

For: Uttlesford District Council Local Plan – Regulation 19



Viability Assessment (Stage 2 Report)

Appendix S2-II – Tested Site Allocations Housing Results (Tables 2a – 2f)

Part 1

June 2024

DSP24868

Dixon Searle Partnership

Ash House, Tanshire Park,
Shackleford Road, Elstead, Surrey, GU8 6LB

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Uttlesford DC - Appendix S2-II: Regulation 19 Local Plan Viability Assessment Stage 2 - Specific Site Allocation Results: Table 2a: SE Saffron Walden

Site Name/Ref	SE Saffron Walden 879
Typical Site Type	Mixed (houses/flats)
Gross Land Area (ha)	63.20
BLV at £250,000/ha i.e.	£15,800,000

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha									Surplus (£/dwelling)								
		VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000
30% AH	-10%	£7,360,141	£15,113,227	£22,881,626	£30,649,301	£38,393,298	£46,151,972	£53,907,731	£61,643,159	£69,395,343	£8,373	£17,194	£26,031	£34,868	£43,678	£52,505	£61,328	£70,129	£78,948
	-5%	£2,514,095	£10,288,945	£18,060,434	£25,828,851	£33,578,010	£41,340,885	£49,099,959	£56,837,664	£64,592,356	£2,860	£11,705	£20,547	£29,384	£38,200	£47,032	£55,859	£64,662	£73,484
	0% BASE TEST	-£2,373,000	£5,446,763	£13,236,399	£21,007,641	£28,757,346	£36,525,338	£44,288,473	£52,029,341	£59,786,192	-£2,700	£6,197	£15,058	£23,899	£32,716	£41,553	£50,385	£59,192	£68,016
	5%	-£7,369,672	£564,670	£8,396,991	£16,183,854	£23,936,218	£31,704,553	£39,472,667	£47,217,450	£54,977,328	-£8,384	£642	£9,553	£18,412	£27,231	£36,069	£44,906	£53,717	£62,545
	10%	-£12,852,919	-£4,375,769	£3,521,072	£27,146,446	£19,112,657	£26,883,425	£34,651,760	£42,401,376	£50,165,038	-£14,622	-£4,978	£4,006	£30,883	£21,744	£30,584	£39,422	£48,238	£57,071
35% AH	-10%	£3,082,838	£10,410,370	£17,750,781	£25,091,112	£32,410,902	£39,743,155	£47,072,357	£54,382,036	£61,706,969	£3,507	£11,843	£20,194	£28,545	£36,872	£45,214	£53,552	£61,868	£70,201
	-5%	-£1,737,261	£5,630,022	£12,975,157	£20,315,584	£27,638,306	£34,976,225	£42,309,114	£49,621,381	£56,948,719	-£1,976	£6,405	£14,761	£23,112	£31,443	£39,791	£48,133	£56,452	£64,788
	0% BASE TEST	-£6,604,482	£815,692	£8,194,840	£15,539,944	£22,862,694	£30,203,103	£37,541,284	£44,857,363	£52,187,587	-£7,514	£928	£9,323	£17,679	£26,010	£34,361	£42,709	£51,032	£59,372
	5%	-£11,822,475	-£4,034,278	£3,386,453	£10,759,658	£18,087,127	£25,427,481	£32,767,901	£40,088,750	£47,422,813	-£13,450	-£4,590	£3,853	£12,241	£20,577	£28,928	£37,279	£45,607	£53,951
	10%	-£17,901,244	-£9,102,289	-£1,457,122	£5,956,199	£13,306,842	£20,651,914	£27,992,268	£35,315,103	£42,653,809	-£20,365	-£10,355	-£1,658	£6,776	£15,139	£23,495	£31,846	£40,176	£48,525
40% AH	-10%	-£846,085	£6,069,852	£12,995,305	£19,920,670	£26,828,553	£33,748,085	£40,663,774	£47,560,185	£54,471,251	-£963	£6,905	£14,784	£22,663	£30,522	£38,394	£46,261	£54,107	£61,970
	-5%	-£5,639,541	£1,331,642	£8,264,501	£15,189,973	£22,098,724	£29,023,628	£35,943,667	£42,843,484	£49,757,108	-£6,416	£1,515	£9,402	£17,281	£25,141	£33,019	£40,892	£48,741	£56,606
	0% BASE TEST	-£10,577,931	-£3,458,843	£3,525,951	£10,459,149	£17,367,942	£24,293,386	£31,218,704	£38,122,657	£45,039,682	-£12,034	-£3,935	£4,011	£11,899	£19,759	£27,638	£35,516	£43,370	£51,240
	5%	-£16,260,541	-£8,345,470	-£1,261,371	£5,720,170	£12,637,190	£19,562,592	£26,488,050	£33,396,836	£40,318,239	-£18,499	-£9,494	-£1,435	£6,508	£14,377	£22,256	£30,134	£37,994	£45,868
	10%	-£23,071,367	-£13,794,680	-£6,115,518	£936,105	£7,897,802	£14,831,839	£21,757,241	£28,666,108	£35,591,495	-£26,247	-£15,694	-£6,957	£1,065	£8,985	£16,874	£24,752	£32,612	£40,491

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLs range

Uttlesford DC - Appendix S2-II: Regulation 19 Local Plan Viability Assessment Stage 2 - Specific Site Allocation Results: Table 2b: NE Great Dunmow

Site Name/Ref	NE Great Dunmow 884
Typical Site Type	Mixed (houses/flats)
Gross Land Area (ha)	Greenfield 97.30
BLV at £250,000/ha i.e.	£24,325,000

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha									Surplus (£/dwelling)								
		VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000
30% AH	-10%	-£6,371,984	£1,281,322	£8,912,073	£16,536,840	£24,142,131	£31,760,187	£39,373,911	£46,966,758	£54,576,079	-£7,208	£1,449	£10,082	£18,707	£27,310	£35,928	£44,541	£53,130	£61,738
	-5%	-£11,179,203	-£3,407,985	£4,256,813	£11,886,915	£19,493,397	£27,117,108	£34,735,767	£42,331,728	£49,943,429	-£12,646	-£3,855	£4,815	£13,447	£22,051	£30,675	£39,294	£47,887	£56,497
	0% BASE TEST	-£16,490,405	-£8,153,843	-£425,453	£7,232,098	£14,843,472	£22,468,240	£30,092,084	£37,692,724	£45,307,707	-£18,654	-£9,224	-£481	£8,181	£16,791	£25,417	£34,041	£42,639	£51,253
	5%	-£22,337,029	-£13,310,592	-£5,143,698	£2,555,653	£10,189,066	£17,818,314	£25,443,082	£33,048,784	£40,667,949	-£25,268	-£15,057	-£5,819	£2,891	£11,526	£20,156	£28,782	£37,386	£46,004
	10%	-£28,857,936	-£18,937,992	-£10,134,939	£22,169,546	£5,516,234	£13,164,350	£20,793,156	£28,399,639	£36,023,761	-£32,645	-£21,423	-£11,465	£25,079	£6,240	£14,892	£23,522	£32,126	£40,751
35% AH	-10%	-£10,831,147	-£3,624,797	£3,537,409	£10,690,000	£17,825,433	£24,973,521	£32,117,079	£39,240,213	£46,378,261	-£12,252	-£4,100	£4,002	£12,093	£20,165	£28,251	£36,332	£44,389	£52,464
	-5%	-£15,933,394	-£8,302,540	-£1,091,181	£6,070,751	£13,206,191	£20,358,777	£27,507,614	£34,634,644	£41,775,581	-£18,024	-£9,392	-£1,234	£6,867	£14,939	£23,030	£31,117	£39,179	£47,257
	0% BASE TEST	-£21,621,220	-£13,265,601	-£5,764,290	£1,442,221	£8,586,942	£15,739,534	£22,892,121	£30,024,569	£37,169,256	-£24,458	-£15,006	-£6,521	£1,631	£9,714	£17,805	£25,896	£33,964	£42,047
	5%	-£27,974,573	-£18,773,872	-£10,613,396	-£3,227,167	£3,958,355	£11,120,285	£18,272,878	£25,408,313	£32,558,663	-£31,645	-£21,237	-£12,006	-£3,651	£4,478	£12,580	£20,671	£28,742	£36,831
	10%	-£35,103,739	-£24,749,827	-£15,977,837	-£7,996,284	-£707,361	£6,491,694	£13,653,622	£20,789,068	£27,941,657	-£39,710	-£27,998	-£18,074	-£9,046	-£800	£7,344	£15,445	£23,517	£31,608
40% AH	-10%	-£15,023,119	-£8,085,092	-£1,321,877	£5,420,905	£12,147,513	£18,887,702	£25,622,403	£32,337,335	£39,066,237	-£16,994	-£9,146	-£1,495	£6,132	£13,742	£21,366	£28,985	£36,581	£44,193
	-5%	-£20,483,379	-£12,813,040	-£5,917,910	£844,311	£7,570,925	£14,313,703	£21,054,878	£27,774,060	£34,506,041	-£23,171	-£14,494	-£6,694	£955	£8,564	£16,192	£23,818	£31,419	£39,034
	0% BASE TEST	-£26,597,763	-£18,119,430	-£10,602,281	-£3,750,721	£2,994,329	£9,737,115	£16,479,893	£23,205,365	£29,941,866	-£30,088	-£20,497	-£11,994	-£4,243	£3,387	£11,015	£18,642	£26,250	£33,871
	5%	-£33,562,532	-£23,952,745	-£15,775,225	-£8,409,486	-£1,599,838	£5,160,406	£11,903,303	£18,629,913	£25,372,012	-£37,967	-£27,096	-£17,845	-£9,513	-£1,810	£5,838	£13,465	£21,075	£28,701
	10%	-£40,873,864	-£30,650,419	-£21,507,238	-£13,490,360	-£6,245,936	£566,825	£7,326,266	£14,053,322	£20,796,103	-£46,237	-£34,672	-£24,329	-£15,261	-£7,066	£641	£8,288	£15,897	£23,525

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLS range

Uttlesford DC - Appendix S2-II: Regulation 19 Local Plan Viability Assessment Stage 2 - Specific Site Allocation Results: Table 2c: Stansted Mountfitchet

Site Name/Ref	Stansted Mountfitchet 390
Typical Site Type	Mixed (houses/flats)
Gross Land Area (ha)	Greenfield 26.00
BLV at £250,000/ha i.e.	£6,500,000

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha										Surplus (£/dwelling)								
		VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	
30% AH	-10%	£4,154,788	£7,950,744	£11,751,665	£15,547,549	£19,332,163	£23,124,735	£26,915,758	£30,697,682	£34,487,541	£10,653	£20,387	£30,132	£39,866	£49,570	£59,294	£69,015	£78,712	£88,430	
	-5%	£1,757,430	£5,553,323	£9,358,253	£13,157,936	£16,944,494	£20,738,110	£24,530,682	£28,312,647	£32,103,660	£4,506	£14,239	£23,996	£33,738	£43,447	£53,175	£62,899	£72,597	£82,317	
	0% BASE TEST	-£680,996	£3,155,945	£6,960,992	£10,765,334	£14,555,102	£18,350,538	£22,144,056	£25,927,534	£29,718,627	-£1,746	£8,092	£17,849	£27,603	£37,321	£47,053	£56,780	£66,481	£76,202	
	5%	-£3,306,507	£744,776	£4,563,643	£8,368,663	£12,163,300	£15,961,372	£19,756,582	£23,540,909	£27,333,480	-£8,478	£1,910	£11,702	£21,458	£31,188	£40,927	£50,658	£60,361	£70,086	
	10%	-£5,987,353	-£1,810,446	£2,165,245	£12,471,310	£9,767,208	£13,569,919	£17,367,643	£21,153,527	£24,946,855	-£15,352	-£4,642	£5,552	£31,978	£25,044	£34,795	£44,532	£54,240	£63,966	
35% AH	-10%	£2,092,276	£5,663,574	£9,242,775	£12,816,406	£16,378,167	£19,946,516	£23,513,879	£27,071,876	£30,637,942	£5,365	£14,522	£23,699	£32,863	£41,995	£51,145	£60,292	£69,415	£78,559	
	-5%	-£299,084	£3,287,880	£6,867,744	£10,446,487	£14,010,988	£17,581,185	£21,149,515	£24,708,423	£28,274,973	-£767	£8,430	£17,610	£26,786	£35,926	£45,080	£54,230	£63,355	£72,500	
	0% BASE TEST	-£2,851,513	£908,509	£4,492,050	£8,071,913	£11,641,300	£15,214,136	£18,784,202	£22,343,958	£25,911,521	-£7,312	£2,330	£11,518	£20,697	£29,849	£39,011	£48,165	£57,292	£66,440	
	5%	-£5,495,540	-£1,578,457	£2,116,227	£5,696,178	£9,267,497	£12,844,683	£16,417,286	£19,978,658	£23,546,957	-£14,091	-£4,047	£5,426	£14,606	£23,763	£32,935	£42,096	£51,227	£60,377	
	10%	-£8,408,203	-£4,211,134	-£314,943	£3,320,507	£6,891,761	£10,471,666	£14,048,067	£17,611,870	£21,181,677	-£21,559	-£10,798	-£808	£8,514	£17,671	£26,850	£36,021	£45,159	£54,312	
40% AH	-10%	£39,984	£3,402,805	£6,768,014	£10,131,561	£13,481,713	£16,837,077	£20,191,075	£23,535,788	£26,888,383	£103	£8,725	£17,354	£25,978	£34,568	£43,172	£51,772	£60,348	£68,945	
	-5%	-£2,430,400	£1,048,924	£4,415,447	£7,780,646	£11,135,618	£14,493,662	£17,849,082	£21,195,035	£24,547,949	-£6,232	£2,690	£11,322	£19,950	£28,553	£37,163	£45,767	£54,346	£62,943	
	0% BASE TEST	-£5,038,186	-£1,373,429	£2,062,917	£5,428,087	£8,785,207	£12,147,732	£15,505,610	£18,853,045	£22,207,041	-£12,918	-£3,522	£5,290	£13,918	£22,526	£31,148	£39,758	£48,341	£56,941	
	5%	-£7,846,543	-£3,969,953	-£326,860	£3,075,514	£6,432,646	£9,797,839	£13,159,847	£16,509,511	£19,865,051	-£20,119	-£10,179	-£838	£7,886	£16,494	£25,123	£33,743	£42,332	£50,936	
	10%	-£10,989,707	-£6,633,512	-£2,894,843	£702,347	£4,080,098	£7,445,275	£10,810,470	£14,163,904	£17,521,461	-£28,179	-£17,009	-£7,423	£1,801	£10,462	£19,090	£27,719	£36,318	£44,927	

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLs range

Uttlesford DC - Appendix S2-II: Regulation 19 Local Plan Viability Assessment Stage 2 - Specific Site Allocation Results: Table 2d: Elsenham

Site Name/Ref	Elsenham 150
Typical Site Type	Mixed (houses/flats)
Gross Land Area (ha)	Greenfield 8.40
BLV at £250,000/ha i.e.	£2,100,000

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha										Surplus (£/dwelling)								
		VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	
30% AH	-10%	£2,382,499	£3,954,236	£5,529,544	£7,104,407	£8,675,260	£10,249,912	£11,824,563	£13,395,437	£14,969,968	£15,883	£26,362	£36,864	£47,363	£57,835	£68,333	£78,830	£89,303	£99,800	
	-5%	£1,376,366	£2,948,687	£4,523,993	£6,099,291	£7,670,180	£9,244,810	£10,819,461	£12,390,335	£13,964,986	£9,176	£19,658	£30,160	£40,662	£51,135	£61,632	£72,130	£82,602	£93,100	
	0% BASE TEST	£369,624	£1,942,685	£3,518,441	£5,093,749	£6,665,058	£8,239,707	£9,814,359	£11,385,233	£12,959,884	£2,464	£12,951	£23,456	£33,958	£44,434	£54,931	£65,429	£75,902	£86,399	
	5%	£637,239	£936,413	£2,512,785	£4,088,197	£5,659,727	£7,234,606	£8,809,257	£10,380,132	£11,954,782	£4,248	£6,243	£16,752	£27,255	£37,732	£48,231	£58,728	£69,201	£79,699	
	10%	£1,649,231	£70,450	£1,506,651	£5,182,648	£4,654,176	£6,229,483	£7,804,154	£9,375,030	£10,949,680	£10,995	£470	£10,044	£34,551	£31,028	£41,530	£52,028	£62,500	£72,998	
35% AH	-10%	£1,330,011	£2,795,893	£4,264,304	£5,732,401	£7,196,692	£8,664,159	£10,131,625	£11,595,551	£13,063,017	£8,867	£18,639	£28,429	£38,216	£47,978	£57,761	£67,544	£77,304	£87,087	
	-5%	£332,572	£1,799,176	£3,268,161	£4,736,262	£6,200,840	£7,668,465	£9,135,932	£10,599,857	£12,067,324	£2,217	£11,995	£21,788	£31,575	£41,339	£51,123	£60,906	£70,666	£80,449	
	0% BASE TEST	£665,097	£801,737	£2,271,445	£3,740,126	£5,204,701	£6,672,751	£8,140,238	£9,604,163	£11,071,630	£4,434	£5,345	£15,143	£24,934	£34,698	£44,485	£54,268	£64,028	£73,811	
	5%	£1,669,675	£195,702	£1,274,428	£2,743,713	£4,208,563	£5,676,660	£7,144,523	£8,608,492	£10,075,937	£11,131	£1,305	£8,496	£18,291	£28,057	£37,844	£47,630	£57,390	£67,173	
	10%	£2,767,487	£1,196,258	£276,989	£1,746,997	£3,212,428	£4,680,523	£6,148,620	£7,612,776	£9,080,242	£18,450	£7,975	£1,847	£11,647	£21,416	£31,203	£40,991	£50,752	£60,535	
40% AH	-10%	£603,397	£1,990,054	£3,379,403	£4,767,865	£6,152,613	£7,540,573	£8,928,053	£10,312,206	£11,699,685	£4,023	£13,267	£22,529	£31,786	£41,017	£50,270	£59,520	£68,748	£77,998	
	-5%	£384,053	£1,002,722	£2,392,712	£3,781,699	£5,166,568	£6,554,645	£7,942,449	£9,326,601	£10,714,081	£2,560	£6,685	£15,951	£25,211	£34,444	£43,698	£52,950	£62,177	£71,427	
	0% BASE TEST	£1,377,919	£15,390	£1,405,380	£2,795,083	£4,180,525	£5,568,600	£6,956,677	£8,340,997	£9,728,477	£9,186	£103	£9,369	£18,634	£27,870	£37,124	£46,378	£55,607	£64,857	
	5%	£2,420,220	£975,169	£418,048	£1,808,038	£3,194,048	£4,582,555	£5,970,633	£7,355,391	£8,742,873	£16,135	£6,501	£2,787	£12,054	£21,294	£30,550	£39,804	£49,036	£58,286	
	10%	£3,611,795	£1,976,560	£570,137	£820,707	£2,207,363	£3,596,344	£4,984,588	£6,369,336	£7,757,269	£24,079	£13,177	£3,801	£5,471	£14,716	£23,976	£33,231	£42,462	£51,715	

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLS range

Uttlesford DC - Appendix S2-II: Regulation 19 Local Plan Viability Assessment Stage 2 - Site Allocation Results: Table 2e: N Takeley

Site Name/Ref	N Takeley 1546
Typical Site Type	Mixed (houses/flats)
Gross Land Area (ha)	Greenfield 120.00
BLV at £250,000/ha i.e.	£30,000,000

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV										Surplus (£/dwelling)								
		VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	
30% AH	-10%	£2,308,823	£15,949,337	£29,572,666	£43,172,449	£56,717,972	£70,284,206	£83,842,797	£97,364,122	£110,914,345	£1,493	£10,317	£19,129	£27,925	£36,687	£45,462	£54,232	£62,978	£71,743	
	-5%	-£6,339,340	£7,549,466	£21,195,625	£34,817,916	£48,383,587	£61,961,699	£75,528,821	£89,055,689	£102,610,545	-£4,100	£4,883	£13,710	£22,521	£31,296	£40,079	£48,854	£57,604	£66,372	
	0% BASE TEST	-£15,762,962	-£1,011,627	£12,807,911	£26,441,913	£40,030,596	£53,627,307	£67,205,425	£80,740,580	£94,300,972	-£10,196	-£654	£8,285	£17,103	£25,893	£34,688	£43,471	£52,225	£60,997	
	5%	-£26,157,156	-£10,126,986	£4,303,403	£18,059,954	£31,655,532	£45,275,853	£58,871,028	£72,416,603	£85,984,640	-£16,919	-£6,550	£2,784	£11,682	£20,476	£29,286	£38,080	£46,841	£55,617	
	10%	-£37,568,655	-£20,221,001	-£4,580,186	£39,578,851	£23,276,650	£36,901,820	£50,520,430	£64,082,166	£77,660,329	-£24,301	-£13,080	-£2,963	£25,601	£15,056	£23,869	£32,678	£41,450	£50,233	
35% AH	-10%	-£5,523,803	£7,359,243	£20,143,582	£32,919,827	£45,637,971	£58,371,373	£71,096,813	£83,786,068	£96,501,610	-£3,573	£4,760	£13,029	£21,294	£29,520	£37,756	£45,988	£54,195	£62,420	
	-5%	-£14,541,180	-£1,035,145	£11,843,915	£24,628,266	£37,373,088	£50,122,187	£62,856,703	£75,552,660	£88,273,441	-£9,406	-£670	£7,661	£15,930	£24,174	£32,421	£40,658	£48,870	£57,098	
	0% BASE TEST	-£24,674,938	-£9,837,779	£3,469,409	£16,328,588	£29,082,137	£41,856,943	£54,606,403	£67,311,505	£80,038,834	-£15,961	-£6,363	£2,244	£10,562	£18,811	£27,074	£35,321	£43,539	£51,772	
	5%	-£35,723,189	-£19,666,173	-£5,189,377	£7,973,641	£20,782,602	£33,566,809	£46,340,797	£59,060,061	£71,796,834	-£23,107	-£12,721	-£3,357	£5,158	£13,443	£21,712	£29,975	£38,202	£46,440	
	10%	-£48,181,216	-£30,095,202	-£14,680,755	-£580,696	£12,446,669	£25,267,275	£38,051,480	£50,794,058	£63,544,277	-£31,165	-£19,466	-£9,496	-£376	£8,051	£16,344	£24,613	£32,855	£41,102	
40% AH	-10%	-£12,925,898	-£553,257	£11,501,501	£23,544,146	£35,532,726	£47,529,932	£59,517,534	£71,469,979	£83,447,637	-£8,361	-£358	£7,440	£15,229	£22,984	£30,744	£38,498	£46,229	£53,976	
	-5%	-£22,659,779	-£9,045,389	£3,279,161	£15,324,231	£27,338,001	£39,356,707	£51,355,489	£63,315,578	£75,298,437	-£14,657	-£5,851	£2,121	£9,912	£17,683	£25,457	£33,218	£40,954	£48,705	
	0% BASE TEST	-£33,301,687	-£18,467,164	-£5,148,806	£7,103,670	£19,118,082	£31,160,710	£43,180,411	£55,152,292	£67,142,165	-£21,541	-£11,945	-£3,330	£4,595	£12,366	£20,156	£27,930	£35,674	£43,430	
	5%	-£45,468,955	-£28,742,044	-£14,303,465	-£1,275,761	£10,897,775	£22,940,812	£34,983,420	£46,975,039	£58,977,003	-£29,411	-£18,591	-£9,252	-£825	£7,049	£14,839	£22,628	£30,385	£38,148	
	10%	-£58,237,525	-£40,383,046	-£24,467,741	-£10,245,225	£2,547,734	£14,720,517	£26,763,542	£38,777,093	£50,798,470	-£37,670	-£26,121	-£15,826	-£6,627	£1,648	£9,522	£17,311	£25,082	£32,858	

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLs range

Uttlesford DC - Appendix S2-II: Regulation 19 Local Plan Viability Assessment Stage 2 - Site Allocation Results: Table 2f: Thaxted

Site Name/Ref	Thaxted 489
Typical Site Type	Mixed (houses/flats)
Gross Land Area (ha)	49.84
BLV at £250,000/ha i.e.	£12,460,000

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV										Surplus (£/dwelling)								
		VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	
30% AH	-10%	£6,216,691	£10,815,151	£15,423,958	£20,032,778	£24,629,632	£29,237,534	£33,845,435	£38,442,286	£43,050,082	£12,713	£22,117	£31,542	£40,967	£50,367	£59,790	£69,214	£78,614	£88,037	
	-5%	£3,344,389	£7,943,760	£12,553,659	£17,162,465	£21,760,228	£26,368,647	£30,976,548	£35,573,399	£40,181,300	£6,839	£16,245	£25,672	£35,097	£44,499	£53,924	£63,347	£72,747	£82,170	
	0% BASE TEST	£470,331	£5,071,204	£9,681,886	£14,291,883	£18,889,924	£23,498,730	£28,107,487	£32,704,512	£37,312,414	£962	£10,371	£19,799	£29,227	£38,630	£48,055	£57,480	£66,880	£76,304	
	5%	-£2,406,045	£2,197,020	£6,809,078	£11,420,011	£16,018,951	£20,628,433	£25,237,239	£29,834,936	£34,443,527	-£4,920	£4,493	£13,924	£23,354	£32,759	£42,185	£51,610	£61,012	£70,437	
	10%	-£5,286,021	-£679,357	£3,934,771	£21,006,953	£13,147,081	£17,757,075	£22,366,881	£26,964,696	£31,573,437	-£10,810	-£1,389	£8,047	£42,959	£26,886	£36,313	£45,740	£55,143	£64,567	
35% AH	-10%	£3,504,596	£7,810,797	£12,127,206	£16,443,064	£20,748,226	£25,063,783	£29,379,341	£33,684,337	£37,999,316	£7,167	£15,973	£24,800	£33,626	£42,430	£51,255	£60,080	£68,884	£77,708	
	-5%	£659,409	£4,966,680	£9,283,683	£13,600,086	£17,906,152	£22,221,664	£26,537,222	£30,842,431	£35,157,988	£1,348	£10,157	£18,985	£27,812	£36,618	£45,443	£54,268	£63,072	£71,898	
	0% BASE TEST	-£2,187,747	£2,121,166	£6,439,120	£10,756,568	£15,062,621	£19,379,031	£23,695,103	£28,000,312	£32,315,870	-£4,474	£4,338	£13,168	£21,997	£30,803	£39,630	£48,456	£57,260	£66,086	
	5%	-£5,037,442	-£726,208	£3,593,279	£7,911,562	£12,218,724	£16,535,509	£20,851,912	£25,157,975	£29,473,751	-£10,302	-£1,485	£7,348	£16,179	£24,987	£33,815	£42,642	£51,448	£60,274	
	10%	-£7,892,080	-£3,576,012	£745,693	£5,065,393	£9,373,649	£13,691,163	£18,008,395	£22,314,447	£26,630,854	-£16,139	-£7,313	£1,525	£10,359	£19,169	£27,998	£36,827	£45,633	£54,460	
40% AH	-10%	£1,090,056	£5,152,003	£9,222,906	£13,293,808	£17,354,960	£21,425,372	£25,495,696	£29,556,258	£33,626,581	£2,229	£10,536	£18,861	£27,186	£35,491	£43,815	£52,138	£60,442	£68,766	
	-5%	-£1,727,562	£2,335,162	£6,406,886	£10,478,347	£14,539,487	£18,610,392	£22,681,245	£26,742,040	£30,812,363	-£3,533	£4,775	£13,102	£21,428	£29,733	£38,058	£46,383	£54,687	£63,011	
	0% BASE TEST	-£4,547,047	-£482,925	£3,589,875	£7,661,759	£11,723,722	£15,794,931	£19,865,832	£23,926,917	£27,997,814	-£9,299	-£988	£7,341	£15,668	£23,975	£32,300	£40,625	£48,930	£57,255	
	5%	-£7,369,799	-£3,302,991	£771,329	£4,844,279	£8,906,866	£12,978,590	£17,050,325	£21,111,453	£25,182,351	-£15,071	-£6,755	£1,577	£9,907	£18,214	£26,541	£34,868	£43,173	£51,498	
	10%	-£10,216,880	-£6,126,046	-£2,049,211	£2,025,373	£6,088,919	£10,161,723	£14,233,464	£18,295,426	£22,366,887	-£20,893	-£12,528	-£4,191	£4,142	£12,452	£20,781	£29,107	£37,414	£45,740	

Key:

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLs range

For: Uttlesford District Council Local Plan – Regulation 19



Viability Assessment (Stage 2 Report)

Appendix S2-II – Tested Site Allocations Results

Part 2 - Appraisal summaries and
further sensitivity testing data

June 2024

DSP24868

SE Saffron Walden
Uttlesford District Council

879 dwellings
30% Affordable Housing
Value Level - VL6 @ £5,250/sq.m.

**SE Saffron Walden
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	554	53,959.60	5,250.00	511,350	283,287,900	0	283,287,900
AH - SR	166	12,732.20	1,700.00	130,390	21,644,740	0	21,644,740
AH - FH	59	4,661.00	3,675.00	290,325	17,129,175	0	17,129,175
AH - SO	12	909.60	3,412.50	258,668	3,104,010	0	3,104,010
Market Sheltered	31	1,953.00	6,250.00	393,750	12,206,250	0	12,206,250
AH Sheltered SR	8	536.00	1,700.00	113,900	911,200	0	911,200
AH Sheltered SO	5	335.00	3,900.00	261,300	1,306,500	0	1,306,500
5% Self-build plots	44	0.00	0.00	125,000	5,500,000	0	5,500,000
Totals	879	75,086.40			345,089,775	0	345,089,775

NET REALISATION

345,089,775

OUTLAY

ACQUISITION COSTS

Residualised Price (63.20 Ha @ 827,932.57 /Hect)	52,325,338			52,325,338
Stamp Duty	2,607,267			
Effective Stamp Duty Rate	4.98%			
Agent Fee	784,880			
Legal Fee	392,440			
				3,784,587

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	54,624.40	1,393.00	76,091,789
AH - SR	13,263.40	1,393.00	18,475,916
AH - FH	4,661.00	1,393.00	6,492,773
AH - SO	949.20	1,393.00	1,322,236
Market Sheltered	2,442.80	1,970.00	4,812,316
AH Sheltered SR	670.40	1,970.00	1,320,688
AH Sheltered SO	419.00	1,970.00	825,430
Totals	77,030.20 m²		109,341,148
Contingency - housebuilding		3.00%	3,755,569
Contingency - all other works		5.00%	1,667,611
Site Works & Infrastructure 50%	879.00 un	12,625.00 /un	11,097,375
Site Works & Infrastructure 50%	879.00 un	12,625.00 /un	11,097,375
			136,959,079

Other Construction

Externals		15.00%	15,357,407
Externals SHELTERED		7.00%	487,090
Climate change response %		5.00%	5,467,057
Electric Vehicle Charging (Market)	585.00 un	1,029.00 /un	601,965
Electric Vehicle Charging (AH)	250.00 un	1,303.00 /un	325,750
M4(2) 100%	77,030.20 m ²	15.50	1,193,968
M4(3a) 10% Market dwellings	554.00 un	1,134.00 /un	628,236
M4(3a) 10% Market SHELTERED	31.00 un	897.00 /un	27,807
M4(3b) 20% AH	237.00 un	2,844.00 /un	674,028
M4(3b) 20% AH SHELTERED	13.00 un	3,017.00 /un	39,221
BNG		2.86%	3,127,157
Empty Property Costs (Sheltered)	44.00 un	2,000.00 /un	88,000
			28,017,687

Section 106 Costs

2FE PS			7,992,341
Secondary School Expansion			4,579,427
Early Years			1,984,696
SEND FC & Post-16			1,380,873
Flooding / Drainage			700,000
GI/POS play area			225,000
GI/POS allotments			50,400
GI/POS amenity			540,800
GI/POS Sports/swimming contribution			329,060
GI/POS football pitches/ancillary			1,120,000
Health - additions / improvements			155,747
T Mobility scheme / various			1,878,000
Transport - SW estate road			3,200,000
			24,136,344

PROFESSIONAL FEES

Professional Fees		8.00%	12,683,030
			12,683,030

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	10,352,693
Sales Legal Fee	879.00 un	750.00 /un	659,250
			11,011,943

MISCELLANEOUS FEES

AH Profit		6.00%	1,617,987
Market Profit		17.50%	51,711,476
First Homes		12.00%	2,055,501
			55,384,964

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			20,289,316
Construction			497,483
Total Finance Cost			20,786,799

TOTAL COSTS

345,089,770

PROFIT

SE Saffron Walden
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£23,160,141)	(£30,913,227)	(£38,681,626)	(£46,449,301)	(£54,193,298)	(£61,951,972)	(£69,707,731)	(£77,443,159)	(£85,195,343)	
1,253.70 /m ²	(£23,160,141)	(£30,913,227)	(£38,681,626)	(£46,449,301)	(£54,193,298)	(£61,951,972)	(£69,707,731)	(£77,443,159)	(£85,195,343)	
-5.000%	(£18,314,095)	(£26,088,945)	(£33,860,434)	(£41,628,851)	(£49,378,010)	(£57,140,885)	(£64,899,959)	(£72,637,664)	(£80,392,356)	
1,323.35 /m ²	(£18,314,095)	(£26,088,945)	(£33,860,434)	(£41,628,851)	(£49,378,010)	(£57,140,885)	(£64,899,959)	(£72,637,664)	(£80,392,356)	
0.000%	(£13,427,000)	(£21,246,763)	(£29,036,399)	(£36,807,641)	(£44,557,346)	(£52,325,338)	(£60,088,473)	(£67,829,341)	(£75,586,192)	
1,393.00 /m ²	(£13,427,000)	(£21,246,763)	(£29,036,399)	(£36,807,641)	(£44,557,346)	(£52,325,338)	(£60,088,473)	(£67,829,341)	(£75,586,192)	
+5.000%	(£8,430,328)	(£16,364,670)	(£24,196,991)	(£31,983,854)	(£39,736,218)	(£47,504,553)	(£55,272,667)	(£63,017,450)	(£70,777,328)	
1,462.65 /m ²	(£8,430,328)	(£16,364,670)	(£24,196,991)	(£31,983,854)	(£39,736,218)	(£47,504,553)	(£55,272,667)	(£63,017,450)	(£70,777,328)	
+10.000%	(£2,947,081)	(£11,424,231)	(£19,321,072)	(£27,146,446)	(£34,912,657)	(£42,683,425)	(£50,451,760)	(£58,201,376)	(£65,965,038)	
1,532.30 /m ²	(£2,947,081)	(£11,424,231)	(£19,321,072)	(£27,146,446)	(£34,912,657)	(£42,683,425)	(£50,451,760)	(£58,201,376)	(£65,965,038)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

SE Saffron Walden
Uttlesford District Council

879 dwellings
35% Affordable Housing
Value Level - VL6 @ £5,250/sq.m.

**SE Saffron Walden
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	514	50,063.60	5,250.00	511,350	262,833,900	0	262,833,900
AH - SR	194	14,879.80	1,700.00	130,390	25,295,660	0	25,295,660
AH - FH	69	5,451.00	3,675.00	290,325	20,032,425	0	20,032,425
AH - SO	14	1,061.20	3,412.50	258,668	3,621,345	0	3,621,345
Market Sheltered	28	1,764.00	6,250.00	393,750	11,025,000	0	11,025,000
AH Sheltered SR	11	737.00	1,700.00	113,900	1,252,900	0	1,252,900
AH Sheltered SO	5	335.00	3,900.00	261,300	1,306,500	0	1,306,500
5% Self-build plots	44	0.00	0.00	125,000	5,500,000	0	5,500,000
Totals	879	74,291.60			330,867,730	0	330,867,730

NET REALISATION

330,867,730

OUTLAY

ACQUISITION COSTS

Residualised Price (63.20 Ha @ 727,897.20 /Hect)		46,003,103		46,003,103
Stamp Duty		2,291,155		
Effective Stamp Duty Rate	4.98%			
Agent Fee	1.50%	690,047		
Legal Fee	0.75%	345,023		
				3,326,225

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	50,680.40	1,393.00	70,597,797
AH - SR	15,500.60	1,393.00	21,592,336
AH - FH	5,451.00	1,393.00	7,593,243
AH - SO	1,107.40	1,393.00	1,542,608
Market Sheltered	2,206.40	1,970.00	4,346,608
AH Sheltered SR	921.80	1,970.00	1,815,946
AH Sheltered SO	419.00	1,970.00	825,430
Totals	76,286.60 m²		108,313,968
Contingency - housebuilding		3.00%	3,720,061
Contingency - all other works		5.00%	1,666,736
Site Works & Infrastructure 50%	879.00 un	12,625.00 /un	11,097,375
Site Works & Infrastructure 50%	879.00 un	12,625.00 /un	11,097,375
			135,895,515

Other Construction

Externals		15.00%	15,198,898
Externals SHELTERED		7.00%	489,159
Climate change response %		5.00%	5,415,698
Electric Vehicle Charging (Market)	542.00 un	1,029.00 /un	557,718
Electric Vehicle Charging (AH)	293.00 un	1,303.00 /un	381,779
M4(2) 100%	76,286.60 m ²	15.50	1,182,442
M4(3a) 10% Market dwellings	514.00 un	1,134.00 /un	582,876
M4(3a) 10% Market SHELTERED	28.00 un	897.00 /un	25,116
M4(3b) 20% AH	277.00 un	2,844.00 /un	787,788
M4(3b) 20% AH SHELTERED	16.00 un	3,017.00 /un	48,272
BNG		2.86%	3,097,779
Empty Property Costs (Sheltered)	44.00 un	2,000.00 /un	88,000
			27,855,526

Section 106 Costs

2FE PS			7,992,341
Secondary School Expansion			4,579,427
Early Years			1,984,696
SEND FC & Post-16			1,380,873
Flooding / Drainage			700,000
GI/POS play area			225,000
GI/POS allotments			50,400
GI/POS amenity			540,800
GI/POS Sports/swimming contribution			329,060
GI/POS football pitches/ancillary			1,120,000
Health - additions / improvements			155,747
T Mobility scheme / various			1,878,000
Transport - SW estate road			3,200,000
			24,136,344

PROFESSIONAL FEES

Professional Fees		8.00%	12,586,940
			12,586,940

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	9,926,032
Sales Legal Fee	879.00 un	750.00 /un	659,250
			10,585,282

MISCELLANEOUS FEES

AH Profit		6.00%	1,888,584
Market Profit		17.50%	47,925,307
First Homes		12.00%	2,403,891
			52,217,783

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			17,762,992
Construction			498,127
Total Finance Cost			18,261,120

TOTAL COSTS

330,867,837

PROFIT

(107)

SE Saffron Walden
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£18,882,838)	(£26,210,370)	(£33,550,781)	(£40,891,112)	(£48,210,902)	(£55,543,155)	(£62,872,357)	(£70,182,036)	(£77,506,969)	
1,253.70 /m ²	(£18,882,838)	(£26,210,370)	(£33,550,781)	(£40,891,112)	(£48,210,902)	(£55,543,155)	(£62,872,357)	(£70,182,036)	(£77,506,969)	
-5.000%	(£14,062,739)	(£21,430,022)	(£28,775,157)	(£36,115,584)	(£43,438,306)	(£50,776,225)	(£58,109,114)	(£65,421,381)	(£72,748,719)	
1,323.35 /m ²	(£14,062,739)	(£21,430,022)	(£28,775,157)	(£36,115,584)	(£43,438,306)	(£50,776,225)	(£58,109,114)	(£65,421,381)	(£72,748,719)	
0.000%	(£9,195,518)	(£16,615,692)	(£23,994,840)	(£31,339,944)	(£38,662,694)	(£46,003,103)	(£53,341,284)	(£60,657,363)	(£67,987,587)	
1,393.00 /m ²	(£9,195,518)	(£16,615,692)	(£23,994,840)	(£31,339,944)	(£38,662,694)	(£46,003,103)	(£53,341,284)	(£60,657,363)	(£67,987,587)	
+5.000%	(£3,977,525)	(£11,765,722)	(£19,186,453)	(£26,559,658)	(£33,887,127)	(£41,227,481)	(£48,567,901)	(£55,888,750)	(£63,222,813)	
1,462.65 /m ²	(£3,977,525)	(£11,765,722)	(£19,186,453)	(£26,559,658)	(£33,887,127)	(£41,227,481)	(£48,567,901)	(£55,888,750)	(£63,222,813)	
+10.000%	£2,101,244	(£6,697,711)	(£14,342,878)	(£21,756,199)	(£29,106,842)	(£36,451,914)	(£43,792,268)	(£51,115,103)	(£58,453,809)	
1,532.30 /m ²	£2,101,244	(£6,697,711)	(£14,342,878)	(£21,756,199)	(£29,106,842)	(£36,451,914)	(£43,792,268)	(£51,115,103)	(£58,453,809)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

SE Saffron Walden
Uttlesford District Council

879 dwellings
40% Affordable Housing
Value Level - VL6 @ £5,250/sq.m.

**SE Saffron Walden
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	475	46,265.00	5,250.00	511,350	242,891,250	0	242,891,250
AH - SR	221	16,950.70	1,700.00	130,390	28,816,190	0	28,816,190
AH - FH	79	6,241.00	3,675.00	290,325	22,935,675	0	22,935,675
AH - SO	16	1,212.80	3,412.50	258,668	4,138,680	0	4,138,680
Market Sheltered	26	1,638.00	6,250.00	393,750	10,237,500	0	10,237,500
AH Sheltered SR	12	804.00	1,700.00	113,900	1,366,800	0	1,366,800
AH Sheltered SO	6	402.00	3,900.00	261,300	1,567,800	0	1,567,800
5% Self-build plots	44	0.00	0.00	125,000	5,500,000	0	5,500,000
Totals	879	73,513.50			317,453,895	0	317,453,895

NET REALISATION

317,453,895

OUTLAY

ACQUISITION COSTS

Residualised Price (63.20 Ha @ 634,389.02 /Hect)		40,093,386					
				40,093,386			
Stamp Duty			1,995,669				
Effective Stamp Duty Rate		4.98%					
Agent Fee			601,401				
Legal Fee		0.75%	300,700				
					2,897,770		

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	46,835.00	1,393.00	65,241,155
AH - SR	17,657.90	1,393.00	24,597,455
AH - FH	6,241.00	1,393.00	8,693,713
AH - SO	1,265.60	1,393.00	1,762,981
Market Sheltered	2,048.80	1,970.00	4,036,136
AH Sheltered SR	1,005.60	1,970.00	1,981,032
AH Sheltered SO	502.80	1,970.00	990,516
Totals	75,556.70 m²		107,302,987
Contingency - housebuilding		3.00%	3,685,135
Contingency - all other works		5.00%	1,665,744
Site Works & Infrastructure 50%	879.00 un	12,625.00 /un	11,097,375
Site Works & Infrastructure 50%	879.00 un	12,625.00 /un	11,097,375
			134,848,616

Other Construction

Externals		15.00%	15,044,296
Externals SHELTERED		7.00%	490,538
Climate change response %		5.00%	5,365,149
Electric Vehicle Charging (Market)	501.00 un	1,029.00 /un	515,529
Electric Vehicle Charging (AH)	334.00 un	1,303.00 /un	435,202
M4(2) 100%	75,556.70 m ²	15.50	1,171,129
M4(3a) 10% Market dwellings	475.00 un	1,134.00 /un	538,650
M4(3a) 10% Market SHELTERED	26.00 un	897.00 /un	23,322
M4(3b) 20% AH	316.00 un	2,844.00 /un	898,704
M4(3b) 20% AH SHELTERED	18.00 un	3,017.00 /un	54,306
BNG		2.86%	3,068,865
Empty Property Costs (Sheltered)	44.00 un	2,000.00 /un	88,000
			27,693,690

Section 106 Costs

2FE PS			7,992,341
Secondary School Expansion			4,579,427
Early Years			1,984,696
SEND FC & Post-16			1,380,873
Flooding / Drainage			700,000
GI/POS play area			225,000
GI/POS allotments			50,400
GI/POS amenity			540,800
GI/POS Sports/swimming contribution			329,060
GI/POS football pitches/ancillary			1,120,000
Health - additions / improvements			155,747
T Mobility scheme / various			1,878,000
Transport - SW estate road			3,200,000
			24,136,344

PROFESSIONAL FEES

Professional Fees		8.00%	12,492,216
			12,492,216

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	9,523,617
Sales Legal Fee	879.00 un	750.00 /un	659,250
			10,182,867

MISCELLANEOUS FEES

AH Profit		6.00%	2,153,368
Market Profit		17.50%	44,297,531
First Homes		12.00%	2,752,281
			49,203,180

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			15,407,379
Construction			498,533
Total Finance Cost			15,905,911

TOTAL COSTS

317,453,981

PROFIT

(86)

SE Saffron Walden
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	1,253.70 /m ²	(£14,953,915)	(£21,869,852)	(£28,795,305)	(£35,720,670)	(£42,628,553)	(£49,548,085)	(£56,463,774)	(£63,360,185)	(£70,271,251)
-5.000%	1,323.35 /m ²	(£10,160,459)	(£17,131,642)	(£24,064,501)	(£30,989,973)	(£37,898,724)	(£44,823,628)	(£51,743,667)	(£58,643,484)	(£65,557,108)
0.000%	1,393.00 /m ²	(£5,222,069)	(£12,341,157)	(£19,325,951)	(£26,259,149)	(£33,167,942)	(£40,093,386)	(£47,018,704)	(£53,922,657)	(£60,839,682)
+5.000%	1,462.65 /m ²	£460,541	(£7,454,530)	(£14,538,629)	(£21,520,170)	(£28,437,190)	(£35,362,592)	(£42,288,050)	(£49,196,836)	(£56,118,239)
+10.000%	1,532.30 /m ²	£7,271,367	(£2,005,320)	(£9,684,482)	(£16,736,105)	(£23,697,802)	(£30,631,839)	(£37,557,241)	(£44,466,108)	(£51,391,495)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

NE Great Dunmow
Uttlesford District Council

884 dwellings
30% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**NE Great Dunmow
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	557	54,251.80	4,750.20	462,669	257,706,900	0	257,706,900
AH - SR	159	12,195.30	1,700.00	130,390	20,732,010	0	20,732,010
AH - FH	60	4,740.00	3,325.14	262,686	15,761,164	0	15,761,164
AH - SO	20	1,516.00	3,087.63	234,042	4,680,847	0	4,680,847
Market Sheltered	31	1,953.00	6,250.00	393,750	12,206,250	0	12,206,250
AH Sheltered SR	8	536.00	1,700.00	113,900	911,200	0	911,200
AH Sheltered SO	3	201.00	3,900.00	261,300	783,900	0	783,900
5% Self-build plots	44	0.00	0.00	125,000	5,500,000	0	5,500,000
Totals	882	75,393.10			318,282,271	0	318,282,271

NET REALISATION

318,282,271

OUTLAY

ACQUISITION COSTS

Residualised Price (97.30 Ha @ 324,327.83 /Hect)		31,557,098		31,557,098
Stamp Duty		1,568,855		
Effective Stamp Duty Rate	4.97%			
Agent Fee	1.50%	473,356		
Legal Fee	0.75%	236,678		
				2,278,890

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	54,920.20	1,393.00	76,503,839
AH - SR	12,704.10	1,393.00	17,696,811
AH - FH	4,740.00	1,393.00	6,602,820
AH - SO	1,582.00	1,393.00	2,203,726
Market Sheltered	2,442.80	1,970.00	4,812,316
AH Sheltered SR	670.40	1,970.00	1,320,688
AH Sheltered SO	251.40	1,970.00	495,258
Totals	77,310.90 m²		109,635,458
Contingency - housebuilding		3.00%	3,766,515
Contingency - all other works		5.00%	1,672,926
Site Works & Infrastructure 50%	882.00 un	12,625.00 /un	11,135,250
Site Works & Infrastructure 50%	882.00 un	12,625.00 /un	11,135,250

137,345,399

Other Construction

Externals		15.00%	15,451,079
Externals SHELTERED		7.00%	463,978
Climate change response %		5.00%	5,481,773
Electric Vehicle Charging (Market)	588.00 un	1,029.00 /un	605,052
Electric Vehicle Charging (AH)	250.00 un	1,303.00 /un	325,750
M4(2) 100%	77,310.90 m ²	15.50	1,198,319
M4(3a) 10% Market dwellings	557.00 un	1,134.00 /un	631,638
M4(3a) 10% Market SHELTERED	31.00 un	897.00 /un	27,807
M4(3b) 20% AH	239.00 un	2,844.00 /un	679,716
M4(3b) 20% AH SHELTERED	11.00 un	3,017.00 /un	33,187
BNG		2.86%	3,135,574
Empty Property Costs (Sheltered)	42.00 un	2,000.00 /un	84,000
Hatfield Forest SSSI SAMM	882.00 un	1,395.00 /un	1,230,390

29,348,264

Section 106 Costs

PS with EY			6,673,923
Secondary School contributions			4,021,380
Secondary School travel			856,368
SEND FC			562,368
Post-18 FC			649,608
GI/POS play area			225,000
GI/POS allotments			50,400
GI/POS amenity			542,400
GI/POS SANG			1,820,329
GI/POS Sports/swimming contribution			329,060
GI/POS sports pitches			930,000
Health improved facilities			260,317
T Mobility scheme / various			15,242,667

32,163,820

PROFESSIONAL FEES

Professional Fees		8.00%	12,720,722
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12,720,722

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	9,548,468
Sales Legal Fee	882.00 un	750.00 /un	661,500

10,209,968

MISCELLANEOUS FEES

AH Profit		6.00%	1,626,477
Market Profit		17.50%	47,234,801
First Homes		12.00%	1,891,340

50,752,618

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			11,326,217
Construction			579,249
Total Finance Cost			11,905,467

11,905,467

TOTAL COSTS

318,282,246

PROFIT

**NE Great Dunmow
Uttlesford District Council**

Table of Land Cost and Land Cost

	Sales: Rate /m ²								
Construction: Rate /m ²	-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	-£17,953,016	-£25,606,322	-£33,237,073	-£40,861,840	-£48,467,131	-£56,085,187	-£63,698,911	-£71,291,758	-£78,901,079
1,253.70 /m ²	-£17,953,016	-£25,606,322	-£33,237,073	-£40,861,840	-£48,467,131	-£56,085,187	-£63,698,911	-£71,291,758	-£78,901,079
-5.000%	-£13,145,797	-£20,917,015	-£28,581,813	-£36,211,915	-£43,818,397	-£51,442,108	-£59,060,767	-£66,656,728	-£74,268,429
1,323.35 /m ²	-£13,145,797	-£20,917,015	-£28,581,813	-£36,211,915	-£43,818,397	-£51,442,108	-£59,060,767	-£66,656,728	-£74,268,429
0.000%	-£7,834,595	-£16,171,157	-£23,899,547	-£31,557,098	-£39,168,472	-£46,793,240	-£54,417,084	-£62,017,724	-£69,632,707
1,393.00 /m ²	-£7,834,595	-£16,171,157	-£23,899,547	-£31,557,098	-£39,168,472	-£46,793,240	-£54,417,084	-£62,017,724	-£69,632,707
+5.000%	-£1,987,971	-£11,014,408	-£19,181,302	-£26,880,653	-£34,514,066	-£42,143,314	-£49,768,082	-£57,373,784	-£64,992,949
1,462.65 /m ²	-£1,987,971	-£11,014,408	-£19,181,302	-£26,880,653	-£34,514,066	-£42,143,314	-£49,768,082	-£57,373,784	-£64,992,949
+10.000%	£4,532,936	-£5,387,008	-£14,190,061	-£22,169,546	-£29,841,234	-£37,489,350	-£45,118,156	-£52,724,639	-£60,348,761
1,532.30 /m ²	£4,532,936	-£5,387,008	-£14,190,061	-£22,169,546	-£29,841,234	-£37,489,350	-£45,118,156	-£52,724,639	-£60,348,761

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

NE Great Dunmow
Uttlesford District Council

884 dwellings
35% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**NE Great Dunmow
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	517	50,355.80	4,750.20	462,669	239,200,121	0	239,200,121
AH - SR	195	14,956.50	1,700.00	130,390	25,426,050	0	25,426,050
AH - FH	70	5,530.00	3,325.14	262,686	18,388,024	0	18,388,024
AH - SO	14	1,061.20	3,087.63	234,042	3,276,593	0	3,276,593
Market Sheltered	29	1,827.00	6,250.00	393,750	11,418,750	0	11,418,750
AH Sheltered SR	11	737.00	1,700.00	113,900	1,252,900	0	1,252,900
AH Sheltered SO	4	268.00	3,900.00	261,300	1,045,200	0	1,045,200
5% Self-build plots	44	0.00	0.00	125,000	5,500,000	0	5,500,000
Totals	884	74,735.50			305,507,638	0	305,507,638

NET REALISATION **305,507,638**

OUTLAY

ACQUISITION COSTS

Residualised Price (97.30 Ha @ 264,822.41 /Hect)		25,767,221		25,767,221
Stamp Duty		1,279,361		
Effective Stamp Duty Rate	4.97%			
Agent Fee	1.50%	386,508		
Legal Fee	0.75%	193,254		
				1,859,123

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	50,976.20	1,393.00	71,009,847
AH - SR	15,580.50	1,393.00	21,703,636
AH - FH	5,530.00	1,393.00	7,703,290
AH - SO	1,107.40	1,393.00	1,542,608
Market Sheltered	2,285.20	1,970.00	4,501,844
AH Sheltered SR	921.80	1,970.00	1,815,946
AH Sheltered SO	335.20	1,970.00	660,344
Totals	76,736.30 m²		108,937,515
Contingency - housebuilding		3.00%	3,741,597
Contingency - all other works		5.00%	1,676,196
Site Works & Infrastructure 50%	884.00 un	12,625.00 /un	11,160,500
Site Works & Infrastructure 50%	884.00 un	12,625.00 /un	11,160,500
			136,676,308

Other Construction

Externals		15.00%	15,293,907
Externals SHELTERED		7.00%	488,469
Climate change response %		5.00%	5,446,876
Electric Vehicle Charging (Market)	546.00 un	1,029.00 /un	561,834
Electric Vehicle Charging (AH)	294.00 un	1,303.00 /un	383,082
M4(2) 100%	76,736.30 m ²	15.50	1,189,413
M4(3a) 10% Market dwellings	517.00 un	1,134.00 /un	586,278
M4(3a) 10% Market SHELTERED	29.00 un	897.00 /un	26,013
M4(3b) 20% AH	279.00 un	2,844.00 /un	793,476
M4(3b) 20% AH SHELTERED	15.00 un	3,017.00 /un	45,255
BNG		2.86%	3,115,613
Empty Property Costs (Sheltered)	44.00 un	2,000.00 /un	88,000
Hatfield Forest SSSI SAMM	884.00 un	1,395.00 /un	1,233,180
			29,251,396

Section 106 Costs

PS with EY			6,673,923
Secondary School contributions			4,021,380
Secondary School travel			856,368
SEND FC			562,368
Post-18 FC			649,608
GI/POS play area			225,000
GI/POS allotments			50,400
GI/POS amenity			542,400
GI/POS SANG			1,820,329
GI/POS Sports/swimming contribution			329,060
GI/POS sports pitches			930,000
Health improved facilities			260,317
T Mobility scheme / various			15,242,667
			32,163,820

PROFESSIONAL FEES

Professional Fees		8.00%	12,659,505
			12,659,505

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	9,165,229
Sales Legal Fee	884.00 un	750.00 /un	663,000
			9,828,229

MISCELLANEOUS FEES

AH Profit		6.00%	1,860,045
Market Profit		17.50%	43,858,302
First Homes		12.00%	2,206,563
			47,924,910

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			8,787,963
Construction			589,140
Total Finance Cost			9,377,103

TOTAL COSTS **305,507,615**

PROFIT

**NE Great Dunmow
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£13,493,853)	(£20,700,203)	(£27,862,409)	(£35,015,000)	(£42,150,433)	(£49,298,521)	(£56,442,079)	(£63,565,213)	(£70,703,261)	
1,253.70 /m ²	(£13,493,853)	(£20,700,203)	(£27,862,409)	(£35,015,000)	(£42,150,433)	(£49,298,521)	(£56,442,079)	(£63,565,213)	(£70,703,261)	
-5.000%	(£8,391,606)	(£16,022,460)	(£23,233,819)	(£30,395,751)	(£37,531,191)	(£44,683,777)	(£51,832,614)	(£58,959,644)	(£66,100,581)	
1,323.35 /m ²	(£8,391,606)	(£16,022,460)	(£23,233,819)	(£30,395,751)	(£37,531,191)	(£44,683,777)	(£51,832,614)	(£58,959,644)	(£66,100,581)	
0.000%	(£2,703,780)	(£11,059,399)	(£18,560,710)	(£25,767,221)	(£32,911,942)	(£40,064,534)	(£47,217,121)	(£54,349,569)	(£61,494,256)	
1,393.00 /m ²	(£2,703,780)	(£11,059,399)	(£18,560,710)	(£25,767,221)	(£32,911,942)	(£40,064,534)	(£47,217,121)	(£54,349,569)	(£61,494,256)	
+5.000%	£3,649,573	(£5,551,128)	(£13,711,604)	(£21,097,833)	(£28,283,355)	(£35,445,285)	(£42,597,878)	(£49,733,313)	(£56,883,663)	
1,462.65 /m ²	£3,649,573	(£5,551,128)	(£13,711,604)	(£21,097,833)	(£28,283,355)	(£35,445,285)	(£42,597,878)	(£49,733,313)	(£56,883,663)	
+10.000%	£10,778,739	£424,827	(£8,347,163)	(£16,328,716)	(£23,617,639)	(£30,816,694)	(£37,978,622)	(£45,114,068)	(£52,266,657)	
1,532.30 /m ²	£10,778,739	£424,827	(£8,347,163)	(£16,328,716)	(£23,617,639)	(£30,816,694)	(£37,978,622)	(£45,114,068)	(£52,266,657)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

NE Great Dunmow
Uttlesford District Council

884 dwellings
40% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**NE Great Dunmow
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	478	46,557.20	4,750.20	462,669	221,156,011	0	221,156,011
AH - SR	223	17,104.10	1,700.00	130,390	29,076,970	0	29,076,970
AH - FH	79	6,241.00	3,325.14	262,686	20,752,199	0	20,752,199
AH - SO	16	1,212.80	3,087.63	234,042	3,744,678	0	3,744,678
Market Sheltered	26	1,638.00	6,250.00	393,750	10,237,500	0	10,237,500
AH Sheltered SR	13	871.00	1,700.00	113,900	1,480,700	0	1,480,700
AH Sheltered SO	5	335.00	3,900.00	261,300	1,306,500	0	1,306,500
5% Self-build plots	44	0.00	0.00	125,000	5,500,000	0	5,500,000
Totals	884	73,959.10			293,254,558	0	293,254,558

NET REALISATION

293,254,558

OUTLAY

ACQUISITION COSTS

Residualised Price (97.30 Ha @ 211,451.99 /Hect)	20,574,279			20,574,279
Stamp Duty	1,019,714			
Effective Stamp Duty Rate	4.96%			
Agent Fee	308,614			
Legal Fee	154,307			
				1,482,635

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	47,130.80	1,393.00	65,653,204
AH - SR	17,817.70	1,393.00	24,820,056
AH - FH	6,241.00	1,393.00	8,693,713
AH - SO	1,265.60	1,393.00	1,762,981
Market Sheltered	2,048.80	1,970.00	4,036,136
AH Sheltered SR	1,089.40	1,970.00	2,146,118
AH Sheltered SO	419.00	1,970.00	825,430
Totals	76,012.30 m²		107,937,638
Contingency - housebuilding		3.00%	3,707,030
Contingency - all other works		5.00%	1,675,358
Site Works & Infrastructure 50%	884.00 un	12,625.00 /un	11,160,500
Site Works & Infrastructure 50%	884.00 un	12,625.00 /un	11,160,500
			135,641,026

Other Construction

Externals		15.00%	15,139,493
Externals SHELTERED		7.00%	490,538
Climate change response %		5.00%	5,396,882
Electric Vehicle Charging (Market)	504.00 un	1,029.00 /un	518,616
Electric Vehicle Charging (AH)	336.00 un	1,303.00 /un	437,808
M4(2) 100%	76,012.30 m ²	15.50	1,178,191
M4(3a) 10% Market dwellings	478.00 un	1,134.00 /un	542,052
M4(3a) 10% Market SHELTERED	26.00 un	897.00 /un	23,322
M4(3b) 20% AH	318.00 un	2,844.00 /un	904,392
M4(3b) 20% AH SHELTERED	18.00 un	3,017.00 /un	54,306
BNG		2.86%	3,087,016
Empty Property Costs (Sheltered)	44.00 un	2,000.00 /un	88,000
Hatfield Forest SSSI SAMM	884.00 un	1,395.00 /un	1,233,180
			29,093,796

Section 106 Costs

PS with EY			6,673,923
Secondary School contributions			4,021,380
Secondary School travel			856,368
SEND FC			562,368
Post-18 FC			649,608
GI/POS play area			225,000
GI/POS allotments			50,400
GI/POS amenity			542,400
GI/POS SANG			1,820,329
GI/POS Sports/swimming contribution			329,060
GI/POS sports pitches			930,000
Health improved facilities			260,317
T Mobility scheme / various			15,242,667
			32,163,820

PROFESSIONAL FEES

Professional Fees		8.00%	12,565,986
			12,565,986

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	8,797,637
Sales Legal Fee	884.00 un	750.00 /un	663,000
			9,460,637

MISCELLANEOUS FEES

AH Profit		6.00%	2,136,531
Market Profit		17.50%	40,493,865
First Homes		12.00%	2,490,264
			45,120,659

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			6,554,155
Construction			597,649
Total Finance Cost			7,151,804

TOTAL COSTS

293,254,643

PROFIT

(85)

**NE Great Dunmow
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£9,301,881)	(£16,239,908)	(£23,003,123)	(£29,745,905)	(£36,472,513)	(£43,212,702)	(£49,947,403)	(£56,662,335)	(£63,391,237)	
1,253.70 /m ²	(£9,301,881)	(£16,239,908)	(£23,003,123)	(£29,745,905)	(£36,472,513)	(£43,212,702)	(£49,947,403)	(£56,662,335)	(£63,391,237)	
-5.000%	(£3,841,621)	(£11,511,960)	(£18,407,090)	(£25,169,311)	(£31,895,925)	(£38,638,703)	(£45,379,878)	(£52,099,060)	(£58,831,041)	
1,323.35 /m ²	(£3,841,621)	(£11,511,960)	(£18,407,090)	(£25,169,311)	(£31,895,925)	(£38,638,703)	(£45,379,878)	(£52,099,060)	(£58,831,041)	
0.000%	£2,272,763	(£6,205,570)	(£13,722,719)	(£20,574,279)	(£27,319,329)	(£34,062,115)	(£40,804,893)	(£47,530,365)	(£54,266,866)	
1,393.00 /m ²	£2,272,763	(£6,205,570)	(£13,722,719)	(£20,574,279)	(£27,319,329)	(£34,062,115)	(£40,804,893)	(£47,530,365)	(£54,266,866)	
+5.000%	£9,237,532	(£372,255)	(£8,549,775)	(£15,915,514)	(£22,725,162)	(£29,485,406)	(£36,228,303)	(£42,954,913)	(£49,697,012)	
1,462.65 /m ²	£9,237,532	(£372,255)	(£8,549,775)	(£15,915,514)	(£22,725,162)	(£29,485,406)	(£36,228,303)	(£42,954,913)	(£49,697,012)	
+10.000%	£16,548,864	£6,325,419	(£2,817,762)	(£10,834,640)	(£18,079,064)	(£24,891,825)	(£31,651,266)	(£38,378,322)	(£45,121,103)	
1,532.30 /m ²	£16,548,864	£6,325,419	(£2,817,762)	(£10,834,640)	(£18,079,064)	(£24,891,825)	(£31,651,266)	(£38,378,322)	(£45,121,103)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Stansted Mountfitchet
Uttlesford District Council

390 dwellings
30% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**Stansted Mountfitchet
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	245	23,863.00	4,750.20	462,669	113,354,023	0	113,354,023
AH - SR	70	5,369.00	1,700.00	130,390	9,127,300	0	9,127,300
AH - FH	26	2,054.00	3,325.14	262,686	6,829,838	0	6,829,838
AH - SO	9	682.20	3,087.63	234,042	2,106,381	0	2,106,381
Market Sheltered	14	882.00	6,250.00	393,750	5,512,500	0	5,512,500
AH Sheltered SR	4	268.00	1,700.00	113,900	455,600	0	455,600
AH Sheltered SO	2	134.00	3,900.00	261,300	522,600	0	522,600
5% Self-build plots	20	0.00	0.00	125,000	2,500,000	0	2,500,000
Totals	390	33,252.20			140,408,241	0	140,408,241

NET REALISATION **140,408,241**

OUTLAY

ACQUISITION COSTS

Residualised Price (26.00 Ha @ 664,051.32 /Hect)		17,265,334		17,265,334
Stamp Duty		854,267		
Effective Stamp Duty Rate	4.95%			
Agent Fee	1.50%	258,980		
Legal Fee	0.75%	129,490		
				1,242,737

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	24,157.00	1,393.00	33,650,701
AH - SR	5,593.00	1,393.00	7,791,049
AH - FH	2,054.00	1,393.00	2,861,222
AH - SO	711.90	1,393.00	991,677
Market Sheltered	1,103.20	1,970.00	2,173,304
AH Sheltered SR	335.20	1,970.00	660,344
AH Sheltered SO	167.60	1,970.00	330,172
Totals	34,121.90 m²		48,458,469
Contingency - housebuilding		3.00%	1,664,224
Contingency - all other works		5.00%	739,617
Site Works & Infrastructure 50%	390.00 un	12,625.00 /un	4,923,750
Site Works & Infrastructure 50%	390.00 un	12,625.00 /un	4,923,750
			60,709,809

Other Construction

Externals		15.00%	6,794,197
Externals SHELTERED		7.00%	221,467
Climate change response %		5.00%	2,422,923
Electric Vehicle Charging (Market)	259.00 un	1,029.00 /un	266,511
Electric Vehicle Charging (AH)	111.00 un	1,303.00 /un	144,633
M4(2) 100%	34,121.90 m ²	15.50	528,889
M4(3a) 10% Market dwellings	245.00 un	1,134.00 /un	277,830
M4(3a) 10% Market SHELTERED	14.00 un	897.00 /un	12,558
M4(3b) 20% AH	105.00 un	2,844.00 /un	298,620
M4(3b) 20% AH SHELTERED	6.00 un	3,017.00 /un	18,102
BNG		2.86%	1,385,912
Empty Property Costs (Sheltered)	20.00 un	2,000.00 /un	40,000
Hatfield Forest SSSI SAMM	390.00 un	1,395.00 /un	544,050
			12,955,694

Section 106 Costs

PS + EY contributions			3,182,388
Secondary School expansion			1,823,435
SEND FC			268,457
Post-18 FC			309,758
GI/POS play area			150,000
GI/POS allotments			22,800
GI/POS amenity			240,000
GI/POS SANG			968,500
GI/POS Sports/swimming contribution			148,077
GI/POS improvements to Local sites			651,536
Health improved facilities			80,229
T Mobility scheme / various			3,540,000
			11,385,180

PROFESSIONAL FEES

Professional Fees		8.00%	5,621,317
			5,621,317

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	4,212,247
Sales Legal Fee	390.00 un	750.00 /un	292,500
			4,504,747

MISCELLANEOUS FEES

AH Profit		6.00%	732,713
Market Profit		17.50%	20,801,641
First Homes		12.00%	819,581
			22,353,935

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			4,170,775
Construction			198,713
Total Finance Cost			4,369,488

TOTAL COSTS **140,408,242**

PROFIT

(1)

**Stansted Mountfitchet
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£10,654,788)	(£14,450,744)	(£18,251,665)	(£22,047,549)	(£25,832,163)	(£29,624,735)	(£33,415,758)	(£37,197,682)	(£40,987,541)	
1,253.70 /m ²	(£10,654,788)	(£14,450,744)	(£18,251,665)	(£22,047,549)	(£25,832,163)	(£29,624,735)	(£33,415,758)	(£37,197,682)	(£40,987,541)	
-5.000%	(£8,257,430)	(£12,053,323)	(£15,858,253)	(£19,657,936)	(£23,444,494)	(£27,238,110)	(£31,030,682)	(£34,812,647)	(£38,603,660)	
1,323.35 /m ²	(£8,257,430)	(£12,053,323)	(£15,858,253)	(£19,657,936)	(£23,444,494)	(£27,238,110)	(£31,030,682)	(£34,812,647)	(£38,603,660)	
0.000%	(£5,819,004)	(£9,655,945)	(£13,460,992)	(£17,265,334)	(£21,055,102)	(£24,850,538)	(£28,644,056)	(£32,427,534)	(£36,218,627)	
1,393.00 /m ²	(£5,819,004)	(£9,655,945)	(£13,460,992)	(£17,265,334)	(£21,055,102)	(£24,850,538)	(£28,644,056)	(£32,427,534)	(£36,218,627)	
+5.000%	(£3,193,493)	(£7,244,776)	(£11,063,643)	(£14,868,663)	(£18,663,300)	(£22,461,372)	(£26,256,582)	(£30,040,909)	(£33,833,480)	
1,462.65 /m ²	(£3,193,493)	(£7,244,776)	(£11,063,643)	(£14,868,663)	(£18,663,300)	(£22,461,372)	(£26,256,582)	(£30,040,909)	(£33,833,480)	
+10.000%	(£512,647)	(£4,689,554)	(£8,665,245)	(£12,471,310)	(£16,267,208)	(£20,069,919)	(£23,867,643)	(£27,653,527)	(£31,446,855)	
1,532.30 /m ²	(£512,647)	(£4,689,554)	(£8,665,245)	(£12,471,310)	(£16,267,208)	(£20,069,919)	(£23,867,643)	(£27,653,527)	(£31,446,855)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Stansted Mountfitchet
Uttlesford District Council

390 dwellings
35% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**Stansted Mountfitchet
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	228	22,207.20	4,750.20	462,669	105,488,641	0	105,488,641
AH - SR	85	6,519.50	1,700.00	130,390	11,083,150	0	11,083,150
AH - FH	31	2,449.00	3,325.14	262,686	8,143,268	0	8,143,268
AH - SO	6	454.80	3,087.63	234,042	1,404,254	0	1,404,254
Market Sheltered	13	819.00	6,250.00	393,750	5,118,750	0	5,118,750
AH Sheltered SR	5	335.00	1,700.00	113,900	569,500	0	569,500
AH Sheltered SO	2	134.00	3,900.00	261,300	522,600	0	522,600
5% Self-build plots	20	0.00	0.00	125,000	2,500,000	0	2,500,000
Totals	390	32,918.50			134,830,163	0	134,830,163

NET REALISATION

134,830,163

OUTLAY

ACQUISITION COSTS

Residualised Price (26.00 Ha @ 560,458.19 /Hect)	14,571,913			14,571,913
Stamp Duty	719,596			
Effective Stamp Duty Rate	4.94%			
Agent Fee	218,579			
Legal Fee	109,289			
				1,047,464

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	22,480.80	1,393.00	31,315,754
AH - SR	6,791.50	1,393.00	9,460,559
AH - FH	2,449.00	1,393.00	3,411,457
AH - SO	474.60	1,393.00	661,118
Market Sheltered	1,024.40	1,970.00	2,018,068
AH Sheltered SR	419.00	1,970.00	825,430
AH Sheltered SO	167.60	1,970.00	330,172
Totals	33,806.90 m²		48,022,559
Contingency - housebuilding		3.00%	1,649,161
Contingency - all other works		5.00%	739,219
Site Works & Infrastructure 50%	390.00 un	12,625.00 /un	4,923,750
Site Works & Infrastructure 50%	390.00 un	12,625.00 /un	4,923,750

60,258,439

Other Construction

Externals		15.00%	6,727,333
Externals SHELTERED		7.00%	222,157
Climate change response %		5.00%	2,401,128
Electric Vehicle Charging (Market)	241.00 un	1,029.00 /un	247,989
Electric Vehicle Charging (AH)	129.00 un	1,303.00 /un	168,087
M4(2) 100%	33,806.90 m ²	15.50	524,007
M4(3a) 10% Market dwellings	228.00 un	1,134.00 /un	258,552
M4(3a) 10% Market SHELTERED	13.00 un	897.00 /un	11,661
M4(3b) 20% AH	122.00 un	2,844.00 /un	346,968
M4(3b) 20% AH SHELTERED	7.00 un	3,017.00 /un	21,119
BNG		2.86%	1,373,445
Empty Property Costs (Sheltered)	20.00 un	2,000.00 /un	40,000
Hatfield Forest SSSI SAMM	390.00 un	1,395.00 /un	544,050

12,886,496

Section 106 Costs

PS + EY contributions			3,182,388
Secondary School expansion			1,823,435
SEND FC			268,457
Post-18 FC			309,758
GI/POS play area			150,000
GI/POS allotments			22,800
GI/POS amenity			240,000
GI/POS SANG			968,500
GI/POS Sports/swimming contribution			148,077
GI/POS improvements to Local sites			651,536
Health improved facilities			80,229
T Mobility scheme / various			3,540,000

11,385,180

PROFESSIONAL FEES

Professional Fees		8.00%	5,580,514
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5,580,514

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	4,044,905
Sales Legal Fee	390.00 un	750.00 /un	292,500

4,337,405

MISCELLANEOUS FEES

AH Profit		6.00%	814,770
Market Profit		17.50%	19,356,294
First Homes		12.00%	977,192

21,148,256

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			3,416,486
Construction			198,003
Total Finance Cost			3,614,489

TOTAL COSTS

134,830,156

PROFIT

**Stansted Mountfitchet
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£8,592,276)	(£12,163,574)	(£15,742,775)	(£19,316,406)	(£22,878,167)	(£26,446,516)	(£30,013,879)	(£33,571,876)	(£37,137,942)	(£37,137,942)
1,253.70 /m ²	(£8,592,276)	(£12,163,574)	(£15,742,775)	(£19,316,406)	(£22,878,167)	(£26,446,516)	(£30,013,879)	(£33,571,876)	(£37,137,942)	(£37,137,942)
-5.000%	(£6,200,916)	(£9,787,880)	(£13,367,744)	(£16,946,487)	(£20,510,988)	(£24,081,185)	(£27,649,515)	(£31,208,423)	(£34,774,973)	(£34,774,973)
1,323.35 /m ²	(£6,200,916)	(£9,787,880)	(£13,367,744)	(£16,946,487)	(£20,510,988)	(£24,081,185)	(£27,649,515)	(£31,208,423)	(£34,774,973)	(£34,774,973)
0.000%	(£3,648,487)	(£7,408,509)	(£10,992,050)	(£14,571,913)	(£18,141,300)	(£21,714,136)	(£25,284,202)	(£28,843,958)	(£32,411,521)	(£32,411,521)
1,393.00 /m ²	(£3,648,487)	(£7,408,509)	(£10,992,050)	(£14,571,913)	(£18,141,300)	(£21,714,136)	(£25,284,202)	(£28,843,958)	(£32,411,521)	(£32,411,521)
+5.000%	(£1,004,460)	(£4,921,543)	(£8,616,227)	(£12,196,178)	(£15,767,497)	(£19,344,683)	(£22,917,286)	(£26,478,658)	(£30,046,957)	(£30,046,957)
1,462.65 /m ²	(£1,004,460)	(£4,921,543)	(£8,616,227)	(£12,196,178)	(£15,767,497)	(£19,344,683)	(£22,917,286)	(£26,478,658)	(£30,046,957)	(£30,046,957)
+10.000%	£1,908,203	(£2,288,866)	(£6,185,057)	(£9,820,507)	(£13,391,761)	(£16,971,666)	(£20,548,067)	(£24,111,870)	(£27,681,677)	(£27,681,677)
1,532.30 /m ²	£1,908,203	(£2,288,866)	(£6,185,057)	(£9,820,507)	(£13,391,761)	(£16,971,666)	(£20,548,067)	(£24,111,870)	(£27,681,677)	(£27,681,677)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Stansted Mountfitchet
Uttlesford District Council

390 dwellings
40% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**Stansted Mountfitchet
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	210	20,454.00	4,750.20	462,669	97,160,591	0	97,160,591
AH - SR	98	7,516.60	1,700.00	130,390	12,778,220	0	12,778,220
AH - FH	35	2,765.00	3,325.14	262,686	9,194,012	0	9,194,012
AH - SO	7	530.60	3,087.63	234,042	1,638,296	0	1,638,296
Market Sheltered	12	756.00	6,250.00	393,750	4,725,000	0	4,725,000
AH Sheltered SR	6	402.00	1,700.00	113,900	683,400	0	683,400
AH Sheltered SO	2	134.00	3,900.00	261,300	522,600	0	522,600
5% Self-build plots	20	0.00	0.00	125,000	2,500,000	0	2,500,000
Totals	390	32,558.20			129,202,119	0	129,202,119

NET REALISATION

129,202,119

OUTLAY

ACQUISITION COSTS

Residualised Price (26.00 Ha @ 458,772.56 /Hect)		11,928,087		11,928,087
Stamp Duty		587,404		
Effective Stamp Duty Rate	4.92%			
Agent Fee	1.50%	178,921		
Legal Fee	0.75%	89,461		
				855,786

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	20,706.00	1,393.00	28,843,458
AH - SR	7,830.20	1,393.00	10,907,469
AH - FH	2,765.00	1,393.00	3,851,645
AH - SO	553.70	1,393.00	771,304
Market Sheltered	945.60	1,970.00	1,862,832
AH Sheltered SR	502.80	1,970.00	990,516
AH Sheltered SO	167.60	1,970.00	330,172
Totals	33,470.90 m²		47,557,396
Contingency - housebuilding		3.00%	1,633,090
Contingency - all other works		5.00%	738,776
Site Works & Infrastructure 50%	390.00 un	12,625.00 /un	4,923,750
Site Works & Infrastructure 50%	390.00 un	12,625.00 /un	4,923,750
			59,776,761

Other Construction

Externals		15.00%	6,656,081
Externals SHELTERED		7.00%	222,846
Climate change response %		5.00%	2,377,870
Electric Vehicle Charging (Market)	222.00 un	1,029.00 /un	228,438
Electric Vehicle Charging (AH)	148.00 un	1,303.00 /un	192,844
M4(2) 100%	33,470.90 m ²	15.50	518,799
M4(3a) 10% Market dwellings	210.00 un	1,134.00 /un	238,140
M4(3a) 10% Market SHELTERED	12.00 un	897.00 /un	10,764
M4(3b) 20% AH	140.00 un	2,844.00 /un	398,160
M4(3b) 20% AH SHELTERED	8.00 un	3,017.00 /un	24,136
BNG		2.86%	1,360,142
Empty Property Costs (Sheltered)	20.00 un	2,000.00 /un	40,000
Hatfield Forest SSSI SAMM	390.00 un	1,395.00 /un	544,050
			12,812,270

Section 106 Costs

PS + EY contributions			3,182,388
Secondary School expansion			1,823,435
SEND FC			268,457
Post-18 FC			309,758
GI/POS play area			150,000
GI/POS allotments			22,800
GI/POS amenity			240,000
GI/POS SANG			968,500
GI/POS Sports/swimming contribution			148,077
GI/POS improvements to Local sites			651,536
Health improved facilities			80,229
T Mobility scheme / various			3,540,000
			11,385,180

PROFESSIONAL FEES

Professional Fees		8.00%	5,536,947
			5,536,947

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	3,876,064
Sales Legal Fee	390.00 un	750.00 /un	292,500
			4,168,564

MISCELLANEOUS FEES

AH Profit		6.00%	937,351
Market Profit		17.50%	17,829,978
First Homes		12.00%	1,103,281
			19,870,611

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			2,672,580
Construction			195,329
Total Finance Cost			2,867,909

TOTAL COSTS

129,202,114

PROFIT

**Stansted Mountfitchet
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£6,539,984)	(£9,902,805)	(£13,268,014)	(£16,631,561)	(£19,981,713)	(£23,337,077)	(£26,691,075)	(£30,035,788)	(£33,388,383)	
1,253.70 /m ²	(£6,539,984)	(£9,902,805)	(£13,268,014)	(£16,631,561)	(£19,981,713)	(£23,337,077)	(£26,691,075)	(£30,035,788)	(£33,388,383)	
-5.000%	(£4,069,600)	(£7,548,924)	(£10,915,447)	(£14,280,646)	(£17,635,618)	(£20,993,662)	(£24,349,082)	(£27,695,035)	(£31,047,949)	
1,323.35 /m ²	(£4,069,600)	(£7,548,924)	(£10,915,447)	(£14,280,646)	(£17,635,618)	(£20,993,662)	(£24,349,082)	(£27,695,035)	(£31,047,949)	
0.000%	(£1,461,814)	(£5,126,571)	(£8,562,917)	(£11,928,087)	(£15,285,207)	(£18,647,732)	(£22,005,610)	(£25,353,045)	(£28,707,041)	
1,393.00 /m ²	(£1,461,814)	(£5,126,571)	(£8,562,917)	(£11,928,087)	(£15,285,207)	(£18,647,732)	(£22,005,610)	(£25,353,045)	(£28,707,041)	
+5.000%	£1,346,543	(£2,530,047)	(£6,173,140)	(£9,575,514)	(£12,932,646)	(£16,297,839)	(£19,659,847)	(£23,009,511)	(£26,365,051)	
1,462.65 /m ²	£1,346,543	(£2,530,047)	(£6,173,140)	(£9,575,514)	(£12,932,646)	(£16,297,839)	(£19,659,847)	(£23,009,511)	(£26,365,051)	
+10.000%	£4,489,707	£133,512	(£3,605,157)	(£7,202,347)	(£10,580,098)	(£13,945,275)	(£17,310,470)	(£20,663,904)	(£24,021,461)	
1,532.30 /m ²	£4,489,707	£133,512	(£3,605,157)	(£7,202,347)	(£10,580,098)	(£13,945,275)	(£17,310,470)	(£20,663,904)	(£24,021,461)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Elsenham
Uttlesford District Council

150 dwellings
30% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**Elsenham
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	94	9,155.60	4,750.20	462,669	43,490,931	0	43,490,931
AH - SR	26	1,994.20	1,700.00	130,390	3,390,140	0	3,390,140
AH - FH	10	790.00	3,325.14	262,686	2,626,861	0	2,626,861
AH - SO	4	303.20	3,087.63	234,042	936,169	0	936,169
Market Sheltered	6	378.00	6,250.00	393,750	2,362,500	0	2,362,500
AH Sheltered SR	1	67.00	1,700.00	113,900	113,900	0	113,900
AH Sheltered SO	1	67.00	3,900.00	261,300	261,300	0	261,300
5% Self-build plots	8	0.00	0.00	125,000	1,000,000	0	1,000,000
Totals	150	12,755.00			54,181,801	0	54,181,801

NET REALISATION **54,181,801**

OUTLAY

ACQUISITION COSTS

Residualised Price (8.40 Ha @ 856,398.64 /Hect)			7,193,749				
Stamp Duty			350,687				
Effective Stamp Duty Rate		4.87%					
Agent Fee		1.50%	107,906				
Legal Fee		0.75%	53,953				
							512,547

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost	
Market Housing	9,268.40	1,393.00	12,910,881	
AH - SR	2,077.40	1,393.00	2,893,818	
AH - FH	790.00	1,393.00	1,100,470	
AH - SO	316.40	1,393.00	440,745	
Market Sheltered	472.80	1,970.00	931,416	
AH Sheltered SR	83.80	1,970.00	165,086	
AH Sheltered SO	83.80	1,970.00	165,086	
Totals	13,092.60 m²		18,607,503	
Contingency - housebuilding		3.00%	638,931	
Contingency - all other works		5.00%	284,238	
Site Works & Infrastructure 50%	150.00 un	12,625.00 /un	1,893,750	
Site Works & Infrastructure 50%	150.00 un	12,625.00 /un	1,893,750	
				23,318,171

Other Construction

Externals		15.00%	2,601,887	
Externals SHELTERED		7.00%	88,311	
Climate change response %		5.00%	930,375	
Electric Vehicle Charging (Market)	100.00 un	1,029.00 /un	102,900	
Electric Vehicle Charging (AH)	42.00 un	1,303.00 /un	54,726	
M4(2) 100%	13,092.60 m ²	15.50	202,935	
M4(3a) 10% Market dwellings	94.00 un	1,134.00 /un	106,596	
M4(3a) 10% Market SHELTERED	6.00 un	897.00 /un	5,382	
M4(3b) 20% AH	40.00 un	2,844.00 /un	113,760	
M4(3b) 20% AH SHELTERED	2.00 un	3,017.00 /un	6,034	
BNG		2.86%	532,175	
Empty Property Costs (Sheltered)	8.00 un	2,000.00 /un	16,000	
Hatfield Forest SSSI SAMM	150.00 un	1,395.00 /un	209,250	
				4,970,331

Section 106 Costs

PS + EY contributions			1,107,953	
Secondary School contributions			1,917,552	
Secondary school - travel FC			178,410	
SEND FC			115,053	
Post-18 FC			132,754	
GI/POS play area			150,000	
GI/POS allotments			8,400	
GI/POS amenity			92,800	
GI/POS Sports/swimming contribution			57,586	
GI/POS improvements to Local sites			250,542	
Health improved facilities			13,289	
T Mobility scheme / various			200,000	
				4,224,339

PROFESSIONAL FEES

Professional Fees		8.00%	2,158,597	
				2,158,597

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,625,454	
Sales Legal Fee	150.00 un	750.00 /un	112,500	
				1,737,954

MISCELLANEOUS FEES

AH Profit		6.00%	282,091	
Market Profit		17.50%	8,024,350	
First Homes		12.00%	315,223	
				8,621,664

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			1,366,922
Construction			77,518
Total Finance Cost			1,444,440

TOTAL COSTS **54,181,792**

PROFIT

Elsenham
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£4,482,499)	(£6,054,236)	(£7,629,544)	(£9,204,407)	(£10,775,260)	(£12,349,912)	(£13,924,563)	(£15,495,437)	(£17,069,968)	(£17,069,968)
1,253.70 /m ²	(£4,482,499)	(£6,054,236)	(£7,629,544)	(£9,204,407)	(£10,775,260)	(£12,349,912)	(£13,924,563)	(£15,495,437)	(£17,069,968)	(£17,069,968)
-5.000%	(£3,476,366)	(£5,048,687)	(£6,623,993)	(£8,199,291)	(£9,770,180)	(£11,344,810)	(£12,919,461)	(£14,490,335)	(£16,064,986)	(£16,064,986)
1,323.35 /m ²	(£3,476,366)	(£5,048,687)	(£6,623,993)	(£8,199,291)	(£9,770,180)	(£11,344,810)	(£12,919,461)	(£14,490,335)	(£16,064,986)	(£16,064,986)
0.000%	(£2,469,624)	(£4,042,685)	(£5,618,441)	(£7,193,749)	(£8,765,058)	(£10,339,707)	(£11,914,359)	(£13,485,233)	(£15,059,884)	(£15,059,884)
1,393.00 /m ²	(£2,469,624)	(£4,042,685)	(£5,618,441)	(£7,193,749)	(£8,765,058)	(£10,339,707)	(£11,914,359)	(£13,485,233)	(£15,059,884)	(£15,059,884)
+5.000%	(£1,462,761)	(£3,036,413)	(£4,612,785)	(£6,188,197)	(£7,759,727)	(£9,334,606)	(£10,909,257)	(£12,480,132)	(£14,054,782)	(£14,054,782)
1,462.65 /m ²	(£1,462,761)	(£3,036,413)	(£4,612,785)	(£6,188,197)	(£7,759,727)	(£9,334,606)	(£10,909,257)	(£12,480,132)	(£14,054,782)	(£14,054,782)
+10.000%	(£450,769)	(£2,029,550)	(£3,606,651)	(£5,182,648)	(£6,754,176)	(£8,329,483)	(£9,904,154)	(£11,475,030)	(£13,049,680)	(£13,049,680)
1,532.30 /m ²	(£450,769)	(£2,029,550)	(£3,606,651)	(£5,182,648)	(£6,754,176)	(£8,329,483)	(£9,904,154)	(£11,475,030)	(£13,049,680)	(£13,049,680)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Elsenham
Uttlesford District Council

150 dwellings
35% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**Elsenham
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	87	8,473.80	4,750.20	462,669	40,252,245	0	40,252,245
AH - SR	33	2,531.10	1,700.00	130,390	4,302,870	0	4,302,870
AH - FH	12	948.00	3,325.14	262,686	3,152,233	0	3,152,233
AH - SO	2	151.60	3,087.63	234,042	468,085	0	468,085
Market Sheltered	5	315.00	6,250.00	393,750	1,968,750	0	1,968,750
AH Sheltered SR	2	134.00	1,700.00	113,900	227,800	0	227,800
AH Sheltered SO	1	67.00	3,900.00	261,300	261,300	0	261,300
5% Self-build plots	8	0.00	0.00	125,000	1,000,000	0	1,000,000
Totals	150	12,620.50			51,633,282	0	51,633,282

NET REALISATION **51,633,282**

OUTLAY

ACQUISITION COSTS

Residualised Price (8.40 Ha @ 695,253.09 /Hect)		5,840,126		5,840,126
Stamp Duty		283,006		
Effective Stamp Duty Rate	4.85%			
Agent Fee	1.50%	87,602		
Legal Fee	0.75%	43,801		
				414,409

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	8,578.20	1,393.00	11,949,433
AH - SR	2,636.70	1,393.00	3,672,923
AH - FH	948.00	1,393.00	1,320,564
AH - SO	158.20	1,393.00	220,373
Market Sheltered	394.00	1,970.00	776,180
AH Sheltered SR	167.60	1,970.00	330,172
AH Sheltered SO	83.80	1,970.00	165,086
Totals	12,966.50 m²		18,434,730
Contingency - housebuilding		3.00%	632,947
Contingency - all other works		5.00%	284,166
Site Works & Infrastructure 50%	150.00 un	12,625.00 /un	1,893,750
Site Works & Infrastructure 50%	150.00 un	12,625.00 /un	1,893,750
			23,139,343

Other Construction

Externals		15.00%	2,574,494
Externals SHELTERED		7.00%	89,001
Climate change response %		5.00%	921,737
Electric Vehicle Charging (Market)	92.00 un	1,029.00 /un	94,668
Electric Vehicle Charging (AH)	50.00 un	1,303.00 /un	65,150
M4(2) 100%	12,966.50 m ²	15.50	200,981
M4(3a) 10% Market dwellings	87.00 un	1,134.00 /un	98,658
M4(3a) 10% Market SHELTERED	5.00 un	897.00 /un	4,485
M4(3b) 20% AH	47.00 un	2,844.00 /un	133,668
M4(3b) 20% AH SHELTERED	3.00 un	3,017.00 /un	9,051
BNG		2.86%	527,233
Empty Property Costs (Sheltered)	8.00 un	2,000.00 /un	16,000
Hatfield Forest SSSI SAMM	150.00 un	1,395.00 /un	209,250
			4,944,375

Section 106 Costs

PS + EY contributions			1,107,953
Secondary School contributions			1,917,552
Secondary school - travel FC			178,410
SEND FC			115,053
Post-18 FC			132,754
GI/POS play area			150,000
GI/POS allotments			8,400
GI/POS amenity			92,800
GI/POS Sports/swimming contribution			57,586
GI/POS improvements to Local sites			250,542
Health improved facilities			13,289
T Mobility scheme / various			200,000
			4,224,339

PROFESSIONAL FEES

Professional Fees		8.00%	2,142,523
			2,142,523

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,548,998
Sales Legal Fee	150.00 un	750.00 /un	112,500
			1,661,498

MISCELLANEOUS FEES

AH Profit		6.00%	315,603
Market Profit		17.50%	7,388,674
First Homes		12.00%	378,268
			8,082,545

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			1,107,612
Construction			76,499
Total Finance Cost			1,184,111

TOTAL COSTS **51,633,269**

PROFIT

Elsenham
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£3,430,011)	(£4,895,893)	(£6,364,304)	(£7,832,401)	(£9,296,692)	(£10,764,159)	(£12,231,625)	(£13,695,551)	(£15,163,017)	
1,253.70 /m ²	(£3,430,011)	(£4,895,893)	(£6,364,304)	(£7,832,401)	(£9,296,692)	(£10,764,159)	(£12,231,625)	(£13,695,551)	(£15,163,017)	
-5.000%	(£2,432,572)	(£3,899,176)	(£5,368,161)	(£6,836,262)	(£8,300,840)	(£9,768,465)	(£11,235,932)	(£12,699,857)	(£14,167,324)	
1,323.35 /m ²	(£2,432,572)	(£3,899,176)	(£5,368,161)	(£6,836,262)	(£8,300,840)	(£9,768,465)	(£11,235,932)	(£12,699,857)	(£14,167,324)	
0.000%	(£1,434,903)	(£2,901,737)	(£4,371,445)	(£5,840,126)	(£7,304,701)	(£8,772,751)	(£10,240,238)	(£11,704,163)	(£13,171,630)	
1,393.00 /m ²	(£1,434,903)	(£2,901,737)	(£4,371,445)	(£5,840,126)	(£7,304,701)	(£8,772,751)	(£10,240,238)	(£11,704,163)	(£13,171,630)	
+5.000%	(£430,325)	(£1,904,298)	(£3,374,428)	(£4,843,713)	(£6,308,563)	(£7,776,660)	(£9,244,523)	(£10,708,492)	(£12,175,937)	
1,462.65 /m ²	(£430,325)	(£1,904,298)	(£3,374,428)	(£4,843,713)	(£6,308,563)	(£7,776,660)	(£9,244,523)	(£10,708,492)	(£12,175,937)	
+10.000%	£667,487	(£903,742)	(£2,376,989)	(£3,846,997)	(£5,312,428)	(£6,780,523)	(£8,248,620)	(£9,712,776)	(£11,180,242)	
1,532.30 /m ²	£667,487	(£903,742)	(£2,376,989)	(£3,846,997)	(£5,312,428)	(£6,780,523)	(£8,248,620)	(£9,712,776)	(£11,180,242)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Elsenham
Uttlesford District Council

150 dwellings
40% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**Elsenham
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	80	7,792.00	4,750.20	462,669	37,013,558	0	37,013,558
AH - SR	37	2,837.90	1,700.00	130,390	4,824,430	0	4,824,430
AH - FH	14	1,106.00	3,325.14	262,686	3,677,605	0	3,677,605
AH - SO	3	227.40	3,087.63	234,042	702,127	0	702,127
Market Sheltered	5	315.00	6,250.00	393,750	1,968,750	0	1,968,750
AH Sheltered SR	2	134.00	1,700.00	113,900	227,800	0	227,800
AH Sheltered SO	1	67.00	3,900.00	261,300	261,300	0	261,300
5% Self-build plots	8	0.00	0.00	125,000	1,000,000	0	1,000,000
Totals	150	12,479.30			49,675,570	0	49,675,570

NET REALISATION

49,675,570

OUTLAY

ACQUISITION COSTS

Residualised Price (8.40 Ha @ 582,747.92 /Hect)	4,895,083	
Stamp Duty	235,754	4,895,083
Effective Stamp Duty Rate	4.82%	
Agent Fee	73,426	
Legal Fee	36,713	
		345,893

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	7,888.00	1,393.00	10,987,984
AH - SR	2,956.30	1,393.00	4,118,126
AH - FH	1,106.00	1,393.00	1,540,658
AH - SO	237.30	1,393.00	330,559
Market Sheltered	394.00	1,970.00	776,180
AH Sheltered SR	167.60	1,970.00	330,172
AH Sheltered SO	83.80	1,970.00	165,086
Totals	12,833.00 m²		18,248,765
Contingency - housebuilding		3.00%	626,531
Contingency - all other works		5.00%	283,930
Site Works & Infrastructure 50%	150.00 un	12,625.00 /un	1,893,750
Site Works & Infrastructure 50%	150.00 un	12,625.00 /un	1,893,750

22,946,726

Other Construction

Externals		15.00%	2,546,599
Externals SHELTERED		7.00%	89,001
Climate change response %		5.00%	912,438
Electric Vehicle Charging (Market)	85.00 un	1,029.00 /un	87,465
Electric Vehicle Charging (AH)	57.00 un	1,303.00 /un	74,271
M4(2) 100%	12,833.00 m ²	15.50	198,911
M4(3a) 10% Market dwellings	80.00 un	1,134.00 /un	90,720
M4(3a) 10% Market SHELTERED	5.00 un	897.00 /un	4,485
M4(3b) 20% AH	54.00 un	2,844.00 /un	153,576
M4(3b) 20% AH SHELTERED	3.00 un	3,017.00 /un	9,051
BNG		2.86%	521,915
Empty Property Costs (Sheltered)	8.00 un	2,000.00 /un	16,000
Hatfield Forest SSSI SAMM	150.00 un	1,395.00 /un	209,250

4,913,682

Section 106 Costs

PS + EY contributions			1,107,953
Secondary School contributions			1,917,552
Secondary school - travel FC			178,410
SEND FC			115,053
Post-18 FC			132,754
GI/POS play area			150,000
GI/POS allotments			8,400
GI/POS amenity			92,800
GI/POS Sports/swimming contribution			57,586
GI/POS improvements to Local sites			250,542
Health improved facilities			13,289
T Mobility scheme / various			200,000

4,224,339

PROFESSIONAL FEES

Professional Fees		8.00%	2,125,037
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2,125,037

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	1,490,267
Sales Legal Fee	150.00 un	750.00 /un	112,500

1,602,767

MISCELLANEOUS FEES

AH Profit		6.00%	360,939
Market Profit		17.50%	6,821,904
First Homes		12.00%	441,313

7,624,156

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			923,243
Construction			74,636
Total Finance Cost			997,879

TOTAL COSTS

49,675,561

PROFIT

Elsenham
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£2,703,397)	(£4,090,054)	(£5,479,403)	(£6,867,865)	(£8,252,613)	(£9,640,573)	(£11,028,053)	(£12,412,206)	(£13,799,685)	(£13,799,685)
1,253.70 /m ²	(£2,703,397)	(£4,090,054)	(£5,479,403)	(£6,867,865)	(£8,252,613)	(£9,640,573)	(£11,028,053)	(£12,412,206)	(£13,799,685)	(£13,799,685)
-5.000%	(£1,715,947)	(£3,102,722)	(£4,492,712)	(£5,881,699)	(£7,266,568)	(£8,654,645)	(£10,042,449)	(£11,426,601)	(£12,814,081)	(£12,814,081)
1,323.35 /m ²	(£1,715,947)	(£3,102,722)	(£4,492,712)	(£5,881,699)	(£7,266,568)	(£8,654,645)	(£10,042,449)	(£11,426,601)	(£12,814,081)	(£12,814,081)
0.000%	(£722,081)	(£2,115,390)	(£3,505,380)	(£4,895,083)	(£6,280,525)	(£7,668,600)	(£9,056,677)	(£10,440,997)	(£11,828,477)	(£11,828,477)
1,393.00 /m ²	(£722,081)	(£2,115,390)	(£3,505,380)	(£4,895,083)	(£6,280,525)	(£7,668,600)	(£9,056,677)	(£10,440,997)	(£11,828,477)	(£11,828,477)
+5.000%	£320,220	(£1,124,831)	(£2,518,048)	(£3,908,038)	(£5,294,048)	(£6,682,555)	(£8,070,633)	(£9,455,391)	(£10,842,873)	(£10,842,873)
1,462.65 /m ²	£320,220	(£1,124,831)	(£2,518,048)	(£3,908,038)	(£5,294,048)	(£6,682,555)	(£8,070,633)	(£9,455,391)	(£10,842,873)	(£10,842,873)
+10.000%	£1,511,795	(£123,440)	(£1,529,863)	(£2,920,707)	(£4,307,363)	(£5,696,344)	(£7,084,588)	(£8,469,336)	(£9,857,269)	(£9,857,269)
1,532.30 /m ²	£1,511,795	(£123,440)	(£1,529,863)	(£2,920,707)	(£4,307,363)	(£5,696,344)	(£7,084,588)	(£8,469,336)	(£9,857,269)	(£9,857,269)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

N Takeley
Uttlesford District Council

1546 dwellings
30% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**N Takeley
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	974	94,867.60	4,750.20	462,669	450,640,074	0	450,640,074
AH - SR	278	21,322.60	1,700.00	130,390	36,248,420	0	36,248,420
AH - FH	105	8,295.00	3,325.14	262,686	27,582,036	0	27,582,036
AH - SO	35	2,653.00	3,087.63	234,042	8,191,482	0	8,191,482
Market Sheltered	54	3,402.00	6,250.00	393,750	21,262,500	0	21,262,500
AH Sheltered SR	15	1,005.00	1,700.00	113,900	1,708,500	0	1,708,500
AH Sheltered SO	8	536.00	3,900.00	261,300	2,090,400	0	2,090,400
5% Self-build plots	77	0.00	0.00	125,000	9,625,000	0	9,625,000
Totals	1,546	132,081.20			557,348,412	0	557,348,412

NET REALISATION 557,348,412

OUTLAY

ACQUISITION COSTS

Residualised Price (120.00 Ha @ 470,349.28 /Hect)	56,441,913		56,441,913
Stamp Duty	2,813,096		
Effective Stamp Duty Rate	4.98%		
Agent Fee	1.50%	846,629	
Legal Fee	0.75%	423,314	
			4,083,039

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	96,036.40	1,393.00	133,778,705
AH - SR	22,212.20	1,393.00	30,941,595
AH - FH	8,295.00	1,393.00	11,554,935
AH - SO	2,768.50	1,393.00	3,856,520
Market Sheltered	4,255.20	1,970.00	8,382,744
AH Sheltered SR	1,257.00	1,970.00	2,476,290
AH Sheltered SO	670.40	1,970.00	1,320,688
Totals	135,494.70 m²		192,311,477
Contingency - housebuilding		3.00%	6,605,515
Contingency - all other works		5.00%	2,933,174
Site Works & Infrastructure 50%	1,546.00 un	12,625.00 /un	19,518,250
Site Works & Infrastructure 50%	1,546.00 un	12,625.00 /un	19,518,250
			240,886,666

Other Construction

Externals		15.00%	27,019,763
Externals SHELTERED		7.00%	852,581
Climate change response %		5.00%	9,615,574
Electric Vehicle Charging (Market)	1,028.00 un	1,029.00 /un	1,057,812
Electric Vehicle Charging (AH)	441.00 un	1,303.00 /un	574,623
M4(2) 100%	135,494.70 m ²	15.50	2,100,168
M4(3a) 10% Market dwellings	974.00 un	1,134.00 /un	1,104,516
M4(3a) 10% Market SHELTERED	54.00 un	897.00 /un	48,438
M4(3b) 20% AH	418.00 un	2,844.00 /un	1,188,792
M4(3b) 20% AH SHELTERED	23.00 un	3,017.00 /un	69,391
BNG		2.86%	5,500,108
Empty Property Costs (Sheltered)	77.00 un	2,000.00 /un	154,000
Hatfield Forest SSSI SAMM	1,546.00 un	1,395.00 /un	2,156,670
			51,442,436

Section 106 Costs

PS Expansion			660,450
PS + Early Years			13,693,362
Secondary School FC			8,250,952
SEND FC			1,155,133
Post-16 FC			1,332,846
GI/POS play area			500,000
GI/POS allotments			88,800
GI/POS amenity			950,400
GI/POS SANGs			1,967,695
GI/POS Sports/swimming contribution			575,855
GI/POS football pitches/ancillary			1,390,000
T Mobility scheme			1,000,000
T Cycle Route			5,500,000
T bus service			2,000,000
T free bus travel to residents			4,300,000
T discounted rail			9,900,000
Transport - various			2,352,500
			55,617,993

PROFESSIONAL FEES

Professional Fees		8.00%	22,307,785
			22,307,785

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	16,720,452
Sales Legal Fee	1,546.00 un	750.00 /un	1,159,500
			17,879,952

MISCELLANEOUS FEES

AH Profit		6.00%	2,894,328
Market Profit		17.50%	82,582,950
First Homes		12.00%	3,309,844
			88,787,123

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			18,930,214
Construction			971,271
Total Finance Cost			19,901,485

**N Takeley
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£32,308,823)	(£45,949,337)	(£59,572,666)	(£73,172,449)	(£86,717,972)	(£100,284,206)	(£113,842,797)	(£127,364,122)	(£140,914,345)	
1,253.70 /m ²	(£32,308,823)	(£45,949,337)	(£59,572,666)	(£73,172,449)	(£86,717,972)	(£100,284,206)	(£113,842,797)	(£127,364,122)	(£140,914,345)	
-5.000%	(£23,660,660)	(£37,549,466)	(£51,195,625)	(£64,817,916)	(£78,383,587)	(£91,961,699)	(£105,528,821)	(£119,055,689)	(£132,610,545)	
1,323.35 /m ²	(£23,660,660)	(£37,549,466)	(£51,195,625)	(£64,817,916)	(£78,383,587)	(£91,961,699)	(£105,528,821)	(£119,055,689)	(£132,610,545)	
0.000%	(£14,237,038)	(£28,988,373)	(£42,807,911)	(£56,441,913)	(£70,030,596)	(£83,627,307)	(£97,205,425)	(£110,740,580)	(£124,300,972)	
1,393.00 /m ²	(£14,237,038)	(£28,988,373)	(£42,807,911)	(£56,441,913)	(£70,030,596)	(£83,627,307)	(£97,205,425)	(£110,740,580)	(£124,300,972)	
+5.000%	(£3,842,844)	(£19,873,014)	(£34,303,403)	(£48,059,954)	(£61,655,532)	(£75,275,853)	(£88,871,028)	(£102,416,603)	(£115,984,640)	
1,462.65 /m ²	(£3,842,844)	(£19,873,014)	(£34,303,403)	(£48,059,954)	(£61,655,532)	(£75,275,853)	(£88,871,028)	(£102,416,603)	(£115,984,640)	
+10.000%	£7,568,655	(£9,778,999)	(£25,419,814)	(£39,578,851)	(£53,276,650)	(£66,901,820)	(£80,520,430)	(£94,082,166)	(£107,660,329)	
1,532.30 /m ²	£7,568,655	(£9,778,999)	(£25,419,814)	(£39,578,851)	(£53,276,650)	(£66,901,820)	(£80,520,430)	(£94,082,166)	(£107,660,329)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

N Takeley
Uttlesford District Council

1546 dwellings
35% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**N Takeley
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	905	88,147.00	4,750.20	462,669	418,715,879	0	418,715,879
AH - SR	341	26,154.70	1,700.00	130,390	44,462,990	0	44,462,990
AH - FH	122	9,638.00	3,325.14	262,686	32,047,699	0	32,047,699
AH - SO	24	1,819.20	3,087.63	234,042	5,617,016	0	5,617,016
Market Sheltered	50	3,150.00	6,250.00	393,750	19,687,500	0	19,687,500
AH Sheltered SR	19	1,273.00	1,700.00	113,900	2,164,100	0	2,164,100
AH Sheltered SO	8	536.00	3,900.00	261,300	2,090,400	0	2,090,400
5% Self-build plots	77	0.00	0.00	125,000	9,625,000	0	9,625,000
Totals	1,546	130,717.90			534,410,585	0	534,410,585

NET REALISATION

534,410,585

OUTLAY

ACQUISITION COSTS

Residualised Price (120.00 Ha @ 386,071.57 /Hect)	46,328,588	
Stamp Duty	2,307,429	46,328,588
Effective Stamp Duty Rate	4.98%	
Agent Fee	694,929	
Legal Fee	347,464	
		3,349,823

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	89,233.00	1,393.00	124,301,569
AH - SR	27,245.90	1,393.00	37,953,539
AH - FH	9,638.00	1,393.00	13,425,734
AH - SO	1,898.40	1,393.00	2,644,471
Market Sheltered	3,940.00	1,970.00	7,761,800
AH Sheltered SR	1,592.20	1,970.00	3,136,634
AH Sheltered SO	670.40	1,970.00	1,320,688
Totals	134,217.90 m²		190,544,435
Contingency - housebuilding		3.00%	6,544,457
Contingency - all other works		5.00%	2,931,564
Site Works & Infrastructure 50%	1,546.00 un	12,625.00 /un	19,518,250
Site Works & Infrastructure 50%	1,546.00 un	12,625.00 /un	19,518,250
			239,056,956

Other Construction

Externals		15.00%	26,748,797
Externals SHELTERED		7.00%	855,339
Climate change response %		5.00%	9,527,222
Electric Vehicle Charging (Market)	955.00 un	1,029.00 /un	982,695
Electric Vehicle Charging (AH)	514.00 un	1,303.00 /un	669,742
M4(2) 100%	134,217.90 m ²	15.50	2,080,377
M4(3a) 10% Market dwellings	905.00 un	1,134.00 /un	1,026,270
M4(3a) 10% Market SHELTERED	50.00 un	897.00 /un	44,850
M4(3b) 20% AH	487.00 un	2,844.00 /un	1,385,028
M4(3b) 20% AH SHELTERED	27.00 un	3,017.00 /un	81,459
BNG		2.86%	5,449,571
Empty Property Costs (Sheltered)	77.00 un	2,000.00 /un	154,000
Hatfield Forest SSSI SAMM	1,546.00 un	1,395.00 /un	2,156,670
			51,162,020

Section 106 Costs

PS Expansion			660,450
PS + Early Years			13,693,362
Secondary School FC			8,250,952
SEND FC			1,155,133
Post-16 FC			1,332,846
GI/POS play area			500,000
GI/POS allotments			88,800
GI/POS amenity			950,400
GI/POS SANGs			1,967,695
GI/POS Sports/swimming contribution			575,855
GI/POS football pitches/ancillary			1,390,000
T Mobility scheme			1,000,000
T Cycle Route			5,500,000
T bus service			2,000,000
T free bus travel to residents			4,300,000
T discounted rail			9,900,000
Transport - various			2,352,500
			55,617,993

PROFESSIONAL FEES

Professional Fees		8.00%	22,142,388
			22,142,388

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	16,032,318
Sales Legal Fee	1,546.00 un	750.00 /un	1,159,500
			17,191,818

MISCELLANEOUS FEES

AH Profit		6.00%	3,260,070
Market Profit		17.50%	76,720,591
First Homes		12.00%	3,845,724
			83,826,386

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			14,749,819
Construction			984,755
Total Finance Cost			15,734,575

**N Takeley
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£24,476,197)	(£37,359,243)	(£50,143,582)	(£62,919,827)	(£75,637,971)	(£88,371,373)	(£101,096,813)	(£113,786,068)	(£126,501,610)	(£126,501,610)
1,253.70 /m ²	(£24,476,197)	(£37,359,243)	(£50,143,582)	(£62,919,827)	(£75,637,971)	(£88,371,373)	(£101,096,813)	(£113,786,068)	(£126,501,610)	(£126,501,610)
-5.000%	(£15,458,820)	(£28,964,855)	(£41,843,915)	(£54,628,266)	(£67,373,088)	(£80,122,187)	(£92,856,703)	(£105,552,660)	(£118,273,441)	(£118,273,441)
1,323.35 /m ²	(£15,458,820)	(£28,964,855)	(£41,843,915)	(£54,628,266)	(£67,373,088)	(£80,122,187)	(£92,856,703)	(£105,552,660)	(£118,273,441)	(£118,273,441)
0.000%	(£5,325,062)	(£20,162,221)	(£33,469,409)	(£46,328,588)	(£59,082,137)	(£71,856,943)	(£84,606,403)	(£97,311,505)	(£110,038,834)	(£110,038,834)
1,393.00 /m ²	(£5,325,062)	(£20,162,221)	(£33,469,409)	(£46,328,588)	(£59,082,137)	(£71,856,943)	(£84,606,403)	(£97,311,505)	(£110,038,834)	(£110,038,834)
+5.000%	£5,723,189	(£10,333,827)	(£24,810,623)	(£37,973,641)	(£50,782,602)	(£63,566,809)	(£76,340,797)	(£89,060,061)	(£101,796,834)	(£101,796,834)
1,462.65 /m ²	£5,723,189	(£10,333,827)	(£24,810,623)	(£37,973,641)	(£50,782,602)	(£63,566,809)	(£76,340,797)	(£89,060,061)	(£101,796,834)	(£101,796,834)
+10.000%	£18,181,216	£95,202	(£15,319,245)	(£29,419,304)	(£42,446,669)	(£55,267,275)	(£68,051,480)	(£80,794,058)	(£93,544,277)	(£93,544,277)
1,532.30 /m ²	£18,181,216	£95,202	(£15,319,245)	(£29,419,304)	(£42,446,669)	(£55,267,275)	(£68,051,480)	(£80,794,058)	(£93,544,277)	(£93,544,277)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

N Takeley
Uttlesford District Council

1546 dwellings
40% Affordable Housing
Value Level – VL4 @ £4,750/sq.m.

**N Takeley
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	835	81,329.00	4,750.20	462,669	386,329,016
AH - SR	390	29,913.00	1,700.00	130,390	50,852,100
AH - FH	139	10,981.00	3,325.14	262,686	36,513,362
AH - SO	28	2,122.40	3,087.63	234,042	6,553,186
Market Sheltered	46	2,898.00	6,250.00	393,750	18,112,500
AH Sheltered SR	22	1,474.00	1,700.00	113,900	2,505,800
AH Sheltered SO	9	603.00	3,900.00	261,300	2,351,700
5% Self-build plots	77	0.00	0.00	125,000	9,625,000
Totals	1,546	129,320.40			512,842,664

NET REALISATION

512,842,664

OUTLAY

ACQUISITION COSTS

Residualised Price (120.00 Ha @ 309,197.25 /Hect)		37,103,670		37,103,670
Stamp Duty		1,846,183		
Effective Stamp Duty Rate	4.98%			
Agent Fee	1.50%	556,555		
Legal Fee	0.75%	278,278		
				2,681,016

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	82,331.00	1,393.00	114,687,083
AH - SR	31,161.00	1,393.00	43,407,273
AH - FH	10,981.00	1,393.00	15,296,533
AH - SO	2,214.80	1,393.00	3,085,216
Market Sheltered	3,624.80	1,970.00	7,140,856
AH Sheltered SR	1,843.60	1,970.00	3,631,892
AH Sheltered SO	754.20	1,970.00	1,485,774
Totals	132,910.40 m²		188,734,627
Contingency - housebuilding		3.00%	6,481,924
Contingency - all other works		5.00%	2,929,847
Site Works & Infrastructure 50%	1,546.00 un	12,625.00 /un	19,518,250
Site Works & Infrastructure 50%	1,546.00 un	12,625.00 /un	19,518,250
			237,182,899

Other Construction

Externals		15.00%	26,471,416
Externals SHELTERED		7.00%	858,097
Climate change response %		5.00%	9,436,731
Electric Vehicle Charging (Market)	881.00 un	1,029.00 /un	906,549
Electric Vehicle Charging (AH)	588.00 un	1,303.00 /un	766,164
M4(2) 100%	132,910.40 m ²	15.50	2,060,111
M4(3a) 10% Market dwellings	835.00 un	1,134.00 /un	946,890
M4(3a) 10% Market SHELTERED	46.00 un	897.00 /un	41,262
M4(3b) 20% AH	557.00 un	2,844.00 /un	1,584,108
M4(3b) 20% AH SHELTERED	31.00 un	3,017.00 /un	93,527
BNG		2.86%	5,397,810
Empty Property Costs (Sheltered)	77.00 un	2,000.00 /un	154,000
Hatfield Forest SSSI SAMM	1,546.00 un	1,395.00 /un	2,156,670
			50,873,335

Section 106 Costs

PS Expansion			660,450
PS + Early Years			13,693,362
Secondary School FC			8,250,952
SEND FC			1,155,133
Post-16 FC			1,332,846
GI/POS play area			500,000
GI/POS allotments			88,800
GI/POS amenity			950,400
GI/POS SANGs			1,967,695
GI/POS Sports/swimming contribution			575,855
GI/POS football pitches/ancillary			1,390,000
T Mobility scheme			1,000,000
T Cycle Route			5,500,000
T bus service			2,000,000
T free bus travel to residents			4,300,000
T discounted rail			9,900,000
Transport - various			2,352,500
			55,617,993

PROFESSIONAL FEES

Professional Fees		8.00%	21,972,886
			21,972,886

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	15,385,280
Sales Legal Fee	1,546.00 un	750.00 /un	1,159,500
			16,544,780

MISCELLANEOUS FEES

AH Profit		6.00%	3,735,767
Market Profit		17.50%	70,777,265
First Homes		12.00%	4,381,603
			78,894,636

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			10,977,468
Construction			993,889
Total Finance Cost			11,971,358

**N Takeley
Uttlesford District Council**

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£17,074,102)	(£29,446,743)	(£41,501,501)	(£53,544,146)	(£65,532,726)	(£77,529,932)	(£89,517,534)	(£101,469,979)	(£113,447,637)	(£113,447,637)
1,253.70 /m ²	(£17,074,102)	(£29,446,743)	(£41,501,501)	(£53,544,146)	(£65,532,726)	(£77,529,932)	(£89,517,534)	(£101,469,979)	(£113,447,637)	(£113,447,637)
-5.000%	(£7,340,221)	(£20,954,611)	(£33,279,161)	(£45,324,231)	(£57,338,001)	(£69,356,707)	(£81,355,489)	(£93,315,578)	(£105,298,437)	(£105,298,437)
1,323.35 /m ²	(£7,340,221)	(£20,954,611)	(£33,279,161)	(£45,324,231)	(£57,338,001)	(£69,356,707)	(£81,355,489)	(£93,315,578)	(£105,298,437)	(£105,298,437)
0.000%	£3,301,687	(£11,532,836)	(£24,851,194)	(£37,103,670)	(£49,118,082)	(£61,160,710)	(£73,180,411)	(£85,152,292)	(£97,142,165)	(£97,142,165)
1,393.00 /m ²	£3,301,687	(£11,532,836)	(£24,851,194)	(£37,103,670)	(£49,118,082)	(£61,160,710)	(£73,180,411)	(£85,152,292)	(£97,142,165)	(£97,142,165)
+5.000%	£15,468,955	(£1,257,956)	(£15,696,535)	(£28,724,239)	(£40,897,775)	(£52,940,812)	(£64,983,420)	(£76,975,039)	(£88,977,003)	(£88,977,003)
1,462.65 /m ²	£15,468,955	(£1,257,956)	(£15,696,535)	(£28,724,239)	(£40,897,775)	(£52,940,812)	(£64,983,420)	(£76,975,039)	(£88,977,003)	(£88,977,003)
+10.000%	£28,237,525	£10,383,046	(£5,532,259)	(£19,754,775)	(£32,547,734)	(£44,720,517)	(£56,763,542)	(£68,777,093)	(£80,798,470)	(£80,798,470)
1,532.30 /m ²	£28,237,525	£10,383,046	(£5,532,259)	(£19,754,775)	(£32,547,734)	(£44,720,517)	(£56,763,542)	(£68,777,093)	(£80,798,470)	(£80,798,470)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Thaxted
Uttlesford District Council

489 dwellings
30% Affordable Housing
Value Level – VL3 @ £4,500/sq.m.

**Thaxted
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	309	30,096.60	4,500.00	438,300	135,434,700
AH - SR	87	6,672.90	1,700.00	130,390	11,343,930
AH - FH	33	2,607.00	3,150.00	248,850	8,212,050
AH - SO	12	909.60	2,925.00	221,715	2,660,580
Market Sheltered	17	1,071.00	6,250.00	393,750	6,693,750
AH Sheltered SR	4	268.00	1,700.00	113,900	455,600
AH Sheltered SO	3	201.00	3,900.00	261,300	783,900
5% Self-build plots	<u>24</u>	<u>0.00</u>	0.00	125,000	<u>3,000,000</u>
Totals	489	41,826.10			168,584,510

NET REALISATION

168,584,510

OUTLAY

ACQUISITION COSTS

Residualised Price (49.84 Ha @ 444,259.35 /Hect)		22,141,886		22,141,886
Stamp Duty		1,098,094		
Effective Stamp Duty Rate	4.96%			
Agent Fee	1.50%	332,128		
Legal Fee	0.75%	166,064		
				1,596,287

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	30,467.40	1,393.00	42,441,088
AH - SR	6,951.30	1,393.00	9,683,161
AH - FH	2,607.00	1,393.00	3,631,551
AH - SO	949.20	1,393.00	1,322,236
Market Sheltered	1,339.60	1,970.00	2,639,012
AH Sheltered SR	335.20	1,970.00	660,344
AH Sheltered SO	<u>251.40</u>	<u>1,970.00</u>	<u>495,258</u>
Totals	42,901.10 m²		60,872,650
Contingency - housebuilding		3.00%	2,090,999
Contingency - all other works		5.00%	927,949
Site Works & Infrastructure 50%	489.00 un	12,625.00 /un	6,173,625
Site Works & Infrastructure 50%	489.00 un	12,625.00 /un	6,173,625
			76,238,849

Other Construction

Externals		15.00%	8,561,705
Externals SHELTERED		7.00%	265,623
Climate change response %		5.00%	3,043,632
Electric Vehicle Charging (Market)	326.00 un	1,029.00 /un	335,454
Electric Vehicle Charging (AH)	139.00 un	1,303.00 /un	181,117
M4(2) 100%	42,901.10 m ²	15.50	664,967
M4(3a) 10% Market dwellings	309.00 un	1,134.00 /un	350,406
M4(3a) 10% Market SHELTERED	17.00 un	897.00 /un	15,249
M4(3b) 20% AH	132.00 un	2,844.00 /un	375,408
M4(3b) 20% AH SHELTERED	7.00 un	3,017.00 /un	21,119
BNG		2.86%	1,740,958
Empty Property Costs (Sheltered)	24.00 un	2,000.00 /un	48,000
Hatfield Forset SSSI SAMM	489.00 un	1,395.00 /un	682,155
			16,285,794

Section 106 Costs

PS + EY			4,446,251
Communities - Libraries			119,766
Flooding/drainage			90,000
GI/POS Sports/swimming contribution			180,983
Health improved facilities			43,322
			4,880,322

PROFESSIONAL FEES

Professional Fees		8.00%	7,060,717
			7,060,717

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	5,057,535
Sales Legal Fee	489.00 un	750.00 /un	366,750
			5,424,285

MISCELLANEOUS FEES

AH Profit		6.00%	914,641
Market Profit		17.50%	24,872,479
First Homes		12.00%	985,446
			26,772,565

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			7,910,351
Construction			273,489
Total Finance Cost			8,183,839

TOTAL COSTS

168,584,544

PROFIT

(34)

Performance Measures

Thaxted
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£18,676,691)	(£23,275,151)	(£27,883,958)	(£32,492,778)	(£37,089,632)	(£41,697,534)	(£46,305,435)	(£50,902,286)	(£55,510,082)	
1,253.70 /m ²	(£18,676,691)	(£23,275,151)	(£27,883,958)	(£32,492,778)	(£37,089,632)	(£41,697,534)	(£46,305,435)	(£50,902,286)	(£55,510,082)	
-5.000%	(£15,804,389)	(£20,403,760)	(£25,013,659)	(£29,622,465)	(£34,220,228)	(£38,828,647)	(£43,436,548)	(£48,033,399)	(£52,641,300)	
1,323.35 /m ²	(£15,804,389)	(£20,403,760)	(£25,013,659)	(£29,622,465)	(£34,220,228)	(£38,828,647)	(£43,436,548)	(£48,033,399)	(£52,641,300)	
0.000%	(£12,930,331)	(£17,531,204)	(£22,141,886)	(£26,751,883)	(£31,349,924)	(£35,958,730)	(£40,567,487)	(£45,164,512)	(£49,772,414)	
1,393.00 /m ²	(£12,930,331)	(£17,531,204)	(£22,141,886)	(£26,751,883)	(£31,349,924)	(£35,958,730)	(£40,567,487)	(£45,164,512)	(£49,772,414)	
+5.000%	(£10,053,955)	(£14,657,020)	(£19,269,078)	(£23,880,011)	(£28,478,951)	(£33,088,433)	(£37,697,239)	(£42,294,936)	(£46,903,527)	
1,462.65 /m ²	(£10,053,955)	(£14,657,020)	(£19,269,078)	(£23,880,011)	(£28,478,951)	(£33,088,433)	(£37,697,239)	(£42,294,936)	(£46,903,527)	
+10.000%	(£7,173,979)	(£11,780,643)	(£16,394,771)	(£21,006,953)	(£25,607,081)	(£30,217,075)	(£34,826,881)	(£39,424,696)	(£44,033,437)	
1,532.30 /m ²	(£7,173,979)	(£11,780,643)	(£16,394,771)	(£21,006,953)	(£25,607,081)	(£30,217,075)	(£34,826,881)	(£39,424,696)	(£44,033,437)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Thaxted
Uttlesford District Council

489 dwellings
35% Affordable Housing
Value Level – VL3 @ £4,500/sq.m.

**Thaxted
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	287	27,953.80	4,500.00	438,300	125,792,100
AH - SR	108	8,283.60	1,700.00	130,390	14,082,120
AH - FH	38	3,002.00	3,150.00	248,850	9,456,300
AH - SO	8	606.40	2,925.00	221,715	1,773,720
Market Sheltered	16	1,008.00	6,250.00	393,750	6,300,000
AH Sheltered SR	6	402.00	1,700.00	113,900	683,400
AH Sheltered SO	2	134.00	3,900.00	261,300	522,600
5% Self-build plots	<u>24</u>	<u>0.00</u>	0.00	125,000	<u>3,000,000</u>
Totals	489	41,389.80			161,610,240

NET REALISATION

161,610,240

OUTLAY

ACQUISITION COSTS

Residualised Price (49.84 Ha @ 379,195.83 /Hect)		18,899,120		18,899,120
Stamp Duty		935,956		
Effective Stamp Duty Rate	4.95%			
Agent Fee	1.50%	283,487		
Legal Fee	0.75%	141,743		
				1,361,186

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	28,298.20	1,393.00	39,419,393
AH - SR	8,629.20	1,393.00	12,020,476
AH - FH	3,002.00	1,393.00	4,181,786
AH - SO	632.80	1,393.00	881,490
Market Sheltered	1,260.80	1,970.00	2,483,776
AH Sheltered SR	502.80	1,970.00	990,516
AH Sheltered SO	<u>167.60</u>	<u>1,970.00</u>	<u>330,172</u>
Totals	42,493.40 m²		60,307,609
Contingency - housebuilding		3.00%	2,071,482
Contingency - all other works		5.00%	927,400
Site Works & Infrastructure 50%	489.00 un	12,625.00 /un	6,173,625
Site Works & Infrastructure 50%	489.00 un	12,625.00 /un	6,173,625
			75,653,740

Other Construction

Externals		15.00%	8,475,472
Externals SHELTERED		7.00%	266,312
Climate change response %		5.00%	3,015,380
Electric Vehicle Charging (Market)	303.00 un	1,029.00 /un	311,787
Electric Vehicle Charging (AH)	162.00 un	1,303.00 /un	211,086
M4(2) 100%	42,493.40 m ²	15.50	658,648
M4(3a) 10% Market dwellings	287.00 un	1,134.00 /un	325,458
M4(3a) 10% Market SHELTERED	16.00 un	897.00 /un	14,352
M4(3b) 20% AH	154.00 un	2,844.00 /un	437,976
M4(3b) 20% AH SHELTERED	8.00 un	3,017.00 /un	24,136
BNG		2.86%	1,724,798
Empty Property Costs (Sheltered)	24.00 un	2,000.00 /un	48,000
Hatfield Forset SSSI SAMM	489.00 un	1,395.00 /un	682,155
			16,195,560

Section 106 Costs

PS + EY			4,446,251
Communities - Libraries			119,766
Flooding/drainage			90,000
GI/POS Sports/swimming contribution			180,983
Health improved facilities			43,322
			4,880,322

PROFESSIONAL FEES

Professional Fees		8.00%	7,007,791
			7,007,791

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	4,848,307
Sales Legal Fee	489.00 un	750.00 /un	366,750
			5,215,057

MISCELLANEOUS FEES

AH Profit		6.00%	1,023,710
Market Profit		17.50%	23,116,118
First Homes		12.00%	1,134,756
			25,274,584

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			6,848,469
Construction			274,432
Total Finance Cost			7,122,900

TOTAL COSTS

161,610,261

PROFIT

(21)

Performance Measures

Thaxted
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£15,964,596)	(£20,270,797)	(£24,587,206)	(£28,903,064)	(£33,208,226)	(£37,523,783)	(£41,839,341)	(£46,144,337)	(£50,459,316)	
1,253.70 /m ²	(£15,964,596)	(£20,270,797)	(£24,587,206)	(£28,903,064)	(£33,208,226)	(£37,523,783)	(£41,839,341)	(£46,144,337)	(£50,459,316)	
-5.000%	(£13,119,409)	(£17,426,680)	(£21,743,683)	(£26,060,086)	(£30,366,152)	(£34,681,664)	(£38,997,222)	(£43,302,431)	(£47,617,988)	
1,323.35 /m ²	(£13,119,409)	(£17,426,680)	(£21,743,683)	(£26,060,086)	(£30,366,152)	(£34,681,664)	(£38,997,222)	(£43,302,431)	(£47,617,988)	
0.000%	(£10,272,253)	(£14,581,166)	(£18,899,120)	(£23,216,568)	(£27,522,621)	(£31,839,031)	(£36,155,103)	(£40,460,312)	(£44,775,870)	
1,393.00 /m ²	(£10,272,253)	(£14,581,166)	(£18,899,120)	(£23,216,568)	(£27,522,621)	(£31,839,031)	(£36,155,103)	(£40,460,312)	(£44,775,870)	
+5.000%	(£7,422,558)	(£11,733,792)	(£16,053,279)	(£20,371,562)	(£24,678,724)	(£28,995,509)	(£33,311,912)	(£37,617,975)	(£41,933,751)	
1,462.65 /m ²	(£7,422,558)	(£11,733,792)	(£16,053,279)	(£20,371,562)	(£24,678,724)	(£28,995,509)	(£33,311,912)	(£37,617,975)	(£41,933,751)	
+10.000%	(£4,567,920)	(£8,883,988)	(£13,205,693)	(£17,525,393)	(£21,833,649)	(£26,151,163)	(£30,468,395)	(£34,774,447)	(£39,090,854)	
1,532.30 /m ²	(£4,567,920)	(£8,883,988)	(£13,205,693)	(£17,525,393)	(£21,833,649)	(£26,151,163)	(£30,468,395)	(£34,774,447)	(£39,090,854)	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down

Thaxted
Uttlesford District Council

489 dwellings
40% Affordable Housing
Value Level – VL3 @ £4,500/sq.m.

**Thaxted
Uttlesford District Council**

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	265	25,811.00	4,500.00	438,300	116,149,500
AH - SR	123	9,434.10	1,700.00	130,390	16,037,970
AH - FH	44	3,476.00	3,150.00	248,850	10,949,400
AH - SO	9	682.20	2,925.00	221,715	1,995,435
Market Sheltered	14	882.00	6,250.00	393,750	5,512,500
AH Sheltered SR	7	469.00	1,700.00	113,900	797,300
AH Sheltered SO	3	201.00	3,900.00	261,300	783,900
5% Self-build plots	<u>24</u>	<u>0.00</u>	0.00	125,000	<u>3,000,000</u>
Totals	489	40,955.30			155,226,005

NET REALISATION

155,226,005

OUTLAY

ACQUISITION COSTS

Residualised Price (49.84 Ha @ 322,027.99 /Hect)		16,049,875		16,049,875
Stamp Duty		793,494		
Effective Stamp Duty Rate	4.94%			
Agent Fee	1.50%	240,748		
Legal Fee	0.75%	120,374		
				1,154,616

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market Housing	26,129.00	1,393.00	36,397,697
AH - SR	9,827.70	1,393.00	13,689,986
AH - FH	3,476.00	1,393.00	4,842,068
AH - SO	711.90	1,393.00	991,677
Market Sheltered	1,103.20	1,970.00	2,173,304
AH Sheltered SR	586.60	1,970.00	1,155,602
AH Sheltered SO	<u>251.40</u>	1,970.00	<u>495,258</u>
Totals	42,085.80 m²		59,745,592
Contingency - housebuilding		3.00%	2,052,045
Contingency - all other works		5.00%	926,968
Site Works & Infrastructure 50%	489.00 un	12,625.00 /un	6,173,625
Site Works & Infrastructure 50%	489.00 un	12,625.00 /un	6,173,625
			75,071,855

Other Construction

Externals		15.00%	8,388,214
Externals SHELTERED		7.00%	267,691
Climate change response %		5.00%	2,987,280
Electric Vehicle Charging (Market)	279.00 un	1,029.00 /un	287,091
Electric Vehicle Charging (AH)	186.00 un	1,303.00 /un	242,358
M4(2) 100%	42,085.80 m ²	15.50	652,330
M4(3a) 10% Market dwellings	265.00 un	1,134.00 /un	300,510
M4(3a) 10% Market SHELTERED	14.00 un	897.00 /un	12,558
M4(3b) 20% AH	176.00 un	2,844.00 /un	500,544
M4(3b) 20% AH SHELTERED	10.00 un	3,017.00 /un	30,170
BNG		2.86%	1,708,724
Empty Property Costs (Sheltered)	24.00 un	2,000.00 /un	48,000
Hatfield Forset SSSI SAMM	489.00 un	1,395.00 /un	682,155
			16,107,625

Section 106 Costs

PS + EY			4,446,251
Communities - Libraries			119,766
Flooding/drainage			90,000
GI/POS Sports/swimming contribution			180,983
Health improved facilities			43,322
			4,880,322

PROFESSIONAL FEES

Professional Fees		8.00%	6,955,269
			6,955,269

DISPOSAL FEES

Marketing & Sales Agent Fees		3.00%	4,656,780
Sales Legal Fee	489.00 un	750.00 /un	366,750
			5,023,530

MISCELLANEOUS FEES

AH Profit		6.00%	1,176,876
Market Profit		17.50%	21,290,850
First Homes		12.00%	1,313,928
			23,781,654

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Land			5,927,635
Construction			273,636
Total Finance Cost			6,201,271

TOTAL COSTS

155,226,018

PROFIT

(13)

Performance Measures

Thaxted
Uttlesford District Council

Table of Land Cost and Land Cost

		Sales: Rate /m ²								
Construction: Rate /m ²		-33.330%	-29.170%	-25.000%	-20.830%	-16.670%	-12.500%	-8.330%	-4.170%	0.000%
-10.000%	(£13,550,056)	(£17,612,003)	(£21,682,906)	(£25,753,808)	(£29,814,960)	(£33,885,372)	(£37,955,696)	(£42,016,258)	(£46,086,581)	(£46,086,581)
1,253.70 /m ²	(£13,550,056)	(£17,612,003)	(£21,682,906)	(£25,753,808)	(£29,814,960)	(£33,885,372)	(£37,955,696)	(£42,016,258)	(£46,086,581)	(£46,086,581)
-5.000%	(£10,732,438)	(£14,795,162)	(£18,866,886)	(£22,938,347)	(£26,999,487)	(£31,070,392)	(£35,141,245)	(£39,202,040)	(£43,272,363)	(£43,272,363)
1,323.35 /m ²	(£10,732,438)	(£14,795,162)	(£18,866,886)	(£22,938,347)	(£26,999,487)	(£31,070,392)	(£35,141,245)	(£39,202,040)	(£43,272,363)	(£43,272,363)
0.000%	(£7,912,953)	(£11,977,075)	(£16,049,875)	(£20,121,759)	(£24,183,722)	(£28,254,931)	(£32,325,832)	(£36,386,917)	(£40,457,814)	(£40,457,814)
1,393.00 /m ²	(£7,912,953)	(£11,977,075)	(£16,049,875)	(£20,121,759)	(£24,183,722)	(£28,254,931)	(£32,325,832)	(£36,386,917)	(£40,457,814)	(£40,457,814)
+5.000%	(£5,090,201)	(£9,157,009)	(£13,231,329)	(£17,304,279)	(£21,366,866)	(£25,438,590)	(£29,510,325)	(£33,571,453)	(£37,642,351)	(£37,642,351)
1,462.65 /m ²	(£5,090,201)	(£9,157,009)	(£13,231,329)	(£17,304,279)	(£21,366,866)	(£25,438,590)	(£29,510,325)	(£33,571,453)	(£37,642,351)	(£37,642,351)
+10.000%	(£2,243,120)	(£6,333,954)	(£10,410,789)	(£14,485,373)	(£18,548,919)	(£22,621,723)	(£26,693,464)	(£30,755,426)	(£34,826,887)	(£34,826,887)
1,532.30 /m ²	(£2,243,120)	(£6,333,954)	(£10,410,789)	(£14,485,373)	(£18,548,919)	(£22,621,723)	(£26,693,464)	(£30,755,426)	(£34,826,887)	(£34,826,887)

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£6,000.00	9 Down only
AH - FH	1	£4,200.00	9 Down only
AH - SO	1	£3,900.00	9 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,393.00	2.00 Up & Down
AH - SR	1	£1,393.00	2.00 Up & Down
AH - FH	1	£1,393.00	2.00 Up & Down
AH - SO	1	£1,393.00	2.00 Up & Down
Market Sheltered	1	£1,970.00	2.00 Up & Down
AH Sheltered SR	1	£1,970.00	2.00 Up & Down
AH Sheltered SO	1	£1,970.00	2.00 Up & Down