

Barnsley West  
CPV Viability Appraisal  
Without prejudice - update  
DN-1035

Development Pro Forma  
ARGUS Software  
May 23, 2025

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Project Pro Forma for Merged Phases 1 2 3 4 5 6 7 8

Currency in £

**REVENUE**

Sales Valuation	Units	ft	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Local Centre Land Sale	1	0	0.00	1,500,000	1,500,000
P1 - Market Houses	181	256,514	271.22	384,374	69,571,624
P1 - additional MV	35	31,500	271.22	244,098	8,543,417
P2 - Market Houses	233	302,420	276.59	358,992	83,645,108
P2 - additional MV	44	39,600	276.59	248,927	10,952,802
P3 - Market Houses	112	145,711	274.02	356,499	39,927,903
P3 - additional MV	21	18,900	274.02	246,619	5,179,001
P4 - Market Houses	210	298,503	271.92	386,519	81,168,936
P4 - additional MV	40	36,000	271.92	244,728	9,789,120
P5 - Market Houses	115	136,747	279.94	332,882	38,281,461
P5 - Additional MV	22	19,800	279.94	251,949	5,542,885
P6 - Market Houses	336	459,588	273.67	374,333	125,775,908
P6 - Additional MV	64	57,600	273.67	246,304	15,763,450
P7 - Market Houses	123	192,236	265.31	414,647	51,001,633
P7 - Additional MV	24	21,600	265.31	238,777	5,730,640
<b>Totals</b>	<b>1,561</b>	<b>2,016,719</b>			<b>552,373,888</b>

**Additional Revenue**

SCRIF Grant	8,933,569
Sterling Capitol Rebate	11,462,829
	20,396,398

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**TOTAL PROJECT REVENUE**

**572,770,286**

**DEVELOPMENT COSTS**

**ACQUISITION COSTS**

Fixed Price	16,100,000		
Fixed Price		16,100,000	
			16,100,000
Agent Fee	1.00%	161,000	
Legal Fee	0.80%	128,800	
			289,800

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>ft²</b>	<b>Build Rate</b>	<b>ft²</b>	<b>Cost</b>
P1 - Market Houses	256,514	121.70		31,217,754
P1 - additional MV	31,500	121.70		3,833,550
P2 - Market Houses	302,420	121.70		36,804,514
P2 - additional MV	39,600	121.70		4,819,320
P3 - Market Houses	145,711	121.70		17,733,029
P3 - additional MV	18,900	121.70		2,300,130
P4 - Market Houses	298,503	121.70		36,327,815
P4 - additional MV	36,000	121.70		4,381,200
P5 - Market Houses	136,747	121.70		16,642,110
P5 - Additional MV	19,800	121.70		2,409,660
P6 - Market Houses	459,588	121.70		55,931,860
P6 -Additional MV	57,600	121.70		7,009,920
P7 - Market Houses	192,236	121.70		23,395,121
P7 - Additional MV	<u>21,600</u>	121.70		<u>2,628,720</u>
<b>Totals</b>	<b>2,016,719 ft²</b>			<b>245,434,702</b>

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Standard Contingency	3.00%	7,363,041	
			252,797,743

**Other Construction Costs**

Northern Roundabout (SCRIF)		3,045,838	
N. Strategic Spine Rd & Landspacing		5,579,186	
S. Strategic Spine Rd & Landspacing		5,563,238	
South Roundabout		3,162,166	
Residential Mains Services		11,700,000	
SI3 - SW Attenuation & Landscaping		1,726,872	
SI4 - SW Attenuation & Landscaping		1,949,575	
SI5 - SW Attenuation & Landscaping		2,294,412	
Capitol Cl. Off Site Works (SCRIF)		10,700,000	
Enabling Works Package		12,545,666	
Temporary Works & Reinstatement		727,755	
Infrastructure Contingency	4.00%	2,359,788	
Whinby Rd Roundabout		500,000	
Infrastructure - Plot 1		9,271,521	
Infrastructure Contingency - Plot 1	4.00%	370,861	
Infrastructure - Plot 2		9,598,750	
Infrastructure Contingency - Plot 2	4.00%	383,950	
Infrastructure - Plot 3		3,951,127	
Infrastructure Contingency - Plot 3	4.00%	158,045	
Infrastructure - Plot 4		6,471,030	
Infrastructure Contingency - Plot 4	4.00%	258,841	
Infrastructure - Plot 5		4,608,001	
Infrastructure Contingency - Plot 5	4.00%	184,320	
Infrastructure - Plot 6		15,430,068	
Infrastructure Contingency - Plot 6	4.00%	617,203	
Infrastructure - Plot 7		6,946,479	

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Infrastructure Contingency - Plot 7	4.00%	277,859	
			120,382,551

**Section 106 Costs**

Primary School Build (All-in Cost)		11,550,000	
BNG Monitoring		9,940	
Watercourse Compensation		37,125	
Lapwings		137,700	
Skylarks		6,600	
Public Transport Services		912,600	
Bus Stops On Link Road		106,252	
Real Time Bus Stops in Add. to LR		28,700	
New PROW Connections		74,544	
PROW Improvements		104,992	
Offsite Highways		2,000,000	
Offsite Highways to Whinby & Pog.		1,000,000	
Secondary Education P1		512,000	
Sustainable Travel P1		164,041	
Open Space P1		220,721	
Travel Passes P1		121,500	
Secondary Education P2		666,119	
Sustainable Travel Contribution P2		210,368	
Open Space P2		283,284	
Travel Passes P2		155,813	
Secondary Education P3		319,833	
Sustainable Travel Contribution P3		101,007	
Open Space P3		136,017	
Travel Passes P3		74,813	
Secondary Education P4		601,190	
Sustainable Travel Contribution P4		189,863	

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Open Space P4		255,671	
Travel Passes P4		140,625	
Secondary Education P5		329,452	
Sustainable Travel Contribution P5		104,045	
Open Space P5		140,108	
Travel Passes P5		77,063	
Secondary Education P6		961,905	
Sustainable Travel Contribution P6		303,780	
Open Space P6		409,074	
Travel Passes P6		225,000	
Secondary Education P7		353,500	
Sustainable Travel Contribution P7		111,639	
Open Space P7		150,335	
Travel Passes P7		82,688	
			23,369,907

**PROFESSIONAL FEES**

Planning Promotion Cost		1,850,000	
Infrastructure Professional Fees	5.00%	2,949,735	
Pre-Construction Professional Fees	2.00%	6,034,234	
Construction Professional Fees	3.00%	9,051,350	
			19,885,319

**DISPOSAL FEES**

Land Sales & Marketing Costs		3.00%	45,000	
Sales & Marketing Costs		3.00%	14,681,177	
Land Sales Legal Fee		0.50%	7,500	
Sales Legal Fee	1,560 un	650.00 /un	1,014,000	
				15,747,677

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<b>TOTAL COSTS BEFORE FINANCE</b>		<b>448,572,999</b>
<b>FINANCE</b>		
Debit Rate 7.50%, Credit Rate 2.00% (Nominal)		
Total Finance Cost		24,627,916
<b>TOTAL COSTS</b>		<b>473,200,915</b>
<b>PROFIT</b>		<b>99,569,371</b>
<b>Performance Measures</b>		
Profit on Cost%	21.04%	
Profit on GDV%	18.03%	
Profit on NDV%	18.03%	
IRR% (without Interest)	13.46%	