1,137 £1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total of build costs of build costs of per date total per sqm per dwelling per dwelling per dwelling per detached per detached			801,500 801,500 Total f11,626,648 f8,930,950 f9,563,109 f19,230,000 f19,230,000 f19,230,000 f1,76,876 f2,353,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f2,553,752 f3,552 f3,552 f4,55	Source Source Consultant team
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0	£250,000 £1,047.20 £1,047.20 £1,073.60 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 3.00% 1.75% £17,462,698 applied at prevailing ra applied in Results sheet on £45,000 £11,626,648 £2,322.14 £32,93359 £5,000.00 £1,137 £1,500 £2,500 £1,500 £2,500 £2,500 £1,500 £3,500 £2,500 £1,500 £2,500 £2,500 £1,500 £2,500 £2,500 £2,500 £2,500 £2,500 £3,500 £2,500 £3,500 £2,500 £2,500 £3,500 £2,500 £3,5000 £3,500 £3,500 £3,500 £3,500 £3,50000 £3,50000 £3,50000 £3,500000 £3,500000 £3,5000000 £3,5000000 £3,5000000 £3,5000000000000000000000000000000000000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate total st total per ha total per duelling per sqm per		801,500 801,500 Total f11,626,648 f8,930,950 f9,563,109 f19,230,000 f4,372,902 f4,372,902 f2,5769,000 f1,176,876 f2,253,752 f2,2615,280	Source Source Consultant team	
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6 Flat	£250,000 £1,073,60 £1,1073,60 £1,416,80 £1,46,80 £10,66,00 £973,15 10,00% 8,00% 6,00% 3,00% £17,462,698 applied at prevailing rr applied in Results sheet on £45,000 £11,626,648 £2,322,14 £22,93359 £5,000,00 £1,500 £1,500 £1,500 £1,500 £3,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate at total per sqm per sqm per dwelling per sqm per dwelling per dwelling per dwelling per dwelling per dwelling per detched per detched per semi per sqm			801,500 801,500 Total Total 11,626,648 £8,930,950 £9,563,109 £19,230,009 £19,230,009 £19,230,009 £1,176,876 £2,353,752 £2,615,280 £2,252,752 £2,615,280 £2,252,752 £2,615,280 £2,252,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522 £2,522,752 £2,522	Source Source Consultant team Consultant
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0	£250,000 £1,073,60 £1,1073,60 £1,416,80 £1,46,80 £10,66,00 £973,15 10,00% 8,00% 6,00% 3,00% £17,462,698 applied at prevailing rr applied in Results sheet on £45,000 £11,626,648 £2,322,14 £22,93359 £5,000,00 £1,500 £1,500 £1,500 £1,500 £3,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate total st total per ha total per duelling per sqm per		801,500 801,500 Total f11,626,648 f8,930,950 f9,563,109 f19,230,000 f4,372,902 f4,372,902 f2,5769,000 f1,176,876 f2,253,752 f2,2615,280	Source Source Consultant team	
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0	£250,000 £1,073,60 £1,1073,60 £1,416,80 £1,46,80 £10,66,00 £973,15 10,00% 8,00% 6,00% 3,00% £17,462,698 applied at prevailing rr applied in Results sheet on £45,000 £11,626,648 £2,322,14 £22,93359 £5,000,00 £1,500 £1,500 £1,500 £1,500 £3,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate at total per sqm per sqm per dwelling per sqm per dwelling per dwelling per dwelling per dwelling per dwelling per detched per detched per semi per sqm			801,500 801,500 Total Total f11,626,648 f8,930,950 f9,563,109 f19,230,000 f1,76,876 f2,253,752 f2,261,5280 f2,253,752 f2,261,5280 f2,290,293 f912,944 f912,94	Source Source Consultant team Consultant
£ per ha gross Build Costs Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 1to2 Flats 0 Flats 6 Flat	£250,000 £1,073,60 £1,1073,60 £1,416,80 £1,46,80 £10,66,00 £973,15 10,00% 8,00% 6,00% 3,00% £17,462,698 applied at prevailing rr applied in Results sheet on £45,000 £11,626,648 £2,322,14 £22,93359 £5,000,00 £1,500 £1,500 £1,500 £1,500 £3,000 £2,000 £2,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate at total per sqm per sqm per dwelling per sqm per dwelling per dwelling per dwelling per dwelling per dwelling per detched per detched per semi per sqm			801,500 801,500 Total Total 11,626,648 £8,930,950 £9,563,109 £19,230,009 £19,230,009 £19,230,009 £1,176,876 £2,353,752 £2,615,280 £2,252,752 £2,615,280 £2,252,752 £2,615,280 £2,252,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522,752 £2,522 £2,522,752 £2,522	Source Source Consultant team Consultant

					Su	mmary Resu	ılts			
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	New Ca	rrington, Mixed		_	Site Reference GM Allocation	vn 45
	1								Application No Bucklow-St	Martins Ward
Scheme Description	3,846 dwgs, 103,365 so	qm employment, 0 sqm ret	ail	Notes					Application No Bucklow-ot	
									Date Saved 24/09/2020	
		Site Details				Dwell	ings	GIA (sq m)		
	Gross Area	183.20 ha					846.00	334,130.9		
	Net Area Net to Gross Ratio	101.70 ha 55.5%			Market H Affordable H		269.00	290,375.5 43,755.4		
-	Density	37.82 dwgs p	er net ha		% Affordable H	-	15.00%	43,733.4		
						-				
Scheme Revenue										
	,					ffordable Housing				
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership		
Total No of Dwellings	i	3,846.00	3,269.00	288.50	-	-	-	288.50		
Total GIA (sq m) Tenure Split (by % dwe	allings)	334,130.9	290,375.5 85.0%	21,682.5 7.5%	- 0.0%	- 0.0%	- 0.0%	22,072.9		
Total Revenue	,	769,961,500	718,272,000	13,835,906	-	-	- 0.0%	37,853,594		
Average Revenue per u	unit	200,198	219,722	47,958	-	-		131,208		
Average Revenue per s	sq m GIA	2,304	2,474	638	-	-		1,715		
Total Capital Contribu	utions	20.244.000								
Total Capital Contribu	10015	30,244,909								
Total Commercial Ele	ements									
Total Scheme Revenu	16	800,206,409								
Scheme Developme	nt Costs									
						ffordable Housing				
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	Per dwelling per sq m	
Build Cost (inc external	I works & contingency)	329,284,795	285,424,117	21,782,979	-	-	-	22,077,698	85,617 985	
Additional Dwelling Sta	andards	-		-	-	-		•	· ·	
Professional Fees Marketing Costs (mark	et housing)	26,342,784 21,548,160	22,833,929 21,548,160	1,742,638	-	-		1,766,216	6,849 79 6,592 74	8.0% build costs 3.0% market revenue
Marketing Costs (mark		21,540,100	21,346,100		-	-		I		0.0% affordable revenue
Exceptional Developme		187,772,456	159,601,705	14,085,375	-	-	-	14,085,375	48,823 562	
Planning Obligations C		59,278,645							15,413 177	
Commercial Elements	Costs	-								1.2% CIL as %Revenue
Community Infrastruct	ure Levy	9,563,107								£32.93 per market sq m
										1.5% CIL as %Dev Costs
Developer's Return fo										
Developer's Return (Ma Contractor's Return (Af		-					· ·	· ·]		0.0% market revenue 0.0% aff build & prof fees
Total Development Co	osts	633,789,946							164,792 1,897	
Total Operating Pro	fit	166,416,462							43,270 498	
		100,410,462							43,270 490	
Finance Costs and I	Residual Value									
	DCF Period		years							
	Debit Interest Rate Credit Interest Rate	6.0%								
	Annual Discount Rate	0.0%								
Revenue and Capital C		800,206,409								
Total Development Cost	st	633,789,946 35,042,870								
Annual Discount Rate	Cost	-								
Total Dev Cost, Financ	e Cost & ADR Cost	668,832,816								
Gross Residual Value	,	131,373,593								
							Notes: (use)	Alt+Enter to start a	new line)	
Agents Fees		1,560,193		residual value (por						
Legal Fees Stamp Duty		624,077 6,558,180		residual value (por on HMRC SDLT rat						
Net Residual Value	per gross ha	122,631,143 669,384								
	per gross ha	1,205,813								
	per dwelling	31,885								
	per market dwelling	37,513								

JPA33 (GMA41/GM45) New Carrington S2

Site information	CM441 NL 0 1					Source
	GMA41 New Carringto	in			T	TRC Free
Allocated redline within GMSF (ha)	1153				Trafford	TBC Framework
					Bucklow-St. Martins W	ard
Site type	Mixed				New Carrington	
Area to be developed	183.2			Туре	Strategic greenfield	
Dwellings (units)	3,846					Council
Gross Residential area (ha)	137					Council
Gross Employment area (ha)	45.9					
Employment floorspace (sqm)	103,365					
Total Development period (yrs)	17					Council
Development mix and values						Source
Density	37.82	DPH				
Market %	Affordable %		Affordable Rent	Intermediate	Other	
3,269.1	576.9	288.45	-	288.45	-	Council
Market housing		Mix	Number	Selling Price (£ per sqn	n)	
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% shar		
Flats	53.00	35%	101	£2,622.30		Council
Terrace	86.00	65%	187	£2,666.94		Council
	00.00	3570	10/	12,000.04		
Social and Affordable Rent Assump	tions					
Management/Maintenance	£1,000			1		Council / RP's
Voids/ Bad debts	4.00%					Council / RP's
Repairs reserve	4.00% £500					Council / RP's
Capitalisation	6.00%					Council / RP's
······	0.00%					Council / NP 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 a					
Serviced land sales value	£30,244,909.00					Consultant team
	Mixed		Total	SDLT	Fees	
£ per ha gross						
· · ·	£250,000		45,800,000	2,279,500	801,500	Stage 1 report
	£250,000		45,800,000			Stage 1 report
Build Costs	£250,000		45,800,000			Stage 1 report
Build Costs Flats 1to2	£1,047.20	per sqm	45,800,000			Source Consultant team
Build Costs Flats 1to2 Flats 3to5	<u>£1,047.20</u> £1,073.60	per sqm per sqm	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2	£1,047.20	per sqm per sqm	45,800,000			Source Consultant team
Build Costs Flats 1to2 Flats 3to5	£1,047.20 £1,073.60 £1,416.80 £946.00	per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5	£1,047.20 £1,073.60 £1,416.80 £946.00	per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced	£1,047.20 £1,073.60 £1,416.80 £946.00	per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses	f1,047.20 f1,073.60 f1,416.80 f946.00 f932.80 f1,056.00	per sqm per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15	per sqm per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terrace 6 Semi Detached Blended rate for houses Other Development Costs	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Dther Development Costs Plot costs	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00%	per sqm per sqm per sqm per sqm per sqm per sqm per sqm	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals	£1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs	45,800,000			Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of build costs of market GDV of land value total	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	£1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462.698 applied at prevailing r.	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Pfofessional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results shee	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r applied in Results shee on	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et	45,800,000			Source Consultant team Consultant team HMRC PPG
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r applied in Results shee on	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results shee on 25%	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et	45,800,000			Source Consultant team Consultant team HMRC PPG
Build Costs Flats 1to2 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 6.1,75% £17,462,698 applied at prevailing r applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et	45,800,000			Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 6.1,75% £17,462,698 applied at prevailing r applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et	45,800,000			Source Consultant team Consultant team HMRC PPG
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Bended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 6.1,75% £17,462,698 applied at prevailing r applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et	45,800,000		801,500	Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Dther Development Costs Plot costs Dther Development Costs Plot costs Serviced employment land cost SDLT Serviced employment land cost SDLT Dev & Cost Return Stet Infrastructure Cost Assumpti Site Infrastructure (General) Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 6.1,75% £17,462,698 applied at prevailing r applied in Results shee on 25% tion	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et	45,800,000			Source Consultant team Consultant team
3uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Detached Blended rate for houses Dther Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SDLT Dev & Cont Return SDLT Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs Policy Costs Policy Costs	£1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 5.00% £17,462,689 applied at prevailing r applied in Results sheet on 25% tion £45,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs	45,800,000		801,500	Source Consultant team Consultant team HMRC PPG Consultant team
3uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Site Preparation (General) Site Preparation (General) Policy Costs Policy Costs (Local) Education Education	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 1.75% £17,462,698 applied at prevailing r applied in Results sheet applied in Results sheet on 25% £10,626,648	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et. of build costs			801,500	Source Consultant team Consultant team
Suild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Dther Development Costs Plot costs Drforesional Fees Agents & Legals Serviced employment land cost SDUT Dev & Cont Return Stee Infrastructure Cost Assumpti Site Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Local) Costs (Local) Education Open Space Open Space	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% 6.00% 3.00% 6.00% 1.75% £17,462,698 applied at prevailing r applied in Results sheet on 25% £11,626,648 £11,626,648 £2,322.14	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per ha	45,800,000		801,500	Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended)	£1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 6.00% 5.00% £17,462,688 applied at prevailing r applied in Results shee on 25% tion £11,626,648 £2,322.14 £0.000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs			801,500	Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278	£1,047.20 £1,073.60 £1,416.80 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 6.00% 5.00% £17,462,688 applied at prevailing r applied in Results shee on 25% tion £11,626,648 £2,322.14 £0.000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of market GDV of land value total ate et of build costs per ha per ha			801,500	Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Professional Fees Agents & Legals Serviced employment land cost Solt Dev & Cont Return Broad Infrastructure Cost Assumpt Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (Mational & GMSF)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r. applied in Results sheet on 25% £17,462,698 £11,626,648 £2,322.14 £11,626,648	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total total et of build costs per ha total per sqm per sqm per sqm per sqm per sqm per sqm			801,500	Source Consultant team Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure (Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 PolicyCosts (National & GMSF) Biodiversity Net Gain	f1,047.20 f1,073.60 f1,416.80 f932.80 f1,056.00 f932.80 f1,056.00 f973.15 f10,00% 8.00% 6.00% f17,462,688 applied at prevailing r applied in Results shere on f11,626,648 f2,322.14 f0.000 f5,000.00 f1,137	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs			801,500	Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Other Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SOLT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Biodiversity Net Gain Adaptable dwellings	f1,047.20 f1,073.60 f1,416.80 f932.80 f1,056.00 f932.80 f1,056.00 f973.15 f1,056.00 f973.15 f17,052.00 f17,462,698 applied at prevailing r applied in Results sheet f17,462,698 applied in Results sheet f11,626,648 f2,322.14 f0.000 f5,000.00 f1,137 f1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total total et of build costs per ha total per dwelling per dwelling per dwelling			801,500	Source Consultant team Consult
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Semi Detached Blended rate for houses Other Development Costs Plot costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SUIT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Polley Costs (Local) Education Open Space CIL (Iblended) Other s106/s278 PolicyCosts (Mational & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results sheet applied in Results sheet on £15,000 £11,626,648 £2,322.14 £0,000 £5,000.01 £1,500 £1,500	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total total total of build costs per ha total per dwelling per sqm per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling per dwelling			801,500	Source Consultant team Consult
3uild Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Sult Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Site Nerparation (General) Site Nerparation (General) Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Uture Homes Standard (Detached)	f1,047.20 f1,073.60 f1,416.80 f932.80 f1,055.00 f932.80 f1,055.00 f973.15 f17,056.00 f17,462,688 applied at prevailing r applied in Results sher on f11,626,648 f2,322.14 f0.000 f1,137 f1,500 f1,130 f1,500 f1,500 f1,500 f3,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate et of build costs of build costs of market GDV of land value total per market of build costs			801,500	Source Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team Consultant team HMRC PPG Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (Mational & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging wehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	f1,047.20 f1,073.60 f1,416.80 f932.80 f1,056.00 f932.80 f1,056.00 f973.15 f1,056.00 f973.15 f17,057 f17,057 f17,462,698 applied at prevailing r applied in Results sheet f17,462,698 applied at prevailing r applied in Results sheet f11,626,648 f2,322,14 f0,000 f5,000.00 f1,1500 f1,500 f1,500 f3,000 f2,000 f2,000 f2,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate total total per duelling per duelling			801,500 801,500 Total Total f11,626,648 f8,930,950 f9,930,950 f9,930,950 f1,9230,000 f1,76,876 f2,353,752 f2,615,280	Source Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Detached Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Folicy Costs Policy Costs CIL (blended) Other st06/s278 Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results shee 5.00 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £11,626,648 £2,322.14 £0,000 £5,000.00 £1,137 £1,500 £1,500 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total total per ha total per ha total per dwelling per dwelling			801,500 Total Total Edit (11,626,648 E8,930,950 E9,563,000 E1,5769,000 E1,176,876 E2,353,752 E2,615,780 E2,209,293	Source Consultant team Consult
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs Policy Costs (Local) Education Open Space CIL (blended) Other s106/s278 Policy Costs (Mational & GMSF) Biodiversity Net Gain Adaptable dwellings Electric charging wehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached) Future Homes Standard (Detached)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results shee 5.00 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £11,626,648 £2,322.14 £0,000 £5,000.00 £1,137 £1,500 £1,500 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm per sqm of build costs of build costs of market GDV of land value total ate total total per duelling per duelling			801,500 801,500 Total Total f11,626,648 f8,930,950 f9,930,950 f9,930,950 f1,9230,000 f1,76,876 f2,353,752 f2,615,280	Source Consultant team
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Terraced Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost Suff Costs Professional Fees Serviced employment land cost Suff Cost Agents & Legals Serviced employment Cost Suff Cost Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Policy Costs (Local) Policy Costs (Local) Policy Costs (Local) Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced) Future Homes Standard (Flat)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results shee 5.00 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £11,626,648 £2,322.14 £0,000 £5,000.00 £1,137 £1,500 £1,500 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total total per ha total per ha total per dwelling per dwelling			801,500 801,500 Total Total f11,626,648 f8,930,950 f9,563,109 f19,230,000 f4,372,902 f5,769,000 f1,765,3752 f2,615,280 f2,290,293 f912,944	Source Consultant team Consult
Build Costs Flats 1to2 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 3to5 Flats 6 Detached Blended rate for houses Dther Development Costs Professional Fees Finance Rate Marketing Fees Agents & Legals Serviced employment land cost SULT Dev & Cont Return Broad Infrastructure Cost Assumpti Site Infrastructure (General) Broad abnormals/site prep assump Site Preparation (General) Folicy Costs Policy Costs CIL (blended) Other st06/s278 Biodiversity Net Gain Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Terraced)	£1,047.20 £1,073.60 £1,416.80 £946.00 £932.80 £1,056.00 £973.15 10.00% 8.00% 6.00% 3.00% £17,462,698 applied at prevailing r applied in Results shee 5.00 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £17,462,698 £11,626,648 £2,322.14 £0,000 £5,000.00 £1,137 £1,500 £1,500 £3,000 £2,000	per sqm per sqm per sqm per sqm per sqm of build costs of build costs of build costs of and value total total per ha total per ha total per dwelling per dwelling			801,500 Total Total Edit (11,626,648 E8,930,950 E9,563,000 E1,5769,000 E1,176,876 E2,353,752 E2,615,780 E2,209,293	Source Consultant team Consult

					Su	mmary Res	ults		
Site Details	GMCA Testing - Site sp	pecific testing		Site Address	New Ca	arrington, Mixed			Site Reference GM Allocation 45
									Application No Bucklow-St Martins Ward
Scheme Description	3,846 dwgs, 103,365 so	qm employment, 0 sqm ret	ail	Notes					
									Date Saved 24/09/2020
	L								
	Gross Area	Site Details 183.20 ha					allings 3,846.00	GIA (sq m) 334,130.9	
	Net Area	101.70 ha			Market H		3,269.00	290,375.5	·
	Net to Gross Ratio	55.5%			Affordable H	-	577.00	43,755.4	
	Density	37.82 dwgs pe	er net ha		% Affordable H	Housing	15.00%		
Scheme Revenue									
						fordable Housin	9		
		Total	Market	Social Rent	Affordable Rent	Intermediate Rent	Equity Share	Shared Ownership	
Total No of Dwellings	4	3,846.00	3,269.00	288.50	-	-	-	288.50	
Total GIA (sq m)	Hoos)	334,130.9	290,375.5	21,682.5	-	-	-	22,072.9	
Tenure Split (by % dwe Total Revenue	ann ga)	846,225,871	85.0% 790,844,600	7.5%	0.0%	0.0	6 0.0%	7.5%	
Average Revenue per u	unit	220,028	241,922	47,958	-	-	-	144,005	
Average Revenue per s	sq m GIA	2,533	2,724	638	-			1,882	
Total Capital Contribu	utions	30,244,909							
		55,244,505							
Total Commercial Ele	ments								
Total Scheme Revenu	10	876,470,780							
Total Scheme Revenu		010,410,100							
Scheme Development	nt Costs								
					Affordable	ffordable Housin		Shared	
0.110.16		Total 329,284,795	Market	Social Rent 21,782,979	Rent	Rent	Equity Share	Ownership	Per dwelling per sq m
Build Cost (inc external Additional Dwelling Star		329,284,795	285,424,117	21,782,979	-	-	-	22,077,698	85,617 985
Professional Fees		26,342,784	22,833,929	1,742,638	-	-	-	1,766,216	6,849 79 8.0% build costs
Marketing Costs (market		23,725,338	23,725,338						7,258 82 3.0% market revenue
Marketing Costs (aff ho Exceptional Developme		187,772,456	159,601,705	- 14,085,375	-	-	-	- 14,085,375	0.0% affordable revenue 48,823 562
Planning Obligations C		59,278,645							15,413 177
Commercial Elements (Costs	-							
Community Infrastructu	ure Levy	9,563,107							1.1% CIL as %Revenue £32.93 per market sq m
									1.5% CIL as %Dev Costs
Developer's Return fo									
Developer's Return (Ma Contractor's Return (Aff		-			-		· ·	· · ·	0.0% market revenue 0.0% aff build & prof fees
Total Development Co	osts	635,967,124							165,358 1,903
Total Operating Prof	fit	240,503,655							62,533 720
Finance Costs and F									
	DCF Period Debit Interest Rate	6.0%	years						
	Credit Interest Rate	0.0%							
	Annual Discount Rate	0.0%							
Revenue and Capital C	ontributions	876,470,780							
Total Development Cos		635,967,124							
Finance Cost Annual Discount Rate C	Cont	23,481,754							
Total Dev Cost, Finance		659,448,878							
Gross Residual Value		217,021,902					Notes: (use	Alt+Enter to start	t a new line)
Agents Fees		2,577,266		residual value (po					
Legal Fees		1,030,907		residual value (po on HMRC SDLT rai					I
Stamp Duty		10,840,595	Based	STRIMING SULT TA	105				I
Net Residual Value	per gross ha	202,573,134 1,105,749							I
	per gross ha per net ha	1,105,749							I
	per dwelling	52,671							_
	per market dwelling	61,968							

Source Site information Allocation (2020) GMA44 Pocket Nook Allocated redline within GMSF (ha) District Wigan Ward Golborne and Low Name Pocket Nook Type Strategic greenfiel 51.78 st Ward Site type 28.35 600 Area to be developed Dwellings (units) field Gross Residential area (ha) 22.901 Council Gross Employment area (ha) 3.94 Open space (ha) Employment floorspace (sqm) B1 (Sqm) B2 (Sqm) 1.5 15,000 2,500 7,500 5,000 Council B8 (Sqm Total Development period (yrs) 12 (non-resi 4 years) Council Development mix and values Source 33.39 DPH Density Social Rent Market % Affordable % Affordable Rent Intermediate Othe 450.0 150.0 78.00 72.00 Council 72.00 ing Price (£ per sqm) £2,384 £2,424 £2,350 £2,439 Market housing Floor area sqm Flats Mi Num 65 85 84 109 22.5 67.5 150.8 209.3 5.0% 15.0% 33.5% 46.5% Consultant team Terrace Council Sem Detached Affordable Rent Rent Rent £110.00 £138.00 Selling price at 100% sh £2,384 £2,424 Flats Flats Terrace Intermediate Flats 54.6 23.4 70.0% 30.0% Council Council 53 86 0.0% 53 Council 72.0 Terrace Council Social and Affordable Rent Assumptions Council / RP's Council / RP's Council / RP's Council / RP's Management/Maintenance Voids/ Bad debts £1,000 £500 6% Repairs reserve Capitalisation Intermediate Assumptions Rental Factor Share Size Capitalisation 2.75% 60% 6.0% Council / RP's Council / RP's Council / RP's Non residential values Serviced land sales value £2,859,985.00 total Consultant team BLV Housing Tota SDLT Fees £250,000 £ per ha gross 7,086,250 343,813 124,009 Stage 1 report **Build Costs** Source £1,047.20 per sqm Source Consultant team Consultant team Consultant team Consultant team Consultant team Flats 1to2 £1,047.20 per sqm £1,073.60 per sqm £1,610.00 per sqm £946.00 per sqm £932.80 per sqm £1,056.00 per sqm Flats 3to5 Flats 6 Terraced Sem Detached Blended rate for houses £993.39 per sqm Consultant team Other Development Costs Plot & contingency Professional Fees Finance Rate Marketing Fees 10.00% of build costs 8.00% of build costs 6.00% 3.00% of market GDV 0.00% of affordable GDV 1.75% of land value £2,282,334 total Consultant team Consultant team Consultant team Consultant team Aff Marketing fees Art Marketing recs Agents & Legals 1.75% of 1 Serviced employment land cost £2,282,334 tot. SDLT applied at prevailing rate Dev & Cont Return applied in Results sheet Consultant team Consultant team HMRC PPG Broad Infrastructure Cost Assumptio 25% of build costs Site Infrastructure (General) Consultant team Broad abnormals/site prep assumption Site Preparation (General) £45,000 per ha Consultant team Policy Costs Policy Costs (Local) Total £2,514.50 per dwelling £2,514.50 per dwelling £349.25 per dwelling £1,126.00 per dwelling £193,868 £1,314,832 £209,550 £675,600 Education (Flat) Counci Education (Hat) Education (House) Open Space (Resi) Recreation (Resi) Policy Costs (National & GMSF) Biodiversity Net Gain Adaptable dwellings Council Council Council £1,137 per dwelling £682,200 Consultant team 11,137 per dwelling £1,500 per dwelling £1,500 per detached £3,000 per detached £2,000 per semi £2,000 per terraced £1,500 per flat £900,000 Consultant team Adaptable dwellings Electric charging vehicle (Detached) Future Homes Standard (Detached) Future Homes Standard (Semi) Future Homes Standard (Flat) £313,875 Consultant team £627,750 £301,500 £325,800 £115,650 Consultant team Consultant team Consultant team Consultant team £5,660,625 Total Development Contributions

JPA36 (GMA44/GM50) Pocket Nook S1

					Su	mmary Res	ults			
	0104 T									· · · · · · · · · · · · · · · · · · ·
Site Details	GMCA Testing - Site sp	ecific testing		Site Address	Pocket	Nook, Housing			Site Reference GM Allocation 5	10
									Application No Lowton East W	ard
Scheme Description	600 Dwellings, 15,000s	gm Employment	_	Notes	_				Application no	
									Date Saved 23/09/2020	
		Site Details				Dwe	llings	GIA (sq m)		
Ļ	Gross Area	28.35 ha				Total	600.00	54,253.5		
-	Net Area	17.97 ha			Market H	-	450.00	42,833.7		
	Net to Gross Ratio	63.4%			Affordable H % Affordable H	-	150.00	11,419.8		
	Density	33.39 dwgs pe	ar net ha		% Attordable F	lousing	25.00%			
Scheme Revenue						ffordable Housin				
					Affordable	Intermediate		Shared		
		Total	Market	Social Rent	Rent	Rent	Equity Share	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 % dwelli	lings)		75.0%	0.0%	13.0%	0.09				
Total Revenue		120,272,036	102,750,750		5,733,686	-	-	11,787,600		
Average Revenue per un		200,453	228,335	-	73,509	-	-	163,717		
Average Revenue per sq	q m GIA	2,217	2,399	-	1,097	-	-	1,904		
Total Capital Contributi	tions	2,859,985								
Total Commercial Elem	nents									
i otal commercial Elem	inent5									
Total Scheme Revenue	•	123,132,021								
a contract of the conde		20,102,021								
Scheme Development	nt Costs									
					A	ffordable Housin]			
		Total	Market	Social Rent	Affordable	Intermediate	Equity Share	Shared	Per dwelling per sq m	
Build Cost (inc external v	worke & contingency)	54,283,122	42,680,906		Rent 5,451,145	Rent	-	Ownership 6,151,071	90,472 1,001	
Additional Dwelling Stand		-	-	-		-	· ·			
Professional Fees		4,342,650	3,414,473		436,092	-	· ·	492,086	7,238 80	8.0% build costs
Marketing Costs (market	t housing)	3,082,523	3,082,523						6,850 72	3.0% market revenue
Marketing Costs (aff hour		-		-				· ·		0.0% affordable revenue
Exceptional Development	nt Costs	29,393,141	22,044,856		3,821,108	-	· ·	3,527,177	48,989 542	
Planning Obligations Cos	osts	5,660,625							9,434 104	
Commercial Elements Co	Costs	-								
									c	0.0% CIL as %Revenue
Community Infrastructure	re Levy	-								£0.00 per market sq m
										0.0% CIL as %Dev Costs
Developer's Return for		-								
Developer's Return (Mark Contractor's Return (Aff I		-					· ·			0.0% market revenue 0.0% aff build & prof fees
Contractor's Return (An I	nousing)			-		-				0.0% an build & pror rees
Total Development Cos	sts	96,762,061							161,270 1,784	
rotar bevelopment oos		50,752,001							101,210 1,101	
Total Operating Profit	it	26,369,961							43,950 486	
Einenee Cente and B	a a idual Malua									
Finance Costs and Re	esidual value									
	DCF Period		years							
	Debit Interest Rate	6.0%	years							
	Debit Interest Rate Credit Interest Rate	6.0% 0.0%	years							
	Debit Interest Rate	6.0%	years							
	Debit Interest Rate Credit Interest Rate Annual Discount Rate	6.0% 0.0% 0.0%	years							
Revenue and Capital Cor	Debit Interest Rate Credit Interest Rate Annual Discount Rate antributions	6.0% 0.0% 0.0% 123,132,021	years							
Revenue and Capital Cor Total Development Cost	Debit Interest Rate Credit Interest Rate Annual Discount Rate antributions	6.0% 0.0% 123,132,021 96,762,061	years							
Revenue and Capital Cor Total Development Cost Finance Cost	Debit Interest Rate Credit Interest Rate Annual Discount Rate ontributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450	years							
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450	years							
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450	years							
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450	years							
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450 - 100,262,511 22,869,511					Notes: (usi	o Alt+Enter to start a	new line)	
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Cc Total Dev Cost, Finance Gross Residual Value Agents Fees	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3.500,450 - 100,262,511 22,869,511 271,707	1.25%	residual value (po			Notes: (us	o A≹+Enter to start a .	new line)	
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450 - 100,262,511 22,869,511 2271,707 108,683	1.25%	residual value (po	st SDLT)		Notes: (use	e At+Enter to start a .	new line)	
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3.500,450 - 100,262,511 22,869,511 271,707	1.25%		st SDLT)		Notes: (use	o All+Enter to start a .	new line)	
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450 - 100,262,511 22,869,511 271,707 108,683 1,132,976	1.25%	residual value (po	st SDLT)		Notes: (us	o Alt+Enter to start a .	new line)	
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 96,762,061 3,500,450 - 100,262,511 22,869,511 2271,707 108,683	1.25%	residual value (po	st SDLT)		Notes: (use	o A≹+Enter to start a .	new line)	
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Cc Total Dev Cost, Finance Gross Residual Value Agents Fees	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 0.0% 123,132,021 96,762,061 3,500,450 - - 100,262,511 22,869,511 271,707 108,683 1,132,976 21,356,146	1.25%	residual value (po	st SDLT)		Notes: (us	o A≹+Enter to start a .	new line)	
Revenue and Capital Cor Total Development Cost Finance Cost Annual Discount Rate Co Total Dev Cost, Finance Gross Residual Value Agents Fees Legal Fees Stamp Duty	Debit Interest Rate Credit Interest Rate Annual Discount Rate Intributions	6.0% 0.0% 123,132,021 99,782,061 3,500,450 - 100,282,511 223,899,511 271,707 108,883 1,132,976 21,356,146 753,436	1.25%	residual value (po	st SDLT)		Notes: (usi	o Alt+Enter to start a .	new line)	