

**CRAVEN SCHEME C 8 UNITS (CS)**

**JACKSON WEBB**

**29-Oct-18**

**GROSS DEVELOPMENT VALUE**

	GIA	No.	Sale Price per unit	Sale Price per m2	Total Proceeds
<b>Open Market Sale GDV</b>					
1 Bed houses		60	0 @ £157,200	£2,620	£0
2 Bed houses		72	3 @ £183,934	£2,555	£551,801
3 Bed houses		97	3 @ £269,539	£2,779	£808,616
4 Bed houses		117	1 @ £317,129	£2,711	£317,129
<b>5 Bed houses</b>		147	1 @ £391,277	£2,662	£391,277
1 Bed Apartments		52	0 @ £130,000	£2,500	£0
2 Bed Apartments		70	0 @ £175,000	£2,500	£0
-		0	0 @		£0
<b>Total</b>		<b>8</b>			<b>£2,068,823</b>

**Affordable Rent GDV**

1 Bed houses		60	0 @ £60,000	£1,000	£0
2 Bed houses		70	0 @ £70,000	£1,000	£0
3 Bed houses		85	0 @ £85,000	£1,000	£0
4 Bed houses		100	0 @ £100,000	£1,000	£0
<b>5 Bed houses</b>		100	0 @ £100,000	£1,000	£0
1 Bed Apartments		57	0 @ £57,000	£1,000	£0
2 Bed Apartments		65	0 @ £65,000	£1,000	£0
-		0	0 @		£0
<b>Total</b>		<b>0</b>			<b>£0</b>

**Affordable Home Own GDV**

1 Bed houses		60	0 @ £60,000	£1,000	£0
2 Bed houses		70	0 @ £70,000	£1,000	£0
3 Bed houses		85	0 @ £85,000	£1,000	£0
4 Bed houses		100	0 @ £100,000	£1,000	£0
Updated TLV by BA/JW		100	0 @ £100,000	£1,000	£0
1 Bed Apartments		57	0 @ £57,000	£1,000	£0
2 Bed Apartments		65	0 @ £65,000	£1,000	£0
-		0	0 @		£0
<b>Total</b>		<b>0</b>			<b>£0</b>

**GDV**

**8** £2,068,823

Percentage of Affordable Dwellings

**0%**

**DEVELOPMENT COSTS**

**Initial Payments -**

**SITE VALUE**

£236,771

Planning Application Professional Fees and Reports

£10,000

Statutory Planning Fees

£3,696

CIL (m2 excl. Affordable Housing & Starter Homes)

8172 m2

0 £ per m2

**Site Specific S106 Contributions**

Sport, Open Space & Recreation	120 units @	£0	£0
Education - Primary	120 units @	£0	£0
Education - Secondary	120 units @	£0	£0
Highways (Skipton Junction Improvements)	120 units @	£0	£0
Other	120 units @	£0	£0
<b>Sub-total</b>	<b>120 units @</b>	<b>£0</b>	<b>£0</b>

AH Commuted Sum

**Construction Costs -**

Site Clearance and Demolition

**Sub-total**

0.62 acres

**£100,000** per acre

£62,000

1 Bed houses	0 m <sup>2</sup>	£1,210.53 per m <sup>2</sup>	£0
2 Bed houses	216 m <sup>2</sup>	£1,210.53 per m <sup>2</sup>	£261,473
3 Bed houses	291 m <sup>2</sup>	£1,210.53 per m <sup>2</sup>	£352,263
4 Bed houses	117 m <sup>2</sup>	£1,210.53 per m <sup>2</sup>	£141,631
<b>5 Bed houses</b>	<b>147 m<sup>2</sup></b>	<b>£1,210.53 per m<sup>2</sup></b>	<b>£177,947</b>
1 Bed Apartments	0 m <sup>2</sup>	£1,331.48 per m <sup>2</sup>	£0
2 Bed Apartments	0 m <sup>2</sup>	£1,331.48 per m <sup>2</sup>	£0
-		£1,331.48 per m <sup>2</sup>	£0

Garages	4 no.	£9,000 each	£36,000
External Works	£933,315	12.00%	£111,998
Normal abnormalities	£933,315	7.50%	£69,999
Contingency	£1,177,311	5.00%	£58,866
<b>Professional Fees</b>	£1,177,311	9.00%	£105,958
<b>Disposal Costs</b>			
Sale Agents Costs	£2,068,823	1.00%	£20,688
Sale Legal Costs	£2,068,823	0.50%	£10,344
Market and Promotion	£2,068,823	2.50%	£51,721
<b>Finance Costs</b>			
Interest on Development Costs		8.00% On Negative balance	-£23,936
		2.00% On positive balance	£2,232
Finance Arrangement Fee		1.00%	£10,000
Finance Termination Fee		1.00%	£10,000
<b>Development Profit</b>			
Profit on OMS	£2,068,823	20.00%	£413,765
Profit on AH	£0	6.00% of Build Cost	£0
<b>TOTAL DEVELOPMENT COSTS (including Profit and Finance)</b>			£1,832,052
<b>Residual Site Value</b>			£236,771
			£381,889 per acre
AH Commuted Sum =		-£5,029 when TLV =	£390,000 per acre