

PART A - SITE INFORMATION

Site Name	Buxton		
Site Address	Greenfield 13.3% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
	%	Area of Site (ha)	Cost of Area	
Land Acquisition	£617,750	N/A		
Demolition and Clearance	£0	£0		
Construction	£1,136,754	£1,136,754		
Fees	£143,010	£143,010		
Professional Fee Rates	12%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (see AH Financial Contribution)	£55,000	£55,000		
Build Costs Sub-Total	£1,952,514	£1,334,764		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£1,952,514	£1,334,764		
Contingency	£85,257	£85,257		
Contingency Rates	4.3%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£117,150.87	£60,086		
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£2,154,922	£1,500,107		
Developers profit	£453,446	£453,446		
Total Costs	£2,608,368	£1,953,553		

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£100,000	£0	
2 bed apartment	0	£120,000	£0	
2 bed house	3	£130,000	£390,000	£2,540,000
3 bed house	8	£200,000	£1,600,000	
4 bed house	2	£275,000	£550,000	
5 bed house	0	£325,000	£0	
Social Rent				
1 bed apartment	0	£40,000	£0	
2 bed apartment	0	£48,000	£0	
2 bed house	2	£52,000	£104,000	£104,000
3 bed house	0	£80,000	£0	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
Shared Ownership				
1 bed apartment	0	£65,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Discounted Sale				
1 bed apartment	0	£65,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Sale Value				
Disposal Costs				£2,860
Total Scheme Value				£2,391,120

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	-£17,248	£637,967

PART A - SITE INFORMATION				
Site Name	Buxton			
Site Address	brownfield 13.3% affordable			
Site size (ha)	Small Site		0.5	
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition	£617,750		N/A	
Demolition and Clearance	£0		£0	
Construction	£1,136,754		£1,136,754	
Fees	£154,530		£154,530	
Professional Fee Rates	12%	The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contributor)	£151,000		£151,000	
Build Costs Sub-Total	£2,060,034		£1,442,284	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£2,060,034		£1,442,284	
Contingency	£85,257		£85,257	
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£123,602.07		£86,537	
Finance Period	3 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£2,268,893		£1,614,078	
Developers profit	£453,448		£453,448	
Total Costs	£2,722,339		£2,067,524	
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
		Market Sale		
1 bed apartment	0	£100,000	£0	
2 bed apartment	0	£120,000	£0	
2 bed house	3	£130,000	£390,000	£2,540,000
3 bed house	8	£200,000	£1,600,000	
4 bed house	2	£275,000	£550,000	
5 bed house	0	£325,000	£0	
		Social Rent		
1 bed apartment	0	£40,000	£0	
2 bed apartment	0	£48,000	£0	
2 bed house	2	£52,000	£104,000	£104,000
3 bed house	0	£80,000	£0	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
		Shared Ownership		
1 bed apartment	0	£85,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
		Discounted Sale		
1 bed apartment	0	£65,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
		Sale Value	£2,644,000	
		Disposal Costs	£52,880	
		Total Scheme Value	£2,591,120	
PART E - VIABILITY INDICATOR				
	Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value	
		£131,319	£523,596	

PART A - SITE INFORMATION

Site Name	Buxton		
Site Address	Greenfield 20% Affordable		
Site size (ha)	Medium Site	1.5	

PART B - COSTS

Existing Land Use (EUV)	Information to Calculate Excess Profit (Overage) in Part E	Area of Site (ha)	Cost of Area Information to Calculate Indicative Land Value in Part E
	%		
Land Acquisition	£1,853,250		N/A
Demolition and Clearance	£0		£0
Construction	£4,381,688		£4,381,688
Fees	£458,169		£458,169
Professional Fee Rates	12%		The professional fees rate is dependent on the total number of properties to be developed. It will generate automatically.
Abnormals (inc AH Financial Contribution)	£200,000		£200,000
Build Costs Sub-Total	£6,893,197		£5,039,857
Sustainable Homes Level (CSH) Increase	£0.00		£0
Build Costs Total	£6,893,197		£5,039,857
Contingency	£282,901		£282,901
Contingency Rates	6.0%		The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.
Finance	£413,586.41		£302,391
Finance Period	21 Months		The finance period is dependant on the total number of properties to be developed. It will generate automatically.
Total Construction Costs	£7,569,594		£5,805,149
Developers profit	£1,601,553		£1,601,553
Total Costs	£9,171,147		£7,206,702

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
		Market Sale		
1 bed apartment	2	£100,000	£200,000	
2 bed apartment	4	£120,000	£480,000	
2 bed house	15	£130,000	£1,950,000	£3,530,000
3 bed house	21	£200,000	£4,200,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£325,000	£650,000	
		Social Rent		
1 bed apartment	2	£40,000	£80,000	
2 bed apartment	2	£48,000	£96,000	
2 bed house	4	£52,000	£208,000	£544,000
3 bed house	2	£80,000	£160,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
		Shared Ownership		
1 bed apartment	0	£65,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	1	£84,500	£84,500	£214,500
3 bed house	1	£130,000	£130,000	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
		Discounted Sale		
1 bed apartment	0	£65,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
		Sale Value		£9,338,500
		Disposal Costs		£186,770
		Total Scheme Value		£9,151,730

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£19,417	£1,945,828

PART A - SITE INFORMATION

Site Name	Buxton		
Site Address	Brownfields 20% affordable		
Site size (ha)	Medium Site	1.5	

PART B - COSTS

Existing Land Use (EUV)	% Information to Calculate Excess Profit (Overage) in Part E	Area of Site (ha) Information to Calculate Indicative Land Value in Part E	Cost of Area
Land Acquisition	£1,853,250	N/A	£0
Demolition and Clearance	£0		£4,381,688
Construction	£4,381,688		£488,969
Fees	£488,969		
Professional Fee Rates	10%	The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc All Financial Contribution)	£508,000		£508,000
Build Costs Sub-Total	£7,231,997		£5,378,657
Sustainable Homes Level (CSH) Increase	£0.00		£0
Build Costs Total	£7,231,997		£5,378,657
Contingency	£262,901		£262,901
Contingency Rates	6.0%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£433,914.41		£322,719
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£7,928,722		£5,964,277
Developers profit	£1,601,533		£1,601,533
Total Costs	£9,530,255		£7,565,810

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	2	£100,000	£200,000	£8,580,000
2 bed apartment	4	£120,000	£480,000	
2 bed house	15	£130,000	£1,950,000	
3 bed house	21	£200,000	£4,200,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£325,000	£650,000	
Social Rent				
1 bed apartment	2	£40,000	£80,000	£544,000
2 bed apartment	2	£48,000	£96,000	
2 bed house	4	£52,000	£208,000	
3 bed house	2	£80,000	£160,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
Shared Ownership				
1 bed apartment	0	£65,000	£0	£214,500
2 bed apartment	0	£78,000	£0	
2 bed house	1	£84,500	£84,500	
3 bed house	1	£130,000	£130,000	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Discounted Sale				
1 bed apartment	0	£55,000	£0	£0
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Sale Value				£9,338,500
Disposal Costs				£186,770
Total Scheme Value				£9,151,730

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage) £378,545	Indicative Land Value £1,585,900
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PART A - SITE INFORMATION

Site Name	Central-Whaley Bridge, Chapel en le Frith, New Mills		
Site Address	Greenfield 20% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
	%	Area of Site (ha)	Cost of Area	
Land Acquisition	1017,750	N/A		
Demolition and Clearance	£0	£0		
Construction	£1,136,754	£1,136,754		
Fees	£143,010	£143,010		
Professional Fee Rates	12%	The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contributor)	£55,000	£55,000		
Build Costs Sub-Total	£1,952,514	£1,334,764		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£1,952,514	£1,334,764		
Contingency	£85,257	£85,257		
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£117,150.87	£80,086		
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£2,154,922	£1,500,107		
Developers profit	£452,074	£452,074		
Total Costs	£2,606,996	£1,952,181		

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£105,000	£0	
2 bed apartment	0	£127,000	£0	
2 bed house	3	£140,000	£420,000	
3 bed house	7	£210,000	£1,470,000	
4 bed house	2	£275,000	£550,000	
5 bed house	0	£335,000	£0	£2,440,000
Social Rent				
1 bed apartment	0	£42,000	£0	
2 bed apartment	0	£50,800	£0	
2 bed house	2	£56,000	£112,000	
3 bed house	1	£84,000	£84,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£134,000	£0	£196,000
Shared Ownership				
1 bed apartment	0	£88,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	£0
Discounted Sale				
1 bed apartment	0	£88,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	£0
		Sale Value		£2,616,000
		Disposal Costs		£52,720
		Total Scheme Value		£2,563,280

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£23,716	£631,999

PART A - SITE INFORMATION

Site Name	Central-Whaley Bridge, Chapel on le Frith, New Mills		
Site Address	Brownfield 13.3% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	% Information to Calculate Excess Profit (Overage) in Part E	Area of Site (ha) Information to Calculate Indicative Land Value in Part E	Cost of Area
Land Acquisition	£817,750	N/A	£0
Demolition and Clearance	£0		£0
Construction	£1,136,754		£1,136,754
Fees	£154,530		£154,530
Professional Fee Rates	12%	The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc All Financial Contribution)	£151,000		£151,000
Build Costs Sub-Total	£2,060,034		£1,442,284
Sustainable Homes Level (CSH) Increase	£0.00		£0
Build Costs Total	£2,060,034		£1,442,284
Contingency	£85,257		£85,257
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£123,602.07		£88,537
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£2,268,893		£1,614,078
Developers profit	£473,683		£473,683
Total Costs	£2,742,576		£2,087,761

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total
1 bed apartment	0	£106,000	£0	
2 bed apartment	0	£127,000	£0	
2 bed house	3	£140,000	£420,000	£2,650,000
3 bed house	8	£210,000	£1,680,000	
4 bed house	2	£275,000	£550,000	
5 bed house	0	£335,000	£0	
1 bed apartment	0	£42,000	£0	
2 bed apartment	0	£50,800	£0	
2 bed house	2	£56,000	£112,000	£112,000
3 bed house	0	£84,000	£0	
4 bed house	0	£110,000	£0	
5 bed house	0	£134,000	£0	
1 bed apartment	0	£68,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	£0
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
1 bed apartment	0	£68,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	£0
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
		Sale Value		
		Disposal Costs		£55,240
		Total Scheme Value		£2,706,760

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£36,816	£618,999

PART A - SITE INFORMATION				
Site Name	Central-Whaley Bridge, Chapel en le Frith, New Mills			
Site Address	Greenfield 30% Affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,853,250		N/A	
Demolition and Clearance	£0		£0	
Construction	£4,381,668		£4,381,668	
Fees	£458,169		£458,169	
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc All Financial Contribution)	£200,000		£200,000	
Build Costs Sub-Total	£6,893,197		£5,039,857	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£6,893,197		£5,039,857	
Contingency	£262,901		£262,901	
Contingency Rates	6.0%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£413,588.41		£302,391	
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,569,594		£5,605,149	
Developers profit	£1,556,776		£1,556,776	
Total Costs	£9,166,371		£7,201,928	
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
		Market Sale		
1 bed apartment	1	£105,000	£105,000	
2 bed apartment	3	£127,000	£381,000	
2 bed house	13	£140,000	£1,820,000	
3 bed house	19	£210,000	£3,990,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£335,000	£670,000	£8,066,000
		Social Rent		
1 bed apartment	3	£42,000	£126,000	
2 bed apartment	2	£50,800	£101,600	
2 bed house	5	£56,000	£280,000	
3 bed house	4	£84,000	£336,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£134,000	£0	£843,600
		Shared Ownership		
1 bed apartment	0	£68,250	£0	
2 bed apartment	1	£82,550	£82,550	
2 bed house	2	£91,000	£182,000	
3 bed house	1	£136,500	£136,500	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	£401,050
		Discounted Sale		
1 bed apartment	0	£68,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	£0
		Sale Value	£9,310,650	
		Disposal Costs	£188,213	
		Total Scheme Value	£9,124,437	
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit	Surplus Profit (Overage)		Indicative Land Value	
	-£41,934		£1,822,511	

PART A - SITE INFORMATION				
Site Name	Central-Whaley Bridge, Chapel on le Frith, New Mills			
Site Address	Brownfield 20% affordable			
Site size (ha)	Medium Site	1.3		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,653,250	N/A		
Demolition and Clearance	£0	£0		
Construction	£4,381,688	£4,381,688		
Fees	£488,969	£488,969		
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AP Financial Contributions)	£508,000	£508,000		
Build Costs Sub-Total	£7,231,907	£5,378,657		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£7,231,907	£5,378,657		
Contingency	£262,901	£262,901		
Contingency Rates	3.6%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£433,914.41	£322,719		
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,928,722	£5,964,277		
Developers profit	£1,681,232	£1,681,232		
Total Costs	£9,609,954	£7,645,509		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	2	£105,000	£210,000	£8,998,000
2 bed apartment	4	£127,000	£508,000	
2 bed house	15	£140,000	£2,100,000	
3 bed house	21	£210,000	£4,410,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£335,000	£670,000	
Social Rent				
1 bed apartment	2	£42,000	£84,000	£577,600
2 bed apartment	2	£50,800	£101,600	
2 bed house	4	£56,000	£224,000	
3 bed house	2	£84,000	£168,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£134,000	£0	
Shared Ownership				
1 bed apartment	0	£68,250	£0	£227,500
2 bed apartment	0	£82,550	£0	
2 bed house	1	£91,000	£91,000	
3 bed house	1	£136,500	£136,500	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Discounted Sale				
1 bed apartment	0	£68,250	£0	£0
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Sale Value				£9,803,100
Disposal Costs				£196,062
Total Scheme Value				£9,607,038
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)		Indicative Land Value
		£2,916		£1,361,529

PART A - SITE INFORMATION

Site Name	Ashbourne	
Site Address	Greenfield 40% Affordable	
Site size (ha)	Small Site	0.5

PART B - COSTS

Existing Land Use (EUV)	% Information to Calculate Excess Profit (Overage) in Part E	Area of Site (ha) Information to Calculate Indicative Land Value in Part E	Cost of Area
Land Acquisition	1617,750	N/A	£0
Demolition and Clearance	£0		£0
Construction	£1,136,754		£1,136,754
Fees	£143,010		£143,010
Professional Fee Rates	12%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (ie AH Financial Contribution)	£55,000		£55,000
Build Costs Sub-Total	£1,952,514		£1,334,764
Sustainable Homes Level (CSH) Increase	£0.00		£0
Build Costs Total	£1,952,514		£1,334,764
Contingency	£85,257		£85,257
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£117,150.87		£80,056
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£2,154,922		£1,500,107
Developers profit	£453,275		£453,275
Total Costs	£2,608,196		£1,953,381

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£132,000	£0	
2 bed apartment	0	£165,000	£0	
2 bed house	1	£180,000	£180,000	£2,130,000
3 bed house	6	£225,000	£1,350,000	
4 bed house	2	£300,000	£600,000	
5 bed house	0	£405,000	£0	
Social Rent				
1 bed apartment	0	£52,800	£0	
2 bed apartment	0	£66,400	£0	
2 bed house	3	£72,000	£216,000	£395,000
3 bed house	2	£90,000	£180,000	
4 bed house	0	£120,000	£0	
5 bed house	0	£182,000	£0	
Shared Ownership				
1 bed apartment	0	£85,800	£0	
2 bed apartment	0	£107,900	£0	
2 bed house	1	£117,000	£117,000	£117,000
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Discounted Sale				
1 bed apartment	0	£85,800	£0	
2 bed apartment	0	£107,900	£0	
2 bed house	0	£117,000	£0	£0
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Sale Value				
Disposal Costs				£52,860
Total Scheme Value				£2,590,140

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£16,056	£636,759

PART A - SITE INFORMATION

Site Name	Ashbourne		
Site Address	Brownfield 26.7% Affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	% Information to Calculate Excess Profit (Overage) in Part E	Area of Site (ha) Information to Calculate Indicative Land Value in Part E	Cost of Area
Land Acquisition	£617,750		N/A
Demolition and Clearance	£75,000		£75,000
Construction	£1,136,754		£1,136,754
Fees	£154,530		£154,530
Professional Fee Rates	12%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc All Financial Contributions)	£151,000		£151,000
Build Costs Sub-Total	£2,135,034		£1,517,284
Sustainable Homes Level (CSH) Increase	£0.00		£0
Build Costs Total	£2,135,034		£1,517,284
Contingency	£85,257		£85,257
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£128,102.07		£91,037
Finance Period	8 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£2,348,393		£1,693,578
Developers profit	£494,949		£494,949
Total Costs	£2,843,342		£2,188,527

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£132,000	£0	
2 bed apartment	0	£166,000	£0	
2 bed house	2	£180,000	£360,000	£2,535,000
3 bed house	7	£225,000	£1,575,000	
4 bed house	2	£300,000	£600,000	
5 bed house	0	£405,000	£0	
Social Rent				
1 bed apartment	0	£52,800	£0	
2 bed apartment	0	£66,400	£0	
2 bed house	2	£72,000	£144,000	£234,000
3 bed house	1	£90,000	£90,000	
4 bed house	0	£120,000	£0	
5 bed house	0	£162,000	£0	
Shared Ownership				
1 bed apartment	0	£85,800	£0	
2 bed apartment	0	£107,900	£0	
2 bed house	1	£117,000	£117,000	£117,000
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Discounted Sale				
1 bed apartment	0	£85,800	£0	
2 bed apartment	0	£107,900	£0	
2 bed house	0	£117,000	£0	£0
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Sale Value				
Disposal Costs				£67,720
Total Scheme Value				£2,828,280

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage) £16,862	Indicative Land Value £639,753
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PART A - SITE INFORMATION				
Site Name	Ashbourne			
Site Address	Greenfield 55% Affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,853,250	N/A		
Demolition and Clearance	£0	£0		
Construction	£4,381,688	£4,381,688		
Fees	£458,169	£458,169		
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc All Financial Contributions)	£200,000	£200,000		
Build Costs Sub-Total	£6,893,107	£5,039,857		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£6,893,107	£5,039,857		
Contingency	£262,901	£262,901		
Contingency Rates	6.0%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£413,586.41	£302,391		
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,569,594	£5,605,149		
Developers profit	£1,574,644	£1,574,644		
Total Costs	£9,144,239	£7,179,794		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total
1 bed apartment	0	£132,000	£0	£6,390,000
2 bed apartment	0	£166,000	£0	
2 bed house	8	£180,000	£1,080,000	
3 bed house	16	£225,000	£3,600,000	
4 bed house	3	£300,000	£900,000	
5 bed house	2	£405,000	£810,000	
Social Rent				
1 bed apartment	4	£52,000	£211,200	£1,923,200
2 bed apartment	5	£66,400	£332,000	
2 bed house	10	£72,000	£720,000	
3 bed house	8	£90,000	£540,000	
4 bed house	1	£120,000	£120,000	
5 bed house	0	£162,000	£0	
Shared Ownership				
1 bed apartment	0	£85,800	£0	£366,400
2 bed apartment	1	£107,900	£107,900	
2 bed house	4	£117,000	£468,000	
3 bed house	2	£146,250	£292,500	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Discounted Sale				
1 bed apartment	0	£85,800	£0	£0
2 bed apartment	0	£107,900	£0	
2 bed house	0	£117,000	£0	
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
			Sale Value	£9,161,600
			Disposal Costs	£183,632
			Total Scheme Value	£8,977,968
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit	Surplus Profit (Overage)		Indicative Land Value	
	-£146,271		£1,818,174	

PART A - SITE INFORMATION

Site Name	Ashbourne		
Site Address	Brownfield 45% Affordable		
Site size (ha)	Medium Site	1.5	

PART B - COSTS

Existing Land Use (EUV)	%		Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E			
Land Acquisition	£1,853,250			N/A
Demolition and Clearance	£200,000			£200,000
Construction	£4,381,688			£4,381,688
Fees	£488,969			£488,969
Professional Fee Rates	10%			The professional fees rate is dependent on the total number of properties to be developed. It will generate automatically.
Abnormals (incl AH Financial Contribution)	£508,000			£508,000
Build Costs Sub-Total	£7,431,997			£5,578,657
Sustainable Homes Level (CSH) Increase	£0.00			£0
Build Costs Total	£7,431,997			£5,578,657
Contingency	£262,901			£262,901
Contingency Rates	3.0%			The contingency rate is dependent on the total number of properties to be developed. It will generate automatically.
Finance	£445,914.41			£334,719
Finance Period	21 Months			The finance period is dependent on the total number of properties to be developed. It will generate automatically.
Total Construction Costs	£8,140,722			£6,176,277
Developers profit	£1,685,391			£1,685,391
Total Costs	£9,826,113			£7,861,668

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£132,000	£0	
2 bed apartment	0	£166,000	£0	
2 bed house	10	£180,000	£1,800,000	£7,635,000
3 bed house	17	£225,000	£3,825,000	
4 bed house	4	£300,000	£1,200,000	
5 bed house	2	£405,000	£810,000	
Social Rent				
1 bed apartment	4	£52,800	£211,200	
2 bed apartment	5	£66,400	£332,000	
2 bed house	7	£72,000	£504,000	£1,587,200
3 bed house	6	£90,000	£540,000	
4 bed house	0	£120,000	£0	
5 bed house	0	£162,000	£0	
Shared Ownership				
1 bed apartment	0	£85,800	£0	
2 bed apartment	1	£107,900	£107,900	
2 bed house	3	£117,000	£351,000	£605,150
3 bed house	1	£146,250	£146,250	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Discounted Sale				
1 bed apartment	0	£85,800	£0	
2 bed apartment	0	£107,900	£0	
2 bed house	0	£117,000	£0	£0
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Sale Value				
Disposal Costs				£196,547
Total Scheme Value				£9,630,803

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	-£195,310	£1,769,135

PART A - SITE INFORMATION

Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath		
Site Address	Greenfield 26.7% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E	
Land Acquisition	£617,750	N/A	
Demolition and Clearance	£0	£0	
Construction	£1,136,754	£1,136,754	
Fees	£143,010	£143,010	
Professional Fee Rates	17%	The professional fees rate is dependant on the total number of properties to be developed, it will generate automatically.	
Abnormals (inc AH Financial Contributions)	£55,000	£55,000	
Build Costs Sub-Total	£1,952,514	£1,334,764	
Sustainable Homes Level (CSH) Increase	£0.00	£0	
Build Costs Total	£1,952,514	£1,334,764	
Contingency	£85,257	£85,257	
Contingency Rates	7.3%	The contingency rate is dependant on the total number of properties to be developed, it will generate automatically.	
Finance	£117,150.87	£80,086	
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed, it will generate automatically.	
Total Construction Costs	£2,154,922	£1,505,107	
Developers profit	£447,015	£447,015	
Total Costs	£2,601,937	£1,947,122	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£119,000	£0	
2 bed apartment	0	£145,000	£0	
2 bed house	2	£170,000	£340,000	£2,260,000
3 bed house	7	£200,000	£1,400,000	
4 bed house	2	£270,000	£540,000	
5 bed house	0	£350,000	£0	
Social Rent				
1 bed apartment	0	£47,600	£0	
2 bed apartment	0	£58,000	£0	
2 bed house	2	£68,000	£136,000	£216,000
3 bed house	1	£80,000	£80,000	
4 bed house	0	£108,000	£0	
5 bed house	0	£140,000	£0	
Shared Ownership				
1 bed apartment	0	£77,350	£0	
2 bed apartment	0	£94,250	£0	
2 bed house	1	£110,500	£110,500	£110,500
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Discounted Sale				
1 bed apartment	0	£77,350	£0	
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Sale Value				£2,806,500
Disposal Costs				£52,130
Total Scheme Value				£2,354,370

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	-£47,567	£607,248

PART A - SITE INFORMATION				
Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath			
Site Address	Broomfield 13.5% affordable			
Site size (ha)	Small Site			0.5
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£817,750	N/A		
Demolition and Clearance	£0	£0		
Construction	£1,136,754	£1,136,754		
Fees	£154,530	£154,530		
Professional Fee Rates	12%	The professional fees rate is dependent on the total number of properties to be developed. It will generate automatically.		
Abnormals (Inc All Financial Contribution)	£161,000	£161,000		
Build Costs Sub-Total	£2,060,034	£1,442,284		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£2,060,034	£1,442,284		
Contingency	£85,257	£85,257		
Contingency Rates	7.5%	The contingency rate is dependent on the total number of properties to be developed. It will generate automatically.		
Finance	£123,602.07	£86,537		
Finance Period	9 Months	The finance period is dependent on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£2,268,893	£1,614,078		
Developers profit	£477,799	£477,799		
Total Costs	£2,746,692	£2,091,877		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£119,000	£0	£2,650,000
2 bed apartment	0	£145,000	£0	
2 bed house	3	£170,000	£510,000	
3 bed house	8	£200,000	£1,600,000	
4 bed house	2	£270,000	£540,000	
5 bed house	0	£350,000	£0	
Social Rent				
1 bed apartment	0	£47,800	£0	£136,000
2 bed apartment	0	£58,000	£0	
2 bed house	2	£68,000	£136,000	
3 bed house	0	£80,000	£0	
4 bed house	0	£108,000	£0	
5 bed house	0	£140,000	£0	
Shared Ownership				
1 bed apartment	0	£77,350	£0	£0
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Discounted Sale				
1 bed apartment	0	£77,350	£0	£0
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Sale Value				£2,736,000
Disposal Costs				£55,720
Total Scheme Value				£2,730,280
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)		Indicative Land Value
		£16,412		£638,403

PART A - SITE INFORMATION				
Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath			
Site Address	Greenfield 40% Affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition	£1,853,200		N/A	
Demolition and Clearance	£0		£0	
Construction	£4,381,688		£4,381,688	
Fees	£458,189		£458,189	
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contribution)	£200,000		£200,000	
Build Costs Sub-Total	£6,893,197		£5,039,857	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£6,893,197		£5,039,857	
Contingency	£262,901		£262,901	
Contingency Rates	5.8%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£413,506.41		£302,391	
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,569,594		£5,605,149	
Developers profit	£1,577,654		£1,577,654	
Total Costs	£9,147,249		£7,182,804	
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
		Market Sale		
1 bed apartment	0	£119,000	£0	
2 bed apartment	1	£145,000	£145,000	
2 bed house	10	£170,000	£1,700,000	£7,425,000
3 bed house	19	£200,000	£3,800,000	
4 bed house	4	£270,000	£1,080,000	
5 bed house	2	£350,000	£700,000	
1 bed apartment	4	£47,600	£190,400	
2 bed apartment	4	£58,000	£232,000	
2 bed house	7	£68,000	£476,000	£1,218,400
3 bed house	4	£90,000	£320,000	
4 bed house	0	£100,000	£0	
5 bed house	0	£140,000	£0	
		Shared Ownership		
1 bed apartment	0	£77,350	£0	
2 bed apartment	1	£94,250	£94,250	
2 bed house	3	£110,500	£331,500	£556,750
3 bed house	1	£130,000	£130,000	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
		Discounted Sale		
1 bed apartment	0	£77,350	£0	
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
		Sale Value	£9,199,150	
		Disposal Costs	£183,983	
		Total Scheme Value	£9,015,167	
PART E - VIABILITY INDICATOR				
	Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value	
		£137,882	£1,832,363	

PART A - SITE INFORMATION				
Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath			
Site Address	Brownfield 50% affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
Land Acquisition	£1,853,250		N/A	
Demolition and Clearance	£0		£0	
Construction	£4,197,734		£4,197,734	
Fees	£470,573		£470,573	
Professional Fee Rates	10%	The professional fees rate is dependent on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contributions)	£508,000		£508,000	
Build Costs Sub-Total	£7,029,557		£5,176,307	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£7,029,557		£5,176,307	
Contingency	£251,864		£251,864	
Contingency Rates	3.6%	The contingency rate is dependent on the total number of properties to be developed. It will generate automatically.		
Finance	£421,773.44		£310,578	
Finance Period	21 Months	The finance period is dependent on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,703,195		£5,738,750	
Developers profit	£1,572,321		£1,572,321	
Total Costs	£9,275,515		£7,311,070	
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	1	£119,000	£119,000	£7,894,000
2 bed apartment	3	£145,000	£435,000	
2 bed house	13	£170,000	£2,210,000	
3 bed house	19	£200,000	£3,800,000	
4 bed house	2	£270,000	£540,000	
5 bed house	2	£350,000	£700,000	
Social Rent				
1 bed apartment	3	£47,600	£142,800	£918,800
2 bed apartment	2	£58,000	£116,000	
2 bed house	6	£68,000	£408,000	
3 bed house	4	£80,000	£320,000	
4 bed house	0	£105,000	£0	
5 bed house	0	£140,000	£0	
Shared Ownership				
1 bed apartment	0	£77,350	£0	£445,250
2 bed apartment	1	£94,250	£94,250	
2 bed house	2	£110,500	£221,000	
3 bed house	1	£130,000	£130,000	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Discounted Sale				
1 bed apartment	0	£77,350	£0	£0
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Sale Value				£9,168,050
Disposal Costs				£183,361
Total Scheme Value				£8,984,689
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)		Indicative Land Value
		£296,826		£1,673,619

PART A - SITE INFORMATION

Site Name	Buxton	
Site Address	25% Affordable	
Site size (ha)	Medium Site	1.5

PART B - COSTS

Existing Land Use (EUV)	%		Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E			
Land Acquisition	£1,853,250		N/A	
Demolition and Clearance	£0		£0	
Construction	£4,381,688		£4,381,688	
Fees	£458,169		£458,169	
Professional Fee Rates	10%		The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contribution)	£200,000		£200,000	
Build Costs Sub-Total	£6,893,107		£5,039,857	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£6,893,107		£5,039,857	
Contingency	£262,901		£262,901	
Contingency Rates	4.0%		The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£413,586.41		£302,391	
Finance Period	21 Months		The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£7,569,594		£5,605,149	
Developers profit	£1,584,403		£1,584,403	
Total Costs	£9,153,997		£7,189,552	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	2	£100,000	£200,000	£8,130,000
2 bed apartment	3	£120,000	£360,000	
2 bed house	14	£130,000	£1,820,000	
3 bed house	20	£200,000	£4,000,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£325,000	£650,000	
Social Rent				
1 bed apartment	1	£40,000	£40,000	£452,000
2 bed apartment	2	£48,000	£96,000	
2 bed house	3	£52,000	£156,000	
3 bed house	2	£80,000	£160,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
Shared Ownership				
1 bed apartment	1	£85,000	£85,000	£666,500
2 bed apartment	1	£78,000	£78,000	
2 bed house	3	£84,500	£253,500	
3 bed house	2	£130,000	£260,000	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Discounted Sale				
1 bed apartment	0	£85,000	£0	£0
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Sale Value				£9,218,500
Disposal Costs				£184,770
Total Scheme Value				£9,033,730

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£180,267	£1,864,178

PART A - SITE INFORMATION

Site Name	Central-Whaley Bridge, Chapel en le Frith, New Mills	
Site Address	35% Affordable	
Site size (ha)	Medium Site	1.5

PART B - COSTS

Existing Land Use (EUV)	%		Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E			
Land Acquisition	£1,853,250		N/A	
Demolition and Clearance	£0		£0	
Construction	£4,381,665		£4,381,665	
Fees	£458,169		£458,169	
Professional Fee Rates	10%		The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contribution)	£200,000		£200,000	
Build Costs Sub-Total	£5,893,197		£5,039,857	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£5,893,197		£5,039,857	
Contingency	£262,901		£262,901	
Contingency Rates	6.0%		The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£413,586.41		£302,391	
Finance Period	21 Months		The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£7,569,594		£5,605,149	
Developers profit	£1,593,955		£1,593,955	
Total Costs	£9,163,550		£7,199,105	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£105,000	£0	
2 bed apartment	2	£127,000	£254,000	
2 bed house	12	£140,000	£1,680,000	£7,694,000
3 bed house	19	£210,000	£3,990,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£335,000	£670,000	
Social Rent				
1 bed apartment	2	£42,000	£84,000	
2 bed apartment	2	£50,800	£101,600	
2 bed house	4	£56,000	£224,000	£561,600
3 bed house	3	£84,000	£252,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£134,000	£0	
Shared Ownership				
1 bed apartment	2	£68,250	£136,500	
2 bed apartment	2	£82,550	£165,100	
2 bed house	4	£91,000	£364,000	£938,600
3 bed house	2	£136,500	£273,000	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Discounted Sale				
1 bed apartment	0	£68,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	£0
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Sale Value				
Disposal Costs				£185,884
Total Scheme Value				£9,108,316

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£56,734	£1,988,211

PART A - SITE INFORMATION

Site Name	Glossop, Hadfield, Gamesley		
Site Address	Greenfield 13.3% Affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
	%	Area of Site (ha)	Cost of Area	
Land Acquisition	£617,750	N/A		
Demolition and Clearance	£0	£0		
Construction	£1,136,754	£1,136,754		
Fees	£143,010	£143,010		
Professional Fee Rates	12%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (see AH Financial Contribution)	£55,000	£55,000		
Build Costs Sub-Total	£1,952,514	£1,334,764		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£1,952,514	£1,334,764		
Contingency	£85,257	£85,257		
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£117,150.87	£80,086		
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£2,154,922	£1,500,107		
Developers profit	£423,005	£423,005		
Total Costs	£2,577,927	£1,923,112		

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£102,000	£0	
2 bed apartment	0	£120,000	£0	
2 bed house	3	£130,000	£390,000	£2,130,000
3 bed house	8	£180,000	£1,440,000	
4 bed house	2	£250,000	£500,000	
5 bed house	0	£300,000	£0	
Social Rent				
1 bed apartment	0	£40,000	£0	
2 bed apartment	0	£45,000	£0	
2 bed house	1	£52,000	£52,000	£52,000
3 bed house	0	£72,000	£0	
4 bed house	0	£100,000	£0	
5 bed house	0	£120,000	£0	
Shared Ownership				
1 bed apartment	0	£86,300	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	1	£84,500	£84,500	£84,500
3 bed house	0	£117,000	£0	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
Discounted Sale				
1 bed apartment	0	£66,300	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£117,000	£0	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
Sale Value				
Disposal Costs				£49,330
Total Scheme Value				£2,417,170

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£188,757	£494,058

PART A - SITE INFORMATION

Site Name	Glossop, Hadfield, Gamesley		
Site Address	Brownfield 13.3% Affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (ELU)	Information to Calculate Excess Profit (Overage) in Part E		Area of Site (ha)	Cost of Area Information to Calculate Indicative Land Value in Part E
	%			
Land Acquisition (ELU + 20%)	17%	£517,750	N/A	
Demolition and Clearance		£0	£0	
Construction		£1,136,754	£1,136,754	
Fees		£154,530	£154,530	
Professional Fee Rates		17%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (see AH Financial Contribution)		£151,000	£151,000	
Build Costs Sub-Total		£2,060,034	£1,442,284	
Sustainable Homes Level (CSH) Increase		£0.00	£0	
Build Costs Total		£2,060,034	£1,442,284	
Contingency		£85,257	£853	
Contingency Rates		7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance		£123,602.07	£865	
Finance Period		3 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs		£2,266,893	£1,444,002	
Developers profit		£423,005	£423,005	
Total Costs		£2,691,898	£1,867,007	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£102,000	£0	
2 bed apartment	0	£120,000	£0	
2 bed house	3	£130,000	£390,000	£2,330,000
3 bed house	8	£180,000	£1,440,000	
4 bed house	2	£250,000	£500,000	
5 bed house	0	£300,000	£0	
Social Rent				
1 bed apartment	0	£40,800	£0	
2 bed apartment	0	£48,000	£0	
2 bed house	1	£52,000	£52,000	£62,000
3 bed house	0	£72,000	£0	
4 bed house	0	£100,000	£0	
5 bed house	0	£120,000	£0	
Shared Ownership				
1 bed apartment	0	£66,300	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	1	£84,500	£84,500	£84,500
3 bed house	0	£117,000	£0	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
Discounted Sale				
1 bed apartment	0	£66,300	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£117,000	£0	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
Sale Value				
Disposal Costs				£48,330
Total Scheme Value				£2,417,170

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£274,228	£59,163

PART A - SITE INFORMATION

Site Name	Glossop, Hadfield, Gamesley		
Site Address	Greenfield 20% Affordable		
Site size (ha)	Medium Site	1.3	

PART B - COSTS

Existing Land Use (EUV)	% Information to Calculate Excess Profit (Overage) in Part E	Area of Site (ha) Information to Calculate Indicative Land Value in Part E	Cost of Area
Land Acquisition	£1,853,250		N/A
Demolition and Clearance	£0		£0
Construction	£4,381,688		£4,381,688
Fees	£458,169		£458,169
Professional Fee Rates	10%	The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contribution)	£200,000		£200,000
Build Costs Sub-Total	£6,893,107		£6,893,857
Sustainable Homes Level (CSH) Increase	£0.00		£0
Build Costs Total	£6,893,107		£6,893,857
Contingency	£262,901		£262,901
Contingency Rates	6.0%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£413,586.41		£302,391
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£7,669,594		£6,605,149
Developers profit	£1,517,449		£1,517,449
Total Costs	£9,087,044		£7,122,599

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total
1 bed apartment	2	£102,000	£204,000	£7,964,000
2 bed apartment	4	£120,000	£480,000	
2 bed house	18	£130,000	£2,080,000	
3 bed house	20	£180,000	£3,600,000	
4 bed house	4	£250,000	£1,000,000	
5 bed house	2	£300,000	£600,000	
		Social Rent		
1 bed apartment	1	£40,800	£40,800	£336,800
2 bed apartment	1	£48,000	£48,000	
2 bed house	2	£52,000	£104,000	
3 bed house	2	£72,000	£144,000	
4 bed house	0	£100,000	£0	
5 bed house	0	£120,000	£0	
		Shared Ownership		
1 bed apartment	1	£66,300	£66,300	£547,300
2 bed apartment	1	£78,000	£78,000	
2 bed house	2	£84,500	£169,000	
3 bed house	2	£117,000	£234,000	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
		Discounted Sale		
1 bed apartment	0	£66,300	£0	£0
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	
3 bed house	0	£117,000	£0	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
			Sale Value	£8,648,100
			Disposal Costs	£176,962
			Total Scheme Value	£8,671,138

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£415,006	£1,348,539

PART A - SITE INFORMATION				
Site Name	Glossop, Hadfield, Gamesley			
Site Address	Brownfield 20% affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,853,250	N/A		
Demolition and Clearance	£0	£0		
Construction	£4,381,658	£4,381,658		
Fees	£488,969	£488,969		
Professional Fee Rates	10%	The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contribution)	£508,000	£508,000		
Build Costs Sub-Total	£7,231,907	£5,378,657		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£7,231,907	£5,378,657		
Contingency	£262,901	£262,901		
Contingency Rates	6.8%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£433,914.41	£322,719		
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,928,722	£5,964,277		
Developers profit	£1,517,449	£1,517,449		
Total Costs	£9,446,172	£7,481,727		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	2	£102,000	£204,000	£7,964,000
2 bed apartment	4	£120,000	£480,000	
2 bed house	16	£130,000	£2,080,000	
3 bed house	20	£180,000	£3,600,000	
4 bed house	4	£250,000	£1,000,000	
5 bed house	2	£300,000	£600,000	
Social Rent				
1 bed apartment	1	£40,800	£40,800	£335,800
2 bed apartment	1	£48,000	£48,000	
2 bed house	2	£52,000	£104,000	
3 bed house	2	£72,000	£144,000	
4 bed house	0	£100,000	£0	
5 bed house	0	£120,000	£0	
Shared Ownership				
1 bed apartment	1	£66,300	£66,300	£547,300
2 bed apartment	1	£78,000	£78,000	
2 bed house	2	£84,500	£169,000	
3 bed house	2	£117,000	£234,000	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
Discounted Sale				
1 bed apartment	0	£66,300	£0	£0
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	
3 bed house	0	£117,000	£0	
4 bed house	0	£162,500	£0	
5 bed house	0	£195,000	£0	
Sale Value				£8,848,100
Disposal Costs				£176,962
Total Scheme Value				£8,671,138
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)	Indicative Land Value	
		£775,034	£1,189,411	

PART A - SITE INFORMATION

Site Name	Buxton		
Site Address	Greenfield 20% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	%		Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E			
Land Acquisition	£617,750		N/A	
Demolition and Clearance	£0		£0	
Construction	£1,136,754		£1,136,754	
Fees	£143,010		£143,010	
Professional Fee Rates	12%		The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contribution)	£55,000		£55,000	
Build Costs Sub-Total	£1,952,514		£1,334,764	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£1,952,514		£1,334,764	
Contingency	£85,257		£85,257	
Contingency Rates	7.5%		The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£117,150.67		£80,088	
Finance Period	9 Months		The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£2,154,922		£1,505,107	
Developers profit	£435,440		£438,440	
Total Costs	£2,590,362		£1,938,547	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£100,000	£0	£2,340,000
2 bed apartment	0	£120,000	£0	
2 bed house	3	£130,000	£390,000	
3 bed house	7	£200,000	£1,400,000	
4 bed house	2	£275,000	£550,000	
5 bed house	0	£325,000	£0	
Social Rent				
1 bed apartment	0	£40,000	£0	£132,000
2 bed apartment	0	£48,000	£0	
2 bed house	1	£52,000	£52,000	
3 bed house	1	£80,000	£80,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
Shared Ownership				
1 bed apartment	0	£65,000	£0	£84,500
2 bed apartment	0	£78,000	£0	
2 bed house	1	£84,500	£84,500	
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Discounted Sale				
1 bed apartment	0	£65,000	£0	£0
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Sale Value				£2,556,500
Disposal Costs				£61,130
Total Scheme Value				£2,505,370

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£17,892	£586,623

PART A - SITE INFORMATION

Site Name	Buxton		
Site Address	Brownfield 13.5% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E	
Land Acquisition	£617,750	N/A	£0
Demolition and Clearance	£0		£0
Construction	£1,136,754		£1,136,754
Fees	£154,530		£154,530
Professional Fee Rates	12%	The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc All Financial Contribution)	£151,000		£151,000
Build Costs Sub-Total	£2,060,034		£1,442,284
Sustainable Homes Level (CSH) Increase	£0.00		£0
Build Costs Total	£2,060,034		£1,442,284
Contingency	£85,257		£85,257
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£123,602.07		£88,537
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£2,268,893		£1,614,078
Developers profit	£459,020		£459,020
Total Costs	£2,727,913		£2,073,098

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£100,000	£0	
2 bed apartment	0	£120,000	£0	
2 bed house	3	£130,000	£390,000	£2,540,000
3 bed house	8	£200,000	£1,600,000	
4 bed house	2	£275,000	£550,000	
5 bed house	0	£325,000	£0	
Social Rent				
1 bed apartment	0	£40,000	£0	
2 bed apartment	0	£48,000	£0	
2 bed house	1	£52,000	£52,000	£52,000
3 bed house	0	£90,000	£0	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
Shared Ownership				
1 bed apartment	0	£85,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	1	£84,500	£84,500	£84,500
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Discounted Sale				
1 bed apartment	0	£85,000	£0	
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Sale Value				
Disposal Costs				£63,530
Total Scheme Value				£2,622,970

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£104,943	£549,872

PART A - SITE INFORMATION

Site Name	Buxton		
Site Address	Greenfield 25% Affordable		
Site size (ha)	Medium Site	1.5	

PART B - COSTS

Existing Land Use (EUV)	%		Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E			
Land Acquisition	£1,853,250		N/A	
Demolition and Clearance	£0		£0	
Construction	£4,381,688		£4,381,688	
Fees	£458,169		£458,169	
Professional Fee Rates	10%		The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contributions)	£200,000		£200,000	
Build Costs Sub-Total	£6,893,107		£5,039,857	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£6,893,107		£5,039,857	
Contingency	£262,901		£262,901	
Contingency Rates	6.0%		The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£413,588.41		£302,391	
Finance Period	21 Months		The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£7,569,594		£5,605,149	
Developers profit	£1,584,403		£1,584,403	
Total Costs	£9,153,997		£7,189,552	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	2	£100,000	£200,000	£8,130,000
2 bed apartment	3	£120,000	£360,000	
2 bed house	14	£130,000	£1,820,000	
3 bed house	20	£200,000	£4,000,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£325,000	£650,000	
Social Rent				
1 bed apartment	1	£40,000	£40,000	£452,000
2 bed apartment	2	£48,000	£96,000	
2 bed house	3	£52,000	£156,000	
3 bed house	2	£80,000	£160,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
Shared Ownership				
1 bed apartment	1	£85,000	£85,000	£656,500
2 bed apartment	1	£78,000	£78,000	
2 bed house	3	£84,500	£253,500	
3 bed house	2	£130,000	£260,000	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Discounted Sale				
1 bed apartment	0	£85,000	£0	£0
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
Sale Value				£9,238,500
Disposal Costs				£184,370
Total Scheme Value				£9,053,730

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£100,267	£1,364,170

PART A - SITE INFORMATION

Site Name	Buxton		
Site Address	Brownfield 20% affordable		
Site size (ha)	Medium Site	1.5	

PART B - COSTS

Existing Land Use (EUV)	%		Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E			
Land Acquisition	£1,853,250			N/A
Demolition and Clearance	£0			£0
Construction	£4,381,688			£4,381,688
Fees	£488,969			£488,969
Professional Fee Rates	10%			The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.
Abnormals (see AH Financial Contribution)	£508,000			£508,000
Build Costs Sub-Total	£7,231,997			£5,378,657
Sustainable Homes Level (CSH) Increase	£0.00			£0
Build Costs Total	£7,231,997			£5,378,657
Contingency	£262,901			£262,901
Contingency Rates	6.9%			The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.
Finance	£433,914.41			£322,719
Finance Period	21 Months			The finance period is dependant on the total number of properties to be developed. It will generate automatically.
Total Construction Costs	£7,928,722			£5,964,277
Developers profit	£1,817,931			£1,817,931
Total Costs	£9,546,653			£7,582,208

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
		Market Sale		
1 bed apartment	2	£100,000	£200,000	£8,510,000
2 bed apartment	4	£120,000	£480,000	
2 bed house	16	£130,000	£2,080,000	
3 bed house	20	£200,000	£4,000,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£325,000	£650,000	
		Social Rent		
1 bed apartment	1	£40,000	£40,000	£352,000
2 bed apartment	1	£48,000	£48,000	
2 bed house	2	£52,000	£104,000	
3 bed house	2	£80,000	£160,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£130,000	£0	
		Shared Ownership		
1 bed apartment	1	£65,000	£65,000	£572,000
2 bed apartment	1	£78,000	£78,000	
2 bed house	2	£84,500	£169,000	
3 bed house	2	£130,000	£260,000	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
		Discounted Sale		
1 bed apartment	0	£65,000	£0	£0
2 bed apartment	0	£78,000	£0	
2 bed house	0	£84,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£211,250	£0	
		Sale Value		£9,434,000
		Disposal Costs		£188,880
		Total Scheme Value		£9,245,320

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£381,333	£1,863,112

PART A - SITE INFORMATION

Site Name	Central-Whaley Bridge, Chapel en le Frith, New Mills		
Site Address	Greenfield 20.7% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	Information to Calculate Excess Profit (Overage) in Part E		Area of Site (ha)	Cost of Area Information to Calculate Indicative Land Value in Part E
	%			
Land Acquisition		£617,150		N/A
Demolition and Clearance		£0		£0
Construction		£1,136,754		£1,136,754
Fees		£143,010		£143,010
Professional Fee Rates		12%		The professional fee rate is dependant on the total number of properties to be developed. It will generate automatically.
Abricormals (inc All Financial Contribution)		£55,000		£55,000
Build Costs Sub-Total		£1,952,514		£1,334,764
Sustainable Homes Level (CSH) Increase		£0.00		£0
Build Costs Total		£1,952,514		£1,334,764
Contingency		£85,257		£85,257
Contingency Rates		4.5%		The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.
Finance		£117,150.87		£80,088
Finance Period		9 Months		The finance period is dependant on the total number of properties to be developed. It will generate automatically.
Total Construction Costs		£2,154,922		£1,500,107
Developers profit		£449,673		£449,673
Total Costs		£2,604,595		£1,949,780

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£105,000	£0	
2 bed apartment	0	£127,000	£0	
2 bed house	2	£140,000	£280,000	£2,300,000
3 bed house	7	£210,000	£1,470,000	
4 bed house	2	£275,000	£550,000	
5 bed house	0	£335,000	£0	
Social Rent				
1 bed apartment	0	£42,000	£0	
2 bed apartment	0	£50,800	£0	
2 bed house	1	£56,000	£56,000	£140,000
3 bed house	1	£84,000	£84,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£134,000	£0	
Shared Ownership				
1 bed apartment	0	£88,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	2	£91,000	£182,000	£182,000
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Discounted Sale				
1 bed apartment	0	£88,250	£0	
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	£0
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Sale Value				
Disposal Costs				£32,440
Total Scheme Value				£2,589,560

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£36,036	£619,780

PART A - SITE INFORMATION

Site Name	Central-Whaley Bridge, Chapel en le Frith, New Mills		
Site Address	Brownfield 13.3% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E
	%	Area of Site (ha)
	Cost of Area	
Land Acquisition	£617,750	N/A
Demolition and Clearance	£0	£0
Construction	£1,136,754	£1,136,754
Fees	£154,530	£154,530
Professional Fee Rates	12%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.
Abnormals (inc AH Financial Contribution)	£161,000	£161,000
Build Costs Sub-Total	£2,060,034	£1,442,284
Sustainable Homes Level (CSH) Increase	£0.00	£0
Build Costs Total	£2,060,034	£1,442,284
Contingency	£85,257	£85,257
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.
Finance	£123,602.07	£86,537
Finance Period	5 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.
Total Construction Costs	£2,268,893	£1,614,078
Developers profit	£479,686	£479,686
Total Costs	£2,748,579	£2,093,764

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Social Rent	Shared Ownership	Discounted Sale	Total
1 bed apartment	0	£105,000	£0	£0	£0	
2 bed apartment	0	£127,000	£0	£0	£0	
2 bed house	3	£140,000	£420,000	£0	£0	£2,650,000
3 bed house	8	£210,000	£1,680,000	£0	£0	
4 bed house	2	£275,000	£550,000	£0	£0	
5 bed house	0	£335,000	£0	£0	£0	
1 bed apartment	0	£42,000	£0	£0	£0	
2 bed apartment	0	£50,800	£0	£0	£0	
2 bed house	1	£56,000	£56,000	£0	£0	£56,000
3 bed house	0	£84,000	£0	£0	£0	
4 bed house	0	£110,000	£0	£0	£0	
5 bed house	0	£134,000	£0	£0	£0	
1 bed apartment	0	£68,250	£0	£0	£0	
2 bed apartment	0	£82,550	£0	£0	£0	
2 bed house	1	£91,000	£91,000	£0	£0	£91,000
3 bed house	0	£136,500	£0	£0	£0	
4 bed house	0	£178,750	£0	£0	£0	
5 bed house	0	£217,750	£0	£0	£0	
						Sale Value
						£2,767,000
						Disposal Costs
						£55,940
						Total Scheme Value
						£2,741,060

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£7,619	£647,286

PART A - SITE INFORMATION				
Site Name	Central Whaley Bridge, Chapel en le Frith, New Mills			
Site Address	Greenfield 35% Affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EiU)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,853,250	N/A		
Demolition and Clearance	£0	£0		
Construction	£4,381,688	£4,381,688		
Fees	£458,169	£458,169		
Professional Fee Rates	12%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (ie AH Financial Contributions)	£200,000	£200,000		
Build Costs Sub-Total	£6,893,197	£5,039,857		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£6,893,197	£5,039,857		
Contingency	£262,901	£262,901		
Contingency Rates	6.0%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£413,586.41	£302,391		
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,569,684	£5,605,149		
Developers profit	£1,893,955	£1,503,655		
Total Costs	£9,163,599	£7,199,105		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£105,000	£0	£7,694,000
2 bed apartment	2	£127,000	£254,000	
2 bed house	12	£140,000	£1,680,000	
3 bed house	19	£210,000	£3,990,000	
4 bed house	4	£275,000	£1,100,000	
5 bed house	2	£335,000	£670,000	
Social Rent				
1 bed apartment	2	£42,000	£84,000	£661,600
2 bed apartment	2	£50,800	£101,600	
2 bed house	4	£55,000	£224,000	
3 bed house	3	£84,000	£252,000	
4 bed house	0	£110,000	£0	
5 bed house	0	£134,000	£0	
Shared Ownership				
1 bed apartment	2	£68,250	£136,500	£938,600
2 bed apartment	2	£82,550	£165,100	
2 bed house	4	£91,000	£364,000	
3 bed house	2	£136,500	£273,000	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Discounted Sale				
1 bed apartment	0	£68,250	£0	£0
2 bed apartment	0	£82,550	£0	
2 bed house	0	£91,000	£0	
3 bed house	0	£136,500	£0	
4 bed house	0	£178,750	£0	
5 bed house	0	£217,750	£0	
Sale Value				£9,294,200
Disposal Costs				£185,884
Total Scheme Value				£9,108,316
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)		Indicative Land Value
		-£35,254		£1,999,211

PART A - SITE INFORMATION			
Site Name	Central-Whaley Bridge, Chapel on le Frith, New Mills		
Site Address	Brownfield 25% affordable		
Site size (ha)	Medium Site	1.5	
PART B - COSTS			
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E	
Land Acquisition	£1,653,250	NA	
Demolition and Clearance	£0	£0	
Construction	£4,381,688	£4,381,688	
Fees	£488,969	£488,969	
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contribution)	£508,000	£508,000	
Build Costs Sub-Total	£7,231,907	£5,378,657	
Sustainable Homes Level (CSH) Increase	£0.00	£0	
Build Costs Total	£7,231,907	£5,378,657	
Contingency	£262,901	£262,901	
Contingency Rates	3.6%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£433,914.41	£322,719	
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£7,928,722	£5,964,277	
Developers profit	£1,663,104	£1,663,104	
Total Costs	£9,591,827	£7,627,382	
PART C - VALUES			
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units	Total
Market Sale			
1 bed apartment	2	£105,000	£210,000
2 bed apartment	3	£127,000	£381,000
2 bed house	14	£140,000	£1,960,000
3 bed house	20	£210,000	£4,200,000
4 bed house	4	£275,000	£1,100,000
5 bed house	2	£335,000	£670,000
Social Rent			
1 bed apartment	1	£42,000	£42,000
2 bed apartment	2	£50,800	£101,600
2 bed house	3	£56,000	£168,000
3 bed house	2	£84,000	£168,000
4 bed house	0	£110,000	£0
5 bed house	0	£134,000	£0
Shared Ownership			
1 bed apartment	1	£68,250	£68,250
2 bed apartment	1	£82,550	£82,550
2 bed house	3	£91,000	£273,000
3 bed house	2	£136,500	£273,000
4 bed house	0	£178,750	£0
5 bed house	0	£217,750	£0
Discounted Sale			
1 bed apartment	0	£68,250	£0
2 bed apartment	0	£82,550	£0
2 bed house	0	£91,000	£0
3 bed house	0	£136,500	£0
4 bed house	0	£178,750	£0
5 bed house	0	£217,750	£0
Sale Value			£9,697,400
Disposal Costs			£193,948
Total Scheme Value			£9,503,452
PART E - VIABILITY INDICATOR			
Residual Balance/Deficit	Surplus Profit (Overage)		Indicative Land Value
	£58,376		£1,678,076

PART A - SITE INFORMATION

Site Name	Ashbourne	
Site Address	Greenfield 40.7% Affordable	
Site size (ha)	Small Site	0.5

PART B - COSTS

Existing Land Use (EUV)	%		Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E			
Land Acquisition	£517,750		N/A	
Demolition and Clearance	£0		£0	
Construction	£1,136,754		£1,136,754	
Fees	£143,010		£143,010	
Professional Fee Rates	12%		The professional fees rate is dependent on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contribution)	£55,000		£55,000	
Build Costs Sub-Total	£1,952,514		£1,334,764	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£1,952,514		£1,334,764	
Contingency	£85,257		£85,257	
Contingency Rates	4.3%		The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£117,150.87		£80,086	
Finance Period	9 Months		The finance period is dependent on the total number of properties to be developed, it will generate automatically.	
Total Construction Costs	£2,154,922		£1,500,107	
Developers profit	£452,117		£452,117	
Total Costs	£2,607,039		£1,952,224	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
		Market Sale		
1 bed apartment	0	£132,000	£0	£1,950,000
2 bed apartment	0	£166,000	£0	
2 bed house	0	£180,000	£0	
3 bed house	8	£225,000	£1,350,000	
4 bed house	2	£300,000	£600,000	
5 bed house	0	£405,000	£0	
		Social Rent		
1 bed apartment	0	£52,800	£0	£306,000
2 bed apartment	0	£95,400	£0	
2 bed house	3	£72,000	£216,000	
3 bed house	1	£90,000	£90,000	
4 bed house	0	£120,000	£0	
5 bed house	0	£162,000	£0	
		Shared Ownership		
1 bed apartment	0	£85,800	£0	£380,250
2 bed apartment	0	£107,900	£0	
2 bed house	2	£117,000	£234,000	
3 bed house	1	£146,250	£146,250	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
		Discounted Sale		
1 bed apartment	0	£85,800	£0	£0
2 bed apartment	0	£107,900	£0	
2 bed house	0	£117,000	£0	
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
		Sale Value	£2,636,250	
		Disposal Costs	£52,726	
		Total Scheme Value	£2,583,525	

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	£33,514	£635,301

PART A - SITE INFORMATION				
Site Name	Ashbourne			
Site Address	Brownfield 33.3% Affordable			
Site size (ha)	Small Site	0.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£517,750	N/A		
Demolition and Clearance	£75,000	£75,000		
Construction	£1,136,754	£1,136,754		
Fees	£154,530	£154,530		
Professional Fee Ratio	17%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contribution)	£151,000	£151,000		
Build Costs Sub-Total	£2,135,034	£1,517,284		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£2,135,034	£1,517,284		
Contingency	£85,257	£85,257		
Contingency Ratio	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£128,102.07	£91,037		
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£2,348,393	£1,693,578		
Developers profit	£481,443	£481,443		
Total Costs	£2,829,836	£2,175,021		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£132,000	£0	£2,310,000
2 bed apartment	0	£166,000	£0	
2 bed house	2	£180,000	£360,000	
3 bed house	6	£225,000	£1,350,000	
4 bed house	2	£300,000	£600,000	
5 bed house	0	£405,000	£0	
Social Rent				
1 bed apartment	0	£52,800	£0	£234,000
2 bed apartment	0	£66,400	£0	
2 bed house	2	£72,000	£144,000	
3 bed house	1	£90,000	£90,000	
4 bed house	0	£120,000	£0	
5 bed house	0	£162,000	£0	
Shared Ownership				
1 bed apartment	0	£85,800	£0	£763,250
2 bed apartment	0	£107,900	£0	
2 bed house	1	£117,000	£117,000	
3 bed house	1	£146,250	£146,250	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Discounted Sale				
1 bed apartment	0	£85,800	£0	£0
2 bed apartment	0	£107,900	£0	
2 bed house	0	£117,000	£0	
3 bed house	0	£146,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Sale Value				£2,807,250
Disposal Costs				£56,145
Total Scheme Value				£2,751,105
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)		Indicative Land Value
		-£78,731		£576,064

PART A - SITE INFORMATION						
Site Name	Ashbourne					
Site Address	Greenfield 60% Affordable					
Site size (ha)	Medium Site	1.5				
PART B - COSTS						
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area			
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E				
Land Acquisition	£1,853,250	N/A				
Demolition and Clearance	£0	£0				
Construction	£4,361,668	£4,361,668				
Fees	£458,169	£458,169				
Professional Fee Rates	10%	The professional fee rate is dependent on the total number of properties to be developed. It will generate automatically.				
Abnormals (inc AH Financial Contribution)	£200,000	£200,000				
Build Costs Sub-Total	£6,893,107	£5,039,857				
Sustainable Homes Level (CSH) Increase	£0.00	£0				
Build Costs Total	£8,893,107	£5,039,857				
Contingency	£262,901	£262,901				
Contingency Rates	6.0%	The contingency rate is dependent on the total number of properties to be developed. It will generate automatically.				
Finance	£413,586.41	£302,391				
Finance Period	21 Months	The finance period is dependent on the total number of properties to be developed. It will generate automatically.				
Total Construction Costs	£7,569,594	£5,605,149				
Developers profit	£1,599,812	£1,599,812				
Total Costs	£9,169,407	£7,204,962				
PART C - VALUES						
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Social Rent	Shared Ownership	Discounted Sale	Total
1 bed apartment	0	£132,000	£0	£171,600	£0	£5,805,000
2 bed apartment	0	£166,000	£0	£323,700	£0	
2 bed house	4	£180,000	£720,000	£936,000	£0	
3 bed house	15	£225,000	£3,375,000	£731,250	£0	
4 bed house	3	£300,000	£900,000	£0	£0	
5 bed house	2	£405,000	£810,000	£0	£0	
1 bed apartment	2	£52,800	£105,600	£171,600	£0	£1,360,800
2 bed apartment	3	£96,400	£199,200	£323,700	£0	
2 bed house	8	£72,000	£576,000	£936,000	£0	
3 bed house	4	£90,000	£360,000	£731,250	£0	
4 bed house	1	£120,000	£120,000	£0	£0	
5 bed house	0	£162,000	£0	£0	£0	
1 bed apartment	2	£85,800	£171,600	£171,600	£0	£2,162,550
2 bed apartment	3	£107,900	£323,700	£323,700	£0	
2 bed house	8	£117,000	£936,000	£936,000	£0	
3 bed house	5	£146,250	£731,250	£731,250	£0	
4 bed house	0	£195,000	£0	£0	£0	
5 bed house	0	£263,250	£0	£0	£0	
1 bed apartment	0	£85,800	£0	£0	£0	£0
2 bed apartment	0	£107,900	£0	£0	£0	
2 bed house	0	£117,000	£0	£0	£0	
3 bed house	0	£146,250	£0	£0	£0	
4 bed house	0	£195,000	£0	£0	£0	
5 bed house	0	£263,250	£0	£0	£0	
Sale Value						£9,328,350
Disposal Costs						£189,567
Total Scheme Value						£9,141,783
PART E - VIABILITY INDICATOR						
Residual Balance/Deficit	Surplus Profit (Overage)		Indicative Land Value			
	£27,624		£1,936,821			

PART A - SITE INFORMATION				
Site Name	Ashbourne			
Site Address	Brownfield 50% Affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EUV)	Information to Calculate Excess Profit (Overage) in Part E		Information to Calculate Indicative Land Value in Part E	
	%	Area of Site (ha)	Cost of Area	
Land Acquisition	£1,853,250		N/A	
Demolition and Clearance	£200,000		£200,000	
Construction	£4,381,688		£4,381,688	
Fees	£488,969		£488,969	
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contribution)	£508,000		£508,000	
Build Costs Sub-Total	£7,431,907		£5,578,657	
Sustainable Homes Level (CSH) Increase	£0.00		£0	
Build Costs Total	£7,431,907		£5,578,657	
Contingency	£282,901		£282,901	
Contingency Rates	0.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£445,914.41		£334,719	
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£8,140,722		£6,176,277	
Developers profit	£1,702,841		£1,702,841	
Total Costs	£9,843,563		£7,879,118	
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£132,000	£0	£7,050,000
2 bed apartment	0	£168,000	£0	
2 bed house	8	£180,000	£1,440,000	
3 bed house	16	£225,000	£3,600,000	
4 bed house	4	£300,000	£1,200,000	
5 bed house	2	£405,000	£810,000	
Social Rent				
1 bed apartment	2	£52,800	£105,600	£1,096,800
2 bed apartment	3	£65,400	£199,200	
2 bed house	8	£72,000	£432,000	
3 bed house	4	£90,000	£360,000	
4 bed house	0	£120,000	£0	
5 bed house	0	£182,000	£0	
Shared Ownership				
1 bed apartment	2	£85,800	£171,600	£1,782,300
2 bed apartment	3	£107,900	£323,700	
2 bed house	8	£117,000	£702,000	
3 bed house	4	£145,250	£585,000	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Discounted Sale				
1 bed apartment	0	£85,800	£0	£0
2 bed apartment	0	£107,900	£0	
2 bed house	0	£117,000	£0	
3 bed house	0	£145,250	£0	
4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
Sale Value				£9,829,100
Disposal Costs				£198,582
Total Scheme Value				£9,730,518
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)		Indicative Land Value
		£113,946		£1,851,400

PART A - SITE INFORMATION

Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath		
Site Address	Greenfield 28.7% affordable		
Site size (ha)	Small Site	0.5	

PART B - COSTS

Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E	
Land Acquisition	£617,750	N/A	
Demolition and Clearance	£0	£0	
Construction	£1,136,754	£1,136,754	
Fees	£143,010	£143,010	
Professional Fee Rates	17%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.	
Abnormals (inc AH Financial Contributions)	£55,000	£55,000	
Build Costs Sub-Total	£1,962,514	£1,334,764	
Sustainable Homes Level (CSH) Increase	£0.00	£0	
Build Costs Total	£1,962,514	£1,334,764	
Contingency	£85,257	£85,257	
Contingency Rates	7.5%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.	
Finance	£117,150.87	£80,086	
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.	
Total Construction Costs	£2,164,922	£1,500,107	
Developers profit	£454,304	£454,304	
Total Costs	£2,609,225	£1,954,410	

PART C - VALUES

VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£119,000	£0	
2 bed apartment	0	£145,000	£0	
2 bed house	2	£170,000	£340,000	£2,280,000
3 bed house	7	£200,000	£1,400,000	
4 bed house	2	£270,000	£540,000	
5 bed house	0	£350,000	£0	
Social Rent				
1 bed apartment	0	£47,600	£0	
2 bed apartment	0	£58,000	£0	
2 bed house	1	£68,000	£68,000	£148,000
3 bed house	1	£80,000	£80,000	
4 bed house	0	£108,000	£0	
5 bed house	0	£140,000	£0	
Shared Ownership				
1 bed apartment	0	£77,350	£0	
2 bed apartment	0	£94,250	£0	
2 bed house	2	£110,500	£221,000	£221,000
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Discounted Sale				
1 bed apartment	0	£77,350	£0	
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Sale Value				
Disposal Costs				£52,980
Total Scheme Value				£2,596,020

PART E - VIABILITY INDICATOR

Residual Balance/Deficit	Surplus Profit (Overage)	Indicative Land Value
	-£13,205	£541,610

PART A - SITE INFORMATION				
Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath			
Site Address	Brownfield 13.3% affordable			
Site size (ha)	Small Site	0.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£617,350	N/A		
Demolition and Clearance	£0	£0		
Construction	£1,146,848	£1,146,848		
Fees	£155,742	£155,742		
Professional Fee Rates	12%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc ARI Financial Contribution)	£151,000	£151,000		
Build Costs Sub-Total	£2,071,341	£1,453,591		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£2,071,341	£1,453,591		
Contingency	£86,014	£86,014		
Contingency Rates	4.15%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£124,280.45	£87,215		
Finance Period	9 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£2,281,635	£1,626,820		
Developers profit	£469,653	£469,653		
Total Costs	£2,751,288	£2,096,473		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£119,000	£0	£2,480,000
2 bed apartment	0	£145,000	£0	
2 bed house	2	£170,000	£340,000	
3 bed house	8	£200,000	£1,600,000	
4 bed house	2	£270,000	£540,000	
5 bed house	0	£350,000	£0	
Social Rent				
1 bed apartment	0	£47,000	£0	£148,000
2 bed apartment	0	£58,000	£0	
2 bed house	1	£58,000	£58,000	
3 bed house	1	£80,000	£80,000	
4 bed house	0	£108,000	£0	
5 bed house	0	£140,000	£0	
Shared Ownership				
1 bed apartment	0	£77,350	£0	£110,500
2 bed apartment	0	£94,250	£0	
2 bed house	1	£110,500	£110,500	
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Discounted Sale				
1 bed apartment	0	£77,350	£0	£0
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Sale Value				£2,738,500
Disposal Costs				£54,770
Total Scheme Value				£2,683,730
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)	Indicative Land Value	
		£87,268	£887,257	

PART A - SITE INFORMATION				
Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath			
Site Address	Greenfield 45% Affordable			
Site size (ha)	Medium Site			1.5
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,553,250	N/A		
Demolition and Clearance	£0	£0		
Construction	£4,381,688	£4,381,688		
Fees	£458,169	£458,169		
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (ex AH Financial Contribution)	£200,000	£200,000		
Build Costs Sub-Total	£6,893,107	£5,039,857		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£6,893,107	£5,039,857		
Contingency	£262,901	£262,901		
Contingency Rates	0.0%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£413,588.41	£302,391		
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,669,594	£5,605,149		
Developers profit	£1,575,939	£1,575,939		
Total Costs	£9,145,534	£7,181,089		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
Market Sale				
1 bed apartment	0	£115,000	£0	£6,880,000
2 bed apartment	0	£145,000	£0	
2 bed house	10	£170,000	£1,700,000	
3 bed house	17	£200,000	£3,400,000	
4 bed house	4	£270,000	£1,080,000	
5 bed house	2	£350,000	£700,000	
Shared Ownership				
1 bed apartment	2	£47,600	£95,200	£929,200
2 bed apartment	3	£58,000	£174,000	
2 bed house	5	£68,000	£340,000	
3 bed house	4	£80,000	£320,000	
4 bed house	0	£108,000	£0	
5 bed house	0	£140,000	£0	
Discounted Sale				
1 bed apartment	0	£77,350	£0	£0
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
Sale Value				£9,189,150
Disposal Costs				£183,783
Total Scheme Value				£9,005,367
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit		Surplus Profit (Overage)	Indicative Land Value	
		£140,167	£1,824,278	

PART A - SITE INFORMATION				
Site Name	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath			
Site Address	Brownfield 35% affordable			
Site size (ha)	Medium Site	1.5		
PART B - COSTS				
Existing Land Use (EUV)	%	Area of Site (ha)	Cost of Area	
	Information to Calculate Excess Profit (Overage) in Part E	Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,853,250	N/A		
Demolition and Clearance	£0	£0		
Construction	£4,381,588	£4,381,888		
Fees	£488,969	£488,969		
Professional Fee Rates	10%	The professional fees rate is dependant on the total number of properties to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contribution)	£508,000	£508,000		
Build Costs Sub-Total	£7,231,907	£5,378,657		
Sustainable Homes Level (CSH) Increase	£0.00	£0		
Build Costs Total	£7,231,907	£5,378,657		
Contingency	£262,901	£262,901		
Contingency Rates	3.6%	The contingency rate is dependant on the total number of properties to be developed. It will generate automatically.		
Finance	£433,914.41	£322,719		
Finance Period	21 Months	The finance period is dependant on the total number of properties to be developed. It will generate automatically.		
Total Construction Costs	£7,928,722	£5,964,277		
Developers profit	£1,559,346	£1,559,845		
Total Costs	£9,588,568	£7,824,123		
PART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value of Units		Total
		Market Sale		
1 bed apartment	0	£119,000	£0	
2 bed apartment	2	£145,000	£290,000	
2 bed house	12	£170,000	£2,040,000	£7,910,000
3 bed house	19	£200,000	£3,800,000	
4 bed house	4	£270,000	£1,080,000	
5 bed house	2	£350,000	£700,000	
		Social Rent		
1 bed apartment	2	£47,600	£95,200	
2 bed apartment	2	£58,000	£116,000	
2 bed house	4	£68,000	£272,000	£723,200
3 bed house	3	£80,000	£240,000	
4 bed house	0	£108,000	£0	
5 bed house	0	£140,000	£0	
		Shared Ownership		
1 bed apartment	2	£77,350	£154,700	
2 bed apartment	2	£94,250	£188,500	
2 bed house	4	£110,500	£442,000	£1,045,200
3 bed house	2	£130,000	£260,000	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
		Discounted Sale		
1 bed apartment	0	£77,350	£0	
2 bed apartment	0	£94,250	£0	
2 bed house	0	£110,500	£0	£0
3 bed house	0	£130,000	£0	
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	£0	
		Sale Value	£3,678,400	
		Disposal Costs	£193,588	
		Total Scheme Value	£3,484,812	
PART E - VIABILITY INDICATOR				
Residual Balance/Deficit	Surplus Profit (Overage)		Indicative Land Value	
	£193,738		£1,860,709	