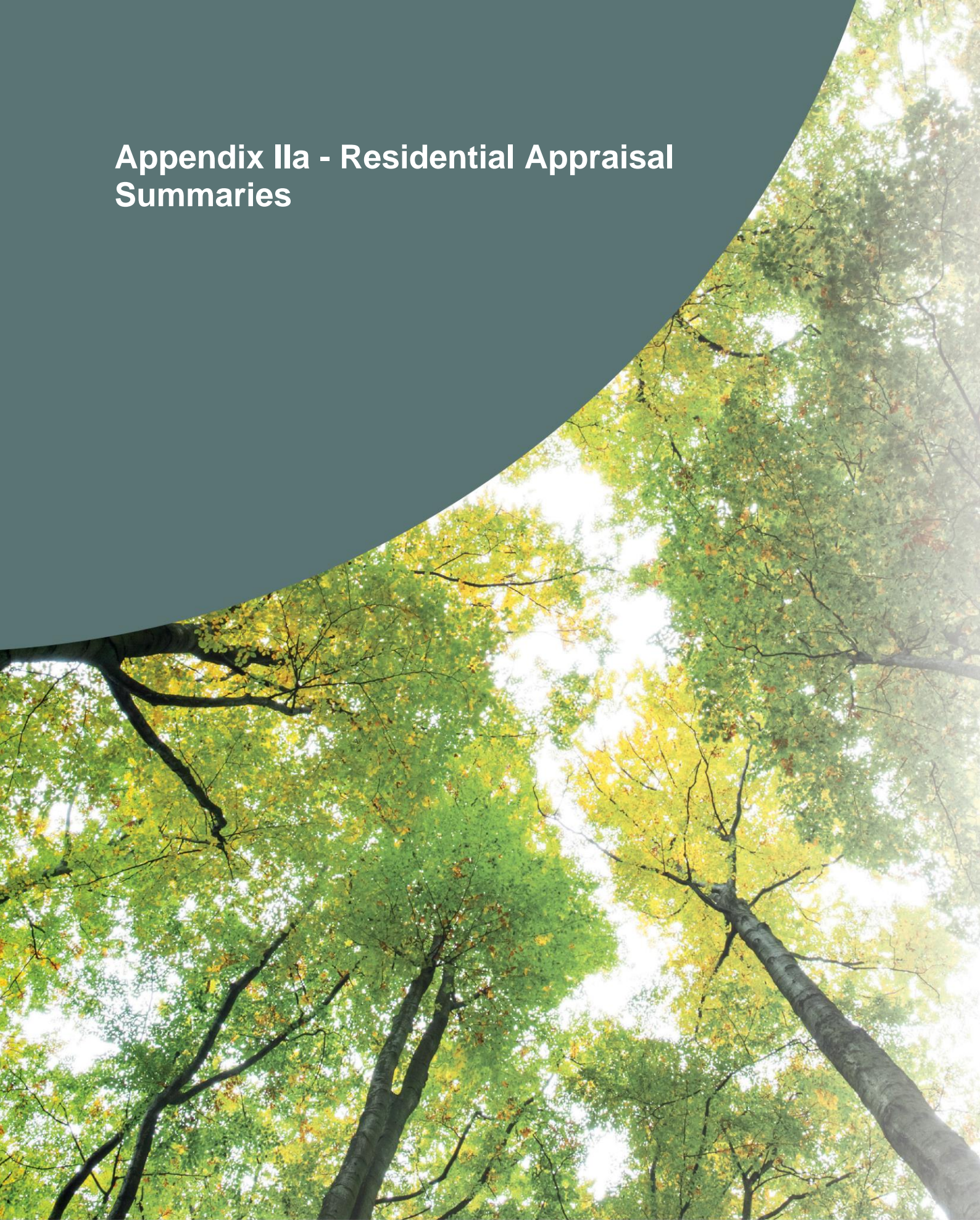


Appendix IIa - Residential Appraisal Summaries



Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	11 Houses - Test Area 1 CIL Zone C North £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,096					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	11	8	3	27%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	73%	0%	18%	9%	0%	
SITE SIZE (HA)				0.43		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£373,020		
Open Market Housing Revenue				£2,788,500		
<u>Total Value of Scheme</u>				£3,161,520		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,194,750		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£252,607		
<u>Total Build Costs</u>				£1,447,357		
Section 106 / CIL Costs				£109,050		
Marketing Costs & Legal Fees				£103,096		
<u>Total s106 & Marketing Costs</u>				£212,146		
<u>Finance on Build Costs</u>				£37,339		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,696,841		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£557,700		
Affordable Housing Profit				£22,381		
<u>Total Operating Profit</u>				£580,081		
<u>GROSS RESIDUAL LAND VALUE</u>				£884,597		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£156,265		
<u>Total Finance & Acquisition Costs</u>				£156,265		
<u>NET RESIDUAL LAND VALUE</u>				<u>£728,333</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	11 Houses - Test Area 2 CIL Zone A North (Littleport) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,103					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	11	9	2	18%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	82%	0%	9%	9%	0%	
SITE SIZE (HA)				0.43		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£210,995		
Open Market Housing Revenue				£2,182,950		
<u>Total Value of Scheme</u>				£2,393,945		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,202,380		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£253,905		
<u>Total Build Costs</u>				£1,456,285		
Section 106 / CIL Costs				£70,800		
Marketing Costs & Legal Fees				£80,068		
<u>Total s106 & Marketing Costs</u>				£150,868		
<u>Finance on Build Costs</u>				£36,161		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,643,314		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£436,590		
Affordable Housing Profit				£12,660		
<u>Total Operating Profit</u>				£449,250		
<u>GROSS RESIDUAL LAND VALUE</u>				£301,381		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp				£69,053		
<u>Total Finance & Acquisition Costs</u>				£69,053		
<u>NET RESIDUAL LAND VALUE</u>				<u>£232,328</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	11 Houses - Test Area 3 CIL Zone A North (Soham) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,103					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	11	9	2	18%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	82%	0%	9%	9%	0%	
SITE SIZE (HA)				0.43		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£227,825		
Open Market Housing Revenue				£2,494,800		
<u>Total Value of Scheme</u>				£2,722,625		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,202,380		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£253,905		
<u>Total Build Costs</u>				£1,456,285		
Section 106 / CIL Costs				£70,800		
Marketing Costs & Legal Fees				£89,929		
<u>Total s106 & Marketing Costs</u>				£160,729		
<u>Finance on Build Costs</u>				£36,383		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,653,397		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£498,960		
Affordable Housing Profit				£13,670		
<u>Total Operating Profit</u>				£512,630		
<u>GROSS RESIDUAL LAND VALUE</u>				£556,599		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£106,931		
<u>Total Finance & Acquisition Costs</u>				£106,931		
<u>NET RESIDUAL LAND VALUE</u>				<u>£449,668</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	11 Houses - Test Area 4 CIL Zone B North (Ely) £70/m2 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,096					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	11	8	3	27%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	73%	0%	18%	9%	0%	
SITE SIZE (HA)				0.43		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£373,020		
Open Market Housing Revenue				£2,788,500		
<u>Total Value of Scheme</u>				£3,161,520		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,194,750		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£252,607		
<u>Total Build Costs</u>				£1,447,357		
Section 106 / CIL Costs				£92,150		
Marketing Costs & Legal Fees				£103,096		
<u>Total s106 & Marketing Costs</u>				£195,246		
<u>Finance on Build Costs</u>				£36,959		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,679,561		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£557,700		
Affordable Housing Profit				£22,381		
<u>Total Operating Profit</u>				£580,081		
<u>GROSS RESIDUAL LAND VALUE</u>				£901,878		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£158,444		
<u>Total Finance & Acquisition Costs</u>				£158,444		
<u>NET RESIDUAL LAND VALUE</u>				£743,434 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	11 Houses - Test Area 5 Cil Zone C South £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,096					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	11	8	3	27%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	73%	0%	18%	9%	0%	
SITE SIZE (HA)				0.43		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£401,070		
Open Market Housing Revenue				£3,253,250		
<u>Total Value of Scheme</u>				£3,654,320		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,194,750		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£252,607		
<u>Total Build Costs</u>				£1,447,357		
Section 106 / CIL Costs				£109,050		
Marketing Costs & Legal Fees				£117,880		
<u>Total s106 & Marketing Costs</u>				£226,930		
<u>Finance on Build Costs</u>				£37,671		
<u>TOTAL DEVELOPMENT COSTS</u>				£1,711,958		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£650,650		
Affordable Housing Profit				£24,064		
<u>Total Operating Profit</u>				£674,714		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,267,648		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees,				£231,532		
<u>Total Finance & Acquisition Costs</u>				£231,532		
<u>NET RESIDUAL LAND VALUE</u>				£1,036,116 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Houses - Test Area 1 CIL Zone C North £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,453					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	10	5	33%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	67%	0%	27%	7%	0%	
SITE SIZE (HA)				0.59		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£577,740		
Open Market Housing Revenue				£3,399,000		
<u>Total Value of Scheme</u>				£3,976,740		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,583,915		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£336,766		
<u>Total Build Costs</u>				£1,920,681		
Section 106 / CIL Costs				£137,700		
Marketing Costs & Legal Fees				£130,552		
<u>Total s106 & Marketing Costs</u>				£268,252		
<u>Finance on Build Costs</u>				£65,668		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,254,601		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£679,800		
Affordable Housing Profit				£34,664		
<u>Total Operating Profit</u>				£714,464		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,007,675		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£207,587		
<u>Total Finance & Acquisition Costs</u>				£207,587		
<u>NET RESIDUAL LAND VALUE</u>				<u>£800,088</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Houses - Test Area 2 CIL Zone A North (Littleport) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,466					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	12	3	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	13%	7%	0%	
SITE SIZE (HA)				0.59		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£322,530		
Open Market Housing Revenue				£2,806,650		
<u>Total Value of Scheme</u>				£3,129,180		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,598,087		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£339,175		
<u>Total Build Costs</u>				£1,937,261		
Section 106 / CIL Costs				£93,600		
Marketing Costs & Legal Fees				£105,125		
<u>Total s106 & Marketing Costs</u>				£198,725		
<u>Finance on Build Costs</u>				£64,080		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,200,066		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£561,330		
Affordable Housing Profit				£19,352		
<u>Total Operating Profit</u>				£580,682		
<u>GROSS RESIDUAL LAND VALUE</u>				£348,432		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£94,057		
<u>Total Finance & Acquisition Costs</u>				£94,057		
<u>NET RESIDUAL LAND VALUE</u>				£254,375 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Houses - Test Area 3 CIL Zone A North (Soham) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,466					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	12	3	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	13%	7%	0%	
SITE SIZE (HA)				0.59		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£339,360		
Open Market Housing Revenue				£3,207,600		
<u>Total Value of Scheme</u>				£3,546,960		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,598,087		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£339,175		
<u>Total Build Costs</u>				£1,937,261		
Section 106 / CIL Costs				£93,600		
Marketing Costs & Legal Fees				£117,659		
<u>Total s106 & Marketing Costs</u>				£211,259		
<u>Finance on Build Costs</u>				£64,456		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,212,976		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£641,520		
Affordable Housing Profit				£20,362		
<u>Total Operating Profit</u>				£661,882		
<u>GROSS RESIDUAL LAND VALUE</u>				£672,103		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£147,283		
<u>Total Finance & Acquisition Costs</u>				£147,283		
<u>NET RESIDUAL LAND VALUE</u>				<u>£524,820</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Houses - Test Area 4 CIL Zone B North (Ely) £70 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,453					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	10	5	33%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	67%	0%	27%	7%	0%	
SITE SIZE (HA)				0.59		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£577,740		
Open Market Housing Revenue				£3,399,000		
<u>Total Value of Scheme</u>				£3,976,740		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£1,583,915		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£336,766		
<u>Total Build Costs</u>				£1,920,681		
Section 106 / CIL Costs				£117,100		
Marketing Costs & Legal Fees				£130,552		
<u>Total s106 & Marketing Costs</u>				£247,652		
<u>Finance on Build Costs</u>				£65,050		
<u>TOTAL DEVELOPMENT COSTS</u>				£2,233,383		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£679,800		
Affordable Housing Profit				£34,664		
<u>Total Operating Profit</u>				£714,464		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,028,893		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stan				£211,751		
<u>Total Finance & Acquisition Costs</u>				£211,751		
<u>NET RESIDUAL LAND VALUE</u>				<u>£817,142</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	15 Houses - Test Area 5 CIL Zone C South £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,453					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	15	10	5	33%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	67%	0%	27%	7%	0%	
SITE SIZE (HA)	0.59					
VALUE / AREA	3					
<u>REVENUE</u>						
Affordable Housing Revenue	£605,790					
Open Market Housing Revenue	£3,965,500					
<u>Total Value of Scheme</u>	£4,571,290					
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs	£1,583,915					
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.	£336,766					
<u>Total Build Costs</u>	£1,920,681					
Section 106 / CIL Costs	£137,700					
Marketing Costs & Legal Fees	£148,389					
<u>Total s106 & Marketing Costs</u>	£286,089					
<u>Finance on Build Costs</u>	£66,203					
<u>TOTAL DEVELOPMENT COSTS</u>	£2,272,973					
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit	£793,100					
Affordable Housing Profit	£36,347					
<u>Total Operating Profit</u>	£829,447					
<u>GROSS RESIDUAL LAND VALUE</u>	£1,468,870					
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.	£308,562					
<u>Total Finance & Acquisition Costs</u>	£308,562					
<u>NET RESIDUAL LAND VALUE</u>	<u>£1,160,308</u> (ignores finance & acquisition)					

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed - Test Area 1 CIL Zone C North £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,407					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	17	8	32%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	68%	0%	20%	12%	0%	
SITE SIZE (HA)				0.74		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£941,441		
Open Market Housing Revenue				£5,857,500		
<u>Total Value of Scheme</u>				£6,798,941		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£2,708,597		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£572,962		
<u>Total Build Costs</u>				£3,281,559		
Section 106 / CIL Costs				£234,750		
Marketing Costs & Legal Fees				£222,718		
<u>Total s106 & Marketing Costs</u>				£457,468		
<u>Finance on Build Costs</u>				£112,171		
<u>TOTAL DEVELOPMENT COSTS</u>				£3,851,198		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,171,500		
Affordable Housing Profit				£56,486		
<u>Total Operating Profit</u>				£1,227,986		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,719,757		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£402,471		
<u>Total Finance & Acquisition Costs</u>				£402,471		
<u>NET RESIDUAL LAND VALUE</u>				<u>£1,317,286</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed - Test Area 2 CIL Zone A North (Littleport) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,413					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	20	5	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	16%	4%	0%	
SITE SIZE (HA)	0.98					
VALUE / AREA	3					
<u>REVENUE</u>						
Affordable Housing Revenue				£560,166		
Open Market Housing Revenue				£4,573,800		
<u>Total Value of Scheme</u>				£5,133,966		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£2,715,349		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£574,109		
<u>Total Build Costs</u>				£3,289,458		
Section 106 / CIL Costs				£154,200		
Marketing Costs & Legal Fees				£172,769		
<u>Total s106 & Marketing Costs</u>				£326,969		
<u>Finance on Build Costs</u>				£108,493		
<u>TOTAL DEVELOPMENT COSTS</u>				£3,724,920		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£914,760		
Affordable Housing Profit				£33,610		
<u>Total Operating Profit</u>				£948,370		
<u>GROSS RESIDUAL LAND VALUE</u>				£460,676		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£145,658		
<u>Total Finance & Acquisition Costs</u>				£145,658		
<u>NET RESIDUAL LAND VALUE</u>				<u>£315,018</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed - Test Area 3 CIL Zone A North (Soham) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,413					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	20	5	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	16%	4%	0%	
SITE SIZE (HA)				0.98		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£576,996		
Open Market Housing Revenue				£5,227,200		
<u>Total Value of Scheme</u>				£5,804,196		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£2,715,349		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£574,109		
<u>Total Build Costs</u>				£3,289,458		
Section 106 / CIL Costs				£154,200		
Marketing Costs & Legal Fees				£192,876		
<u>Total s106 & Marketing Costs</u>				£347,076		
<u>Finance on Build Costs</u>				£109,096		
<u>TOTAL DEVELOPMENT COSTS</u>				£3,745,630		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,045,440		
Affordable Housing Profit				£34,620		
<u>Total Operating Profit</u>				£1,080,060		
<u>GROSS RESIDUAL LAND VALUE</u>				£978,506		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£233,731		
<u>Total Finance & Acquisition Costs</u>				£233,731		
<u>NET RESIDUAL LAND VALUE</u>				<u>£744,775</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed - Test Area 4 Cil Zone B North (Ely) £70 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,407					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	17	8	32%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	68%	0%	20%	12%	0%	
SITE SIZE (HA)				0.74		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£941,441		
Open Market Housing Revenue				£5,857,500		
<u>Total Value of Scheme</u>				£6,798,941		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£2,708,597		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£572,962		
<u>Total Build Costs</u>				£3,281,559		
Section 106 / CIL Costs				£199,250		
Marketing Costs & Legal Fees				£222,718		
<u>Total s106 & Marketing Costs</u>				£421,968		
<u>Finance on Build Costs</u>				£111,106		
<u>TOTAL DEVELOPMENT COSTS</u>				£3,814,633		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,171,500		
Affordable Housing Profit				£56,486		
<u>Total Operating Profit</u>				£1,227,986		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,756,322		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£410,444		
<u>Total Finance & Acquisition Costs</u>				£410,444		
<u>NET RESIDUAL LAND VALUE</u>				£1,345,878 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	25 Mixed - Test Area 5 CIL Zone C South £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,407					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	25	17	8	32%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	68%	0%	20%	12%	0%	
SITE SIZE (HA)	0.74					
VALUE / AREA	3					
<u>REVENUE</u>						
Affordable Housing Revenue				£1,009,091		
Open Market Housing Revenue				£6,833,750		
<u>Total Value of Scheme</u>				£7,842,841		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£2,708,597		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£572,962		
<u>Total Build Costs</u>				£3,281,559		
Section 106 / CIL Costs				£234,750		
Marketing Costs & Legal Fees				£254,035		
<u>Total s106 & Marketing Costs</u>				£488,785		
<u>Finance on Build Costs</u>				£113,110		
<u>TOTAL DEVELOPMENT COSTS</u>				£3,883,454		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,366,750		
Affordable Housing Profit				£60,545		
<u>Total Operating Profit</u>				£1,427,295		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,532,091		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£598,033		
<u>Total Finance & Acquisition Costs</u>				£598,033		
<u>NET RESIDUAL LAND VALUE</u>				<u>£1,934,058</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	30 Flats (Sheltered) - Test Area 1 CIL Zone C North £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,810					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	30	21	9	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	70%	30%	0%	
SITE SIZE (HA)				0.34		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£937,840		
Open Market Housing Revenue				£5,004,205		
<u>Total Value of Scheme</u>				£5,942,045		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,386,691		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs, voids etc.				£585,276		
<u>Total Build Costs</u>				£3,971,967		
Section 106 / CIL Costs				£216,000		
Marketing Costs & Legal Fees				£163,013		
<u>Total s106 & Marketing Costs</u>				£379,013		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,350,980		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£981,750		
Affordable Housing Profit				£57,202		
<u>Total Operating Profit</u>				£1,038,952		
<u>GROSS RESIDUAL LAND VALUE</u>				£552,113		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£205,436		
<u>Total Finance & Acquisition Costs</u>				£205,436		
<u>NET RESIDUAL LAND VALUE</u>				£346,677 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	30 Flats (Sheltered) - Test Area 2 CIL Zone A North (Littleport) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,810					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	30	24	6	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	70%	30%	0%	
SITE SIZE (HA)				0.34		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£643,868		
Open Market Housing Revenue				£5,653,091		
<u>Total Value of Scheme</u>				£6,296,959		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,386,691		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs, voids etc.				£585,276		
<u>Total Build Costs</u>				£3,971,967		
Section 106 / CIL Costs				£148,800		
Marketing Costs & Legal Fees				£184,320		
<u>Total s106 & Marketing Costs</u>				£333,120		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,305,087		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,108,800		
Affordable Housing Profit				£39,500		
<u>Total Operating Profit</u>				£1,148,300		
<u>GROSS RESIDUAL LAND VALUE</u>				£843,572		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£245,719		
<u>Total Finance & Acquisition Costs</u>				£245,719		
<u>NET RESIDUAL LAND VALUE</u>				<u>£597,853</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	30 Flats (Sheltered) - Test Area 3 CIL Zone A North (Soham) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,810					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	30	24	6	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	70%	30%	0%	
SITE SIZE (HA)				0.34		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£643,868		
Open Market Housing Revenue				£5,653,091		
<u>Total Value of Scheme</u>				£6,296,959		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,386,691		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs, voids etc.				£585,276		
<u>Total Build Costs</u>				£3,971,967		
Section 106 / CIL Costs				£148,800		
Marketing Costs & Legal Fees				£184,320		
<u>Total s106 & Marketing Costs</u>				£333,120		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,305,087		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,108,800		
Affordable Housing Profit				£39,500		
<u>Total Operating Profit</u>				£1,148,300		
<u>GROSS RESIDUAL LAND VALUE</u>				£843,572		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£245,719		
<u>Total Finance & Acquisition Costs</u>				£245,719		
<u>NET RESIDUAL LAND VALUE</u>				£597,853	(ignores finance & acquisition)	

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	30 Flats (Sheltered) - Test Area 4 CIL Zone B North (Ely) £70 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,810					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	30	21	9	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	70%	30%	0%	
SITE SIZE (HA)				0.34		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£937,840		
Open Market Housing Revenue				£5,004,205		
<u>Total Value of Scheme</u>				£5,942,045		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,386,691		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs, voids etc.				£585,276		
<u>Total Build Costs</u>				£3,971,967		
Section 106 / CIL Costs				£182,000		
Marketing Costs & Legal Fees				£163,013		
<u>Total s106 & Marketing Costs</u>				£345,013		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,316,980		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£981,750		
Affordable Housing Profit				£57,202		
<u>Total Operating Profit</u>				£1,038,952		
<u>GROSS RESIDUAL LAND VALUE</u>				£586,113		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£208,509		
<u>Total Finance & Acquisition Costs</u>				£208,509		
<u>NET RESIDUAL LAND VALUE</u>				<u>£377,604</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	30 Flats (Sheltered) - Test Area 5 CIL Zone C South £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,810					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	30	21	9	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	70%	30%	0%	
SITE SIZE (HA)				0.34		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£937,840		
Open Market Housing Revenue				£5,004,205		
<u>Total Value of Scheme</u>				£5,942,045		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£3,386,691		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs, voids etc.				£585,276		
<u>Total Build Costs</u>				£3,971,967		
Section 106 / CIL Costs				£216,000		
Marketing Costs & Legal Fees				£163,013		
<u>Total s106 & Marketing Costs</u>				£379,013		
<u>TOTAL DEVELOPMENT COSTS</u>				£4,350,980		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£981,750		
Affordable Housing Profit				£57,202		
<u>Total Operating Profit</u>				£1,038,952		
<u>GROSS RESIDUAL LAND VALUE</u>				£552,113		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£205,436		
<u>Total Finance & Acquisition Costs</u>				£205,436		
<u>NET RESIDUAL LAND VALUE</u>				£346,677 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Houses - Test Area 1 CIL Zone C North £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,886					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	35	15	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	22%	8%	0%	
SITE SIZE (HA)				1.96		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,907,083		
Open Market Housing Revenue				£11,748,000		
<u>Total Value of Scheme</u>				£13,655,083		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£5,326,229		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,130,459		
<u>Total Build Costs</u>				£6,456,687		
Section 106 / CIL Costs				£470,400		
Marketing Costs & Legal Fees				£447,152		
<u>Total s106 & Marketing Costs</u>				£917,552		
<u>Finance on Build Costs</u>				£331,841		
<u>TOTAL DEVELOPMENT COSTS</u>				£7,706,081		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£2,349,600		
Affordable Housing Profit				£114,425		
<u>Total Operating Profit</u>				£2,464,025		
<u>GROSS RESIDUAL LAND VALUE</u>				£3,484,977		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,030,899		
<u>Total Finance & Acquisition Costs</u>				£1,030,899		
<u>NET RESIDUAL LAND VALUE</u>				£2,454,078 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Houses - Test Area 2 CIL Zone A North (Littleport) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,929					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	40	10	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	14%	6%	0%	
SITE SIZE (HA)				1.96		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,144,957		
Open Market Housing Revenue				£9,343,950		
<u>Total Value of Scheme</u>				£10,488,907		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£5,373,103		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,138,427		
<u>Total Build Costs</u>				£6,511,530		
Section 106 / CIL Costs				£311,800		
Marketing Costs & Legal Fees				£352,167		
<u>Total s106 & Marketing Costs</u>				£663,967		
<u>Finance on Build Costs</u>				£322,897		
<u>TOTAL DEVELOPMENT COSTS</u>				£7,498,395		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£1,868,790		
Affordable Housing Profit				£68,697		
<u>Total Operating Profit</u>				£1,937,487		
<u>GROSS RESIDUAL LAND VALUE</u>				£1,053,025		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£369,905		
<u>Total Finance & Acquisition Costs</u>				£369,905		
<u>NET RESIDUAL LAND VALUE</u>				<u>£683,119</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Houses - Test Area 3 Cil Zone A North (Soham) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,929					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	40	10	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	14%	6%	0%	
SITE SIZE (HA)				1.96		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,195,447		
Open Market Housing Revenue				£10,678,800		
<u>Total Value of Scheme</u>				£11,874,247		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£5,373,103		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,138,427		
<u>Total Build Costs</u>				£6,511,530		
Section 106 / CIL Costs				£311,800		
Marketing Costs & Legal Fees				£393,727		
<u>Total s106 & Marketing Costs</u>				£705,527		
<u>Finance on Build Costs</u>				£324,768		
<u>TOTAL DEVELOPMENT COSTS</u>				£7,541,825		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£2,135,760		
Affordable Housing Profit				£71,727		
<u>Total Operating Profit</u>				£2,207,487		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,124,935		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£654,569		
<u>Total Finance & Acquisition Costs</u>				£654,569		
<u>NET RESIDUAL LAND VALUE</u>				<u>£1,470,366</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Houses - Test Area 4 CIL Zone B North (Ely) £70 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,886					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	35	15	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	22%	8%	0%	
SITE SIZE (HA)				1.96		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£1,907,083		
Open Market Housing Revenue				£11,748,000		
<u>Total Value of Scheme</u>				£13,655,083		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£5,326,229		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,130,459		
<u>Total Build Costs</u>				£6,456,687		
Section 106 / CIL Costs				£399,200		
Marketing Costs & Legal Fees				£447,152		
<u>Total s106 & Marketing Costs</u>				£846,352		
<u>Finance on Build Costs</u>				£328,637		
<u>TOTAL DEVELOPMENT COSTS</u>				£7,631,677		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£2,349,600		
Affordable Housing Profit				£114,425		
<u>Total Operating Profit</u>				£2,464,025		
<u>GROSS RESIDUAL LAND VALUE</u>				£3,559,381		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,049,620		
<u>Total Finance & Acquisition Costs</u>				£1,049,620		
<u>NET RESIDUAL LAND VALUE</u>				<u>£2,509,761</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	50 Houses - Test Area 5 CIL Zone C South £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,886					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	50	35	15	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	22%	8%	0%	
SITE SIZE (HA)				1.96		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,019,283		
Open Market Housing Revenue				£13,706,000		
<u>Total Value of Scheme</u>				£15,725,283		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£5,326,229		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,130,459		
<u>Total Build Costs</u>				£6,456,687		
Section 106 / CIL Costs				£470,400		
Marketing Costs & Legal Fees				£509,258		
<u>Total s106 & Marketing Costs</u>				£979,658		
<u>Finance on Build Costs</u>				£334,636		
<u>TOTAL DEVELOPMENT COSTS</u>				£7,770,982		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£2,741,200		
Affordable Housing Profit				£121,157		
<u>Total Operating Profit</u>				£2,862,357		
<u>GROSS RESIDUAL LAND VALUE</u>				£5,091,945		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,472,663		
<u>Total Finance & Acquisition Costs</u>				£1,472,663		
<u>NET RESIDUAL LAND VALUE</u>				<u>£3,619,281</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	100 Mixed - Test Area 1 CIL Zone C North £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,552					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	100	70	30	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	70%	30%	0%	
SITE SIZE (HA)				3.70		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£3,600,591		
Open Market Housing Revenue				£23,346,318		
<u>Total Value of Scheme</u>				£26,946,909		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£11,484,395		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,773,440		
<u>Total Build Costs</u>				£13,257,835		
Section 106 / CIL Costs				£852,997		
Marketing Costs & Legal Fees				£751,935		
<u>Total s106 & Marketing Costs</u>				£1,604,932		
<u>TOTAL DEVELOPMENT COSTS</u>				£14,862,767		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£4,662,900		
Affordable Housing Profit				£173,875		
<u>Total Operating Profit</u>				£4,836,775		
<u>GROSS RESIDUAL LAND VALUE</u>				£7,247,367		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,081,336		
<u>Total Finance & Acquisition Costs</u>				£1,081,336		
<u>NET RESIDUAL LAND VALUE</u>				£6,166,031 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	100 Mixed - Test Area 2 CIL Zone A North (Littleport) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,608					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	100	80	20	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	70%	30%	0%	
SITE SIZE (HA)				3.70		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,190,100		
Open Market Housing Revenue				£18,352,205		
<u>Total Value of Scheme</u>				£20,542,305		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£11,550,562		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,781,065		
<u>Total Build Costs</u>				£13,331,627		
Section 106 / CIL Costs				£561,518		
Marketing Costs & Legal Fees				£609,203		
<u>Total s106 & Marketing Costs</u>				£1,170,721		
<u>TOTAL DEVELOPMENT COSTS</u>				£14,502,348		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£3,661,350		
Affordable Housing Profit				£117,326		
<u>Total Operating Profit</u>				£3,778,676		
<u>GROSS RESIDUAL LAND VALUE</u>				£2,261,281		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£538,714		
<u>Total Finance & Acquisition Costs</u>				£538,714		
<u>NET RESIDUAL LAND VALUE</u>				<u>£1,722,567</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	100 Mixed - Test Area 3 CIL Zone A North (Soham) £40 @ 20% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,608					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	100	80	20	20%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	80%	0%	70%	30%	0%	
SITE SIZE (HA)				3.70		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£2,278,210		
Open Market Housing Revenue				£20,967,455		
<u>Total Value of Scheme</u>				£23,245,665		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£11,550,562		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,781,065		
<u>Total Build Costs</u>				£13,331,627		
Section 106 / CIL Costs				£561,518		
Marketing Costs & Legal Fees				£687,660		
<u>Total s106 & Marketing Costs</u>				£1,249,178		
<u>TOTAL DEVELOPMENT COSTS</u>				£14,580,805		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£4,184,400		
Affordable Housing Profit				£117,326		
<u>Total Operating Profit</u>				£4,301,726		
<u>GROSS RESIDUAL LAND VALUE</u>				£4,363,134		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£765,714		
<u>Total Finance & Acquisition Costs</u>				£765,714		
<u>NET RESIDUAL LAND VALUE</u>				<u>£3,597,420</u> (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	100 Mixed - Test Area 4 CIL Zone B North (Ely) £70 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,552					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	100	70	30	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	70%	30%	0%	
SITE SIZE (HA)				3.70		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£3,600,591		
Open Market Housing Revenue				£23,346,318		
<u>Total Value of Scheme</u>				£26,946,909		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£11,484,395		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,773,440		
<u>Total Build Costs</u>				£13,257,835		
Section 106 / CIL Costs				£710,109		
Marketing Costs & Legal Fees				£751,935		
<u>Total s106 & Marketing Costs</u>				£1,462,044		
<u>TOTAL DEVELOPMENT COSTS</u>				£14,719,879		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£4,662,900		
Affordable Housing Profit				£173,875		
<u>Total Operating Profit</u>				£4,836,775		
<u>GROSS RESIDUAL LAND VALUE</u>				£7,390,255		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,090,449		
<u>Total Finance & Acquisition Costs</u>				£1,090,449		
<u>NET RESIDUAL LAND VALUE</u>				£6,299,806 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	100 Mixed - Test Area 5 CIL Zone C South £90 @ 30% AH VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	9,552					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	100	70	30	30%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	70%	0%	70%	30%	0%	
SITE SIZE (HA)				3.70		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£3,815,091		
Open Market Housing Revenue				£27,232,068		
<u>Total Value of Scheme</u>				£31,047,159		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£11,484,395		
Fees, Contingencies, Planning Costs, sustainable design & construction, site prep / survey costs etc.				£1,773,440		
<u>Total Build Costs</u>				£13,257,835		
Section 106 / CIL Costs				£852,997		
Marketing Costs & Legal Fees				£868,508		
<u>Total s106 & Marketing Costs</u>				£1,721,505		
<u>TOTAL DEVELOPMENT COSTS</u>				£14,979,340		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£5,440,050		
Affordable Housing Profit				£173,875		
<u>Total Operating Profit</u>				£5,613,925		
<u>GROSS RESIDUAL LAND VALUE</u>				£10,453,894		
<u>FINANCE & ACQUISITION COSTS</u>						
Arrangement Fee / Misc Fees (Surveyors etc), Agents Fees, Legal Fees, Stamp Duty, Interest etc.				£1,427,249		
<u>Total Finance & Acquisition Costs</u>				£1,427,249		
<u>NET RESIDUAL LAND VALUE</u>				<u>£9,026,645</u> (ignores finance & acquisition)		