

M21 \$106 Distribution Costs

2020/2021

The intention of this form is to establish the Base Approval for the M21 Residential Proposal (Planning Ref 2021/1590) that outlines the financial metrics that support the \$106 contributions and provides a framework for how these are to be reviewed at each subsequent RP planning application for a phase. It is to be used to determine any market force movements which require a review of the financial contributions payable to Barmston Council under the \$106 Agreement.

Revenue				
House Build Revenue	Units	net	£/sqft	Unit Price
Phase 1 - Residential (R1)	259	288,014	265.12	35,110
Phase 2 - Residential (R2)	277	342,017	268.13	31,160
Phase 3 - Residential (R3)	133	184,611	269.64	339,150
Phase 4 - Residential (R4)	259	334,652	277.28	383,832
Phase 5 - Residential (R5)	137	158,547	279.94	319,886
Phase 6 - Residential (R6)	483	527,188	278.96	353,848
Phase 7 - Residential (R7)	147	213,837	257.58	385,934
Local Centre Sale (CS)	1	-	-	1,506,000
<b>Revenue Sub Total</b>	<b>2069</b>	<b>2,026,720</b>		<b>847,343,624</b>

Additional Revenue				
SCDF Grant		£		£
Supporting Capital Hub		8,720,001		11,862,020
<b>Additional Revenue Sub Total</b>				<b>20,188,020</b>

**TOTAL REVENUE REALISATION** £ **2,046,908,644**

Development Costs				
Standard Build Costs	sqft	Area sqft	Cost	
Phase 1 - Residential (R1)	288,014	121.7	35,051,303.80	
Phase 2 - Residential (R2)	342,017	121.7	41,623,955.70	
Phase 3 - Residential (R3)	184,611	121.7	30,023,136.78	
Phase 4 - Residential (R4)	334,652	121.7	40,708,893.40	
Phase 5 - Residential (R5)	158,547	121.7	19,091,789.68	
Phase 6 - Residential (R6)	527,188	121.7	62,941,779.80	
Phase 7 - Residential (R7)	213,837	121.7	26,023,562.89	
Standard Contingency @ 3%			7,945,044.72	
<b>Sub Total</b>	<b>2,016,720</b>		<b>252,797,888.72</b>	

Abnormal Costs				
Item	£			
Northen Floodplain (SCDF)	£ 3,048,838.00			
N. Scouting Sports Road & Landscaping	£ 5,578,186.00			
S. Scouting Sports Road & Landscaping	£ 770,294.49			
Residential Mains Services	£ 11,700,000.00			
Site SW Remediation & Landscaping	£ 2,794,872.00			
Site SW Remediation & Landscaping	£ 1,948,575.00			
Site SW Remediation & Landscaping	£ 2,794,872.00			
Capital Cost - Off Site Highway Works	£ 10,700,000.00			
Environ Works Package	£ 15,546,666.00			
Temporary Works and Reinstatement	£ 727,755.00			
Lift in Cost for Regulatory Standards	£ 2,354,788.32			
Infrastructure Contingency	£ 9,771,521.80			
Phase 1 Infrastructure	£ 278,069.84			
Phase 2 Infrastructure	£ 5,598,750.00			
Phase 3 Infrastructure	£ 383,955.00			
Phase 4 Infrastructure	£ 3,951,127.00			
Phase 5 Infrastructure	£ 158,045.08			
Phase 6 Infrastructure	£ 6,471,030.00			
Phase 7 Infrastructure	£ 258,841.20			
Phase 8 Infrastructure	£ 4,698,001.00			
Phase 9 Infrastructure	£ 384,300.04			
Phase 10 Infrastructure	£ 15,430,068.00			
Phase 11 Infrastructure	£ 612,000.72			
Phase 12 Infrastructure	£ 1,846,479.00			
Phase 13 Infrastructure	£ 119,822,055.38			
<b>Sub Total</b>	<b>£ 18,137,619.79</b>	<b>£ 20,877,056.08</b>	<b>£ 9,340,036.19</b>	<b>£ 16,562,322.51</b>
<b>Infrastructure</b>	<b>£ 1,000</b>	<b>£ 1,000</b>	<b>£ 1,000</b>	<b>£ 1,000</b>
<b>Sub Total with Inflation</b>	<b>£ 18,137,619.79</b>	<b>£ 20,877,056.08</b>	<b>£ 9,340,036.19</b>	<b>£ 16,562,322.51</b>

Estate Costs				
Item	£			
Primary School (M in Cost)	£ 11,500,000.00			
BMS Monitoring	£ 9,840.00			
Mitigation for loss of loss of landscaping	£ 645,100.00			
Mitigation for loss of wildlife habitat	£ 3,300.00			
Improvements to links to public open space away from the site	£ 14,544.00			
Off-site Highway	£ 1,298,187.00			
Off-site Highway to Whitley	£ 988,000.00			
Secondary School Contribution	£ 1,872,000.00			
Public Bus Service Contribution	£ 182,870.35			
Bus Stop Improvements	£ 134,900.00			
<b>Sub Total</b>	<b>£ 18,346,636.38</b>	<b>£ 3,054,302.18</b>	<b>£ 2,798,922.23</b>	<b>£ 1,348,758.58</b>
<b>Infrastructure</b>	<b>£ 1,000</b>	<b>£ 1,000</b>	<b>£ 1,000</b>	<b>£ 1,000</b>
<b>Sub Total with Inflation</b>	<b>£ 18,346,636.38</b>	<b>£ 3,054,302.18</b>	<b>£ 2,798,922.23</b>	<b>£ 1,348,758.58</b>

Professional Fees				
Item	£			
Planning Protection Cost	£ 1,850,000.00			
Infrastructure Professional Fees	£ 5,994,127.57			
Pre Construction Professional Fees	£ 5,950,907.37			
Construction Professional Fees	£ 6,984,806.11			
<b>Sub Total</b>	<b>£ 20,860,841.05</b>	<b>£ 3,054,302.18</b>	<b>£ 2,798,922.23</b>	<b>£ 1,348,758.58</b>

Original Fees				
Item	£			
Land Sales and Marketing Costs	£ 45,000.00			
Sales and Marketing Costs	£ 16,375,302.42			
Land Sales Legal Fees	£ 1,000.00			
Sales Legal Fee	£ 1,014,000.00			
<b>Sub Total</b>	<b>£ 27,841,302.42</b>	<b>£ 2,425,804.61</b>	<b>£ 2,847,738.61</b>	<b>£ 1,445,123.08</b>

Acquisition Costs				
Item	£			
Land Value	£ 16,300,000.00			
Stamp Duty	£ 794,535.00			
Agent Fee	£ 245,000.00			
Legal Fee	£ 128,800.00			
<b>Sub Total</b>	<b>£ 17,348,335.00</b>	<b>£ 2,229,231.11</b>	<b>£ 2,858,782.19</b>	<b>£ 1,372,828.19</b>

**Total Costs Before Finance** £ **64,683,612** £ **75,963,064** £ **35,278,688** £ **69,684,683** £ **35,736,260** £ **124,728,474** £ **47,697,761**

Finance Cost				
Item	£			
Phase Interest Rate	£ 3,978,339.72	5.27%	£ 2,844,604.52	5.27%
<b>Sub Total</b>	<b>£ 3,978,339.72</b>	<b>5.27%</b>	<b>£ 2,844,604.52</b>	<b>5.27%</b>

Developer Margin				
Item	18% OHS	12% OH		
Total OHP	£ 18,873,024.23	£ 16,559,226.27	£ 8,192,774.79	£ 16,399,737.50
<b>Sub Total</b>	<b>£ 18,873,024.23</b>	<b>£ 16,559,226.27</b>	<b>£ 8,192,774.79</b>	<b>£ 16,399,737.50</b>

**Total Costs** £ **83,556,636.23** £ **92,522,290.27** £ **43,471,462.83** £ **86,073,366.83** £ **52,172,520.50** £ **141,456,948.15** £ **64,097,521.61**

**Phase Surplus at Planning Permission** £ **21.52** £ **-312,893.47** £ **-143,681.144** £ **466,666.9364** £ **298,670.205** £ **-118,324.6417** £ **22,086.6396** £ **-787,735.956** £ **123,950**

R1	R2	R3	R4	R5	R6	R7	Community Centre Land
13.85%	17.76%	8.53%	16.03%	8.76%	25.64%	9.42%	

£ 75,839,846							
£ 31,842,821							
£ 45,106,964							
£ 90,058,656							
£ 43,824,346							
£ 141,539,358							
£ 58,730,273							
£ 1,500,000.00							
£ 75,839,846	£ 31,842,821	£ 45,106,964	£ 90,058,656	£ 43,824,346	£ 141,539,358	£ 58,730,273	£ 1,500,000.00

£ 1,508,670.19	£ 1,539,883.15	£ 584,885.85	£ 496,518.51	£ 748,891.31	£ 2,361,389.80	£ 1,079,452.49	
£ 1,507,666.12	£ 2,022,112.01	£ 751,450.00	£ 1,177,746.65	£ 681,229.70	£ 3,020,122.02	£ 1,418,400.51	
£ 3,481,336.31	£ 3,568,494.30	£ 1,376,379.83	£ 2,874,282.56	£ 1,735,614.61	£ 5,463,513.12	£ 2,497,515.51	
£ 79,211,182	£ 95,483,125	£ 48,485,284	£ 93,823,319	£ 45,639,380	£ 147,002,875	£ 59,229,789	£ 1,500,000

£ 35,051,303.80							
£ 41,623,955.70							
£ 20,033,136.78							
£ 40,708,893.40							
£ 19,091,789.68							
£ 62,941,779.80							
£ 26,023,562.89							
£ 1,051,538.11	£ 1,248,718.67	£ 600,094.76	£ 1,221,246.80	£ 571,553.10	£ 1,888,253.39	£ 780,718.89	
£ 36,102,842.91	£ 42,874,474.37	£ 20,624,153.46	£ 41,830,156.46	£ 19,623,323.69	£ 44,830,022.99	£ 26,804,481.79	

£ 421,733.42	£ 548,821.40	£ 259,877.21	£ 488,115.08	£ 267,487.08	£ 780,086.10	£ 287,811.68	
£ 772,926.88	£ 950,463.16	£ 475,851.37	£ 894,100.22	£ 489,666.98	£ 1,430,565.15	£ 525,750.99	
£ 770,294.49	£ 987,811.20	£ 474,365.70	£ 891,545.03	£ 498,564.41	£ 1,438,471.38	£ 524,238.20	
£ 3,542,166.00	£ 551,881.21	£ 293,690.92	£ 506,732.61	£ 277,783.84	£ 839,833.79	£ 297,873.31	
£ 1,520,000.00	£ 2,877,500.00	£ 997,500.00	£ 1,875,000.00	£ 1,627,500.00	£ 3,800,000.00	£ 1,132,500.00	
£ 2,794,872.00	£ 3,064,504.81	£ 147,229.41	£ 276,742.51	£ 154,644.78	£ 460,701.69	£ 162,724.63	
£ 269,841.15	£ 346,174.54	£ 168,211.77	£ 312,411.81	£ 171,212.68	£ 499,891.03	£ 185,709.91	
£ 337,687.42	£ 407,852.21	£ 193,633.16	£ 367,898.21	£ 212,466.68	£ 588,355.77	£ 208,264.21	
£ 1,481,538.46	£ 1,899,530.00	£ 912,243.59	£ 1,714,743.59	£ 639,579.49	£ 2,743,558.74	£ 1,008,269.23	
£ 1,747,922.22	£ 2,227,659.92	£ 1,069,596.45	£ 2,016,529.40	£ 1,101,746.82	£ 3,248,837.44	£ 1,182,387.76	
£ 106,766.68	£ 129,021.61	£ 62,645.76	£ 116,627.60	£ 61,912.82	£ 186,603.81	£ 68,576.61	
£ 328,738.82	£ 418,813.78	£ 201,187.88	£ 376,371.21	£ 207,237.82	£ 606,079.83	£ 222,364.47	
£ 9,771,521.80							
£ 370,869.84							
£ 5,598,750.00							
£ 383,955.00							
£ 3,951,127.00							
£ 158,045.08							
£ 6,471,030.00							
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£ 15,430,068.00							
£ 612,000.72							
£ 1,846,479.00							
£ 119,822,055.38							
£ 18,137,619.79	£ 20,877,056.08	£ 9,340,036.19	£ 16,562,322.51	£ 10,186,564.97	£ 31,779,352.85	£ 13,065,819.54	
£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	£ 1,000	
£ 18,137,619.79	£ 20,877,056.08	£ 9,340,036.19	£ 16,562,322.51				