

# Addendum Viability Appraisal

## Land East Rhee Spring & Orwell View, Royston Road, Baldock, SG7 6TD

**Private & Confidential**

**10 March 2023**

## 1. BACKGROUND

- 1.1. In September 2022, Turner Morum provided an updated viability assessment in respect of the 42-unit scheme at Rhee Spring & Orwell View, Royston on behalf of the Applicant, Chalkdene Developments. Turner Morum previously submitted a viability assessment in February 2022 which was reviewed by Dixon Searle Partnership (DSP) on behalf of the local authority, North Herts District Council (NHDC).
- 1.2. The above September 2022 updated viability assessment provided additional information following discussions with DSP concerning a number of key appraisal inputs, namely construction costs and market revenues. These discussions followed their review of the initial February 2022 viability submission.
- 1.3. The principle updates within the September 2022 viability assessment were construction costs derived from a detailed cost plan from Mr. Simon Skinner of CS2 Chartered Surveyors (dated August 2022) and an average market revenue of £455 per ft<sup>2</sup>. This assumed average market revenue reflected a compromise position following initial discussions with DSP.
- 1.4. The September 2022 viability submission concluded that the proposed scheme was "non-viable" with the provision of a policy compliant level of affordable housing (40%) but also 0% affordable housing, demonstrating deficits of **-£3.436m** and **-£1.608m** respectively when including Section 106 (s.106) contributions of £1.45m.
- 1.5. Following the submission of the September 2022 update, the Applicant has been engaged with discussions with the local planning authority, NHDC, and also the County Council, Hertfordshire County Council (HCC) concerning the s.106 contributions sought from the proposed 42-unit scheme.
- 1.6. This updated viability report provides an overview of the viability position of the 42-unit scheme (**Appendix 1**) in accordance with the latest s.106 contributions sought by both NHDC and HCC, in addition to updated market revenues/construction costs in accordance with the current economic climate. The following report and enclosed appraisal must therefore be read in conjunction with the initial viability assessment of February 2022 and the subsequent viability response of September 2022.

## 2. APPRAISAL AMENDMENTS

### Revenues

- 2.1. As outlined at paragraph 1.3, the September 2022 viability assessment adopted an average market revenue of £455 per ft<sup>2</sup> which reflected a compromise position following initial negotiations with DSP. For the purposes of the enclosed updated viability assessment, I have had regard to the Land Registry House Price Index (HPI), locationally weighted to North Herts District. This demonstrates a 0.8% increase from September 2022 to December 2022 (the latest available index).
- 2.2. On this basis, the adopted unit values within the enclosed viability analysis have been increased by 0.8% which results in unit values ranging from £425k for a 2-bed house to £550k for a 4-bed house. These assumed unit values produce an average market revenue of **£459 per ft<sup>2</sup>** for a scheme delivering 40% affordable housing.
- 2.3. Affordable revenues continue to be included at benchmark percentages of OMV, this includes Affordable Rent values at 45% of OMV and Shared Ownership values at 65% of OMV. These allowances are consistent with the previous viability submissions, producing affordable revenues of £219 per ft<sup>2</sup> and £302 per ft<sup>2</sup> respectively, blending to c. 55% of OMV.
- 2.4. The above revenue assumptions result Gross Development Values (GDVs) of £16.047m at 40% affordable housing and £19.278m at 0% affordable housing.

### Construction Costs

- 2.5. In addition to updated market revenues, the September 2022 viability submission adopted construction costs which were derived from detailed cost advice provided by Mr. Simon Skinner of CS2 Chartered Surveyors. This detailed cost advice was sought following initial discussions with DSP with Mr. Skinner providing a detailed breakdown of the construction costs associated with the scheme (facilitating and building works etc.). This detailed cost advice equated to **£10.871m** or **£258.37 per ft<sup>2</sup>**.
- 2.6. Within the enclosed updated viability analysis, the CS2 cost plan has been updated in accordance with the RICS Build Cost Information Service (BCIS) All-in Tender Price Index. The BCIS All-in Tender Price Index has witnessed an increase of 2.7% from the period of 3Q 2022 to 1Q 2023 and when applied to the previous cost items advised by CS2, the construction costs associated with the scheme increase to **£11.168m** or **£265.43 per ft<sup>2</sup>**.

Aside from the cost items, the suggested rates for preliminaries, overheads and profit, and risk remain as per the September 2022 update.

### Section 106

- 2.7. A detailed breakdown of the latest s.106 contributions sought by both NHDC and HCC is included at **Appendix 3 Tab 6**. As will be observed, the latest contributions to HCC (subject to indexation) equate to £127k, with NHS and NHDC contributions equating to £62k and £157k respective. This equates to an overall reduction of c. £800k in s.106 contributions from the previous viability assessment. During the course of the application process, should the above s.106 contributions prove to be inaccurate, I would reserve the right to amend the appraisal in-line with the accurate planning obligations.

### Construction Finance Costs

- 2.8. The finance cashflows within the enclosed appraisal (both 40% and 0% affordable housing) include a debt finance rate of 7.5% per annum which is intended to reflect the cost of borrowing following incremental increases to the Bank of England (BoE) Base Rate over the past 6-months. As such, I would consider a debt finance rate of 7.5% to be the absolute minimum finance cost (i.e. cost of borrowing) that could be expected on a scheme of this nature in the current economic climate.
- 2.9. As a consequence of this updated debt finance rate, the finance costs within the respective appraisals blend to 4.2% of development costs and 4.3% of development GDV. Considering the outturn finance costs within an appraisal as a percentage of either costs or GDV is a useful benchmarking exercise and I feel the above blended allowances demonstrate an entirely conservative approach for finance costs on a single phase development such as this.
- 2.10. I would also take the opportunity to highlight that the adopted sales rate within the finance cashflows remains consistent with the September 2022 submission and clearly a less optimistic approach could be considered appropriate in the current economic climate. Many major housebuilders across the UK have cited slowing sales reservations and reducing revenues since November 2022 and clearly if this were to be reflected within the enclosed viability assessment, the schemes viability would be adversely affected. Nevertheless, I have retained the existing sales rate in order to minimise the number of potentially contentious appraisal inputs and potentially facilitate a speedy conclusion to viability negotiations.

### 3. UPDATED CONCLUSIONS

3.1. As outlined previously, all other appraisal inputs contained within the enclosed updated analysis are consistent with my previous viability submission of September 2022. The conclusions of the updated viability analysis are as follows:-

Tab	Total Units	Affordable % (Units)	Residual Land Value	BLV	Surplus / Deficit	Viable/ Non-Viable?
1a	42	40%	-£1,836,367	£925,000	-£2,761,367	NON-VIABLE
1b	42	0%	-£211,521	£925,000	-£1,136,521	NON-VIABLE

3.2. As will be noted from the above summary table, the proposed scheme is considered "non-viable" with a deficit of **-£2.761m** at 40% affordable housing and **-£1.137m** at 0% affordable housing.

3.3. Nevertheless, despite the conclusions of the enclosed viability analysis, my client remains committed to delivering the 42-unit scheme with the level of affordable housing to be determined following viability negotiations.

3.4. I hope this addendum report provides you with a sufficient level of information, and I would welcome the opportunity to discuss the findings of my analysis if required.

**Turner Morum LLP**  
**March 2023**

**APPENDIX 1 – TURNER MORUM APPRAISAL ANALYSIS MARCH 2023**

Turner Morum  
Chalkdene Development - Baldock

SUMMARY

Tab	Description	Total Units	Affordable % (Units)	RENTED	SHARED OWN	GDV	Development Costs	Residual Land Value	BLV	Surplus / Deficit	Viable/ Non-Viable?
1A	40% Affordable Housing	42	40%	11	6	£16,046,769	-£17,883,136	-£1,836,367	£925,000	-£2,761,367	NON-VIABLE
1B	0% Affordable Housing	42	0%	0	0	£19,277,672	-£19,489,193	-£211,521	£925,000	-£1,136,521	NON-VIABLE

40% Residual Appraisal Model

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	Es per ft2	Unit Value	Total Value	Market	Affordable	Commercial
2 Bed House	Private	2	15	5	861	80	4,306	400	£494.12	£425,488	£2,127,442			
3 Bed House	Private	3	56	14	1,034	96	14,477	1,345	£463.62	£479,434	£6,712,080			
4 Bed House	Private	4	30	6	1,281	119	7,685	714	£429.76	£550,476	£3,302,854			
<b>TOTAL MARKET HOUSING</b>		<b>60%</b>	<b>101</b>	<b>25</b>	<b>1,059</b>	<b>98</b>	<b>26,468</b>	<b>2,459</b>	<b>£458.75</b>	<b>£485,695</b>	<b>£12,142,377</b>	<b>£12,142,377</b>		
2 Bed House	Aff Rent	2	18	6	753	70	4,521	420	£231.56	£174,475	£1,046,851			
3 Bed House	Aff Rent	3	20	5	1,012	94	5,059	470	£208.33	£210,794	£1,053,972			
<b>TOTAL AFF RENT</b>		<b>63%</b>	<b>38</b>	<b>11</b>	<b>871</b>	<b>81</b>	<b>9,580</b>	<b>890</b>	<b>£219.30</b>	<b>£190,984</b>	<b>£2,100,823</b>			
2 Bed House	Shared Ownership	2	9	3	861	80	2,583	240	£314.57	£270,878	£812,635			
3 Bed House	Shared Ownership	3	8	2	1,055	98	2,110	196	£295.80	£312,024	£624,049			
4 Bed House	Shared Ownership	4	5	1	1,281	119	1,281	119	£286.43	£366,886	£366,886			
<b>TOTAL SHARED OWNERSHIP</b>		<b>37%</b>	<b>22</b>	<b>6</b>	<b>996</b>	<b>93</b>	<b>5,974</b>	<b>555</b>	<b>£301.90</b>	<b>£300,595</b>	<b>£1,809,569</b>			
<b>TOTAL AFFORDABLE UNITS</b>													<b>£3,904,392</b>	
<b>TOTAL RESIDENTIAL GDV</b>		<b>40%</b>	<b>161</b>	<b>42</b>	<b>1,001</b>	<b>93</b>	<b>42,022</b>	<b>3,904</b>	<b>£381.86</b>	<b>£382,066</b>	<b>£16,046,769</b>			
Gross Ha/ Acres								4.57						
Net acres residential (incl frontage roads)								2.80						
Dwelling density net per Ha/ acre (all tenures)								15.00						
Sq ft per net acre (all tenures all uses)								15,008						
Average market units sales values psf								£459						
Less fees and marketing costs (market housing only) @									3.00%	(£364,271)	(£364,271.30)			
Legal fees (making housing only) @									£750	(£18,750)				
Less affordable disposal costs (affordable housing only) @									0.50%	(£19,522)	(£19,521.96)			
Build Costs - CS2 Cost Plan £ per sq ft @ (see Tab 3)								<b>m2</b>	<b>ft2</b>	<b>£/ft2</b>				
								3,909	42,076	£265.43	(£11,168,036)	(£7,034,374.89)	(£4,133,661)	
								<b>3,909</b>	<b>42,076</b>	<b>£265.43</b>				
									<b>Contingency</b>	<b>5%</b>	(£558,401.78)			
<b>Construction Fees</b>									10%	(£1,172,644)	(£1,172,644)	(£698,002)	(£474,642)	
<b>Developer Profit</b>														
Developer Profit on Market Housing									20.0%	(£2,428,475)	(£2,428,475.33)			
Developer Profit on Affordable Housing									6.0%	(£234,264)	(£234,263.52)			
									<b>16.6%</b>	<b>(£2,662,739)</b>	<b>(£2,662,739)</b>			
<b>GROSS SURPLUS BEFORE ABNORMALS, 106 etc</b>											<b>£82,405</b>	<b>£1,617,253</b>	<b>-£957,696</b>	<b>£0</b>
<b>Part L Construction Costs</b>					<b>£/Unit</b>	<b>Units</b>								
					£3,702	42	(£155,484)			(£155,484)				
<b>S106 Costs</b>					<b>£/Unit</b>									
					£15,516		(£651,674)			(£651,674)				
<b>Additional Abnormal Costs</b>							(£384,407)			(£384,407)				
<b>Purchasers Costs</b>						<b>SDIT</b>	5.00%	(£46,250)						
						<b>Legals</b>	1.50%	(£13,875)						
<b>Construction Finance Costs (Cashflow - see tab 5)</b>								(£667,083)		(£667,083)				
										(£1,918,773)	(£1,918,773)			
<b>Residual Land Value</b>														
<b>Benchmark Land Value</b>							<b>Gross Acres</b>	<b>£/Gross Acre</b>			<b>£925,000</b>			
							4.57	£202,347						
<b>Surplus / Deficit</b>											<b>-£2,761,367</b>			
<b>VIABLE/ NON-VIABLE?</b>											<b>NON-VIABLE</b>			

Finance as a % of	
Costs	GDV
3.8%	4.2%

BLV as % of GDV
5.8%



0% Residual Appraisal Model

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	Es per ft2	Unit Value	Total Value	Market	Affordable	Commercial
2 Bed House	Private	2	42	14	815	76	11,410	1,060	£493.06	£401,836	£5,625,699			
3 Bed House	Private	3	84	21	1,031	96	21,646	2,011	£455.17	£469,181	£9,852,801			
4 Bed House	Private	4	35	7	1,281	119	8,966	833	£423.72	£542,739	£3,799,173			
<b>TOTAL MARKET HOUSING</b>		<b>100%</b>	<b>161</b>	<b>42</b>	<b>1,001</b>	<b>93</b>	<b>42,022</b>	<b>3,904</b>	<b>£458.75</b>	<b>£458,992</b>	<b>£19,277,672</b>	<b>£19,277,672</b>		
2 Bed House	Aff Rent	2	0	0	0	0	0	0	£0.00	£0	£0			
3 Bed House	Aff Rent	3	0	0	0	0	0	0	£0.00	£0	£0			
<b>TOTAL AFF RENT</b>		<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>£0.00</b>	<b>£0</b>	<b>£0</b>			
2 Bed House	Shared Ownership	2	0	0	0	0	0	0	£0.00	£0	£0			
3 Bed House	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0			
4 Bed House	Shared Ownership	4	0	0	0	0	0	0	£0.00	£0	£0			
<b>TOTAL SHARED OWNERSHIP</b>		<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>£0.00</b>	<b>£0</b>	<b>£0</b>			
<b>TOTAL AFFORDABLE UNITS</b>													<b>£0</b>	
<b>TOTAL RESIDENTIAL GDV</b>		<b>0%</b>	<b>161</b>	<b>42</b>	<b>1,001</b>	<b>93</b>	<b>42,022</b>	<b>3,904</b>	<b>£458.75</b>	<b>£458,992</b>	<b>£19,277,672</b>			
Gross Ha/ Acres									4.57					
Net acres residential (incl frontage roads)									2.80					
Dwelling density net per Ha/ acre (all tenures)									15.00					
Sq ft per net acre (all tenures all uses)									15,008					
Average market units sales values psf									£459					
Less fees and marketing costs (market housing only) @										3.00%	(£578,330)	(£578,330.17)		
Legal fees (making housing only) @										£750	(£31,500)			
Less affordable disposal costs (affordable housing only) @										0.50%	£0	£0.00		
Build Costs - CS2 Cost Plan £ per sq ft @ (see Tab 3)								<b>m2</b>	<b>ft2</b>	<b>£/ft2</b>				
								3,909	42,076	£265.43	(£11,168,036)	(£11,168,035.62)	£0	
								<b>3,909</b>	<b>42,076</b>	<b>£265.43</b>				
Construction Fees									Contingency	5%	(£558,401.78)	(£1,172,644)	(£1,172,644)	£0
									10%	(£1,172,644)	(£1,172,644)	(£1,172,644)	£0	
Developer Profit														
Developer Profit on Market Housing								20.0%	(£3,855,534)		(£3,855,534.46)		£0.00	
Developer Profit on Affordable Housing								6.0%	£0					
								<b>20.0%</b>	<b>(£3,855,534)</b>		<b>(£3,855,534)</b>			
<b>GROSS SURPLUS BEFORE ABNORMALS, 106 etc</b>											<b>£1,913,227</b>	<b>£2,503,128</b>	<b>£0</b>	<b>£0</b>
Part L Construction Costs					£/Unit	Units								
					£3,702	42	(£155,484)		(£155,484)					
S106 Costs					£/Unit		(£651,674)		(£651,674)					
					£15,516		(£651,674)		(£651,674)					
Additional Abnormal Costs							(£384,407)		(£384,407)					
Purchasers Costs														
						SDLT	5.00%	(£46,250)						
						Legals	1.50%	(£13,875)		(£60,125)				
Construction Finance Costs (Cashflow - see tab 5)														
										(£873,058)	(£873,058)			
										<b>(£2,124,748)</b>	<b>(£2,124,748)</b>			
<b>Residual Land Value</b>											<b>-£211,521</b>			
<b>Benchmark Land Value</b>								Gross Acres	£/Gross Acre		<b>£925,000</b>			
								4.57	£202,347					
<b>Surplus / Deficit</b>											<b>-£1,136,521</b>			
<b>VIABLE/ NON-VIABLE?</b>											<b>NON-VIABLE</b>			

Finance as a % of	
Costs	GDV
4.6%	4.5%

<b>BLV as % of GDV</b>
<b>4.8%</b>

Turner Morum  
Chalkdene Development - Baldock

Accommodation Schedule

Tab 2

**Affordable 40%**

Ref	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	
2 Bed House	Private	2	15	5	861	80	4,306	400	£494.12	£425,488	£2,127,442	
3 Bed House	Private	3	56	14	1,034	96	14,477	1,345	£463.62	£479,434	£6,712,080	
4 Bed House	Private	4	30	6	1,281	119	7,685	714	£429.76	£550,476	£3,302,854	
<b>TOTAL PRIVATE RESIDENTIAL</b>			<b>101</b>	<b>25</b>	<b>1,059</b>	<b>98</b>	<b>26,468</b>	<b>2,459</b>	<b>£458.75</b>	<b>£485,695.07</b>	<b>£12,142,377</b>	
2 Bed House	Rented	2	18	6	753	70	4,521	420	£231.56	£174,475	£1,046,851	
3 Bed House	Rented	3	20	5	1,012	94	5,059	470	£208.33	£210,794	£1,053,972	
<b>TOTAL RENT</b>			<b>65%</b>	<b>38</b>	<b>11</b>	<b>871</b>	<b>81</b>	<b>9,580</b>	<b>890</b>	<b>£219.30</b>	<b>£190,983.90</b>	<b>£2,100,823</b>
2 Bed House	Shared O	2	9	3	861	80	2,583	240	£314.57	£270,878	£812,635	
3 Bed House	Shared O	3	8	2	1,055	98	2,110	196	£295.80	£312,024	£624,049	
4 Bed House	Shared O	4	5	1	1,281	119	1,281	119	£286.43	£366,886	£366,886	
<b>TOTAL SHARED OWN</b>			<b>35%</b>	<b>22</b>	<b>6</b>	<b>996</b>	<b>93</b>	<b>5,974</b>	<b>555</b>	<b>£301.90</b>	<b>£300,594.84</b>	<b>£1,803,569</b>
<b>TOTAL AFFORDABLE</b>		<b>37%</b>	<b>40%</b>	<b>60</b>	<b>17</b>	<b>915</b>	<b>85</b>	<b>15,554</b>	<b>1,445</b>	<b>£251.02</b>	<b>£229,670.12</b>	<b>£3,904,392</b>
<b>TOTAL RESIDENTIAL</b>		<b>*hab rooms</b>	<b>*units</b>	<b>161</b>	<b>42</b>	<b>1,001</b>	<b>93</b>	<b>42,022</b>	<b>3,904</b>	<b>£381.86</b>	<b>£382,065.92</b>	<b>£16,046,769</b>

**Affordable 0%**

Ref	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	
2 Bed House	Private	2	42	14	815	76	11,410	1,060	£493.06	£401,836	£5,625,699	
3 Bed House	Private	3	84	21	1,031	96	21,646	2,011	£455.17	£469,181	£9,852,801	
4 Bed House	Private	4	35	7	1,281	119	8,966	833	£423.72	£542,739	£3,799,173	
<b>TOTAL PRIVATE RESIDENTIAL</b>			<b>161</b>	<b>42</b>	<b>1,001</b>	<b>93</b>	<b>42,022</b>	<b>3,904</b>	<b>£458.75</b>	<b>£458,992.20</b>	<b>£19,277,672</b>	
2 Bed House	Rented	2	0	0	0	0	0	0	£0.00	£0	£0	
3 Bed House	Rented	3	0	0	0	0	0	0	£0.00	£0	£0	
<b>TOTAL RENT</b>			<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0</b>	
2 Bed House	Shared O	2	0	0	0	0	0	0	£0.00	£0	£0	
3 Bed House	Shared O	3	0	0	0	0	0	0	£0.00	£0	£0	
4 Bed House	Shared O	4	0	0	0	0	0	0	£0.00	£0	£0	
<b>TOTAL SHARED OWN</b>			<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0</b>	
<b>TOTAL AFFORDABLE</b>		<b>0%</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0</b>	
<b>TOTAL RESIDENTIAL</b>		<b>*hab rooms</b>	<b>*units</b>	<b>161</b>	<b>42</b>	<b>1,001</b>	<b>93</b>	<b>42,022</b>	<b>3,904</b>	<b>£458.75</b>	<b>£458,992.20</b>	<b>£19,277,672</b>

## Abnormals - Construction

Items	Total
S278 works	£232,689
Bio-diversity off-set	£80,760
Legals for S278	£10,000
Legals for new substation	£10,000
<b>TOTAL</b>	<b>£333,449</b>
OHP @ 15% - S278 Works Only	£34,903
Prelims @ 6% - S278 Works Only	£16,056
<b>Total Abnormal Costs</b>	<b>£384,407</b>

\*Those **not** included within CS2 cost plan

## Upper

CS2 Cost Plan		
Description	Rate	Total
Facilitating Works		£0
Substructure		£674,281
Superstructure		£0
Frame		£0
Upper Floors		£212,890
Roof		£639,343
Stairs and Ramps		£63,316
External Walls		£1,695,944
Windows and External Doors		£279,767
Internal Walls and Partitions		£788,365
Internal Doors		£251,710
Internal Finishes		
Wall Finishes		£162,490
Floor Finishes		£203,494
Ceiling Finishes		£132,119
Fittings, Furnishings and Equipment		£313,652
Services		£1,071,841
Complete Building and Building Units		£0
Work to Existing Buildings		£0
External Works		£2,564,066
<b>Sub-Total Facilitating and Building Works</b>		<b>£9,053,279</b>
Main Contractors Preliminaries		£1,071,867
Main Contractors Overheads and Profit	10%	£1,012,515
<b>Total Facilitating and Building Works</b>		<b>£11,137,660</b>
Project/Design Team Fees		£0
Other Development/Project Costs		£0
Risk	3.00%	£30,375
Inflation Based on BCIS TPI		£0
<b>Estimated Total Cost</b>	<b>£265.43</b>	<b>£11,168,036</b>

Turner Morum  
Chalkdene Development - Baldock

Cashflow Finance Calculation 40%

Summary	
Adopted Interest Rate Debit	7.50%
Total Finance Cost	-£667,083

1.384615385

0.48

40% Golden brick

Tab 5A

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	42					7	13	22	0	42
Market Completions	25					4	8	13	0	25
Affordable Completions	17			7				10		17
Market Flats	£12,142,377					£1,942,780	£3,885,561	£6,314,036		£12,142,377
Affordable Flats	£3,904,392			£1,561,757				£2,342,635		£3,904,392
<b>TOTAL INCOME</b>	<b>£16,046,769</b>	<b>£0</b>	<b>£0</b>	<b>£1,561,757</b>	<b>£0</b>	<b>£1,942,780</b>	<b>£3,885,561</b>	<b>£8,656,671</b>	<b>£0</b>	<b>£16,046,769</b>
<b>Infra Lead In</b>		<b>40%</b>	<b>25%</b>	<b>25%</b>	<b>10%</b>					<b>100%</b>
<b>Build Programme</b>		<b>0%</b>	<b>15%</b>	<b>25%</b>	<b>25%</b>	<b>20%</b>	<b>15%</b>			<b>100%</b>
<b>CIL Breakdown</b>		<b>100%</b>								<b>100%</b>
Agents & Marketing - Market	-£364,271					-£58,283	-£116,567	-£189,421		-£364,271
Affordable Disposal	-£19,522			-£7,809				-£11,713		-£19,522
Construction Costs	-£11,726,437	£0	-£1,758,966	-£2,931,609	-£2,931,609	-£2,345,287	-£1,758,966			-£11,726,437
Technical Fees	-£1,172,644	£0	-£175,897	-£293,161	-£293,161	-£234,529	-£175,897			-£1,172,644
Part L Construction Costs	-£155,484	£0	-£23,323	-£38,871	-£38,871	-£31,097	-£23,323	£0	£0	-£155,484
s106	-£651,674	£0	£0	£0	£0	-£104,268	-£208,536	-£338,870	£0	-£651,674
Additional Abnormal Costs	-£384,407	-£153,763	-£96,102	-£96,102	-£38,441					-£384,407
EUV	-£925,000	-£925,000								-£925,000
SDLT	-£46,250	-£46,250								-£46,250
Legals	-£13,875	-£13,875								-£13,875
<b>TOTAL EXPENDITURE</b>		<b>-£1,138,888</b>	<b>-£2,054,287</b>	<b>-£3,367,552</b>	<b>-£3,302,082</b>	<b>-£2,773,464</b>	<b>-£2,283,287</b>	<b>-£540,005</b>	<b>£0</b>	<b>-£9,862,808</b>
<b>Net position</b>		<b>-£1,138,888</b>	<b>-£2,054,287</b>	<b>-£1,805,795</b>	<b>-£3,302,082</b>	<b>-£830,684</b>	<b>£1,602,273</b>	<b>£8,116,666</b>	<b>£0</b>	
Rolling Balance		-£1,138,888	-£3,214,529	-£5,080,596	-£8,477,939	-£9,467,585	-£8,042,829	-£76,965	-£78,408	
Finance rate	7.50%	-£21,354	-£60,272	-£95,261	-£158,961	-£177,517	-£150,803	-£1,443	-£1,470	<b>-£667,083</b>

Turner Morum  
Chalkdene Development - Baldock

Cashflow Finance Calculation 0%

Summary	
Adopted Interest Rate Debit	7.50%
Total Finance Cost	-£873,058

1.384615385

13

40% Golden brick

Tab 5B

Residual Cashflow for Interest	TOTALS	Year 1				Year 2				TOTALS
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	42					4	8	13	17	42
Market Completions	42					4	8	13	17	42
Affordable Completions	0			0				0		0
Market Flats	£19,277,672					£1,835,969	£3,671,938	£5,966,899	£7,802,867	£19,277,672
Affordable Flats	£0			£0				£0		£0
<b>TOTAL INCOME</b>	<b>£19,277,672</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£1,835,969</b>	<b>£3,671,938</b>	<b>£5,966,899</b>	<b>£7,802,867</b>	<b>£19,277,672</b>
<b>Infra Lead In</b>		<b>40%</b>	<b>25%</b>	<b>25%</b>	<b>10%</b>					<b>100%</b>
<b>Build Programme</b>		<b>0%</b>	<b>15%</b>	<b>25%</b>	<b>25%</b>	<b>20%</b>	<b>15%</b>			<b>100%</b>
<b>CIL Breakdown</b>		<b>100%</b>								<b>100%</b>
Agents & Marketing - Market	-£609,830					-£58,079	-£116,158	-£188,757	-£246,836	-£609,830
Affordable Disposal	£0									£0
Construction Costs	-£11,726,437	£0	-£1,758,966	-£2,931,609	-£2,931,609	-£2,345,287	-£1,758,966			-£11,726,437
Technical Fees	-£1,172,644	£0	-£175,897	-£293,161	-£293,161	-£234,529	-£175,897			-£1,172,644
Part L Construction Costs	-£155,484	£0	-£23,323	-£38,871	-£38,871	-£31,097	-£23,323	£0	£0	-£155,484
s106	-£651,674	£0	£0	£0	£0	-£62,064	-£124,128	-£201,709	-£263,773	-£651,674
Additional Abnormal Costs	-£384,407	-£153,763	-£96,102	-£96,102	-£38,441					-£384,407
EUV	-£925,000	-£925,000								-£925,000
SDLT	-£46,250	-£46,250								-£46,250
Legals	-£13,875	-£13,875								-£13,875
<b>TOTAL EXPENDITURE</b>		<b>-£1,138,888</b>	<b>-£2,054,287</b>	<b>-£3,359,743</b>	<b>-£3,302,082</b>	<b>-£2,731,056</b>	<b>-£2,198,471</b>	<b>-£390,465</b>	<b>-£510,609</b>	<b>-£9,855,000</b>
<b>Net position</b>		<b>-£1,138,888</b>	<b>-£2,054,287</b>	<b>-£3,359,743</b>	<b>-£3,302,082</b>	<b>-£895,087</b>	£1,473,466	£5,576,433	£7,292,259	
Rolling Balance		-£1,138,888	-£3,214,529	-£6,634,544	-£10,061,024	-£11,144,756	-£9,880,253	-£4,489,075	£2,719,013	
Finance rate	7.50%	-£21,354	-£60,272	-£124,398	-£188,644	-£208,964	-£185,255	-£84,170	£0	<b>-£873,058</b>

Turner Morum  
Chalkdene Development - Baldock

**S106 Contributions**

HCC Contributions	Base £	Initial Index	Current Index 1Q 2023	Increase	Total
<b>Nursery Education Contribution</b>					
Childcare Services	£34,632	335.00	375.00	12%	£38,767
<b>Primary Education Contribution</b>					
Library Services	£4,389	335.00	375.00	12%	£4,913
Youth Service	£7,589	335.00	375.00	12%	£8,495
<b>Secondary Education Contribution</b>					
Special Educational Needs and Disabilities	£59,043	335.00	375.00	12%	£66,093
Waste Service	£7,644	344.00	375.00	9%	£8,333
Monitory Fees	£340	335.00	375.00	12%	£381
<b>Sub-Total</b>					£126,982
Further Inflation					
<b>Total</b>					<b>£126,982</b>

NHS Contributions	Total
GMS GP Surgery Provision	£54,264
Community Healthcare Costs	£7,645
<b>Total</b>	<b>£61,909</b>

NHDC Contributions	Units	£/Unit	Total
2-Bedroom Houses	14	£2,781	£38,934
3 Bedroom Houses	21	£3,960	£83,160
4 Bedroom Houses	7	£4,951	£34,657
<b>Total</b>			<b>£156,751</b>

Highways £306,032

**Total Contributions £651,674**

**Total Contributions per Unit £15,516**