

MU1 S106 Distributed Costs

The intention of this form is to establish the Base Appraisal for the MU1 Residential Proportion (Planning Ref:2021/1090) that outlines the financial metrics that support the S106 contributions and provides a framework for how these are to be reviewed at each subsequent RM planning application for a phase, in doing so to determine any market force movements which support a review of the financial contributions payable to Barnsey Council under the S106 Agreement.

R1	R2	R3	R4	R5	R6	R7	Community Centre Land
13.85%	17.76%	8.53%	18.03%	8.78%	25.64%	9.42%	

Revenue					
House Build Revenue	Units	sqft	£/sqft	Unit Price	GOV
Phase 1 - Residential (R1)	216	288,014	263.32	£ 351,110	£ 75,839,846
Phase 2 - Residential (R2)	277	342,021	268.53	£ 331,562	£ 91,842,631
Phase 3 - Residential (R3)	133	164,911	266.04	£ 336,150	£ 45,106,904
Phase 4 - Residential (R4)	250	334,502	277.20	£ 383,830	£ 90,958,056
Phase 5 - Residential (R5)	137	156,547	279.94	£ 319,886	£ 43,824,346
Phase 6 - Residential (R6)	400	517,188	276.86	£ 353,848	£ 141,539,358
Phase 7 - Residential (R7)	147	213,837	257.58	£ 385,934	£ 56,732,273
Local Centre Sale (C1)	1				£ 1,500,000
Revenue Sub Total	1560	2,016,720			£ 547,343,414

Additional Revenue	
SCRIP Grant	£ 8,725,691
Sterling Capital Rebate	£ 11,462,829
Additional Revenue Sub Total	£ 20,188,520

TOTAL REVENUE/REALISATION	£ 567,531,934
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Development Costs			
Standard Build Costs	sqft	Rate £/sqft	Cost
Phase 1 - Residential (R1)	288,014	121.7	£ 35,051,303.80
Phase 2 - Residential (R2)	342,021	121.7	£ 41,623,955.70
Phase 3 - Residential (R3)	164,911	121.7	£ 20,033,158.70
Phase 4 - Residential (R4)	334,502	121.7	£ 40,708,893.40
Phase 5 - Residential (R5)	156,547	121.7	£ 19,051,769.90
Phase 6 - Residential (R6)	517,188	121.7	£ 62,941,779.60
Phase 7 - Residential (R7)	213,837	121.7	£ 26,023,962.90
Standard Contingency @ 3%			£ 7,363,044.72
Sub Total	2,016,720		£ 252,797,866.72

Other Construction Costs	
Northern Roundabout (SCRIF)	£ 3,045,838.00
N Strategic Spine Road & Landscaping	£ 5,576,186.00
S Strategic Spine Road & Landscaping	£ 5,653,238.00
Southern Roundabout (SCRIF)	£ 3,162,166.00
Residential Mains Services	£ 11,700,000.00
S13 - SW Attenuation & Landscaping	£ 1,726,872.00
S14 - SW Attenuation & Landscaping	£ 1,949,575.00
S15 - SW Attenuation & Landscaping	£ 2,294,412.00
Capitol Close - Off Site Highway Works	£ 10,700,000.00
Enabling Works Package	£ 12,545,666.00
Temporary Works and Reinstatement	£ 727,755.00
Uplift in Cost for Regulatory Standards	
Infrastructure Contingency	4% £ 2,359,788.32
Phase 1 Infrastructure	£ 9,271,521.00
Phase 1 Infrastructure Contingency	4% £ 370,860.84
Phase 2 Infrastructure	£ 9,598,750.00
Phase 2 Infrastructure Contingency	4% £ 383,950.00
Phase 3 Infrastructure	£ 3,954,127.00
Phase 3 Infrastructure Contingency	4% £ 158,045.08
Phase 4 Infrastructure	£ 6,471,030.00
Phase 4 Infrastructure Contingency	4% £ 258,841.20
Phase 5 Infrastructure	£ 4,668,001.00
Phase 5 Infrastructure Contingency	4% £ 184,320.04
Phase 6 Infrastructure	£ 15,430,068.00
Phase 6 Infrastructure Contingency	4% £ 617,202.72
Phase 7 Infrastructure	£ 6,946,478.00
Phase 7 Infrastructure Contingency	4% £ 277,859.16
Sub Total	£ 119,882,551.36
Indexation	1.00
Sub Total with Indexation	£ 119,882,551.36

S106 Costs	
Primary School Build (All in Cost)	£ 11,550,000.00
BNG Monitoring	£ 9,940.00
Mitigation for loss of loss of lapwing habitat	£ 56,133.00
Mitigation for loss of skylark habitat	£ 3,300.00
Improvements to links to public rights of way outside the site	£ 74,544.00
Offsite Highways	£ 1,298,167.00
Offsite Highways to Whitby (est)	£ 500,000.00
Secondary School Contribution	£ 8,726,000.00
Public Bus Service Contribution	£ 912,600.00
Bus Stop Improvements	£ 134,952.00
Sub Total	£ 16,349,636.00
Indexation	1.00
Sub Total with Indexation	£ 16,349,636.00

Professional Fees	
Planning Promotion Cost	£ 1,850,000.00
Infrastructure Professional Fees	5% £ 594,127.57
Pie Construction Professional Fees	6% £ 5,055,957.37
Construction Professional Fees	3% £ 6,384,805.11
Sub Total	£ 19,884,890.06

Disposal Fees	
Land Sales and Marketing Costs	£ 45,000.00
Sales and Marketing Costs	£ 16,375,302.42
Land Sales Legal Fee	3% £ 7,500.00
Sales Legal Fee	650/un £ 1,014,000.00
Sub Total	£ 17,441,802.42

Acquisition Costs	
Land Value	£ 16,100,000.00
Stamp Duty	4.9% £ 794,535.00
Agent Fee	1.0% £ 161,000.00
Local Fee	0.8% £ 128,800.00
Sub Total	£ 17,184,335.00

Total Costs Before Finance	£ 443,541,084
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£ 75,839,846	£ 91,842,631	£ 45,106,904	£ 90,958,056	£ 43,824,346	£ 141,539,358	£ 56,732,273	£ 1,500,000
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£ 1,504,070.19	£ 1,538,883.11	£ 594,885.85	£ 896,518.11	£ 749,891.31	£ 2,361,389.60	£ 1,079,452.49	
£ 1,976,686.12	£ 2,021,611.20	£ 781,493.98	£ 1,177,744.45	£ 985,122.70	£ 3,102,127.52	£ 1,418,063.03	
£ 3,481,336.31	£ 3,560,494.30	£ 1,376,379.83	£ 2,074,262.56	£ 1,735,014.01	£ 5,463,517.12	£ 2,497,515.51	

£ 79,321,162	£ 95,463,125	£ 46,483,284	£ 93,632,319	£ 45,559,360	£ 147,002,875	£ 59,229,789	£ 1,500,000
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£ 35,051,303.80	£ 41,623,955.70	£ 20,033,158.70	£ 40,708,893.40	£ 19,051,769.90	£ 62,941,779.60	£ 26,023,962.90	
£ 1,051,638.11	£ 1,340,718.67	£ 600,984.76	£ 1,221,268.80	£ 571,553.10	£ 1,888,253.39	£ 780,718.89	
£ 36,102,941.91	£ 42,972,674.37	£ 20,634,143.46	£ 41,930,162.20	£ 19,623,323.00	£ 64,830,032.99	£ 26,804,681.79	

£ 421,731.42	£ 540,831.49	£ 259,677.21	£ 488,115.96	£ 267,487.06	£ 780,984.10	£ 287,011.66	
£ 772,502.68	£ 990,663.16	£ 475,661.57	£ 894,100.52	£ 499,968.68	£ 1,430,560.51	£ 525,703.99	
£ 770,294.49	£ 987,831.36	£ 474,301.70	£ 891,544.55	£ 488,566.41	£ 1,426,471.28	£ 524,228.20	
£ 437,338.37	£ 561,487.17	£ 289,594.92	£ 506,757.37	£ 277,703.04	£ 810,811.79	£ 297,973.33	
£ 1,620,000.00	£ 2,077,500.00	£ 997,500.00	£ 1,675,000.00	£ 1,027,500.00	£ 3,000,000.00	£ 1,102,500.00	
£ 239,105.35	£ 306,539.68	£ 147,229.91	£ 278,742.21	£ 151,654.78	£ 442,787.89	£ 160,274.48	
£ 269,941.15	£ 346,174.54	£ 166,213.77	£ 312,431.89	£ 171,212.68	£ 499,891.03	£ 183,709.95	
£ 317,887.82	£ 407,405.21	£ 195,613.33	£ 387,694.23	£ 201,494.44	£ 588,310.77	£ 216,204.21	
£ 1,481,538.48	£ 1,899,935.90	£ 912,243.59	£ 1,714,743.59	£ 939,679.49	£ 2,743,589.74	£ 1,008,269.23	
£ 12,545,666.00	£ 2,277,599.92	£ 1,089,598.45	£ 2,910,523.40	£ 1,101,786.82	£ 3,216,837.44	£ 1,191,877.76	
£ 100,796.08	£ 120,223.16	£ 62,845.78	£ 116,627.85	£ 63,511.82	£ 188,903.85	£ 68,576.91	
£ 326,739.92	£ 419,013.70	£ 201,187.08	£ 378,171.21	£ 207,237.82	£ 605,073.93	£ 222,364.67	
£ 9,271,521.00							
£ 370,860.84							
£ 9,598,750.00							
£ 383,950.00							
£ 3,954,127.00		£ 3,951,127.00					
£ 158,045.08		£ 158,045.08					
£ 6,471,030.00			£ 6,471,030.00				
£ 258,841.20			£ 258,841.20				
£ 4,668,001.00				£ 4,668,001.00			
£ 184,320.04				£ 184,320.04			
£ 15,430,068.00					£ 15,430,068.00		
£ 617,202.72					£ 617,202.72		
£ 6,946,478.00						£ 6,946,478.00	
£ 277,859.16						£ 277,859.16	
£ 18,137,619.79	£ 20,877,656.68	£ 9,340,636.19	£ 16,562,322.53	£ 10,180,634.37	£ 31,779,192.85	£ 13,005,819.54	
1.00	1.00	1.00	1.00	1.00	1.00	1.00	
£ 18,137,619.79	£ 20,877,656.68	£ 9,340,636.19	£ 16,562,322.53	£ 10,180,634.37	£ 31,779,192.85	£ 13,005,819.54	

£ 1,599,230.77	£ 2,050,865.38	£ 984,711.54	£ 1,850,961.54	£ 1,014,326.92	£ 2,961,538.46	£ 1,088,265.38	
£ 9,940.00	£ 1,549.22	£ 753.94	£ 1,179.14	£ 858.27	£ 2,213.59	£ 1,399.61	
£ 11,116.53	£ 8,749.67	£ 4,257.81	£ 6,658.77	£ 4,046.79	£ 12,500.48	£ 7,804.14	
£ 3,300.00	£ 514.33	£ 250.30	£ 391.46	£ 284.54	£ 734.89	£ 464.66	
£ 14,895.26	£ 11,618.26	£ 5,654.12	£ 8,842.87	£ 6,436.54	£ 16,600.87	£ 10,496.29	
£ 247,013.07	£ 192,665.30	£ 93,762.15	£ 148,641.06	£ 106,737.07	£ 275,288.60	£ 174,659.76	
£ 500,000.00	£ 77,509.51	£ 37,624.55	£ 59,312.80	£ 43,172.59	£ 114,347.98	£ 70,403.61	
£ 374,006.34	£ 291,794.53	£ 141,989.50	£ 222,967.14	£ 161,638.18	£ 416,985.93	£ 263,388.68	
£ 182,357.35	£ 142,235.11	£ 69,219.88	£ 108,257.73	£ 78,786.11	£ 203,231.75	£ 128,499.57	
£ 26,966.34	£ 21,033.22	£ 10,235.99	£ 16,008.76	£ 11,652.46	£ 30,053.18	£ 19,002.05	
£ 2,558,302.18	£ 2,798,922.33	£ 1,348,759.58	£ 2,420,321.27	£ 1,428,752.37	£ 4,030,394.82	£ 1,784,183.35	
1.00	1.00	1.00	1.00	1.00	1.00	1.00	
£ 2,558,302.18	£ 2,798,922.33	£ 1,348,759.58	£ 2,420,321.27	£ 1,428,752.37	£ 4,030,394.82	£ 1,784,183.35	

£ 256,153.85	£ 329,493.59	£ 157,724.38	£ 296,474.38	£ 162,467.85	£ 474,358.97	£ 174,326.92	
£ 905,899.99	£ 1,043,852.80	£ 467,001.81	£ 828,116.13	£ 509,025.22	£ 1,588,959.84	£ 650,290.58	
£ 722,056.88	£ 857,453.49	£ 412,683.07	£ 838,603.20	£ 392,466.46	£ 1,296,600.66	£ 536,993.64	
£ 697,521.55	£ 1,184,571.99	£ 570,121.66	£ 1,158,530.33	£ 542,192.41	£ 1,791,253.81	£ 740,613.36	
£ 2,882,613.24	£ 3,414,371.87	£ 1,697,539.90	£ 3,121,734.02	£ 1,696,152.64	£ 5,151,173.99	£ 2,191,324.89	

£ 6,230.77	£ 7,990.38	£ 3,836.54	£ 7,211.54	£ 3,951.92	£ 11,538.46	£ 4,240
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