

Lauren Whiteley

From: Tom Hegan <[REDACTED]@tmllp.co.uk>
Sent: 25 September 2026 15:11
To: Lauren Whiteley
Cc: Chad Neaves; Liz Fitzgerald
Subject: Potters Bar - Amended Viability Appraisal [Filed 25 Sep 2026 16:24]
Attachments: Potters Bar - Viability Analysis - Updated s106 contributions.pdf

Categories: Filed by Mail Manager

Dear Lauren

Further to our recent exchanges, please find attached updated viability appraisal analysis.

The only amendment included within the attached is reduced s106 contributions totalling **£53,814** (£183.67 per unit) – in comparison with **£1.45m** adopted within the previous submission (at £5,000 per plot). I understand this lower amount is what the applicant considers the scheme should be contributing, from a CIL Reg 122 perspective.

This s106 reduction obviously has a bearing on the viability conclusions, albeit my appraisal analysis still shows a **£12.51m** viability deficit for the scheme with 100% market housing, in comparison with the **£14.1m** deficit previously illustrated within my earlier analysis - with the higher s106 contributions.

The scheme is therefore slightly more viable than previously illustrated and is again considered to be commercially deliverable - albeit with lower projected returns than would ordinarily be required.

I trust this provides everything you require, but please let me know if you need anything further

Kind regards

Tom

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Viability Analysis

Tab	Scenario	No Dwelling	Market Units	% Aff	Aff Units	Affordable Rent	Shared Ownership	Discount Market Sale	GDV	Total Costs	RLV	BLV	Surplus / Deficit
1A	0% Affordable Housing - 100% Private	293	293	0%	0	0	0	0	£129,607,153	-£125,453,820	£4,153,332	£16,662,075	-£12,508,743
1B	12% Affordable Housing - Social Rent	293	257	12%	36	36	0	0	£119,360,099	-£120,458,319	-£1,098,220	£16,662,075	-£17,760,295
1C	12% Affordable Housing - Shared Ownership	293	257	12%	36	0	36	0	£122,775,784	-£120,348,097	£2,427,686	£16,662,075	-£14,234,389
1D	12% Affordable Housing - DMS	293	257	12%	36	0	0	36	£124,483,626	-£122,208,856	£2,274,770	£16,662,075	-£14,387,305

Unit Type (average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	£ per unit	Total Value	Market	Affordable	Non-Resi
Studio Apartment	Market	1	14	14	463	43	6,478	602	£600	£277,847	£3,887,056			
1 Bed Apartment	Market	1	164	83	554	51	46,010	4,274	£600	£332,602	£27,605,989			
2 Bed Apartment	Market	2	466	150	756	70	113,452	10,540	£600	£453,808	£68,071,232			
3 Bed Apartment	Market	3	170	46	539	87	43,210	4,014	£600	£563,611	£25,936,104			
TOTAL MARKET HOUSING		100%	814	293	714	66	209,151	19,431	£600	£428,295	£125,490,381	£125,490,381		
Studio Apartment	Social Rent	1	0	0	0	0	0	0	£0	£0	£0			
1 Bed Apartment	Social Rent	1	0	0	0	0	0	0	£0	£0	£0			
2 Bed Apartment	Social Rent	2	0	0	0	0	0	0	£0	£0	£0			
3 Bed Apartment	Social Rent	3	0	0	0	0	0	0	£0	£0	£0			
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	0	£0	£0	£0		£0	
Studio Apartment	Shared Ownership	1	0	0	0	0	0	0	£0	£0	£0			
1 Bed Apartment	Shared Ownership	1	0	0	0	0	0	0	£0	£0	£0			
2 Bed Apartment	Shared Ownership	2	0	0	0	0	0	0	£0	£0	£0			
3 Bed Apartment	Shared Ownership	3	0	0	0	0	0	0	£0	£0	£0			
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	0	£0	£0	£0		£0	
Studio Apartment	Discount Market Sale	1	0	0	0	0	0	0	£0	£0	£0			
1 Bed Apartment	Discount Market Sale	1	0	0	0	0	0	0	£0	£0	£0			
2 Bed Apartment	Discount Market Sale	2	0	0	0	0	0	0	£0	£0	£0			
3 Bed Apartment	Discount Market Sale	3	0	0	0	0	0	0	£0	£0	£0			
TOTAL DISCOUNT MARKET SALE		0%	0	0	0	0	0	0	£0	£0	£0		£0	
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	0	£0	£0	£0			
RESIDENTIAL TOTAL		100%	814	293	714	66	209,151	19,431	£600	£428,295	£125,490,381			
Non-Residential	Class E	Block A Block B Block D		Rent £/ft2 £20 £20	Rent per annum £15,156 £189,445 £137,778	Yield 7.5% 7.5% 7.5%	Unit m2 70 880 640	Unit ft2 758 9,472 6,889	YP in perp 13.3333 13.3333 13.3333	PV for 6 months 0.9645 0.9645 0.9645 Less purchasers costs @ 6.8%	£104,898 £2,436,222 £1,771,798 -£286,145			
TOTAL NON-RESI							17,119	1,590	£2,589		£4,116,772			£4,116,772
SCHEME TOTAL				293			226,270	21,021			£129,607,153			
Gross Ha/ Acres							1.63	4.03						
Net Developable Ha/ Acres							0.00	0.00						
Average market units sales values per ft²								£600						
Residential Coverage (square feet per net dev area)								100%/ft²						
Less fees and marketing costs (market housing only) @										3.0%	(£3,764,711)	(£3,764,711)		
Less Transaction Cost for Affordable Disposal to ROL (affordable housing only) @										0.5%	£0		£0	
Less Disposal Costs of Discount Market Housing @										3.0%	£0			
Less Disposal Costs of Non-Residential @										2.5%	(£102,919)			(£102,919)
Academy Consulting Cost Plan														
Technical Fees														
Developer Profit on Market Housing														
Developer Profit on Non-Residential														
Developer Profit on Discount Market Sale Housing														
Developer Profit on Affordable Housing														
Sub-Total											£18,816,573	£18,715,467	£0	-£2,898,894
S106 Contributions							Per Plot £183.67							
Building Safety Levy							Chargeable m² 25,809	£ m² £23.69						
CIL	Residential Non-Resi (Retail)						Chargeable m² 18,219 1,220	£ m² £200.84 £133.89						
Finance Costs (see Tab 6)														
Residual Land Value											£4,153,332			
EXISTING USE VALUE														
Premium							Plus	0%			£15,655,000			
SOLT								4.93%			£772,250			
Agency / Legal fees								1.50%			£234,825	£16,662,075		
Surplus / Deficit												-£12,508,743		

Unit Type (average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	£ per unit	Total Value	Market	Affordable	Non-Resi
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Market Market Market Market	1 1 2 3	14 148 430 106	14 75 138 30	463 556 756 940	43 52 70 87	6,478 41,672 104,322 28,214	602 3,871 9,692 2,621	£600 £600 £600 £600	£277,647 £333,378 £453,572 £564,287	£3,887,056 £25,003,361 £62,592,931 £16,928,610			
TOTAL MARKET HOUSING		88%	698	257	703	65	180,687	16,786	£600	£421,836	£108,411,958	£108,411,958		
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Social Rent Social Rent Social Rent Social Rent	1 1 2 3	0 16 36 64	0 8 12 16	0 542 761 937	0 50 71 87	0 4,338 9,131 14,996	0 403 848 1,393	£0 £240 £240 £240	£0 £130,131 £182,610 £224,937	£0 £1,041,061 £2,191,320 £3,598,997			
TOTAL AFFORDABLE RENT		100%	116	36	791	73	28,464	2,644	£240	£189,760	£6,831,369		£6,831,369	
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Shared Ownership Shared Ownership Shared Ownership Shared Ownership	1 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			
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	0	£0	£0	£0		£0	
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Discount Market Sale Discount Market Sale Discount Market Sale Discount Market Sale	1 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			
TOTAL DISCOUNT MARKET SALE		0%	0	0	0	0	0	0	£0	£0	£0		£0	
TOTAL AFFORDABLE HOUSING	14%	12%	116	36	791	73	28,464	2,644	£240	£189,760	£6,831,369			
RESIDENTIAL TOTAL		100%	814	293	714	66	209,151	19,431	£551	£393,322	£115,243,327			
Non-Residential	Class E	Block A Block B Block D		Rent £/ft2 £20 £20 £20	Rent per annum £15,156 £189,445 £137,778	Yield 7.5% 7.5% 7.5%	Unit m2 70 880 640	Unit ft2 13,333 9,472 13,333	YP in perp 758 9,472 9,889	PV for 6 months 0.9645 0.9645 0.9645 Less purchasers costs @ 6.8%	£194,898 £2,436,222 £1,771,798 -£206,145			
TOTAL NON-RESI							17,119	1,590	£2,589		£4,116,772			£4,116,772
SCHEME TOTAL				293			226,270	21,021			£119,360,099			
Gross Ha/ Acres Net Developable Ha/ Acres Average market units sales values per ft² Residential Coverage (square feet per net dev area)														
Less fees and marketing costs (market housing only) @ Less Transaction Cost for Affordable Disposal to RGL (affordable housing only) @ Less Disposal Costs of Discount Market Housing @ Less Disposal Costs of Non-Residential @														
Academy Consulting Cost Plan														
Technical Fees														
Developer Profit on Market Housing Developer Profit on Non-Residential Developer Profit on Discount Market Sale Housing Developer Profit on Affordable Housing														
Sub-Total														
S106 Contributions														
Building Safety Levy														
CL														
Finance Costs (see Tab 6)														
Residual Land Value														
EXISTING USE VALUE														
Premium SDLT Agency / Legal fees														
Surplus / Deficit														

Unit Type (average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	£ per unit	Total Value	Market	Affordable	Non-Resi
Studio Apartment	Market	1	14	14	463	43	6,478	602	£600	£277,647	£3,887,056			
1 Bed Apartment	Market	1	148	75	566	52	41,672	3,871	£600	£333,378	£25,003,361			
2 Bed Apartment	Market	2	430	138	756	70	104,322	9,692	£600	£453,572	£62,592,931			
3 Bed Apartment	Market	3	106	30	940	87	26,214	2,621	£600	£564,267	£16,936,610			
TOTAL MARKET HOUSING		88%	698	257	703	65	180,687	16,796	£600	£421,836	£108,411,958	£108,411,958		
Studio Apartment	Social Rent	1	0	0	0	0	0	0	£0	£0	£0			
1 Bed Apartment	Social Rent	1	0	0	0	0	0	0	£0	£0	£0			
2 Bed Apartment	Social Rent	2	0	0	0	0	0	0	£0	£0	£0			
3 Bed Apartment	Social Rent	3	0	0	0	0	0	0	£0	£0	£0			
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	0	£0	£0	£0		£0	
Studio Apartment	Shared Ownership	1	0	0	0	0	0	0	£360	£195,197	£1,561,577			
1 Bed Apartment	Shared Ownership	1	18	8	542	50	4,338	403	£360	£273,315	£3,786,980			
2 Bed Apartment	Shared Ownership	2	36	12	762	71	9,131	848	£360	£337,406	£5,398,496			
3 Bed Apartment	Shared Ownership	3	64	16	937	87	14,995	1,393	£360					
TOTAL SHARED OWNERSHIP		100%	116	36	791	73	28,464	2,644	£360	£284,640	£10,247,054		£10,247,054	
Studio Apartment	Discount Market Sale	1	0	0	0	0	0	0	£0	£0	£0			
1 Bed Apartment	Discount Market Sale	1	0	0	0	0	0	0	£0	£0	£0			
2 Bed Apartment	Discount Market Sale	2	0	0	0	0	0	0	£0	£0	£0			
3 Bed Apartment	Discount Market Sale	3	0	0	0	0	0	0	£0	£0	£0			
TOTAL DISCOUNT MARKET SALE		0%	0	0	0	0	0	0	£0	£0	£0		£0	
TOTAL AFFORDABLE HOUSING	14%	12%	116	36	791	73	28,464	2,644	£360	£284,640	£10,247,054			
RESIDENTIAL TOTAL		100%	814	293	714	66	209,151	19,431	£567	£404,980	£118,659,012			
Non-Residential	Class E	Block A Block B Block D		Rent £/ft2 £20 £20	Rent per annum £15,156 £189,445 £137,778	Yield 7.5% 7.5% 7.5%	Unit m2 70 880 640	Unit ft2 758 13,333 6,889	YP in perp 13.3333 9.472 13.3333	PV for 6 months 0.9645 0.9645 0.9645 Less purchasers costs @ 6.8%	£194,898 £2,436,222 £1,771,798 -£286,145			
TOTAL NON-RESI							17,119	1,590	£2,589		£4,116,772			£4,116,772
SCHEME TOTAL				293			226,270	21,021			£122,775,784			
Gross Ha/ Acres							1.63	4.03						
Net Developable Ha/ Acres							0.00	0.00						
Average market units sales values per ft²								£600						
Residential Coverage (square feet per net dev area)								100%						
Less fees and marketing costs (market housing only) @										3.0%	£3,252,359	£3,252,359		
Less Transaction Cost for Affordable Disposal to RCL (affordable housing only) @									£1,423.20	0.5%	£51,235		£51,235	
Less Disposal Costs of Discount Market Housing @										3.0%				
Less Disposal Costs of Non-Residential @										2.5%	£102,919			£102,919
Academy Consulting Cost Plan														
Technical Fees														
Developer Profit on Market Housing														
Developer Profit on Non-Residential														
Developer Profit on Discount Market Sale Housing														
Developer Profit on Affordable Housing														
Sub-Total											£13,247,183	£17,032,321	£1,222,425	-£2,898,894
S106 Contributions							Per Plot £183.67							
Building Safety Levy							Chargeable m2 22,369	£ m² £23.69						
CIL							Chargeable m2 14,778 1,220	£ m² £200.84 £133.89						
Finance Costs (see Tab 6)														
Residual Land Value											£2,427,686			
EXISTING USE VALUE														
Premium														
S&L														
Agency / Legal fees														
Surplus / Deficit											-£14,234,389			

Unit Type (Average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	E per ft²	E per unit	Total Value	Market	Affordable	Non-Resi
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Market Market Market Market	1 1 2 3	24 148 430 106	14 75 138 30	463 556 756 940	43 52 70 87	6,478 41,672 104,322 28,214	602 3,871 9,892 2,621	£600 £600 £600 £600	£277,647 £333,378 £453,572 £16,928,610	£3,887,056 £25,003,361 £62,592,931 £16,928,610			
TOTAL MARKET HOUSING		88%	698	257	703	65	180,687	16,786	£600	£421,836	£108,411,958	£108,411,958		
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Social Rent Social Rent Social Rent Social Rent	1 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			
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	0	£0	£0	£0		£0	
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Shared Ownership Shared Ownership Shared Ownership Shared Ownership	1 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			
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	0	£0	£0	£0		£0	
Studio Apartment 1 Bed Apartment 2 Bed Apartment 3 Bed Apartment	Discount Market Sale Discount Market Sale Discount Market Sale Discount Market Sale	1 1 2 3	0 16 86 64	0 8 12 16	0 542 761 937	0 50 71 87	0 4,338 9,131 14,996	0 403 848 1,393	£0 £420 £420 £420	£0 £227,730 £319,568 £393,640	£0 £1,821,840 £3,834,811 £6,298,246			
TOTAL DISCOUNT MARKET SALE		100%	116	36	791	73	28,464	2,644	£420	£332,080	£11,954,896		£11,954,896	
TOTAL AFFORDABLE HOUSING	14%	12%	116	36	791	73	28,464	2,644	£420	£332,080	£11,954,896			
RESIDENTIAL TOTAL		100%	814	293	714	66	209,151	19,431	£576	£410,808	£120,366,854			
Non-Residential	Class E	Block A Block B Block D	Rent £/ft² £15,156 £20 £20	Rent per annum £15,156 £189,445 £137,778	Yield 7.5% 7.5% 7.5%		Unit m2 70 880 640	Unit ft2 758 9,472 6,889	YP in perp 0.9645 13.3333 13.3333	PV for 6 months 0.9645 0.9645 0.9645	£194,898 £2,436,222 £1,771,798			
Less purchase costs @ 6.8%											£206,145			
TOTAL NON-RESI							17,119	1,590	£2,589		£4,116,772			£4,116,772
SCHEME TOTAL				293			226,270	21,021			£124,483,626			
Gross Ha/ Acres Net Developable Ha/ Acres Average market units sales values per ft² Residential Coverage (square feet per net dev area)							1.63 0.00	0.00						
								£600 £10V/01						
Less fees and marketing costs (market housing only) @ Less Transaction Cost for Affordable Disposal to RS, (affordable housing only) @ Less Disposal Costs of Discount Market Housing @ Less Disposal Costs of Non-Residential @									£0.00	3.0% 0.5% 3.0% 2.5%	(£3,611,006) £0 (£358,647) (£102,919)	(£3,611,006)	£0 (£358,647)	(£102,919)
Academy Consulting Cost Plan						Residential Commercial	209,151 17,119 209,151	277,804 18,600 296,404	£289.94 £289.94		(£80,007,074)	(£63,889,315)	(£8,037,087)	(£6,053,106)
Technical Fees									4% (£3,200,283)		(£3,200,283)	(£2,555,573)	(£321,483)	(£242,124)
Developer Profit on Market Housing Developer Profit on Non-Residential Developer Profit on Discount Market Sale Housing Developer Profit on Affordable Housing							20.0% 15.0% 12.0% 6.0%	(£21,682,392) (£617,516) (£1,434,588) £0			(£21,682,392) (£1,434,588) £0			(£617,516)
							19.1%	(£23,734,495)	(£23,734,495)					
Sub-Total											£13,469,202	£16,673,674	£1,803,092	£2,898,894
S106 Contributions						Per Plot £183.67	(£53,815)		(£53,815)					
Building Safety Levy					Chargable m2 22,369	£ m² £23.69	(£529,915)		(£529,915)					
CL					Chargable m2 14,778 1,220	£ m² £200.84 £133.89	(£2,968,030) (£163,318)		(£3,131,348)					
Finance Costs (see Tab 6)							(£7,479,355)	(£7,479,355)		(£11,194,432)				

0% Affordable

Unit Type (average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	Unit Value	Total Value
Studio	Market	1	14	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	164	83	554	51	46,010	4,274	£600	£332,602	£27,605,989
2-Bed Apartment	Market	2	466	150	756	70	113,452	10,540	£600	£453,808	£68,071,232
3-Bed Apartment	Market	3	170	46	939	87	43,210	4,014	£600	£563,611	£25,926,104
TOTAL MARKET HOUSING	P	0%	814	293	714	66	209,151	19,431	£600	£428,295	£125,490,381
Studio	Social Rent	1		0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1		0	0	0	0	0	£240	£0	£0
2-Bed Apartment	Social Rent	2		0	0	0	0	0	£240	£0	£0
3-Bed Apartment	Social Rent	3		0	0	0	0	0	£240	£0	£0
TOTAL SOCIAL RENT	SR	0%	0	0	0	0	0	0	£240	£0	£0
Studio	Shared Ownership	1		0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1		0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Shared Ownership	2		0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Shared Ownership	3		0	0	0	0	0	£360	£0	£0
TOTAL SHARED OWNERSHIP	SO	0%	0	0	0	0	0	0	£360	£0	£0
Studio	Discount Market Sale	1		0	0	0	0	0	£420	£0	£0
1-Bed Apartment	Discount Market Sale	1		0	0	0	0	0	£420	£0	£0
2-Bed Apartment	Discount Market Sale	2		0	0	0	0	0	£420	£0	£0
3-Bed Apartment	Discount Market Sale	3		0	0	0	0	0	£420	£0	£0
TOTAL DISCOUNT MARKET SALE	DMS	0%	0	0	0	0	0	0	£420	£0	£0
TOTAL AFFORDABLE HOUSING	0%	0%	0	0	0	0	0	0	£0	£0	£0
TOTAL SCHEME HOUSING			814	293	714	66	209,151	19,431	£600	£428,295	£125,490,381

BLOCK D SOCIAL RENT - NO SHARED OWNERSHIP

Unit Type (average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	Unit Value	Total Value
Studio	Market	1	14	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	148	75	556	52	41,672	3,871	£600	£333,378	£25,003,361
2-Bed Apartment	Market	2	430	138	756	70	104,322	9,692	£600	£453,572	£62,592,931
3-Bed Apartment	Market	3	106	30	940	87	28,214	2,621	£600	£564,287	£16,928,610
TOTAL MARKET HOUSING	P	88%	698	257	703	65	180,687	16,786	£600	£421,836	£108,411,958
Studio	Social Rent	1	0	0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1	16	8	542	50	4,338	403	£240	£130,131	£1,041,051
2-Bed Apartment	Social Rent	2	36	12	761	71	9,131	848	£240	£182,610	£2,191,320
3-Bed Apartment	Social Rent	3	64	16	937	87	14,996	1,393	£240	£224,937	£3,598,997
TOTAL SOCIAL RENT	SR	100%	116	36	791	73	28,464	2,644	£240	£189,760	£6,831,369
Studio	Shared Ownership	1		0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1		0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Shared Ownership	2		0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Shared Ownership	3		0	0	0	0	0	£360	£0	£0
TOTAL SHARED OWNERSHIP	SO	0%	0	0	0	0	0	0	£360	£0	£0
Studio	Discount Market Sale	1		0	0	0	0	0	£420	£0	£0
1-Bed Apartment	Discount Market Sale	1		0	0	0	0	0	£420	£0	£0
2-Bed Apartment	Discount Market Sale	2		0	0	0	0	0	£420	£0	£0
3-Bed Apartment	Discount Market Sale	3		0	0	0	0	0	£420	£0	£0
TOTAL DISCOUNT MARKET SALE	DMS	0%	0	0	0	0	0	0	£420	£0	£0
TOTAL AFFORDABLE HOUSING	14%	12%	116	36	791	73	28,464	2,644	£240	£189,760	£6,831,369
TOTAL SCHEME HOUSING			814	293	714	66	209,151	19,431	£551	£393,322	£115,243,327

BLOCK D SHARED OWNERSHIP - NO AFFORDABLE RENT

Unit Type (average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	Unit Value	Total Value
Studio	Market	1	14	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	148	75	556	52	41,672	3,871	£600	£333,378	£25,003,361
2-Bed Apartment	Market	2	430	138	756	70	104,322	9,692	£600	£453,572	£62,592,931
3-Bed Apartment	Market	3	106	30	940	87	28,214	2,621	£600	£564,287	£16,928,610
TOTAL MARKET HOUSING	P	0%	698	257	703	65	180,687	16,786	£600	£421,836	£108,411,958
Studio	Social Rent	1		0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1		0	0	0	0	0	£240	£0	£0
2-Bed Apartment	Social Rent	2		0	0	0	0	0	£240	£0	£0
3-Bed Apartment	Social Rent	3		0	0	0	0	0	£240	£0	£0
TOTAL SOCIAL RENT	SR	0%	0	0	0	0	0	0	£240	£0	£0
Studio	Shared Ownership	1	0	0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1	16	8	542	50	4,338	403	£360	£195,197	£1,561,577
2-Bed Apartment	Shared Ownership	2	36	12	761	71	9,131	848	£360	£273,915	£3,286,980
3-Bed Apartment	Shared Ownership	3	64	16	937	87	14,996	1,393	£360	£337,406	£5,398,496
TOTAL SHARED OWNERSHIP	SO	100%	116	36	791	73	28,464	2,644	£360	£284,640	£10,247,054
Studio	Discount Market Sale	1		0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Discount Market Sale	1		0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Discount Market Sale	2		0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Discount Market Sale	3		0	0	0	0	0	£360	£0	£0
TOTAL DISCOUNT MARKET SALE	DMS	0%	0	0	0	0	0	0	£360	£0	£0
TOTAL AFFORDABLE HOUSING	14%	12%	116	36	791	73	28,464	2,644	£360	£284,640	£10,247,054
TOTAL SCHEME HOUSING			814	293	714	66	209,151	19,431	£567	£404,980	£118,659,012

BLOCK D DISCOUNT MARKET SALE

Unit Type (average)	Tenure	Beds	Hab Rooms	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	Unit Value	Total Value
Studio	Market	1	14	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	148	75	556	52	41,672	3,871	£600	£333,378	£25,003,361
2-Bed Apartment	Market	2	430	138	756	70	104,322	9,692	£600	£453,572	£62,592,931
3-Bed Apartment	Market	3	106	30	940	87	28,214	2,621	£600	£564,287	£16,928,610
TOTAL MARKET HOUSING	P	0%	698	257	703	65	180,687	16,786	£600	£421,836	£108,411,958
Studio	Social Rent	1		0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1		0	0	0	0	0	£240	£0	£0
2-Bed Apartment	Social Rent	2		0	0	0	0	0	£240	£0	£0
3-Bed Apartment	Social Rent	3		0	0	0	0	0	£240	£0	£0
TOTAL SOCIAL RENT	SR	0%	0	0	0	0	0	0	£240	£0	£0
Studio	Shared Ownership	1		0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1		0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Shared Ownership	2		0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Shared Ownership	3		0	0	0	0	0	£360	£0	£0
TOTAL SHARED OWNERSHIP	SO	0%	0	0	0	0	0	0	£360	£0	£0
Studio	Discount Market Sale	1	0	0	0	0	0	0	£420	£0	£0
1-Bed Apartment	Discount Market Sale	1	16	8	542	50	4,338	403	£420	£227,730	£1,821,840
2-Bed Apartment	Discount Market Sale	2	36	12	761	71	9,131	848	£420	£319,568	£3,834,811
3-Bed Apartment	Discount Market Sale	3	64	16	937	87	14,996	1,393	£420	£393,640	£6,298,246
TOTAL DISCOUNT MARKET SALE	DMS	100%	116	36	791	73	28,464	2,644	£420	£332,080	£11,954,896
TOTAL AFFORDABLE HOUSING	14%	12%	116	36	791	73	28,464	2,644	£420	£332,080	£11,954,896
TOTAL SCHEME HOUSING			814	293	714	66	209,151	19,431	£576	£410,808	£120,366,854

BLOCK A														
BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	EXTERNAL AMENITY ACOUSTIC (dB)
BA	L01	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L01	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L01	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L01	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L01	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59
BA	L01	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	65
BA	L01	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		65
BA	L01	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	J	0	65
BA	L01	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	J	0	60
BA	L02	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L02	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L02	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L02	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L02	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59
BA	L02	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	65
BA	L02	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		65
BA	L02	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	65
BA	L02	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	60
BA	L03	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L03	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L03	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L03	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L03	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59
BA	L03	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	64
BA	L03	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		64
BA	L03	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	64
BA	L03	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	60
BA	L04	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L04	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L04	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L04	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L04	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59
BA	L04	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L04	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L04	08	A_2B4P_05	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L04	09	A_1B1P_01	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L05	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L05	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L05	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L05	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L05	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L05	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L05	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L05	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L05	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L06	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L06	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L06	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L06	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L06	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L06	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L06	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L06	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L06	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L07	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L07	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L07	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L07	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L07	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L07	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L07	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L07	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L07	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L08	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L08	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L08	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L08	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L08	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L08	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L08	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L08	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L08	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L09	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L09	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L09	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L09	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L09	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L09	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L09	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L09	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L09	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L10	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L10	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L10	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L10	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L10	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L10	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L10	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L10	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L10	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L11	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L11	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L11	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L11	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L11	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L11	06	A_2B3P_02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L11	07	A_1B2P_01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L11	08	A_2B3P_00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L11	09	A_1B1P_00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L12	01	A_1B2P_01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L12	02	A_2B3P_01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L12	03	A_3B5P_01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L12	04	A_2B4P_02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L12	05	A_1B2P_02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L12	06	A_2B3P_02	2B3P	2									

BA	L13	08	A.2B3P.00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L13	09	A.1B1P.00	Studio	5	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L14	01	A.1B2P.01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L14	02	A.2B3P.01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L14	03	A.3B5P.01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L14	04	A.2B4P.02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L14	05	A.1B2P.02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L14	06	A.2B3P.02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L14	07	A.1B2P.01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L14	08	A.2B3P.00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L14	09	A.1B1P.00	Studio	5	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
			126					7918	85.225					

BLOCK B

BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	
BB	L01	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L01	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L01	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L01	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L01	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L01	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L01	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L01	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L01	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L01	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L01	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L01	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L01	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L01	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L01	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L01	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L01	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L02	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L02	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L02	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L02	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L02	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L02	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L02	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L02	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L02	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L02	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L02	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L02	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L02	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L02	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L02	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L02	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L02	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L03	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L03	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L03	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L03	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L03	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L03	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L03	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L03	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L03	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L03	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L03	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L03	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L03	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L03	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L03	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L03	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L03	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L04	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L04	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L04	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L04	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L04	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L04	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L04	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L04	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L04	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L04	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L04	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L04	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L04	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L04	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L04	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L04	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L04	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L05	01	B.2B4P.01	2B4P	2	3	71.27	767	FALSE	M4(2)	OMS	P	7	49
BB	L05	02	B.2B4P.02	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	50
BB	L05	03	B.2B3P.01	2B4P	2	3	70.40	758	TRUE	M4(2)	OMS	R	7	63
BB	L05	04	B.1B2P.01	1B2P	1	2	50.51	544	FALSE	M4(2)	OMS	R	5	63
BB	L05	05	B.1B2P.01	1B2P	1	2	50.79	547	FALSE	M4(2)	OMS	R	5	63
BB	L05	06	B.3B5P.03	2B4P	2	4	70.35	757	TRUE	M4(2)	OMS	P	11.8	65
BB	L05	07	B.1B2P.01	2B4P	2	2	72.55	781	FALSE	M4(2)	OMS	R	5	65
BB	L05	08	B.1B2P.03	1B2P	1	2	50.66	545	FALSE	M4(2)	OMS	R	7	67
BB	L05	09	B.2B3P.05	2B3P	2	3	67.09	722	TRUE	M4(2)	OMS	T	7	68
BB	L05	10	B.2B3P.04	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	T	7	62
BB	L05	11	B.2B4P.07	2B4P	2	3	71.96	775	FALSE	M4(2)	OMS	P	7	55
			79				5358.94	57683.11						

BLOCK D

BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	
BD	L01	01	D.3B5P.03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	47
BD	L01	02	D.3B5P.02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	52
BD	L01	03	D.2B4P.02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67
BD	L01	04	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L01	05	D.2B4P.01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L01	06	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L01	07	D.2B4P.01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L01	08	D.3B5P.01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	P	9	52
BD	L01	09	D.3B5P.04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	44
BD	L02	01	D.3B5P.03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	47
BD	L02	02	D.3B5P.02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	52
BD	L02	03	D.2B4P.02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67
BD	L02	04	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L02	05	D.2B4P.01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L02	06	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L02	07	D.2B4P.01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L02	08	D.3B5P.01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	R	9	52
BD	L02	09	D.3B5P.04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	44
BD	L03	01	D.3B5P.03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	47
BD	L03	02	D.3B5P.02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	52
BD	L03	03	D.2B4P.02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67

BD	L03	04	D_1B2P_01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L03	05	D_2B4P_01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L03	06	D_1B2P_01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L03	07	D_2B4P_01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L03	08	D_3B5P_01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	P	9	52
BD	L03	09	D_3B5P_04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	44
BD	L04	01	D_3B5P_03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	49
BD	L04	02	D_3B5P_02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	49
BD	L04	03	D_2B4P_02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67
BD	L04	04	D_1B2P_01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L04	05	D_2B4P_01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L04	06	D_1B2P_01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L04	07	D_2B4P_01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L04	08	D_3B5P_01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	P	9	49
BD	L04	09	D_3B5P_04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	49
		36					2644.40	28,464						

BLOCK E														
BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	
BE	L00	01	E_2B4P_02	2B4P	2	3	72.35	779	FALSE	M4(2)	OMS	P	7	47
BE	L00	02	E_3B5P_01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L00	03	E_2B4P_03	2B4P	2	4	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L00	04	E_1B1P_01	1B2P	1	1	50.03	538	FALSE	M4(2)	OMS	T	5	47
BE	L00	05	E_2B4P_01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	47
BE	L00	06	E_2B4P_01	2B3P	2	3	66.41	715	FALSE	M4(2)	OMS	P	7	46
BE	L00	07	E_1B1P_01	1B2P	1	1	50.03	538	FALSE	M4(2)	OMS	T	5	47
BE	L00	08	E_2B4P_03	2B4P	2	4	70.23	756	TRUE	M4(2)	OMS	P	8	48
BE	L00	09	E_3B5P_01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	50
BE	L00	10	E_2B4P_02	2B4P	2	3	72.43	780	FALSE	M4(2)	OMS	P	7	46
BE	L01	01	E_1B2P_02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	47
BE	L01	02	E_3B5P_01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L01	03	E_2B4P_03	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L01	04	E_1B2P_01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	49
BE	L01	05	E_2B4P_01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L01	06	E_2B4P_04A	2B4P	2	3	71.66	771	TRUE	M4(2)	OMS	P	8.4	48
BE	L01	07	E_2B4P_02	2B4P	2	3	73.07	786	FALSE	M4(2)	OMS	P	7	48
BE	L01	08	E_2B4P_02	2B4P	2	3	73.05	786	FALSE	M4(2)	OMS	P	7	50
BE	L01	09	E_2B4P_04B	2B4P	2	3	72.20	777	TRUE	M4(2)	OMS	P	8.4	50
BE	L01	10	E_2B4P_01	2B3P	2	3	66.84	720	FALSE	M4(2)	OMS	P	7	48
BE	L01	11	E_1B2P_01	1B2P	1	2	50.40	543	FALSE	M4(2)	OMS	P	5.4	48
BE	L01	12	E_2B4P_03	2B4P	2	3	70.23	756	TRUE	M4(2)	OMS	P	8	52
BE	L01	13	E_3B5P_01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	52
BE	L01	14	E_1B2P_02	1B2P	1	2	51.74	557	FALSE	M4(2)	OMS	P	5.4	51
BE	L02	01	E_1B2P_02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	47
BE	L02	02	E_3B5P_01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L02	03	E_2B4P_03	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L02	04	E_1B2P_01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	49
BE	L02	05	E_2B4P_01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L02	06	E_2B4P_04A	2B4P	2	3	71.66	771	TRUE	M4(2)	OMS	P	8.4	48
BE	L02	07	E_2B4P_02	2B4P	2	3	73.07	786	FALSE	M4(2)	OMS	P	7	48
BE	L02	08	E_2B4P_02	2B4P	2	3	73.05	786	FALSE	M4(2)	OMS	P	7	50
BE	L02	09	E_2B4P_04B	2B4P	2	3	72.20	777	TRUE	M4(2)	OMS	P	8.4	50
BE	L02	10	E_2B4P_01	2B3P	2	3	66.84	720	FALSE	M4(2)	OMS	P	7	48
BE	L02	11	E_1B2P_01	1B2P	1	2	50.40	543	FALSE	M4(2)	OMS	P	5.4	48
BE	L02	12	E_2B4P_03	2B4P	2	3	70.23	756	TRUE	M4(2)	OMS	P	8	52
BE	L02	13	E_3B5P_01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	52
BE	L02	14	E_1B2P_02	1B2P	1	2	51.74	557	FALSE	M4(2)	OMS	P	5.4	51
BE	L03	01	E_1B2P_02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	47
BE	L03	02	E_3B5P_01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L03	03	E_2B4P_03	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L03	04	E_1B2P_01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	49
BE	L03	05	E_2B4P_01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L03	06	E_2B4P_04A	2B4P	2	3	71.66	771	TRUE	M4(2)	OMS	P	8.4	48
BE	L03	07	E_2B4P_02	2B4P	2	3	73.07	786	FALSE	M4(2)	OMS	P	7	48
BE	L03	08	E_2B4P_02	2B4P	2	3	73.05	786	FALSE	M4(2)	OMS	P	7	50
BE	L03	09	E_2B4P_04B	2B4P	2	3	72.20	777	TRUE	M4(2)	OMS	P	8.4	50
BE	L03	10	E_2B4P_01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L03	11	E_1B2P_01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	48
BE	L03	12	E_2B4P_03	2B4P	2	3	70.23	756	TRUE	M4(2)	OMS	P	8	52
BE	L03	13	E_3B5P_01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	52
BE	L03	14	E_1B2P_02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	51
		52					3509.75	37779						

	Total Units	Total m2	Total ft2
Block A	126	7,918	85,225
Block B	79	5,359	57,683
Block C	0	0	0
Block D	36	2,644	28,464
Block E	52	3,510	37,779
	293	19,431	209,151

BLOCK A SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	14	5	14	602	6,478
1-Bed Apartment	42	1	84	2,192	23,591
2-Bed Apartment	56	2	182	3,882	41,788
3-Bed Apartment	14	3	42	1,242	13,368
TOTAL	126		322	7,918	85,225
	TRUE			0	0.00

BLOCK B SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	0	5	0	0	0
1-Bed Apartment	19	1	38	969	10,426
2-Bed Apartment	52	2	156	3,697	39,791
3-Bed Apartment	8	3	32	694	7,466
TOTAL	79		226	5,359	57,683
	TRUE			TRUE	0

BLOCK D SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	0	5	0	0	0
1-Bed Apartment	8	1	16	403	4,338
2-Bed Apartment	12	2	36	848	9,131
3-Bed Apartment	16	3	64	1,393	14,996
TOTAL	36		116	2,644	28,464
	TRUE			TRUE	TRUE

BLOCK E SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	0	5	0	0	0
1-Bed Apartment	14	1	26	711	7,655
2-Bed Apartment	30	2	92	2,113	22,743
3-Bed Apartment	8	3	32	686	7,381
TOTAL	52		150	3,510	37,779
	TRUE			TRUE	TRUE

Turner Morum
Chase Homes - Potters Bar

Cost Plan

TAB 3

Infrastructure / Abnormals	£
Facilitating Works	£1,397,500
Substructure	£3,424,254
Superstructure	£30,615,496
Finishes	£5,421,636
Fittings, Furnishing and Equipment	£4,415,645
Services	£14,729,799
External Works	£4,011,183
Sub-total	£64,015,513
Main Contractor's Preliminaries	£9,337,815
Main contractor's overheads and profit	£3,616,166
Risks (Contingencies)	£3,037,580
TOTAL	£80,007,074

Cashflow - 0% AH - 293 Dwellings Golden Brick 33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	293					35	35	35	35	35	35	35	35	13	0	0	0	293
Market Housing Completions	293					35	35	35	35	35	35	35	35	13		0		293
s106 Affordable Housing Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discount Market Sale Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (£)	£125,490,381	£0	£0	£0	£0	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£5,567,833	£0	£0	£0	£125,490,381
s106 Affordable Housing (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Discount Market Sale (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Resi Income (£)	£4,116,772					£2,058,386		£2,058,386										£4,116,772
TOTAL INCOME	£129,607,153	£0	£0	£0	£0	£17,048,704	£14,990,319	£17,048,704	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£5,567,833	£0	£0	£0	£129,607,153
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,764,711)	£0	£0	£0	£0	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£167,035)	£0	£0	£0	(£3,764,711)
Transaction Costs - Affordable Housing	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
S106 Contributions	(£53,815)	£0	(£6,428)	(£6,428)	(£6,428)	(£6,428)	(£6,428)	(£6,428)	(£6,428)	(£6,428)	(£2,388)	£0	£0	£0				(£53,815)
Building Safety Levy	(£611,413)	£0	£0	£0	£0	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£27,128)	£0	£0	£0	(£611,413)
CIL	(£3,822,267)	(£955,567)	(£955,567)	(£955,567)	(£955,567)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,822,267)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£108,224,557)	(£34,259,113)	(£13,443,099)	(£9,282,731)	(£9,282,731)	(£8,901,369)	(£4,689,542)	(£4,741,001)	(£4,689,542)	(£4,689,542)	(£4,685,501)	(£4,683,113)	(£4,683,113)	(£194,163)	£0	£0	£0	(£108,224,557)
Net Position		(£34,259,113)	(£13,443,099)	(£9,282,731)	(£9,282,731)	£8,147,335	£10,300,777	£12,307,703	£10,300,777	£10,300,777	£10,304,818	£10,307,205	£10,307,205	£5,373,670	£0	£0	£0	
Rolling Balance		(£34,259,113)	(£48,344,570)	(£58,533,762)	(£68,914,000)	(£62,058,802)	(£52,921,628)	(£41,606,205)	(£32,085,544)	(£22,386,371)	(£12,501,298)	(£2,428,492)	£7,833,179	£13,206,849	£13,206,849	£13,206,849	£13,206,849	
Finance Rate	7.5%	(£642,358)	(£906,461)	(£1,097,508)	(£1,292,138)	(£1,163,603)	(£992,281)	(£780,116)	(£601,604)	(£419,744)	(£234,399)	(£45,534)	£0	£0	£0	£0	£0	(£8,175,746)

Cashflow - 12% AH - 293 Dwellings

Golden Brick

33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	293					40	40	40	40	40	40	40	14	0	0	0	0	293
Market Housing Completions	257					35	35	35	35	35	35	35	12					257
s106 Affordable Housing Completions	36	0	0	0	0	5	5	5	5	5	5	5	2	0	0	0	0	36
Discount Market Sale Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (£)	£108,411,958	£0	£0	£0	£0	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£5,062,037	£0	£0	£0	£0	£108,411,958
s106 Affordable Housing (£)	£6,831,369	£0	£2,277,123	£0	£0	£620,228	£620,228	£620,228	£620,228	£620,228	£620,228	£620,228	£212,650	£0	£0	£0	£0	£6,831,369
Discount Market Sale (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Resi Income (£)	£4,116,772					£2,058,386	£2,058,386	£2,058,386										£4,116,772
TOTAL INCOME	£119,360,099	£0	£2,277,123	£0	£0	£17,442,888	£15,384,503	£17,442,888	£15,384,503	£15,384,503	£15,384,503	£15,384,503	£5,274,687	£0	£0	£0	£0	£119,360,099
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,252,359)	£0	£0	£0	£0	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£151,861)	£0	£0	£0	£0	(£3,252,359)
Transaction Costs - Affordable Housing	(£34,157)	£0	£0	£0	£0	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£1,595)	£0	£0	£0	£0	(£34,157)
Disposal Costs - DMS	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
S106 Contributions	(£53,815)	£0	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£2,513)	£0	£0	£0	£0				(£53,815)
Building Safety Levy	(£529,915)	£0	£0	£0	£0	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£24,743)	£0	£0	£0	£0	(£529,915)
CIL	(£3,131,348)	(£782,837)	(£782,837)	(£782,837)	(£782,837)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,131,348)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£106,973,944)	(£34,086,383)	(£13,271,269)	(£9,110,902)	(£9,110,902)	(£8,899,272)	(£4,687,444)	(£4,738,904)	(£4,687,444)	(£4,682,628)	(£4,680,115)	(£4,680,115)	(£4,338,567)	£0	£0	£0	£0	(£106,973,944)
Net Position		(£34,086,383)	(£10,994,146)	(£9,110,902)	(£9,110,902)	£8,543,617	£10,697,058	£12,703,985	£10,697,058	£10,701,875	£10,704,387	£10,704,387	£936,120	£0	£0	£0	£0	
Rolling Balance		(£34,086,383)	(£45,719,649)	(£55,687,794)	(£65,842,842)	(£58,533,778)	(£48,934,228)	(£37,147,760)	(£27,147,222)	(£16,954,358)	(£6,567,865)	£4,013,375	£4,949,494	£4,949,494	£4,949,494	£4,949,494	£4,949,494	
Finance Rate	7.5%	(£639,120)	(£857,243)	(£1,044,146)	(£1,234,553)	(£1,097,508)	(£917,517)	(£696,521)	(£509,010)	(£317,894)	(£123,147)	£0	£0	£0	£0	£0	£0	(£7,436,660)

Cashflow - 12% AH - 293 Dwellings

Golden Brick33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	293					40	40	40	40	40	40	40	14	0	0	0	0	293
Market Housing Completions	257					35	35	35	35	35	35	35	12					257
s106 Affordable Housing Completions	36	0	0	0	0	5	5	5	5	5	5	5	2	0	0	0	0	36
Discount Market Sale Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (£)	£108,411,958	£0	£0	£0	£0	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£5,062,037	£0	£0	£0	£0	£108,411,958
s106 Affordable Housing (£)	£10,247,054	£0	£3,415,685	£0	£0	£930,342	£930,342	£930,342	£930,342	£930,342	£930,342	£930,342	£318,974	£0	£0	£0	£0	£10,247,054
Discount Market Sale (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Resi Income (£)	£4,116,772					£2,058,386	£2,058,386	£2,058,386										£4,116,772
TOTAL INCOME	£122,775,784	£0	£3,415,685	£0	£0	£17,753,002	£15,694,617	£17,753,002	£15,694,617	£15,694,617	£15,694,617	£15,694,617	£5,381,011	£0	£0	£0	£0	£122,775,784
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,252,359)	£0	£0	£0	£0	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£151,861)	£0	£0	£0	£0	(£3,252,359)
Transaction Costs - Affordable Housing	(£51,235)	£0	£0	£0	£0	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£2,392)	£0	£0	£0	£0	(£51,235)
Disposal Costs - DMS	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
S106 Contributions	(£53,815)	£0	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£2,513)	£0	£0	£0	£0				(£53,815)
Building Safety Levy	(£529,915)	£0	£0	£0	£0	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£24,743)	£0	£0	£0	£0	(£529,915)
CIL	(£3,131,348)	(£782,837)	(£782,837)	(£782,837)	(£782,837)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,131,348)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£106,991,023)	(£34,086,383)	(£13,271,269)	(£9,110,902)	(£9,110,902)	(£8,901,597)	(£4,689,770)	(£4,741,230)	(£4,689,770)	(£4,684,954)	(£4,682,441)	(£4,682,441)	(£4,339,364)	£0	£0	£0	£0	(£106,991,023)
Net Position		(£34,086,383)	(£9,855,585)	(£9,110,902)	(£9,110,902)	£8,851,405	£11,004,847	£13,011,773	£11,004,847	£11,009,663	£11,012,176	£11,012,176	£1,041,647	£0	£0	£0	£0	
Rolling Balance		(£34,086,383)	(£44,581,088)	(£54,527,885)	(£64,661,184)	(£57,022,176)	(£47,086,496)	(£34,957,594)	(£24,608,203)	(£14,059,944)	(£3,311,392)	£7,638,695	£8,680,342	£8,680,342	£8,680,342	£8,680,342	£8,680,342	
Finance Rate	7.5%	(£639,120)	(£835,895)	(£1,022,398)	(£1,212,397)	(£1,069,166)	(£882,872)	(£655,455)	(£461,404)	(£263,624)	(£62,089)	£0	£0	£0	£0	£0	£0	(£7,104,419)

Cashflow - 0% AH - 257 Dwellings Golden Brick 33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	257					35	35	35	35	35	35	35	12	0	0	0	0	257
Market Housing Completions	257					35	35	35	35	35	35	35	12					257
s106 Affordable Housing Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discount Market Sale Completions	36	0	0	0	0	5	5	5	5	5	5	5	2	0	0	0	0	36
Market Housing (£)	£108,411,958	£0	£0	£0	£0	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£5,062,037	£0	£0	£0	£0	£108,411,958
s106 Affordable Housing (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Discount Market Sale (£)	£11,954,896	£0	£0	£0	£0	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£558,205	£0	£0	£0	£0	£11,954,896
Non-Resi Income (£)	£4,116,772					£2,058,386		£2,058,386										£4,116,772
TOTAL INCOME	£124,483,626	£0	£0	£0	£0	£18,450,759	£16,392,373	£18,450,759	£16,392,373	£16,392,373	£16,392,373	£16,392,373	£5,620,242	£0	£0	£0	£0	£124,483,626
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,611,006)	£0	£0	£0	£0	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£168,607)	£0	£0	£0	£0	(£3,611,006)
Transaction Costs - Affordable Housing	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£358,647)	£0	£0	£0	£0	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£16,746)	£0	£0	£0	£0	(£358,647)
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
S106 Contributions	(£53,815)	£0	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£7,329)	(£2,513)	£0	£0	£0	£0				(£53,815)
Building Safety Levy	(£529,915)	£0	£0	£0	£0	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£24,743)	£0	£0	£0	£0	(£529,915)
CIL	(£3,131,348)	(£782,837)	(£782,837)	(£782,837)	(£782,837)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,131,348)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£107,657,081)	(£34,086,383)	(£13,271,269)	(£9,110,902)	(£9,110,902)	(£8,992,306)	(£4,780,478)	(£4,831,938)	(£4,780,478)	(£4,775,662)	(£4,773,149)	(£4,773,149)	(£4,370,464)	£0	£0	£0	£0	(£107,657,081)
Net Position		(£34,086,383)	(£13,271,269)	(£9,110,902)	(£9,110,902)	£9,458,453	£11,611,895	£13,618,821	£11,611,895	£11,616,711	£11,619,224	£11,619,224	£1,249,778	£0	£0	£0	£0	
Rolling Balance		(£34,086,383)	(£47,996,772)	(£58,007,613)	(£68,206,158)	(£60,026,570)	(£49,540,173)	(£36,850,230)	(£25,929,277)	(£14,798,740)	(£3,456,993)	£8,097,412	£9,347,190	£9,347,190	£9,347,190	£9,347,190	£9,347,190	
Finance Rate	7.5%	(£639,120)	(£899,939)	(£1,087,643)	(£1,278,865)	(£1,125,498)	(£928,878)	(£690,942)	(£486,174)	(£277,476)	(£64,819)	£0	£0	£0	£0	£0	£0	(£7,479,355)

Turner Morum
Chase Homes - Potters Bar

Land Budget Tab 7

Description	Hectares	Acres
Gross Area	1.63	4.03
Net Area		0.00

Net to Gross	0%
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