Site details sheet
1 of 1

# LOCAL PLAN AND CIL VIABILITY MODEL

This is input source box for reference info that appears on all sheets

		South Oxfordshire District Cou	ıncil					
		10 August 2015					Local Plan <sup>-</sup>	Test
Values: Sales values	Reference	(vlookup) 3,267 psm					2004111411	
	5	i (vlookup)	Typology desription	Residual Land Values	Total units	Total floor area	Private floor area	Ave unit size
Affordable housing percentage	40%	- 1	00-Jan	£0	0	-	-	#DIV/0!
of which social rented	75%		00- lan	60	0	_	_	#DIV/0I

Affordable housing percentage	40%		00-Jan	£0	0	-	
of which social rented	75%		00-Jan	£0	0	-	
of which intermediate	25%		Wallingford B	£3,306,107	555	42,874	
			00-Jan	£0	0	-	
Code for Sustinable Homes		Level	0	£0	0	-	
Cost allowance - all tenures (% of base costs)	6%	4 (vlookup)	0	£0	0	-	
			0	£0	0	-	
			0	£0	0	-	
Grant available	check box		0	£0	0	-	

CIL rate	1	

CII rates	Rate per sqm	
1	£0	1
2	£10	2
3	£25	3
4	£50	4
5	£75	5
6	£100	6
7	£125	7
8	£150	8
9	£175	ç
10	£200	#
11	£225	#
12	£250	#
13	£275	#
14	£300	#
15	£325	#
16	£350	#

#### Benchmark Land Values

BLV no	Description	£s per ha
BLV1	Higher brownfield	£750,000
BLV2	Lower brownfield	£500,000
BLV3	Higher greenfield	£375,000
BLV4	lower greenfield	£325,000

### 1 (vlookup)

#DIV/0! #DIV/0!

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#DIV/0!

#DIV/0!

0.0%

77

#DIV/0!

#DIV/0!

#DIV/0!

#DIV/0!

#DIV/0!

#DIV/0!

25,724

Growth	
Value growth	0.00%
Cost growth	0.00%

# LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	South Oxfordshire District Council	
Area(s)		0
Author		0
Date	10 August 2015	
Reference		0

### SITE TYPOLOGIES

Total number of units identified from Site Details

Typology descriptions and total units						
Description	No of units					
Wallingford B	555					
Total number of units identified	555					

### UNIT MIX enter for each typology identified

	Flats (percent of units)				Houses (percent of units)		
1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house	Totals
25.00%				35%	30%	10%	100%
25.00%				35%	30%	10%	100%
25.00%				35%	30%	10%	100%
							0%
							0%
							0%
							0%
							0%
							0%

## UNIT SIZES enter for each unit type (net sellable area) - square metres

	Flats				Houses			
	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house	
Private	50.0 sqm	70.0 sqm	85.0 sqm	105.0 sqm	75.0 sqm	90.0 sqm	115.0 sqm	
Affordable	50.0 sqm	70.0 sqm	85.0 sqm	105.0 sqm	75.0 sqm	90.0 sqm	115.0 sqm	

#### DESCRIPTION DENSITY AND NET SITE AREA

(for results sheet)

	Units per ha	Gross to net
Houses	30	60%

Sales and Affordable Housing Values 02/09/2015

### LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	South Oxfordshire District Council	
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Author		0
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Reference		0

### SALES AND AFFORDABLE HOUSING VALUES

### VALUE BANDS for private sales

	Sub Market	£ per sq metre
Ą	Sub area A	£4,230
В	Sub area B	£3,520
С	Sub area C	£3,385
D	Sub area D	£3,267
E	Sub area E	£3,079
F	Sub area F	£3,003
G		
Н		

## **GROUND RENTS from flats (£s per annum)**

	—	(
	Private	Affordable
One bed	£100	£0
Two beds	£150	£0
Three beds	£200	£0
our beds	£250	£0
Capitalisation	rate	5.50%

#### Investment value

	Private	Affordable
One bed	£1,818	£0
Two beds	£2,727	£0
Three beds	£3,636	£0
Four beds	£4,545	£0

Select affordable value option from drop down box

Option 2: Capital values calculated from net rents & yields

## AFFORDABLE HOUSING CAPITAL VALUES (price paid to developer)

Option 1 User defined capital values per unit

		Social rent			NBHB	
	Capitalised	_	Value per unit	Equity + rent	Indicative HCA funding per unit	Value per unit
One bed flats	£78,000	£0	£78,000			£0
Two bed flats	£95,000	£0	£95,000			£0
Three bed flats	£123,000	£0	£123,000			£0
Four bed flats	£132,000	£0	£132,000			£0
Two bed house	£95,000	£0	£95,000			£0
Three bed house	£123,000	£0	£123,000			£0
Four bed house	£132,000	£0	£132,000			£0

## Option 2 Capital values for affordable housing calculated from net rents & yield assumption

			Social rent				NBHB								
	Net Target rent per annum	Yield	Capital value	Indicative unit funding		Average market value	% of equity	Value of equity		Rent per annum		Capital value of retained equity			
One bed flats	£3,504	6.00%	£58,400	£0	£58,400	£163,350	50%	£81,675	2.75%	£2,246	6.00%	£37,434			
Two bed flats	£4,387	6.00%	£73,120	£0	£73,120	£228,690	50%	£114,345	2.75%	£3,144	6.00%	£52,408			
Three bed flats	£5,088	6.00%	£84,800	£0	£84,800	£277,695	50%	£138,848	2.75%	£3,818	6.00%	£63,638			
Four bed flats	£7,555	6.00%	£125,920	£0	£125,920	£343,035	50%	£171,518	2.75%	£4,717	6.00%	£78,612			
Two bed house	£4,387	6.00%	£73,120	£0	£73,120	£245,025	50%	£122,513	2.75%	£3,369	6.00%	£56,152			
Three bed house	£5,088	6.00%	£84,800	£0	£84,800	£294,030	50%	£147,015	2.75%	£4,043	6.00%	£67,382			
Four bed house	£7,555	6.00%	£125,920	£0	£125,920	£375,705	50%	£187,853	2.75%	£5,166	6.00%	£86,099			

Costs, s106, CIL, Timings, Other costs, Inflation 02/09/2015

# LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	South Oxfordshire District Council	
Area(s)		0
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BUILD COSTS	Infra cos	s incl in externals (	(was 15%	o)		TIMINGS	for cash flow	,	PLANNING OF	BLIGATION	S / CIL			ı
					Build start	Build period	Sales period	Sales period start	S106 payments	CIL Char	ges			Fees
Typology	Build costs (flats) per gross sq m	(houses) per site p	rep and	Gross to net adjustment for flats	Quarters	Quarters	Quarters	Quarters from start on site	£s per unit Quarter all tenures paid			Instal-ment   2 - Qtr paid		% of build cost
71.1.33	0 £9	'9 £979	£245	100.0%	2	50	50	6	£19,917 6	£0	1	3	6	12%
	0 £9	'9 £979	£245	100.0%	2	16	16	6	£25,739 6	£0	1	3	6	12%
Wallingford B	£9	'9 £979	£245	100.0%	2	14	14	6	£20,049 6	£0	1	3	9	12%
	0 £1,1	58 £979	£290	100.0%	2	8	3	8	£2,000 6	£0	1	6	9	12%
	0 £1,1	58 £979	£290	100.0%	2	8	6	10	£2,000 6	£0	1	6	9	12%
	0 £1,1	£979	£290	100.0%	2	9	8	6	£2,000 6	£0	1	6	9	12%
	0 £9	'9 £979	£245	100.0%	2	13	13	6	£2,000 9	£0	1	6	12	12%
	0 69	6070	£245	100.0%	2	20	20	6	£8 500 Q	60	1	Q	15	12%

Note - costs for flats on sites 8 and 9 reduced to same level as houses, as 1 bed units are houses

100.0%

#### **SEE CELL AA43 FOR INFRA COSTS**

£245

£0

Sites 8 and 9, S106 incorporates £6.5k and £15k per unit for site infrastructure re

£25,000

riables
iahlas
ealdei:
iabics

**OTHER COSTS** 

£979

£979

Private profit Contingency Timing of S106 Timing of CIL Fees

Variables common to residential and commercial: Development finance

#### LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	South Oxfordshire District Council
Area(s)	0
Author	0
Date	10 August 2015
Reference	0

#### DEVELOPMENT PERIOD CASHFLOW

dev hectarage	0.																			
dev acreage	0.	000																		
						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
				Project		Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
			Revenue per Qtr	Totals		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
Revenue																				
	Wallingford B	£ 84,041,125	5 £ 6,002,937	£ 84.04	1,125	0	0	0	0	0	6.002.937	6.002.937	6.002.937	6.002.937	6,002,937	6,002,937	6,002,937	6.002.937	6,002,937	6,002,93
														.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
Investment value of ground rents	Wallingford B	£ 151,36	4 £ 10,812	£ 15	1,364	0	0	0	0	0	10,812	10,812	10,812	10,812	10,812	10,812	10,812	10,812	10,812	10,81
					.,	-	-	_		-	,	,	,	10,012	,	,	,	,	,	,.
GDV before costs of sale		Sub Total		£84.1	92.488	0	0	0	0	0	6,013,749	6,013,749	6,013,749	6,013,749	6,013,749	6,013,749	6,013,749	6,013,749	6,013,749	6,013,74
Costs of Sale					,						3,0.10,1.10	2,2.2,	2,212,112	2,010,110	2,2.2,	-,,-	-,,	-,,	-,,	-,,-
ocoto oi ottic	Marketing costs	3.00	96	-£2.5	25 775	0	0	0	0	0	-180.412	-180.412	-180.412	-180.412	-180 412	-180 412	-180.412	-180.412	-180.412	-180.41
	Legal fees	0.50			20.962	0	0	0	0	0	-30.069	-30.069	-30.069	-30.069	-30.069	-30.069	-30.069	-30.069	-30.069	-30,06
	Logui roco	0.00	70		20,002						00,000	00,000	00,000	00,000	00,000	00,000	00,000	00,000	00,000	00,0
		Sub Total	_	-£2,9	46 727	0	0	0	0	0	-210,481	-210,481	-210,481	-210,481	-210,481	-210,481	-210,481	-210,481	-210,481	-210,4
		Sub rotal		-7.2,9	40,737	- 0	U	U	U	U	-210,461	-210,461	-210,401	-210,461	-210,401	-210,461	-210,461	-210,461	-210,461	-210,44
No.	D-1-7 A4 A5	0																		
Net commercial investment value	Retail A1-A5	£	. £	£		0	0	0	0	0	0	0	0			0	0	0	0	
	Retail A1-A5		~	L.	-			·			· ·					0				
	B1 office	£	- £ -	£		0	0	0	0	0			0			0	0	0		
	B2 industrial	£	- £ -	±	-	0	0	0	0		_		0			0	0	0		
	B8 storage	~	- £ -	£	-		- 0	Ü										0		
	C1 Hotel	£	- £ -	£	-	0	0	0	0								0	0		
	C2 resi institution	£	· 1	£	-	0	0	0	0	0			0			0	0	0		
	D1	£	- £ -	£		0	0	0	0				0			0	0	0		
	D2	£	- £ -	£	-	0	0	0	0		_		0			0	0	0		
Total commercial value		Sub Total			£0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Speculative NDV				£ 81,24	5,751	0	0	0	0	0	5,803,268	5,803,268	5,803,268	5,803,268	5,803,268	5,803,268	5,803,268	5,803,268	5,803,268	5,803,26
Affordable Housing Revenue																				
	No fees on sale		Revenue per Qtr	£	-															
	Wallingford B	£ 23,862,000	8 1,704,429	14 £ 23,86	2,008	0	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,429	1,704,42
				£																
	NDV	Total		£ 105,10	7,759	0	1,704,429	1,704,429	1,704,429	1,704,429	7,507,697	7,507,697	7,507,697	7,507,697	7,507,697	7,507,697	7,507,697	7,507,697	7,507,697	7,507,69
Standard Costs					_															
			Cost per Qtr																	
	Wallingford B	£ 54.985.15		14 £ 54 98	5.156	0	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.511	3.927.51
	Retail A1-A5	£ -	0,027,077	12 £	-	0	0,027,017	0,027,017	0,027,017	0,027,017	0,027,011	0,027,011	0,027,011	0,027,011	0,027,011	0,027,011	0,027,011	0,027,011	0,027,011	0,027,0
	Retail A1-A5	£ -	_	12 £	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	B1 office	£ -	_	12 £	_	0	0	0	0				0			0	0	0		
	B2 industrial	f -		12 F		0	0	0	0				0			0	0	0		
	B8 storage	£ -	- :	12 £		0	0	0	0				0			0	0	0		
	C1 Hotel	f -	-	12 6		0	0	0	0				0			0	0	0		
	C2 resi institution	£ .		12 €	-	0	0	0	0		0		0			0	0	0		
	D1	f -		12 C		0	0	0	0	0	0	Ü	0			0	0	0		
	D2	£ -	-	12 6		0	0	0	0				0			0	0	0		
		-	- ·	E E 40	8,516	0	392,751	392,751	392,751	392,751	392,751	392,751	392,751	392,751	392,751	392,751	392,751	392,751	392,751	
	Contingency	+	=	L 5,48	0,010	- ·	392,/51	392,751	392,/51	392,/51	392,/51	392,751	392,/51	392,/51	392,/51	392,/51	392,/51	392,/51	392,/51	392,73
	+	Sub Total	<b>⊣</b>	C 60.45	2 674		4 220 262	4 220 262	4 220 202	4 220 262	4 220 262	4 220 202	4 220 262	4 220 262	4 220 262	4 220 262	4 220 262	4 220 262	4 220 202	4,320,2
010		oun rotal	_	£ 60,48	13,071	0	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,262	4,320,2
Other Costs	Destantian Maria	40.000	07				540 404	540 404	540 404	540 404	540 404	540 404	540 404	540 404	540 404	540 404	F40 404	540 404	540 404	540.4
	Professional fees	12.00	76	£ 7,25	8,041	0	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,43
		Sub Total			8,041	- 0	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,431	518,43

			Revenue per l
CIL			
CIL	Wallingford B	£ -	
		£ -	
		Ł -	
		Sub Total	
Section 106 Costs	Wallingford B	£ 11,127,195	
		Sub Total	
Total Other Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV	20.00%	
	% of GDV affordable	6%	
Residual Sum before interest			
Cumulative residual balance for inter	est calculation		
Interest		7.000/	
interest		7.00%	
Residual Sum for quarter after intere	et		

-			
-			
405			
195			
00%			
6%			
0 /0			
	ı		
00%			

		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15
	Project	Year 1	Year 1	Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4
	Totals	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
£	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
£	11,127,195	0	0	0	0	0	11,127,195	0	0	0	0	0	0	0	0	0
£	11,127,195	0	0	0	0	0	11,127,195	0	0	0	0	0	0	0	0	0
£	11,127,195	0	0	0	0	0	11,127,195	0	0	0	0	0	0	0	0	0
£	78,868,907	0	4,838,694	4,838,694	4,838,694	4,838,694	15,965,889	4,838,694	4,838,694	4,838,694	4,838,694	4,838,694	4,838,694	4,838,694	4,838,694	4,838,694
£																
	40.040.450		0				4 400 054	4 400 054	4 400 054	4 400 054	4 400 054	4 400 054	4 400 054	4 400 054	4 400 054	4 400 054
£	16,249,150	0	102.266	102.266	102.266	102,266	1,160,654 102,266									
Ľ	8,557,982	0	-3,236,530	-3,236,530	-3.236.530	-3.236.530	-9.721.111	1.406.084	1,406,084	1.406.084	1,406,084	1,406,084	1,406,084	1.406.084	1.406.084	1,406,084
L	0,337,902	- 0	-3,236,530	-3,230,330	-3,236,330	-3,236,330	-9,721,111	1,400,004	1,400,004	1,400,004	1,400,004	1,400,004	1,400,004	1,400,004	1,400,004	1,400,004
-		0	-3.236.530	-6.525.995	-9.869.258	-13.267.202	-23.205.300	-22.178.742	-21.135.394	-20.074.982	-18.997.227	-17.901.846	-16.788.549	-15.657.044	-14.507.033	-13,338,213
-		- 0	-0,230,330	-0,020,990	-0,009,200	-10,207,202	-20,200,300	-22,170,742	-21,130,384	-20,074,902	-10,001,221	-17,801,040	-10,700,349	-10,007,044	-14,507,055	-10,000,210
-£	3,761,911	0	-52,934	-106,734	-161,413	-216,987	-379,526	-362,736	-345,672	-328,329	-310,702	-292,787	-274,579	-256,073	-237,265	-218,148
£	4,796,071	0	-3,289,464	-3,343,264	-3,397,943	-3,453,517	-10,100,637	1,043,348	1,060,412	1,077,755	1,095,382	1,113,297	1,131,505	1,150,011	1,168,819	1,187,936

Latiu value	
per developable acre	#DIV/0!
per developable hectare	#DIV/0!

Site acquisition costs		
Site acquisition costs		5.8
MV (Docidual Sum availa	ble to offer for Development Oppo	ortunity)

z.	3,309,000
£	203,561
£	3,306,107

£ 3,509,668

 Cash Flow
 30/209/2015

 3 of 4
 SODC CIL base model rev 040815 - 2 STRAT SITES 020915

#### LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority	South Oxfordshire District Council
Area(s)	0
Author	0.
Date	10 August 2015
Reference	0.

#### DEVELOPMENT PERIOD CASHFLOW

dev hectarage	0.00									
dev acreage	0.00	D								
			_			Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
					Project	Year 4	Year 5	Year 5	Year 5	Year 5
			Revenue per Qtr		Totals	4	1	2	3	4
Revenue										
	Wallingford B	£ 84,041,125	£ 6,002,937	£	84,041,125	6,002,937	6,002,937	6,002,937	6,002,937	
	W-F	0 454.004			454.004	40.040	40.040	40.040	40.040	
Investment value of ground rents	Wallingford B	£ 151,364	£ 10,812	£	151,364	10,812	10,812	10,812	10,812	
GDV before costs of sale		Sub Total		-	£84,192,488	6,013,749	6,013,749	6,013,749	6.013.749	
Costs of Sale		Sub rotai		-	204,132,400	0,013,743	0,013,743	0,013,743	0,013,743	
oosto or outc	Marketing costs	3.00%			-£2.525.775	-180.412	-180.412	-180.412	-180.412	
	Legal fees	0.50%			-£420.962	-30,069	-30.069	-30,069	-30,069	
		Sub Total			-£2,946,737	-210,481	-210,481	-210,481	-210,481	
Net commercial investment value	Retail A1-A5	£ -	£ -	£	-	0	0	0	0	
	Retail A1-A5	£ -	£ -	£	-	0	0	0	0	
	B1 office	£ -	£ -	£	-	0	0	0	0	
	B2 industrial	£ -	£ -	£	-	0	0	0	0	
	B8 storage	£ -	£ -	£	-	0	0	0	0	
	C1 Hotel C2 resi institution	£ -	£ -	£	-	0	0	0	0	
	D1	£ -	£	£		0	0	0	0	
	D2	£ -	£	£		0	0	0	0	
Total commercial value	52	Sub Total	-	-	£0	0	0	0	0	
Total commercial value		Oub rotui		_		Ü	Ü	Ü	Ü	
Speculative NDV				£	81,245,751	5.803.268	5.803.268	5.803.268	5.803.268	
Affordable Housing Revenue				1-	,,	0,000,000	0,000,000	-,,	0,000,000	
	No fees on sale		Revenue per Qtr	£	-					
	Wallingford B	£ 23,862,008	1,704,429	14 £	23,862,008	0	0	0	0	
				£	-					
	NDV	Total		£	105,107,759	5,803,268	5,803,268	5,803,268	5,803,268	
				_						
				_						
0 11 0				-						
Standard Costs			Cost per Qtr	-						
	Wallingford B	£ 54,985,156	3,927,511	14 £	54,985,156	0	0	0	0	
	Retail A1-A5	£ -	3,327,311	12 £	34,803,130	0	0	0	0	
	Retail A1-A5	£ -		12 £		0	0	0	0	
	B1 office	£ -		12 £	-	0	0	0	0	
	B2 industrial	£ -	1 .	12 £	-	0	0	0	0	
	B8 storage	£ -	-	12 £		0	0	0	0	
	C1 Hotel	£ -		12 £		0	0	0	0	
<del>_</del>	C2 resi institution	£ -	-	12 £		0	0	0	0	
	D1	£ -		12 £		0	0	0	0	
	D2	£ -	-	12 £		0	0	0	0	
	Contingency	1	4	£	5,498,516	0	0	0	0	
	<del> </del>	Sub Total		£	60,483,671	0	0	0	0	
Other Costs	+	oub I otal	4	£	60,483,671	0	0	0	0	
			4	1.		0	0	0	0	
	Professional fees	12.00%		£	7,258,041	0	Ü	0	Ů	

			Revenue per 0
CIL			
	CIL Wallingford B	£ -	
		£ -	
		£ -	
		Sub Total	
			Ī
Section 106 C	osts Wallingford B	£ 11,127,195	
		Sub Total	
Total Other Costs		Sub Total	
Total Costs			
Developer's profit on GDV	% of GDV	20.00%	
	% of GDV affordable	6%	
Residual Sum before interest			
Cumulative residual balance for	interest calculation		
Interest	+	7.00%	

		Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20
	Project	Year 4	Year 5	Year 5	Year 5	Year 5
	Totals	4	1	2	3	4
£		0	0	0	0	
£		0	0	0	0	
£	- :	0	ő	0	0	
£		0	0	0	0	
£	11,127,195	0	0	0	0	
£	11,127,195	0	0	0	0	
£	11,127,195	0	0	0	0	
£	78,868,907	0	0	0	0	
£						
£	16,249,150	1,160,654	1,160,654	1,160,654	1,160,654	
£	1,431,720	0	0	0	0	
£	8,557,982	4,642,614	4,642,614	4,642,614	4,642,614	
		-8,913,747	-4,416,919	153,456	4,796,071	
-£	3,761,911	-145,786	-72,239	0	0	
£	4,796,071	4,496,829	4,570,375	4,642,614	4,642,614	

and		

per developable acre	#DIV/0!
per developable hectare	#DIV/0!

5.80		0141-1411-
5.80		Site acquisition costs
	for Davalanment Opportunity)	MV (Posidual Sum available to offer f
-	for Development Opportunity)	(Residual Sum available to offer f

£ 3,509,668

£	3,509,66
£	203,561
£	3,306,107