

	Building Cost £ per Sq FT GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Avg Cost pu
Open Market Phase 1: Houses	72			58,207

**Fees & Contingencies as % of Building Costs**

	%	£ Total
Design and Professional Fees % (Architects, QS, Project Management)	3.90%	138,475
Residential Building Contingencies (% of Building Costs)	2.90%	102,968

\* This section excludes Affordable Housing section 106 payments  
 All dates must be between 15-Sep-15 and 10-Sep-35  
 'Historic' costs incurred earlier may be entered as 15-Sep-15 PROVIDED they are not taken into account in the site valuation (& hence double counted)

**External Works & Infrastructure Costs (£)**

Phase 1	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
Site Preparation/Demolition		£8,925	01-Mar-16	01-Sep-16	146
Roads and Sewers		£520,454	01-Mar-16	01-Aug-20	8,532
Services (Power, Water, Gas, Telco and IT)		£154,000	01-Mar-16	01-Aug-20	2,525
Strategic Landscaping					
Off Site Works					
Public Open Space		£30,000	01-Mar-16	01-Mar-19	492
Site Specific Sustainability Initiatives					
Plot specific external works					
Other 1					
Other 2					

**Site Abnormals (£)**

	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Cost per unit (all tenures)
De-canting tenants					
Decontamination					
Abnormal Foundations		£154,800	01-Mar-16	01-Aug-20	2,538
Beam & Block		£76,250	01-Mar-16	01-Aug-20	1,250
Dealing with slopes		£66,000	01-Mar-16	01-Aug-20	1,082
Grouting		£191,000	01-Mar-16	01-Mar-18	3,131
Capping mine shaft		£25,000	01-Mar-16	01-Mar-18	410

Residential Car Parking Building Costs (average cost / car parking space)	Building Costs (£ / car parking space)	Payment Date

Total number of residential car parking spaces  (Open Market and Affordable)

<b>Statutory Payments (£)</b>	<b>Additional information</b>	<b>Cost (£)</b>	<b>Payment start date</b>	<b>Payment end date</b>	<i>Per unit</i>
Education					
Sport & Recreation					
Social Infrastructure					
Public Realm					
Affordable Housing					
Transport					
Highway					
Health					
Public Art					
Flood work					
Community Infrastructure Levy	per sq metre				
Other Tariff	per sq metre				
Other 1					
Other 2					
Other 3					
Other 4					

**OTHER COSTS**

SITE PURCHASE COSTS	%
Agents Fees (% of site cost)	0.00%
Legal Fees (% of site cost)	1.00%
Stamp Duty (% of site cost)	0.00%

<b>Other Acquisition Costs (£)</b>	<b>Comment on nature of issue</b>	<b>Cost (£)</b>	<b>Payment start date</b>	<b>Payment end date</b>

**FINANCE COSTS**

Arrangement Fee (£)	£0
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Interest Rate (%)	5.00%
Misc Fees - Surveyors etc (£)	£0
Credit balance reinvestment %	2.50%

**MARKETING COSTS**

Affordable Housing Marketing Costs

	Cost (£)	Payment start date	Payment end date
Developer cost of sale to RP (£)			
RP purchase costs (£)			
Intermediate Housing Sales and Marketing (£)			

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	4.00%
Legal Fees (per Open Market unit) - £	£0
Agents Private Rental Intial Letting fees - %	

**DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)**

Developer O/head (£)		£498,837		Return at Scheme end
Open Market Housing (% GDV)	15.00%	22.0%	25,578	inc Overheads per open market home
Private Rental (% Cost)				
Affordable Housing (% Cost)				