EB1417A



Working together for Harlow







Harlow and Gilston Garden Town

Strategic Viability Assessment

APPENDICES

April 2019

Important Notice

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No part of this report constitutes a valuation and the report should not be relied on in that regard.

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Tables of Contents

Appendix 1 – Project Scope	5
Appendix 2 – Price Maps	11
Appendix 3 – Newbuild Land Registry PPD and EPC Data	17
Appendix 4 – Newbuild PPD - £/m² by Year	
Appendix 5 – Residential Newbuild Asking Prices (July 2018)	41
Appendix 6 – CoStar Non-Residential Data The pages in this appendix are not numbered.	
Appendix 7 – Residential Land Sales Prices	
Harlow Epping Forest	
E Herts	
Appendix 8 – CoStar Industrial Land	49
The pages in this appendix are not numbered.	
Appendix 9 – Summary of IDP costs	51
Appendix 10 – Summary of Policy Requirements	
Appendix 11 – Modelled Site Details	67
East Harlow North – Epping Forest Area	
Site Plan	68
East Harlow South – Harlow Area	69
Site Plan	
Latton Priory	
Site Plan	
Water Lane - W Katherines Site Plan	
Water Lane - W Sumners	
Site Plan	
Gilston - Village 1-6	
Housing Mix	
Site Plan	80
Gilston - Village 7	
Site Plan	
Appendix 12 – Residential Appraisals	83
The pages in this appendix are not numbered.	
Appendix 13 – Older People's Housing Appraisals	
The pages in this appendix are not numbered.	

Appendix 1 – Project Scope

Harlow and Gilston Garden Town

Invitation to Tender - Strategic Viability Assessment

Background Information

Harlow Council (HC), East Hertfordshire District Council (EHDC), Epping Forest District Council (EFDC), Hertfordshire County Council (HCC) and Essex County Council (ECC) ('the Councils') are working together to bring forward transformational growth in and around Harlow. The Councils are delivering this growth in partnership with other stakeholders including Hertfordshire LEP (HLEP), South East LEP and site promoters. The Councils are working collaboratively through the Duty to Cooperate to create a bold vision and set of objectives for the Harlow area, delivering growth and infrastructure of considerable scale and significance. Such growth will meet housing and employment needs, deliver regeneration objectives and create a long term sustainable place.

In January 2017 the Government announced its support for Harlow and Gilston Garden Town which covers the Harlow area and development sites in East Hertfordshire and Epping Forest. This Garden Town status makes clear the aspiration to accelerate delivery of growth within the first five years of both plan periods and the phasing of appropriate levels of infrastructure delivery is integral to this aspiration.

Harlow and Gilston Garden Town

The Garden Town covers three local authority areas and two county council areas. Harlow District Council and Epping Forest District Council are located in Essex and East Hertfordshire District Council is located in Hertfordshire.

The Garden Town forms part of the London Stansted Cambridge Corridor (LSCC) – one of the most important and fastest growing economic regions in the country. Harlow is also fast becoming an attractor for key growth sectors including Life Science, MedTech and digital industries. It is therefore important that the infrastructure provision in the Garden Town links with Harlow's key business areas to ensure their future growth.

Approximately 16,000 new homes are planned for the Garden Town within the Local Plan period 2011-2033 with over 7,000 beyond the plan period. As indicated in Appendix 1, this includes both the Harlow urban area and four separate Garden Communities as set out below:

- 1) East of Harlow located in Harlow and Epping Forest. Total estimated number of dwellings 3,350
- 2) Latton Priory located in Epping Forest. Total estimated number of dwellings 1,050
- 3) Water Lane Area located in Epping Forest. Total estimated number of dwellings 2,500
- 4) **Gilston Area** located in East Hertfordshire. Total estimated number of dwellings 10,000 (of which approximately 7,000 will be delivered beyond plan period).

The draft Local Plan for Harlow looks to allocate a further 22 sites which together total 1,147 dwellings. These sites range from 10 to 650 dwellings and along with other committed housing schemes, will contribute towards the housing provision in the Garden Town.

There are several site promoters and developers promoting the four Garden Communities and the majority of small urban sites allocated in the Harlow Local Plan are in public ownership.

At the heart of the planning and delivery of the Garden Town are the TCPA Garden City Principles. The first of these principles is 'land value capture for the benefit of the community.' This principle is highly relevant to the Infrastructure work required in response to this brief. The Councils are keen to ensure that land value is captured for the benefit of the community in order that the highest quality of environment is achieved for the new Garden Communities.

As part of the collaborative work, the Garden Town authorities have established a Garden Town Member Board and officer working group in order to facilitate joint working. The Board has enabled the Councils to engage constructively, actively and on an ongoing basis to plan for the Garden Town.

The three Councils are at different stages of the plan making process (see below) but have come together where necessary to complete joint evidence base either to support the delivery of the Garden Town or for the housing and functional economic market area. The housing and economic market area includes Uttlesford District Council. The Garden Town authorities (along with Uttlesford) have sought to align local plan policies as far as possible and have agreed three Memorandums of Understanding.

Separate studies have been undertaken by the authorities for Local Plan viability, as expanded on further on in this document.

Local Plan Preparation

Harlow Council

Harlow Council has prepared and agreed a submission Local Plan which will be published for comments on legality and soundness between 10 May and 22 June. The Plan is due to be submitted to the Secretary of State for examination in October 2018.

The Local Plan housing target is 9,200 dwellings within Harlow, this being above the Objectively Assessed Housing Need figure for the district. Approximately 2,600 dwellings have been identified to the East of Harlow as part of the Garden Community in this location. A further 650 dwellings are proposed on the site currently occupied by Princess Alexandra Hospital. The hospital is looking to relocate and expand its facilities and has identified two potential locations; 1) within the East of Harlow Garden Community in Epping Forest; and 2) within the Gilston Park Garden Community.

Epping Forest District Council

Epping Forest District Council's Local Plan Submission Version was published for comments on soundness and legal compliance for a six week period from 18 December 2017 to 29 January 2018 and is due to be submitted to the Planning Inspector by the end of May 2018.

The Local Plan Submission Version proposes allocations for four strategic growth areas that will form part of the Garden Town; two directly to the west of Harlow (providing 2,100 new homes), one directly to the south (providing 1,050 new homes) and part of the strategic growth area to the east, which straddles the Harlow and Epping Forest District administrative border (providing 750 new homes within Epping Forest District, and 3,350 new homes in total). The Garden Town strategic growth site allocations within EFDC's Local Plan total approximately 3,900 new homes. As set out in Policy SP3, Policy SP 4 and Policy SP 5 of the Local Plan, Strategic Masterplans are required to guide the development and implementation of the sites: East of Harlow Masterplan, Latton Priory Masterplan and Water Lane Masterplan. Development proposals for the sites must be in general conformity with the Strategic Masterplans which have been formally endorsed by Epping Forest District Council.

East Hertfordshire District Council

East Herts Local Plan was submitted in early 2017; it has been through the examination process and is awaiting the Inspector's final report. It is anticipated that the Local Plan will be adopted in summer 2018.

The East Herts Local Plan allocates the Gilston strategic growth area directly to the north of Harlow. The allocation is for a total of 10,000 new homes; at least 3,000 of which will be delivered within the Plan period and remaining 7,000 to be delivered beyond the Plan period.

Planning applications are in preparation for the full extent of 10,000 homes in Outline, expected to consist of two applications for 8,500 homes and 1,500 homes respectively reflecting the two land ownerships for the site together with detailed planning applications for the widening of the existing River Stort Crossing and design of a new eastern River Stort Crossing and link-road.

Applications are expected to be received in Summer/Autumn 2018 with estimated targeted determination in Spring/Summer 2019.

Local Plan Viability Work

The three authorities have prepared separate viability appraisals to inform their respective Local Plans.

Harlow District Council undertook a piece of work entitled Delivery Study to inform the Local Plan. A long with an Infrastructure Delivery Plan, the Study also undertook a viability appraisal of the Local Plan and Community

Infrastructure Levy. The Study provides high level viability work on the Local Plan and on the Plan's proposed development sites.

Epping Forest District Council published their Viability Study: Stage 2 in November 2017, which provided an update to the Stage 1 Assessment of Viability published in 2015, taking into account any changes the latest national and district policy and in development costs and revenue assumptions. It provided an assessment of the viability of the Draft Local Plan's policies, sites and potential CIL and has been used to inform the Local Plan Submission Version.

East Hertfordshire District Council prepared a Plan Viability, Affordable Housing and CIL Study in 2015. A separate accompanying report focussing on the deliverability of four strategic sites was also prepared. The document was prepared to inform the Local Plan process and the East Hertfordshire Examination.

The Viability Studies are high level and have not considered the Local Plan policy implications of all Local Plans combined or the cross-boundary implications of infrastructure.

Inevitably, there will be a need to collect developer contributions towards infrastructure projects from sites within different local authority administrative areas. In some cases this also includes collecting contributions from sites which do not fall within the Garden Town (for secondary school provision as an example). A joined up approach which spans local authority boundaries and processes (including spanning two County Councils) is therefore required. In addition, none of the three local planning authorities currently has the Community Infrastructure Levy in place and contributions towards individual projects have not yet been apportioned to individual sites within the Garden Town.

Therefore the detailed viability of individual sites, taking into account affordable housing requirements is yet to be established. The three local authorities are also proposing to appoint suitably qualified consultants to prepare a Garden Town wide IDP which will set out detailed costs and phasing and in particular the apportionment of costs for individual sites. These two pieces of work will need to be undertaken with reference to each other and it is envisaged that they will run concurrently. We expect the consultants leading each piece of work to fully engage with each other during this period.

Scope and objectives of the work

The objectives for the work are set out below:

- To provide a high level viability assessment for each of the new Garden Communities in order to determine the maximum level of developer contributions (which will include some contributions from the wider Epping Forest and East Hertfordshire Districts) to be sought, allowing delivery of the sites to remain viable. Consultants will work closely with the IDP consultants appointed by the local authorities.
- 2. The viability assessment must take into consideration the ability of each Garden Community to provide policy compliant levels of affordable housing and other policy requirements as set out in respective Local Plans. The assessment must also take into account the importance of land value capture for the benefit of the community as a key objective of the Garden Town.
- 3. If the individual site is not viable, the consultant should make recommendations on how the site could be made viable, for example looking at the trigger payments of infrastructure (including affordable housing), reviewing the housing mix along with other measures. If the site still remains unviable the consultant should review what percentage of affordable housing is achievable on the site (however the reduction in affordable housing should be a last resort).
- 4. Appraisals should be tailored for appropriate deferred contributions should a scheme's viability increase
- 5. It is important that consultants have a wealth of experience in working with local authorities on viability assessments and appraisals. This will form part of the tender scoring process.
- 6. Consultants should prepare an engagement strategy, which should include details of any additional stakeholders identified, over and above those identified in this brief and how this engagement will support the process.

7. To provide a refresh of the high level viability assessment for each of the new Garden Communities once masterplans have been agreed.

For reference, Appendix 2 contains a summary of the information contained with the three Garden Town authority IDPs with indicative costs. This table was last updated in April 2018 however the IDP consultants will be reviewing the information and updating the table to reflect current information. It will also be updated to include details on phasing and the priority of infrastructure items.

Outputs

- A viability appraisal and report for each Garden Community taking into consideration individual Local Plan policies and affordable housing needs. Viability appraisals must be robust and stand up to scrutiny from third party consultants. The Council will use the documents as part of the negotiation of \$106 agreements and viability discussions held with individual developers/applicants.
- The individual appraisals must make recommendations on the level of contributions the site can make towards infrastructure items. It must take into consideration the Garden Town IDP, the on-site infrastructure items required to bring the site forward and the wider strategic infrastructure priorities set out for the Garden Town.
- The individual appraisals must make recommendations on the level of affordable housing provision and housing mix the site can provide taking into consideration Local Plan policies for each local authority.
- Recommendations on how land value capture mechanisms and uplift in land value impact on the site's ability to provide infrastructure and affordable housing.

All documents and outputs must provide the Councils with clear conclusions and recommendations to enable the authorities to engage meaningfully with developers during the negotiation phases.

Approach to commission and engagement/consultation

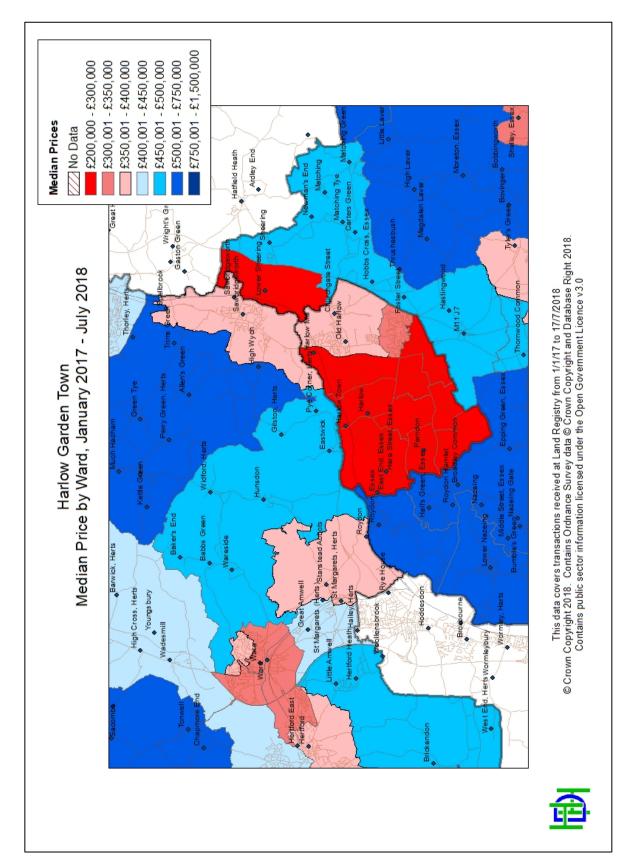
1. This commission will involve the appointed consultant working collaboratively alongside key partners in order to gain a full understanding and obtain the necessary information required in order to develop the Garden Town Infrastructure Plan. Bidders will be required to demonstrate experience of effective facilitation, brokerage and collaborative working and will also need to be able to interpret, analyse, assess and present complex information in a clear and concise manner and which is fit for purpose.

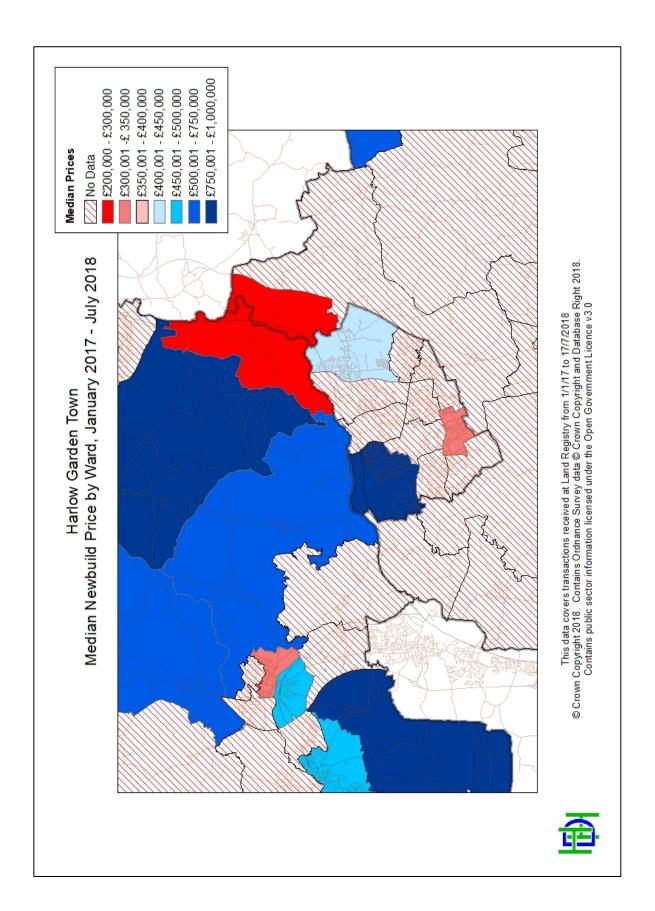
Bidders will be required to demonstrate:

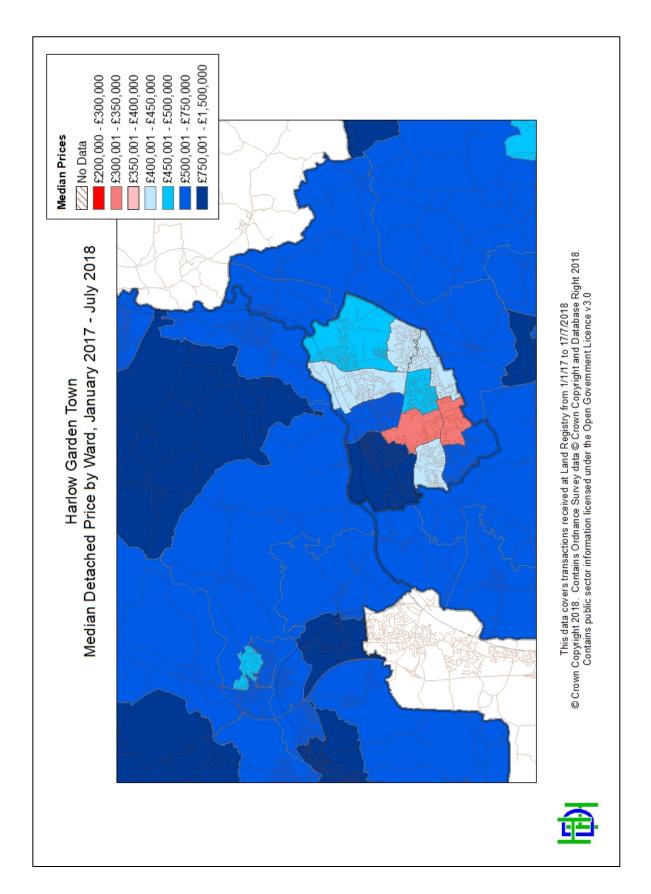
- Extensive experience in undertaking viability assessments for local authorities / the public sector, with a 80-100% of the company's work to be for the public sector.
- Excellent knowledge and understanding of current legislation and emerging best practise in relation to infrastructure, delivery, developer contributions and viability
- Excellent knowledge and understanding of development viability testing and in preparing viability reports and statements
- Detailed experience of working with a range of development appraisal models and a sound and up to date understanding of development finance
- An ability to obtain, analyse, interpret and disseminate complex information
- An understanding of complex large scale residential-led growth projects and the various positions/drivers of stakeholders involved
- o An understanding of the Garden Towns and Villages agenda
- o Experience of effective facilitation and collaborative working
- o Excellent negotiation skills

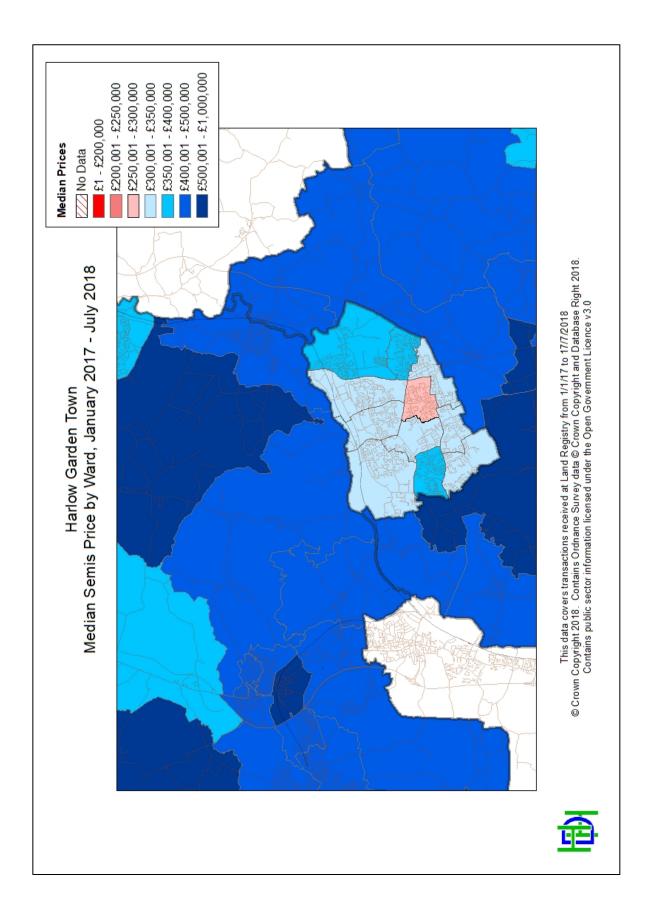
- 2. The success of the study will be dependent on obtaining and preparing accurate information; the appointed consultant will be expected to involve and engage with the LPAs' existing viability consultants as well as the appropriate stakeholders, and ensure that the required information is obtained. As part of their tender submissions, tenderers are asked to identify what information they see as being crucial to the preparation of the assessment and how they will go about sourcing this information.
- 3. The work will require attendance at the Garden Town Officer Group, Garden Town Member Board and the Developer Panels which have been established for the Garden Town Communities. The study will require the preparation for, and attendance at, up to 15 client meetings including meetings with relevant stakeholders and statutory bodies and up to 3 evening meetings.
- 4. The consultant group will be expected to work closely with the senior officers from each of the three Garden Town authorities and the two county councils, along with the relevant stakeholders and statutory bodies. Weekly progress updates must be provided to the lead officer/s for the work.

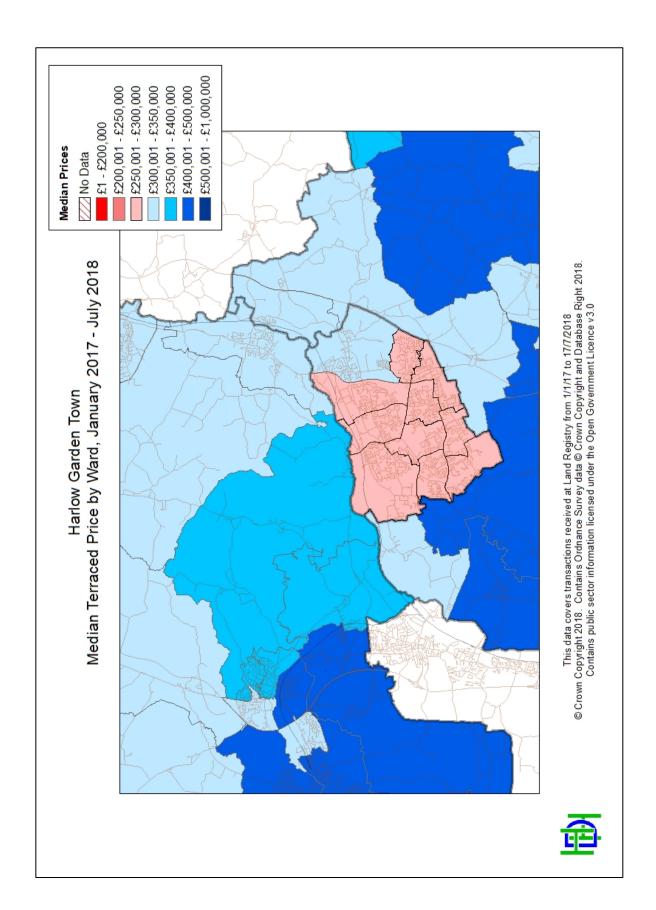
Appendix 2 – Price Maps

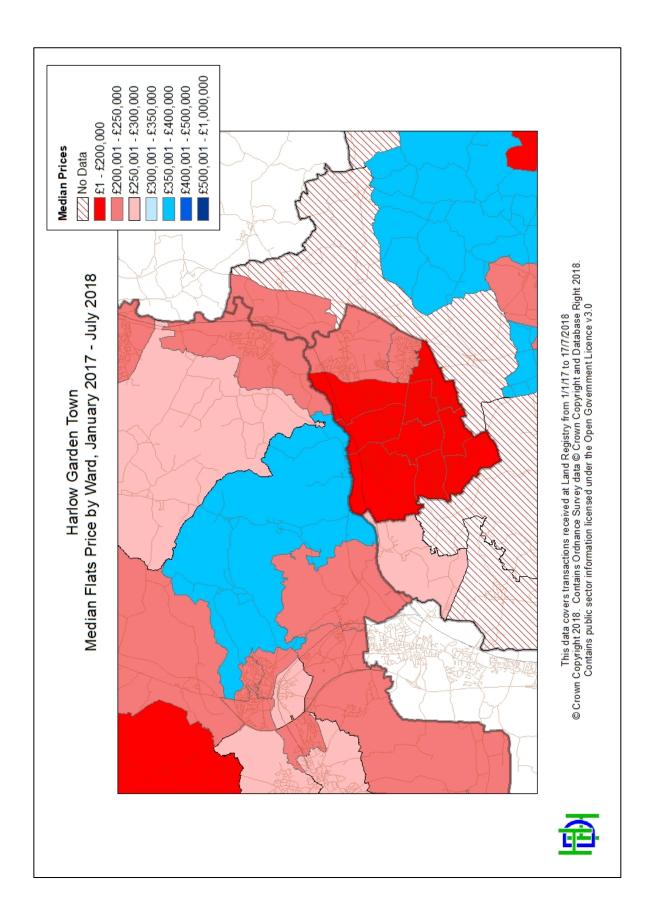












Appendix 3 – Newbuild Land Registry PPD and EPC Data

Date	Type	saon	paon	Street	Locality	Town	Postcode	Price Paid	EPC m ²	£/m²
04/01/2016	F		12 TISSIMANS COURT	BASBOW LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2TW	£295,000	81	£3,642
04/01/2016	F	4	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£359,950	67	£5,372
04/01/2016	Ē	17	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£323,950	77	£4,207
05/01/2016	, E	17	11	TISSIMANS COURT	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2TW	£290,000	71	£4,085
06/01/2016		21	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£290,000 £302,950	53	£4,005 £5,716
07/01/2016		21	2 TISSIMANS COURT	BASBOW LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2NA	£302,950 £325,000	90	£3,611
08/01/2016	г г		10 TISSIMANS COURT	BASBOW LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2TW	£325,000 £300.000		£3,611 £3.571
	F	40							84	,-
08/01/2016		13	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£391,950	88	£4,454
08/01/2016	F _	10	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£286,950	68	£4,220
08/01/2016	F	15	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
08/01/2016	F	22	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£225,950	48	£4,707
11/01/2016	F	FLAT 7	QUEEN VICTORIA	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£270,000	45	£6,000
			HOUSE, 7							
15/01/2016	Т		16	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£394,995	136	£2,904
15/01/2016	F	41	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£373,950	52	£7,191
15/01/2016	F	6	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£240,000	65	£3,692
15/01/2016	F	3	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£283,950	68	£4,176
15/01/2016	F	24	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£288,950	68	£4,249
15/01/2016	F	29	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£290,950	68	£4,279
20/01/2016	F	FLAT 1	CAMBRIDGE HOUSE, 6	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£242,500	39	£6,218
22/01/2016	Т		4	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£360,000	97	£3,711
22/01/2016	F	5	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£299,950	71	£4,225
22/01/2016	F	1	RIVERSCROFT	TRAPSTYLE ROAD	WARE	WARE	SG12 0FQ	£235,000	62	£3,790
			MANSIONS					··· · · , · · ·	-	, ,
22/01/2016	F		159	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AU	£185,000	45	£4,111
22/01/2016	F	14	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
22/01/2016	F	18	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
22/01/2016	F	28	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£229,950	53	£4,339
22/01/2016	F	34	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£297,950	68	£4,382
25/01/2016	F	8	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£286,950	68	£4,220
25/01/2016	F	FLAT 2	QUEEN VICTORIA	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£265,000	41	£6,463
			HOUSE, 7		-	-				
26/01/2016	F	4	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£280,950	68	£4.132
28/01/2016	Т		18	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£399,995	135	£2,963
28/01/2016	F	1	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£277,500	72	£3,854
29/01/2016	D	-	19	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£453,950	135	£3,363
29/01/2016	S		20	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£404,995	135	£3,000
29/01/2016	Ť		22	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£404,995	135	£3,000
29/01/2016	D		6	ROSE CRESCENT	NEWHALL	HARLOW	CM17 9SN	£417,595	129	£3,237
29/01/2016	F		34	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£205,000	45	£4,556
29/01/2016	F	13	S4 KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
29/01/2016	F	23	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£228,950	53	£4,320
20/01/2010		20					0010711	~~~0,000		27,020

29/01/2016	F	32	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£227,950	48	£4,749
29/01/2016	F	33	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£230,950	53	£4,358
29/01/2016	F	35	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£297,950	68	£4,382
29/01/2016	Ť	00	7	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH			
	-	~-	-					£599,950	104	£5,769
01/02/2016	F	27	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£335,950	53	£6,339
01/02/2016	F		36	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260,000	66	£3,939
01/02/2016	F		37	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£250,000	52	£4,808
03/02/2016	Ť		6	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£374.995	97	£3,866
									• •	
05/02/2016	S		24	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£394,995	136	£2,904
05/02/2016	F		30	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	64	£4,297
05/02/2016	F		33	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£200,000	45	£4,444
08/02/2016	F		31	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£240,000	54	£4,444
08/02/2016	F		32	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260.000	58	£4,483
	Ť		8			HERTFORD				
08/02/2016			v	WILLIS GROVE	BALLS PARK		SG13 8FH	£640,000	93	£6,882
09/02/2016	F	20	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299,950	72	£4,166
10/02/2016	D		5	FIVES COURT CLOSE	WARE	WARE	SG12 7DY	£500,000	132	£3,788
11/02/2016	Т		10	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£399.995	135	£2,963
12/02/2016	Ť		48	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£489,000	154	£3,175
	÷	40								
12/02/2016	F	18	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£371,950	71	£5,239
12/02/2016	F		29	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£195,000	45	£4,333
12/02/2016	F	16	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£293,950	68	£4,323
12/02/2016	F	19	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£382,950	105	£3,647
15/02/2016	F		23	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£280,000	69	£4,058
	F									'
15/02/2016	•		26	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	69	£3,986
15/02/2016	F		27	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£240,000	57	£4,211
15/02/2016	F		28	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260,000	62	£4,194
15/02/2016	F	5	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£304,950	77	£3,960
18/02/2016		•	15	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£285,000	68	£4,191
19/02/2016	F		24	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£335,000	82	£4,085
19/02/2016	F	38	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299,950	71	£4,225
22/02/2016	F		8	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£52,255	48	£1,089
22/02/2016	F		40	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£46,710	43	£1,086
22/02/2016			42	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1.084
	F									
22/02/2016	F		44	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£72,304	67	£1,079
22/02/2016	F		46	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£65,586	61	£1,075
22/02/2016	F		48	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1,084
22/02/2016	F		50	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£72,304	67	£1.079
22/02/2016	F		52	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£65,586	61	£1,075
	F		54							,
22/02/2016				MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1,084
22/02/2016	F		56	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£72,304	67	£1,079
22/02/2016	F		58	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£65,586	61	£1,075
22/02/2016	F		60	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£54,175	50	£1,084
26/02/2016	S		9	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£356,950	89	£4,011
26/02/2016	D		17	HODGSON WAY	GILSTON	HARLOW	CM20 2FR	£497,000	128	£3,883
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26/02/2016	F	14	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£278,950	46	£6,064
26/02/2016	F		12	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£185,000	42	£4,405
26/02/2016	F		16	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£195,000	45	£4,333

26/02/2016	F	21	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299,950	72	£4,166
26/02/2016	F	37	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£299.950	70	£4,285
26/02/2016	F	39	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£399,950	117	£3,418
		00			-	-				,
26/02/2016	Ţ		9	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£599,950	104	£5,769
26/02/2016	F	FLAT 4	CAMBRIDGE HOUSE, 6	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£620,000	130	£4,769
29/02/2016	D		31	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£499,950	142	£3,521
29/02/2016	D		7	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163
29/02/2016	D		9	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£444,995	129	£3,450
		_	•							
29/02/2016	F	5	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£315,950	47	£6,722
29/02/2016	F	9	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£349,950	53	£6,603
29/02/2016	F		10	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£280,000	68	£4,118
29/02/2016	F		11	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£190,000	47	£4,043
29/02/2016	F		17	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£185,000	38	,
										£4,868
29/02/2016	F		18	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	64	£4,297
29/02/2016	F		19	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£195,000	40	£4,875
29/02/2016	F		35	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£255,000	57	£4,474
01/03/2016	F	2	RIVERSCROFT	TRAPSTYLE ROAD	WARE	WARE	SG12 0FQ	£235,000	62	£3,790
01/03/2010		2	MANSIONS	INAI OTTEE NOAD	WAILE	WARE	0012 01 Q	2200,000	02	20,750
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03/03/2016	F		6	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£300,000	76	£3,947
04/03/2016	F	36	KINGSMEAD COURT	CONSTABLES WAY	HERTFORD	HERTFORD	SG13 7LR	£297,950	68	£4,382
07/03/2016	F		8	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£280,000	69	£4,058
07/03/2016	F		9	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£185,000	40	£4,625
07/03/2016	F		13	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£275,000	69	£3,986
										,
07/03/2016	F		14	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£190,000	40	£4,750
08/03/2016	F		21	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£205,000	47	£4,362
11/03/2016	F		7	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£320.000	81	£3,951
14/03/2016	D		53	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£550,000	127	£4,331
14/03/2016	F		20	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£285,000	58	£4,914
15/03/2016	F		2	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£240,000	58	£4,138
17/03/2016	F		3	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£180,000	44	£4,091
18/03/2016	F		4	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£250,000	70	£3,571
18/03/2016	F		22	SMEATON COURT	HERTFORD	HERTFORD	SG13 7AL	£260,000	54	£4,815
21/03/2016	D	3	THE OAKS	COMMONSIDE ROAD	HARLOW	HARLOW	CM18 7EZ	£494,950	156	£3,173
	Т	3		BOWLING ROAD	WARE	WARE	SG12 7EF			
23/03/2016			27					£400,000	90	£4,444
24/03/2016	S		5	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£354,950	89	£3,988
24/03/2016	F	29	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£326,950	52	£6,288
24/03/2016	Т		52	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£479,000	155	£3,090
24/03/2016	Ť	1	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£429,995	117	£3,675
	Ť		MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD			
24/03/2016		2						£299,995	62	£4,839
24/03/2016	Т	3	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
24/03/2016	Т	6	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
24/03/2016	F	16	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£252,950	45	£5,621
24/03/2016	F	22	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£274,950	52	£5,288
24/03/2016	Ť	~~	11	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£610,000	104	£5,200 £5,865
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24/03/2016	F		1	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£290,000	67	£4,328
24/03/2016	F		3	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£315,000	67	£4,701
24/03/2016	F		4	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£295,000	69	£4,275
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29/03/2016	Т		6	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£392,950	130	£3,023
29/03/2016	Т		16	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£679,950	110	£6,181
30/03/2016	Т		8	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£387,500	130	£2,981
30/03/2016	F	11	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£445,000	139	£3,201
30/03/2016	s	12	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£449,995	117	£3,846
		12								
30/03/2016	Т		25	BOWLING ROAD	WARE	WARE	SG12 7EF	£390,000	81	£4,815
31/03/2016	F	4	FOREST COURT, 76	HEMNALL STREET	EPPING	EPPING	CM16 4LY	£200,000	48	£4,167
31/03/2016	F	8	FOREST COURT, 76	HEMNALL STREET	EPPING	EPPING	CM16 4LY	£200,000	50	£4,000
31/03/2016	Т		10	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£389,950	130	£3,000
31/03/2016	Ť		14	GREENFINCH WAY	NEWHALL	HARLOW	CM17 9FT	£392,950	130	£3,023
31/03/2016	Ď		1	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£700.000	138	£5,072
			1							
31/03/2016	D		1	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£685,000	158	£4,335
31/03/2016	Т		4	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
31/03/2016	Т	5	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£299,995	62	£4,839
31/03/2016	Т	7	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£425.000	117	£3.632
31/03/2016	S	8	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£374,995	75	£5,000
31/03/2016	s	9	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£374.995	75	£5,000
		9 10								
31/03/2016	S		MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£314,995	62	£5,081
31/03/2016	S	11	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£309,995	62	£5,000
31/03/2016	S	13	MCKEEVER CLOSE	HIGHBRIDGE STREET	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1FD	£449,995	117	£3,846
31/03/2016	F	17	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£390,950	75	£5,213
31/03/2016	F	20	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£362,950	71	£5,112
31/03/2016	Ť	20	29	BOWLING ROAD	WARE	WARE	SG12 7EF	£420,000	90	£4,667
31/03/2016	Т		10	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£599,950	104	£5,769
01/04/2016	D		5	ROBIN LANE	NEWHALL	HARLOW	CM17 9GS	£499,950	142	£3,521
04/04/2016	Т		24	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814
06/04/2016	F	44	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£327,950	52	£6,307
11/04/2016	D		52	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£565.000	127	£4,449
13/04/2016	T		14	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£630,000	104	£6,058
	F	FLAT 4	QUEEN VICTORIA	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£620,000	122	,
13/04/2016	Г	FLAT 4		BLUECOATS AVENUE	HERIFORD	HERIFORD	3G14 IPD	1020,000	122	£5,082
	_		HOUSE, 7							
15/04/2016	S		2	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£374,995	97	£3,866
15/04/2016	Т		13	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£695,000	104	£6,683
18/04/2016	F	12	PEARSE HOUSE	BIRCHWOOD MEWS	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5FA	£650,000	269	£2,416
19/04/2016	Т		8	ROMAN COURT	WARE	WARE	SG12 0GE	£485.000	140	£3,464
27/04/2016	Ť		26	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814
	Ť		28		NEWHALL	HARLOW		£369.995	97	
27/04/2016			-	HEADLAND STREET			CM17 9RZ			£3,814
27/04/2016	Т		1	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£264,995	78	£3,397
28/04/2016	D		17	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£473,950	135	£3,511
28/04/2016	D		6	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£695,000	158	£4,399
29/04/2016	F		6	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£259,995	78	£3,333
29/04/2016	Ť		15	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£430,000	137	£3,139
29/04/2016	Ť		17	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£444,000	137	£3,241
				HOWE DRIVE					-	
29/04/2016	S		2	-	GILSTON	HARLOW	CM20 2FT	£495,000	145	£3,414
29/04/2016	S		3	HOWE DRIVE	GILSTON	HARLOW	CM20 2FT	£500,000	147	£3,401
29/04/2016	F	22	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£435,950	70	£6,228
29/04/2016	D		12	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£725,000	110	£6,591

2804/2016 F 2 BEESONS YARD HERTFORD HERTFORD SG14 FA 233000 69 EA A33 33056216 D 6 PERRY LANE NEWHALL HARLOW CM17 58B E47338B 141 E33434 33056216 F 6 PERRY LANE NEWHALL HARLOW CM17 58B E47338B 141 E3344 009052016 F T BEESONS YARD HERTFORD HERTFORD SG14 1FA E270,000 67 E4,144 110622016 F 2 S BEESONS YARD HERTFORD HEATLAN ABSEY WALLMAN ABSEY WALLMAN ABSEY WALLMAN ABSEY EN3114A ABSEY EA1414A E345.000 16 E3.075 130652016 D 2 THE DAKS COMMONSIDE ROAD HARLOW WARLOW CM17 G82 E440.000 F4 53.448 20052016 D 2 C CLAUD HAMLTON WAY HERTFORD SG13 SFH E23.450 116 E.65.64 53.443		_								~~	
05/05/2016 D 8 PERRY LANE NEWHALL HARLOW CM17 358 £479,985 [14] £3,464 09/05/2016 F 7 BEESONS YARD HERTFORD SCI4 1FA £270,000 56 £4,864 09/05/2016 F 28 KING HAROLD LODGE BESONS YARD HERTFORD SCI4 1FA £270,000 56 £4,864 10/05/2016 F 28 KING HAROLD LODGE BRCOMSTICK HALL ROAD WALTHAM ABBEY WALTHAM ABBEY EM3 1LN £294,950 52 £5,569 19/05/2016 F 2.7 KING HAROLD LODGE BRCOMSTICK HAL ROAD WALTHAM ABBEY WALTHAM ABBEY EM3 1LN £33,950 177 £34,648 20/05/2016 D 2.7 WILLIS GROVE BALLS PARK HERTFORD SCI3 8FH £32,000 148 £3,448 20/05/2016 F 2 2.0 CLAUD HAMLTON WAY HERTFORD HERTFORD SCI3 15R £24,985 60 £4,462 20/05/2016 F 4							-				
0905/2016 T 13 ROMAN COURT WARE WARE SG12 0GE £485,000 140 £3,821 0905/2016 F 7 BEESONS YARD HERTFORD HERTFORD SG14 1FA £27,000 67 £4,821 1005/2016 F 28 KING HAROLD LODGE BECSONS YARD HERTFORD HERTFORD SG14 1FA £27,000 67 £4,821 1105/2016 D 32 OAKS COMSTICK HALL ROAD WALTHAM ABBEY ENAILS £41,840 118 £25,672 1105/2016 D 2 KING HAROLD LODGE BOOMSTICK HALL ROAD WALTHAM ABBEY ENAILS £43,985 117 £43,985 2005/2016 D 27 WILLIS GROVE BALLS PARK HERTFORD SG14 1FR £27,800 116 £4,832 2005/2016 F 3 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1FR £27,800 116 £4,832 2005/2016 F 3 CLAUD HAMILTON WAY HERTFORD <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>											
0305/2016 F 7 BEESONS YARD HERTFORD HERTFORD SG14 1FA 2270.000 56 E4.821 1005/2016 F 28 KING HAROLD LODGE BROOMSTICK HALL ROAD WALTHAM ABBEY WALTHAM ABBEY EN9 1LN E23.49,850 52 E5.572 1305/2016 D 2 THE OAKS COMMONSIDE ROAD HARLOW HARLOW CM17 Y87Z E41.995 118 E3.559 1305/2016 D 2 THE OAKS COMMONSIDE ROAD HARLOW HARLOW CM17 Y87Z E41.995 118 E3.559 2005/2016 F 2 THE OAKS COMMONSIDE ROAD HARLOW HARLOW CM17 MARABEY EN1.1N E33.590 71 E3.4966 2005/2016 F 2 CLAUD HAMLTON WAY HERTFORD HERTFORD SG14 1SR E24.900 145 E3.496 2005/2016 F 2 CLAUD HAMLTON WAY HERTFORD HERTFORD SG14 1SR E24.980 50 E4.833 2005/2016	05/05/2016				PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£479,995	141	£3,404
99052016 F 7 BEESONS YARD HERTFORD HERTFORD SG14 1FA £27.000 56 £4.821 110052016 F 28 KING HAROLD LODGE BROOMSTICK HALL ROAD WALTHAM ABBEY WALTHAM ABBEY EN9 1LN £23.498.00 52 £5.657 13052016 D 2 THE OAKS COMMONSIDE ROAD HARLOW HARLOW CM17 Y8Z £41.905 118 £32.559 13052016 D 2 THE OAKS COMMONSIDE ROAD HARLOW HARLOW CM17 Y8Z £41.905 118 £32.559 20052016 D 2 THE OAKS COMMONSIDE ROAD HARLOW HARLOW CM17 Y8Z £41.985 118 £32.500 1148 £5.74 20052016 F 2 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £24.800 148 £5.372 20052016 F 4 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £24.985 60 £4.833 2005201	09/05/2016	Т		13	ROMAN COURT	WARE	WARE	SG12 0GE	£485,000	140	£3,464
11/05/2016 F 28 KING HAROLD LODGE BROOMSTICK HALL ROAD WALTHAM ABBEY WALTHAM ABBEY EN9 1LN 2249.500 52 52.6572 19/05/2016 D 2 THE GAKS COMMONSIDE ROAD HARLOW HARLOW CMT 9RZ 4499.995 118 53.5377 2005/2016 S S S MOVE DURVE GLISTON HARLOW CM2 CM2 500.00114 E33.950 77 5.3486 2005/2016 D 27 WILLS GROVE BALLS PARK HERTFORD SG13.8FH £73.600 110 E6.682 2005/2016 F 3 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14.15R £249.995 E5 3.232 2005/2016 F 4 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14.15R £249.895 E4.980 E4.	09/05/2016	F		7	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA		56	£4,821
11/05/2016 F 28 KING HAROLD LODGE BROOMSTICK HALL ROAD WALTHAM ABBEY WALTHAM ABBEY EN9 1LN 2249.500 52 52.6572 19/05/2016 D 2 THE GAKS COMMONSIDE ROAD HARLOW HARLOW CMT 9RZ 4499.995 118 53.5377 2005/2016 S S S MOVE DURVE GLISTON HARLOW CM2 CM2 500.00114 E33.950 77 5.3486 2005/2016 D 27 WILLS GROVE BALLS PARK HERTFORD SG13.8FH £73.600 110 E6.682 2005/2016 F 3 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14.15R £249.995 E5 3.232 2005/2016 F 4 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14.15R £249.895 E4.980 E4.	10/05/2016	F		5	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£279,000	67	£4,164
1306/2016 D 32 HEADLAND STREET NEWHALL HARLOW CM17 9FZ 241 9985 118 52.3077 1905/2016 F 27 KING HAROLD LODGE BROMSTICK HALL ROAD WALTHAM ABBEY ENALS F43.86 2005/2016 D 25 WILLS GROVE BALLS PARK HERTORD SG13 8FH F25.000 148 £5.3448 2005/2016 D 25 WILLS GROVE BALLS PARK HERTFORD SG13 8FH F25.000 148 £5.3448 2005/2016 F 2 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 15R £249,995 60 £4.833 2005/2016 F 4 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 15R £24,995 50 £4.980 2005/2016 F 7 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 15R £24.995 50 £4.900 2005/2016 F 7 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 15R £24.900			28	-							
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08/06/2016 T 11 PERRY LANE NEWHALL HARLOW CM17 9SB £304,995 79 £3,861 09/06/2016 F 3 KING HAROLD LODGE BROOMSTICK HALL ROAD WALTHAM ABBEY WALTHAM ABBEY EN9 1LN £394,950 75 £5,266 10/06/2016 F FLAT 11 LINDON HOUSE, 54 CENTRE DRIVE EPPING EPPING CM16 4JE £460,000 79 £5,823 10/06/2016 D 5 ROSE CRESCENT HARLOW HARLOW CM17 9SN £434,995 129 £3,372 10/06/2016 F 10 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £312,995 65 £4,815 10/06/2016 F 11 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £295,995 50 £5,920 10/06/2016 F 12 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £300,995 61 £4,934	08/06/2016	F	FLAT 7	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£450,000	81	£5,556
09/06/2016 F 3 KING HAROLD LODGE BROOMSTICK HALL ROAD WALTHAM ABBEY WALTHAM ABBEY EN9 1LN £394,950 75 £5,266 10/06/2016 F FLAT 11 LINDON HOUSE, 54 CENTRE DRIVE EPPING EPPING CM16 4JE £460,000 79 £5,823 10/06/2016 D 5 ROSE CRESCENT HARLOW HARLOW CM17 9SN £434,995 129 £3,372 10/06/2016 F 10 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £312,995 65 £4,815 10/06/2016 F 11 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £295,995 50 £5,920 10/06/2016 F 12 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £295,995 50 £5,920 10/06/2016 F 12 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £300,995 61 £4,934	08/06/2016	Т		11	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£304,995	79	
10/06/2016 F FLAT 11 LINDON HOUSE, 54 CENTRE DRIVE EPPING EPPING CM16 4JE £460,000 79 £5,823 10/06/2016 D 5 ROSE CRESCENT HARLOW HARLOW CM17 9SN £434,995 129 £3,372 10/06/2016 F 10 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £312,995 65 £4,815 10/06/2016 F 11 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £295,995 50 £5,920 10/06/2016 F 12 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £300,995 61 £4,934			3	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WAI THAM ABBEY		EN9 1I N		75	
10/06/2016 D 5 ROSE CRESCENT HARLOW HARLOW CM17 9SN £434,995 129 £3,372 10/06/2016 F 10 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £312,995 65 £4,815 10/06/2016 F 11 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £295,995 50 £5,920 10/06/2016 F 12 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £300,995 61 £4,934								-		-	
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10/06/2016 F 11 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £295,995 50 £5,920 10/06/2016 F 12 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £295,995 61 £4,934											
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10/06/2016 F 13 CLAUD HAMILTON WAY HERTFORD HERTFORD SG14 1SR £252,995 50 £5,060										-	
	10/06/2016	F		13	CLAUD HAMILTON WAY	HERIFORD	HERIFORD	5G14 1SR	£252,995	50	£5,060

17/06/2016	F	FLAT 10	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£420,000	73	£5,753
17/06/2016	D	FLAT IU	8	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£339,950	76	£3,733 £4,473
17/06/2016	D		10	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£337,950	76	£4,473 £4,447
	Т									
17/06/2016	-		13	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£274,995	72	£3,819
17/06/2016	F		20	SAXON LANE	NEWHALL	HARLOW	CM17 9SG	£274,995	72	£3,819
17/06/2016	T		17	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£650,000	104	£6,250
17/06/2016	Т		19	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£520,000	115	£4,522
17/06/2016	F		9	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£290,000	67	£4,328
20/06/2016	Т		34	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£649,950	104	£6,250
23/06/2016	Т		7	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£345,000	89	£3,876
23/06/2016	Т		8	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£359,000	89	£4,034
23/06/2016	Т		9	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£358,000	89	£4,022
24/06/2016	Т		17	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£354,950	83	£4,277
24/06/2016	S		30	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£422,995	118	£3,585
24/06/2016	D		20	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£599,000	166	£3,608
24/06/2016	D		96	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£520,000	108	£4,815
24/06/2016	D		98	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£525,000	108	£4,861
24/06/2016	ŝ		10	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£455,000	138	£3,297
24/06/2016	s		11	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£465.000	137	£3,394
24/06/2016	D		1	BOWLBY HILL	GILSTON	HARLOW	CM20 2FZ	£860,000	190	£4,526
24/06/2016	F	45	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£354,950	65	£5,461
24/06/2016	D	40	28	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£649,950	140	£4,643
24/06/2016	F		8	BEESONS YARD	HERTFORD	HERTFORD	SG14 1FA	£290,000	66	£4,043 £4,394
	г г		o 9	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1FA SG14 1SR	£250,995		
27/06/2016	F		-		-	HARLOW	CM17 9GY		50	£5,020
28/06/2016	D		35	SPARROWHAWK WAY	NEWHALL	-		£449,950	116	£3,879
29/06/2016	F	15	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£286,950	46	£6,238
29/06/2016	D		31	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	127	£4,724
29/06/2016	D		37	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£812,000	220	£3,691
29/06/2016	Т		21	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£699,950	114	£6,140
30/06/2016	D		6	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£337,950	76	£4,447
30/06/2016	D		33	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£449,950	116	£3,879
30/06/2016	D		1	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£444,995	129	£3,450
30/06/2016	D		3	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£690,000	138	£5,000
30/06/2016	D		1	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£682,000	158	£4,316
30/06/2016	S		3	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£495,000	145	£3,414
30/06/2016	S		5	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£500,000	147	£3,401
30/06/2016	F	3	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£322,950	53	£6,093
30/06/2016	D		27	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£634,950	131	£4,847
30/06/2016	D		OAK HOUSE, 42	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£824,950	220	£3,750
30/06/2016	Т		15	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£689,950	110	£6,272
30/06/2016	S		20	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£689.950	115	£6,000
30/06/2016	Š		23	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£674,950	115	£5,869
01/07/2016	F	FLAT 2	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£475,000	82	£5,793
01/07/2016	F	FLAT 3	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£475,000	81	£5,864
01/07/2016	D		4	ROSE CRESCENT	NEWHALL	HARLOW	CM17 9SN	£444,995	130	£3,423
06/07/2016	Т		3	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£344,950	83	£3,423 £4,156
12/07/2016	Ť		50	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£480,000	150	£3,200
12/01/2010	I		50		DIGHOF 3 3 TOK IFORD	DIGHOF 3 STOKTFORD	CIVIZO DDQ	2400,000	150	23,200

15/07/2016	F	APARTM ENT 9	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£425,000	69	£6,159
22/07/2016	т	2.11.0	54	PARSONAGE LANE	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 5BQ	£480,000	150	£3,200
22/07/2016	D		54	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£565.000	127	£4,449
22/07/2016	F		14	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£294,995	60	£4,917
22/07/2016	F		15	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£257,995	51	£5,059
22/07/2016	F		16	CLAUD HAMILTON WAT	HERTFORD	HERTFORD	SG14 1SR SG14 1SR	£253,995	50	£5,039 £5,080
	г г		17							
22/07/2016				CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£249,995	48	£5,208
22/07/2016	F		18	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£272,995	50	£5,460
27/07/2016	F	20	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£291,950	48	£6,082
28/07/2016	D		22	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£394,995	121	£3,264
28/07/2016	Т		26	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£419,995	136	£3,088
28/07/2016	Т		28	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£409,995	135	£3,037
28/07/2016	S		30	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£409,995	135	£3,037
28/07/2016	Т		32	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£404,995	135	£3,000
28/07/2016	Т		36	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£409,995	135	£3,037
28/07/2016	Т		12	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£334,995	81	£4,136
29/07/2016	D		43	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£422,995	118	£3,585
29/07/2016	D		21	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£474,995	147	£3,231
29/07/2016	S		7	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£490,000	147	£3,333
29/07/2016	S		9	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£500,000	145	£3,448
29/07/2016	F	19	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£477,950	81	£5,901
29/07/2016	F	49	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£271,950	48	£5,666
01/08/2016	D	40	7	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£434,995	129	£3,372
04/08/2016	F	FLAT 1	, LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£475,000	81	£5,864
	г D	FLATI		ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£760.000		£3,804 £4,444
05/08/2016	Т		36 35						171	
11/08/2016				HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£379,995	97	£3,917
11/08/2016	Т		37	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814
11/08/2016	S		34	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£419,995	135	£3,111
12/08/2016	F	FLAT 8	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£435,000	73	£5,959
15/08/2016	F		25	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£304,995	60	£5,083
17/08/2016	F		23	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£267,995	50	£5,360
18/08/2016	D		3	ROSE CRESCENT	NEWHALL	HARLOW	CM17 9SN	£444,995	130	£3,423
19/08/2016	F	APARTM	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£425,000	69	£6,159
		ENT 4								
19/08/2016	F		19	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£303,995	62	£4,903
19/08/2016	F		20	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£299,995	60	£5,000
19/08/2016	F		21	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£336,995	65	£5,185
19/08/2016	т		22	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£332,995	60	£5,550
19/08/2016	F		24	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£308,995	62	£4,984
19/08/2016	F		26	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£330,995	65	£5,092
19/08/2016	F		27	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£319,995	60	£5,333
19/08/2016	F		28	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£274,995	50	£5,500
19/08/2016	F		30	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£309,995	60	£5,167
19/08/2016	F		31	CLAUD HAMILTON WAY	HERTFORD	HERTFORD	SG14 1SR	£335,995	65	£5,169
19/08/2016	F		32	CLAUD HAMILTON WAT	HERTFORD	HERTFORD	SG14 1SR SG14 1SR	£320,995	60	£5,169 £5,350
26/08/2016	г D		32 100	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	,		,
20/00/2016	D		100	I ERLINGS AVENUE	GILSTON	HARLOW	GIVIZU ZEP	£615,000	137	£4,489

26/08/2016	Т		2	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£455,000	138	£3,297
26/08/2016	т		4	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£455,000	137	£3,321
26/08/2016	Т		6	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£459,000	137	£3,350
30/08/2016	D		2	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£434,995	129	£3,372
31/08/2016	D		102	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£620,000	137	£4,526
31/08/2016	D		104	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£530,000	108	£4,907
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31/08/2016	D		34	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£640,000	139	£4,604
02/09/2016	D		41	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£422,995	118	£3,585
09/09/2016	D		32	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	127	£4,724
09/09/2016	D		39	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599.950	127	£4,724
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14/09/2016			15	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163
23/09/2016	Т		8	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£459,000	138	£3,326
23/09/2016	F	36	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£295,000	48	£6,146
23/09/2016	F		1	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£262,995	48	£5,479
23/09/2016	F		2	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£265,995	50	£5,320
23/09/2016	F		3	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£289,995	60	£4,833
23/09/2016	F		4	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£309,995	60	£5,167
23/09/2016	F		5	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£326,995	60	£5,450
23/09/2016	F		6	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£324,995	65	£5,000
23/09/2016	F		7	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£312,995	60	£5,217
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23/09/2016	F		8	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£323,995	62	£5,226
28/09/2016	Т		10	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£459,500	138	£3,330
29/09/2016	D		8	ROSE CRESCENT	HARLOW	HARLOW	CM17 9SN	£434,995	129	£3,372
29/09/2016	D		39	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£695,000	138	£5,036
29/09/2016	Т		12	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£457,000	137	£3,336
29/09/2016	F	19	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£359,950	67	£5,372
30/09/2016	Т		1	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£364,950	83	£4,397
30/09/2016	D		33	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£399,995	121	£3,306
30/09/2016	D		17	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163
30/09/2016	D		106	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£535,000	108	£4,954
30/09/2016	Т		14	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£458,000	137	£3,343
30/09/2016	Т		16	HANKIN ROAD	GILSTON	HARLOW	CM20 2FU	£461,000	138	£3,341
30/09/2016	F	28	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£339,000	51	£6,647
	D	20		ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ			
30/09/2016			38	-				£614,950	127	£4,842
07/10/2016	D		10	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£612,500	140	£4,375
13/10/2016	D		37	SPARROWHAWK WAY	NEWHALL	HARLOW	CM17 9GY	£447,000	135	£3,311
14/10/2016	D		5	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£589,950	172	£3,430
14/10/2016	D		6	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£589,950	172	£3,430
21/10/2016	D		11	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£469,995	147	£3,197
21/10/2016	D		30	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£824,950	220	£3,750
21/10/2016	F		9	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£278,995	50	£5,580
21/10/2016	F		10	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£319,995	60	£5,333
21/10/2016	F		11	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£327.995	65	£5.046
21/10/2016	F		12	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£316,995	60	£5,283
21/10/2016	F		13	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£326,995	62	£5,274
21/10/2016	F		14	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£271,995	50	£5,440
21/10/2016	F		15	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£332,995	60	£5,550
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21/10/2016	F		16	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£337,995	65	£5,200
21/10/2016	F		17	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£319,995	60	£5,333
21/10/2016	F		18	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£329,995	62	£5,323
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21/10/2016	F		19	MILL ROAD	HERTFORD	HERTFORD	SG14 1SS	£274,995	50	£5,500
26/10/2016	D		7	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£590,000	173	£3,410
26/10/2016	Т		24	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£379,995	97	£3,917
27/10/2016	Ť		22	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£379,995	97	£3,917
			22							
27/10/2016	D		9	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£610,000	140	£4,357
28/10/2016	D		8	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£575,000	172	£3,343
28/10/2016	Т		15	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£284,995	72	£3,958
28/10/2016	Ť			PERRY LANE	NEWHALL	HARLOW	CM17 9SB	,	97	£3,866
			18					£374,995	-	
28/10/2016	D		6	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£660,000	144	£4,583
28/10/2016	D		7	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£695,000	153	£4,542
28/10/2016	F	2	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£314,950	48	£6,561
28/10/2016	F	17	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£368,950	66	£5,590
		17								
28/10/2016	Т		33	WILLIS GROVE	BALLS PARK	HERTFORD	SG13 8FH	£635,000	104	£6,106
31/10/2016	D		10	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£449,950	116	£3,879
31/10/2016	F		11	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£270,000	70	£3,857
31/10/2016			15	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£275,000	70	£3,929
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31/10/2016	F		23	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£275,000	70	£3,929
31/10/2016	F		25	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£275,000	70	£3,929
01/11/2016	Т		16	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£309,995	97	£3,196
04/11/2016	D		37	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£700,000	138	£5,072
	F	40	••							
04/11/2016		10	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£239,950	72	£3,333
10/11/2016	D		9	NUTHATCH DRIVE	NEWHALL	HARLOW	CM17 9GE	£454,950	116	£3,922
10/11/2016	Т		10	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£489.995	141	£3,475
11/11/2016	F	8	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£335,000	118	£2,839
11/11/2016	D	Ũ	41	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£774,950	171	£4,532
14/11/2016	S		40	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	136	£3,162
14/11/2016	F	2	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
14/11/2016	F	3	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
14/11/2016	F	4	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£172,500	49	£3,520
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14/11/2016	F	5	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
14/11/2016	F	6	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£247,450	72	£3,437
14/11/2016	F	7	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£247,450	72	£3,437
14/11/2016	F	9	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£320,000	111	£2,883
14/11/2016		11	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£247,450	72	£3,437
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14/11/2016	F	12	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£270,000	86	£3,140
17/11/2016	F	1	BICKERTON COURT	SHEERING LOWER ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9FH	£249,950	72	£3,472
18/11/2016	F		19	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£285,000	70	£4,071
18/11/2016	F		21	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£285,000	70	£4,071
18/11/2016	F		27	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP		70	
								£285,000		£4,071
18/11/2016	Т		20	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£379,995	97	£3,917
18/11/2016	Т		7	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£475,000	103	£4,612
18/11/2016	F		2	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£329,995	60	£5,500
18/11/2016	F		4	MEAD LANE	HERTFORD	HERTFORD	SG13 7GA	£309,995	60	£5,167
	F		6	MEAD LANE	HERTFORD	HERTFORD		,	50	
18/11/2016	r.		0		HERIFORD	HERIFURD	SG13 7GA	£288,995	50	£5,780

F MEAD LANE HERTFORD SG13 7GA 18/11/2016 10 HERTFORD £293,995 50 £5,880 F 12 MEAD LANE HERTFORD SG13 7GA £339.995 62 £5.484 18/11/2016 HERTFORD 18/11/2016 F 14 MEAD LANE HERTFORD HERTFORD SG13 7GA £334,995 60 £5,583 18/11/2016 F 16 MEAD LANE HERTFORD HERTFORD SG13 7GA £342,995 65 £5,277 F MEAD LANE HERTFORD SG13 7GA 18 HERTFORD £352,995 60 £5,883 18/11/2016 18/11/2016 F 20 MEAD LANE HERTFORD HERTFORD SG13 7GA £298.995 50 £5,980 F 22 MEAD LANE HERTFORD HERTFORD SG13 7GA £334,995 62 £5.403 18/11/2016 F 24 MEAD LANE HERTFORD HERTFORD SG13 7GA £339,995 £5,667 18/11/2016 60 F 26 MEAD LANE HERTFORD HERTFORD SG13 7GA £347.995 £5.354 18/11/2016 65 F SG13 7GA £354,995 18/11/2016 28 MEAD LANE HERTFORD HERTFORD 60 £5.917 F 30 MEAD LANE HERTFORD HERTFORD SG13 7GA £5,472 18/11/2016 £273,595 50 F 18/11/2016 32 MEAD LANE HERTFORD HERTFORD SG13 7GA £349,995 62 £5,645 F 34 HERTFORD HERTFORD SG13 7GA £344.995 £5.750 18/11/2016 MEAD LANE 60 MEAD LANE 18/11/2016 F 36 HERTFORD HERTFORD SG13 7GA £342,995 65 £5,277 18/11/2016 F 38 MEAD LANE HERTFORD HERTFORD SG13 7GA £354,995 60 £5,917 Т 3 WARE WARE SG12 9FA 24/11/2016 MALTHOUSE MEWS £475,000 103 £4,612 24/11/2016 т 5 MALTHOUSE MEWS WARE WARE SG12 9FA £475,000 103 £4.612 Т 11 MALTHOUSE MEWS WARE WARE SG12 9FA £485,000 103 £4.709 24/11/2016 F 7 CROSSBILL WAY CM17 9GP £265,000 £3,841 25/11/2016 NEWHALL HARLOW 69 F CM17 9GP 25/11/2016 17 CROSSBILL WAY NEWHALL HARLOW £285,000 70 £4,071 F 25/11/2016 53 NICHOLLS LODGE SOUTH STREET **BISHOP'S STORTFORD BISHOP'S STORTFORD** CM23 3FN £360.950 51 £7.077 25/11/2016 D 40 ARTHUR MARTIN-LEAKE WAY **HIGH CROSS** WARE SG11 1BQ £595,000 131 £4,542 WARE SG12 9FA 25/11/2016 Т 8 MALTHOUSE MEWS WARE £475,000 103 £4,612 D CROSSBILL WAY CM17 9GP £359.950 28/11/2016 4 NEWHALL HARLOW 76 £4.736 28/11/2016 D 11 HANKIN ROAD GILSTON HARLOW CM20 2FU £650,000 £4,114 158 28/11/2016 Т 9 MALTHOUSE MEWS WARE WARE SG12 9FA £475,000 103 £4,612 D 8 CROSSBILL WAY CM17 9GP 29/11/2016 NEWHALL HARLOW £359,950 76 £4,736 30/11/2016 D 2 MAGPIE ROAD NEWHALL HARLOW CM17 9GB £379.950 83 £4.578 30/11/2016 Т 19 BARNSLEY WOOD RISE NEWHALL HARLOW CM17 9GG £379,950 83 £4,578 D 2 CROSSBILL WAY NEWHALL CM17 9GP 30/11/2016 HARLOW £379,950 83 £4,578 F 30/11/2016 29 CROSSBILL WAY NEWHALL HARLOW CM17 9GP £285,000 £4,071 70 F 30/11/2016 31 CROSSBILL WAY NEWHALL HARLOW CM17 9GP £281.000 70 £4.014 D 3 GILSTON HARLOW CM20 2FY 30/11/2016 JOHNSTON STREET £745,000 167 £4,461 CM20 2FY 30/11/2016 D 5 JOHNSTON STREET GILSTON HARLOW £600,000 140 £4,286 30/11/2016 т 2 MALTHOUSE MEWS WARE WARE SG12 9FA £495.000 103 £4.806 30/11/2016 Т 6 MALTHOUSE MEWS WARE WARE SG12 9FA £475,000 103 £4,612 30/11/2016 S 22 WILLIS GROVE BALLS PARK HERTFORD SG13 8FH £680,000 115 £5,913 S HANLEY LANE CM17 9RT 02/12/2016 12 NEWHALL HARLOW £329,995 72 £4,583 02/12/2016 D 13 ROUND HOUSE WAY NEWHALL HARLOW CM17 9SF £464,995 147 £3,163 D 48 ARTHUR MARTIN-LEAKE WAY HIGH CROSS WARE SG11 1BQ £519,950 02/12/2016 Т 10 MALTHOUSE MEWS SG12 9FA £525,000 07/12/2016 WARE WARE 124 £4,234 07/12/2016 D 26 WILLIS GROVE BALLS PARK HERTFORD SG13 8FH £585,000 110 £5,318 08/12/2016 D 11 NUTHATCH DRIVE NEWHALL HARLOW CM17 9GE £488.000 142 £3.437 08/12/2016 D 23 **TERLINGS AVENUE** GILSTON HARLOW CM20 2FN £599,950 £3,614 166 S 09/12/2016 38 **HIGH CHASE** NEWHALL HARLOW CM17 9SA £429,995 135 £3,185 09/12/2016 D 10 **TERLINGS AVENUE** GILSTON HARLOW CM20 2FP £695,000 175 £3,971 15/12/2016 S 10 HANLEY LANE NEWHALL HARLOW CM17 9RT £329,995 72 £4,583

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16/12/2016	F		9	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£244,000	69	£3,536
16/12/2016	F		13	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£250,000	70	£3,571
16/12/2016	D		7	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£389,995	102	£3,823
16/12/2016	S		8	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£329,995	72	£4,583
16/12/2016	Ť		9	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£389,995	102	£3,823
16/12/2016	D		4	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£632,500	140	£4,518
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16/12/2016	F	FLAT 2	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	105	£4,571
16/12/2016	F	FLAT 3	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£490,000	107	£4,579
16/12/2016	F	FLAT 6	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£320,000	52	£6,154
19/12/2016	F		5	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£270,000	70	£3,857
19/12/2016	F	FLAT 9	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£310,000	52	£5,962
20/12/2016	D		35	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£785,000	220	£3,568
20/12/2016	T		4	MALTHOUSE MEWS	WARE	WARE	SG12 9FA	£440.000	103	£4,272
21/12/2016	Ť			HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£369,995	97	£3,814
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22/12/2016	D		1	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£529,950	142	£3,732
22/12/2016	D		2 3	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£430,000	116	£3,707
22/12/2016	D		3	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£469,950	116	£4,051
22/12/2016	D		28	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£642,500	158	£4,066
22/12/2016	Т		5	PINE CLOSE	WARE	WARE	SG12 9JS	£497.500	107	£4.650
06/01/2017	D		6	CROSSBILL WAY	NEWHALL	HARLOW	CM17 9GP	£359,950	76	£4,736
11/01/2017	D		19	ROUND HOUSE WAY	NEWHALL	HARLOW	CM17 9SF	£464,995	147	£3,163
	D		26		GILSTON	HARLOW	CM20 2FW	£600,000		£3,797
12/01/2017				TURVIN CRESCENT					158	
13/01/2017	D		27	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£600,000	158	£3,797
16/01/2017	D		2	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£484,995	141	£3,440
20/01/2017	D		10	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£489,995	141	£3,475
23/01/2017	D		33	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£575,000	131	£4,389
27/01/2017	D		4	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	173	£3,468
27/01/2017	D		5	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£394,995	102	£3,873
27/01/2017	D		12	HEADLAND STREET	NEWHALL	HARLOW	CM17 9RZ	£489,995	141	£3,475
30/01/2017	S		14	HANLEY LANE	HARLOW	HARLOW	CM17 9RT	£334,995	72	£4,653
31/01/2017	D		12	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£344,950	76	£4,539
31/01/2017	D		5	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	172	£3,488
31/01/2017	D		108	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£750,000	167	£4,491
31/01/2017	D		1	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£695,000	176	£3,949
03/02/2017	F	2	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£292.950	45	£6.510
17/02/2017	D	-	26	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£574,950	131	£4,389
23/02/2017	S		7	PINE CLOSE	WARE	WARE	SG12 9JS	£569,995	123	£4,634
24/02/2017	S		1	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£419,995	123	
										£3,088
24/02/2017	D		31	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£640,000	158	£4,051
24/02/2017	S		47	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£499,950		
28/02/2017	S		3	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/02/2017	S		5	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/02/2017	S		11	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/02/2017	D		110	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£708,250	163	£4,345
28/02/2017	D		2	JOHNSTON STREET	GILSTON	HARLOW	CM20 2FY	£685,000	175	£3,914
28/02/2017	S		1	PINE CLOSE	WARE	WARE	SG12 9JS	£495,000	107	£3,914 £4,626
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10/03/2017	S		10	PINE CLOSE	WARE	WARE	SG12 9JS	£516,500	107	£4,827

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10/03/2017	F	FLAT 11	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	88	£5,455
17/03/2017	S		11	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
17/03/2017	F	FLAT 5	MEDIA HOUSE 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£490,000	94	£5,213
23/03/2017	D		16	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£354,950	76	£4,670
24/03/2017	D		18	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£344,950	76	£4,539
24/03/2017	S		2	PINE CLOSE	WARE	WARE	SG12 9JS	£490,000	107	£4,579
24/03/2017	F	FLAT 12	_ MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	94	£5,106
28/03/2017	F	1 2/11 12	15	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£295,000	75	£3,933
29/03/2017	F	23	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£279,450	62	£4,507
30/03/2017	D	23	112	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£695,000	152	£4,507 £4,572
	Т									,
30/03/2017			15	PINE CLOSE	WARE	WARE	SG12 9JS	£530,000	107	£4,953
31/03/2017	S		4	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£379,950	83	£4,578
31/03/2017	S		6	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£379,950	83	£4,578
31/03/2017	D		21	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£439,950	114	£3,859
31/03/2017	D		25	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£440,000	114	£3,860
31/03/2017	D		11	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£519,950	142	£3,662
31/03/2017	D		2	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£900,000	207	£4,348
31/03/2017	D		13	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£499,000	115	£4,339
31/03/2017	F		16	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£350,000	88	£3,977
31/03/2017	F		17	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£355,000	88	£4,034
31/03/2017	F		18	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£349,000	88	£3,966
31/03/2017	F		19	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£350,000	88	£3,977
31/03/2017	F		20	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£362,500	88	£4,119
	F									
31/03/2017	-		21	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£360,000	88	£4,091
31/03/2017	D		30	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£600,000	158	£3,797
31/03/2017	F	47	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£355,450	67	£5,305
31/03/2017	D		46	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£749,950	171	£4,386
31/03/2017	D		51	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	140	£4,285
03/04/2017	D		6	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950	172	£3,488
03/04/2017	F		22	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£350,000	88	£3,977
06/04/2017	Т		13	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£439,000	138	£3,181
07/04/2017	F	FLAT 7	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	90	£5,333
12/04/2017	D		50	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£485,995	120	£4,050
13/04/2017	S		13	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
19/04/2017	F	46	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£431.950	76	£5,684
21/04/2017	D	10	43	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£799,950	220	£3,636
26/04/2017	S		6	ROSEFIELD LANE	NEWHALL	HARLOW	CM17 9SE	£339,995	81	£4,197
28/04/2017	D		27	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£459,950	114	£4,035
28/04/2017	D		7	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GC	£599,950	172	£3,488
28/04/2017	D		8	WOODFECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£599,950 £599,950	172	
	-		-						-	£3,468
28/04/2017	D		10	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£440,000	116	£3,793
28/04/2017	T		7	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/04/2017	Т		9 3	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
28/04/2017	D		3	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,090,000	371	£2,938
28/04/2017	D		29	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£595,000	131	£4,542
28/04/2017	Т		3	PINE CLOSE	WARE	WARE	SG12 9JS	£490,000	107	£4,579
28/04/2017	S		8	PINE CLOSE	WARE	WARE	SG12 9JS	£569,995	123	£4,634

28/04/2017	S		9	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
28/04/2017	Т		12	PINE CLOSE	WARE	WARE	SG12 9JS	£514,995	107	£4,813
28/04/2017	F	FLAT 3	QUEEN ALEXANDRA	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£295,000	48	£6,146
20/01/2011			HOUSE, 2	210100/00/00/0101				2200,000		20,110
04/05/2017	D		8	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£434,995	110	£3,686
			-					'	118	
05/05/2017	D		9	WOODPECKER LANE	NEWHALL	HARLOW	CM17 9GZ	£413,000	116	£3,560
12/05/2017	D		1	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£599,950	140	£4,285
12/05/2017	D		14	VICARAGE CAUSEWAY	HERTFORD HEATH	HERTFORD	SG13 7RT	£754,000	115	£6,557
17/05/2017	F	FLAT 1	QUEEN ALEXANDRA	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£265,000	43	£6,163
11/00/2011		1 2/11 1	HOUSE, 2	BEOEDOMICHICE		HERTI ORD	0014 11 0	2200,000	-10	20,100
19/05/2017	F		2	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£289,995	64	£4,531
19/05/2017	S		49	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£499,950	120	£4,166
24/05/2017	F	34	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£383,950	67	£5,731
	•	34							-	
26/05/2017	D		3	HANLEY LANE	HARLOW	HARLOW	CM17 9RT	£399,995	102	£3,922
26/05/2017	Т		19	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
26/05/2017	S		21	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	135	£3,185
26/05/2017	S		29	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£439,995	135	£3,259
26/05/2017	D		2	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£592,500	166	£3,569
	F		3		GILSTON					,
26/05/2017	-		-	KIRKPATRICK PLACE		HARLOW	CM20 2FX	£375,000	88	£4,261
26/05/2017	F	6	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£312,950	46	£6,803
26/05/2017	F	6	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£282,950	51	£5,548
26/05/2017	D		10	VICARAGE CAUSEWAY	HERTFORD HEATH	HERTFORD	SG13 7RT	£850,000	152	£5,592
26/05/2017	F	FLAT 5	QUEEN ALEXANDRA	BLUECOATS AVENUE	HERTFORD	HERTFORD	SG14 1PB	£375,000	48	£7,813
20/00/2011	•	1 2/(1 0	HOUSE, 2	BEGEGGATOACEILOE	HEIGH ONE	HEIGH ONE	0014 11 0	2010,000	-10	21,010
30/05/2017	S		14	PINE CLOSE	WARE	WARE	SG12 9JS	£509.995	107	£4,766
31/05/2017	Š		3	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£339,995	81	£4,197
				-						
31/05/2017	S		4	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£339,995	81	£4,197
31/05/2017	D		1	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£446,453	116	£3,849
31/05/2017	S		6	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£334,995	72	£4,653
31/05/2017	Т		25	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£424,995	140	£3,036
31/05/2017	Ď		22	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£895,000	197	£4,543
31/05/2017	D		4	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£595,000		,
									148	£4,020
31/05/2017	F		2	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£350,000	88	£3,977
31/05/2017	F		4	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£355,000	88	£4,034
31/05/2017	F		5	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£370.000	88	£4.205
31/05/2017	F		6	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£361,500	88	£4,108
31/05/2017	F		7	KIRKPATRICK PLACE	GILSTON	HARLOW	CM20 2FX	£370,000	88	£4,205
	F	18	, NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD				
31/05/2017	-	18					CM23 3FN	£353,950	67	£5,283
01/06/2017	D		3	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£423,000	116	£3,647
01/06/2017	S		27	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£430,000	135	£3,185
02/06/2017	F	8	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£289,950	48	£6,041
06/06/2017	D	-	12	VICARAGE CAUSEWAY	HERTFORD HEATH	HERTFORD	SG13 7RT	£755,000	115	£6,565
09/06/2017	D		118	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£865,000	225	£3,844
09/06/2017	F	FLAT 10	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£480,000	95	£5,053
16/06/2017	D		1	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£469,950	116	£4,051
16/06/2017	D		3	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£460,000	116	£3,966
16/06/2017	S		17	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£425,000	140	£3,036
10/00/2017	5		••				5	~ 120,000	140	20,000

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20/06/2017	F	FLAT 8	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£465,000	90	£5,167
21/06/2017	D		19	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£995,000	207	£4,807
22/06/2017	S		3	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£435,150	130	£3,347
22/06/2017	S		4	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£334,995	72	£4,653
23/06/2017	D		2	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£464,950	116	£4,008
23/06/2017	D		4	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£440,000	116	£3,793
23/06/2017	D		6	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	172	£3,488
23/06/2017	F	1	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£461.950	81	£5,703
26/06/2017	D	•	4	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£450,000	116	£3,879
27/06/2017	D		2	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£430,000	116	£3,707
29/06/2017	D		8	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£599,995	173	£3,468
29/06/2017	D		5	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,150,000	371	£3,400 £3,100
			5 116					, ,	-	,
29/06/2017	D			TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£740,000	167	£4,431
29/06/2017	D		3	BOWLBY HILL	GILSTON	HARLOW	CM20 2FZ	£750,000	163	£4,601
29/06/2017	F	13	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£425,000	81	£5,247
29/06/2017	D		44	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£810,000	246	£3,293
30/06/2017	S		1	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£429,950	130	£3,307
30/06/2017	D		23	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£459,950	114	£4,035
30/06/2017	D		29	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£529,950	142	£3,732
30/06/2017	D		5	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	173	£3,468
30/06/2017	D		7	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£635.000	172	£3,692
30/06/2017	D		8	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£635,000	172	£3,692
30/06/2017	S		35	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£439,995	135	£3,259
30/06/2017	D		7	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£930,000	197	£3,233 £4,721
30/06/2017	D		6	TERLINGS AVENUE	GILSTON	HARLOW	CM19 5F3 CM20 2FP	£525,000	-	£4,721 £4,487
			-						117	
30/06/2017	D		114	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£700,000	167	£4,192
30/06/2017	D		24	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£525,000	158	£3,323
30/06/2017	D		2	BOWLBY HILL	GILSTON	HARLOW	CM20 2FZ	£760,000	163	£4,663
30/06/2017	F	1	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£303,950	49	£6,203
30/06/2017	D		45	ARTHUR MARTIN-LEAKE WAY	HIGH CROSS	WARE	SG11 1BQ	£749,950	171	£4,386
30/06/2017	Т		18	PINE CLOSE	WARE	WARE	SG12 9JS	£510,000	107	£4,766
06/07/2017	D		6	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£429,995	118	£3,644
07/07/2017	D		2	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£394,995	102	£3,873
12/07/2017	F	FLAT 14	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£475,000	94	£5,053
14/07/2017	S		15	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£447.995	119	£3,765
20/07/2017	D		25	TURVIN CRESCENT	GILSTON	HARLOW	CM20 2FW	£527,500	158	£3,339
27/07/2017	T		2	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£314,995	65	£4,846
28/07/2017	D		9	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	172	£3,488
					NEWHALL	HARLOW				
28/07/2017	S		3	FINDINGS LANE			CM17 9HE	£399,995	102	£3,922
28/07/2017	S		13	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£447,995	119	£3,765
31/07/2017	D		10	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£599,950	173	£3,468
31/07/2017	Т		5	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£329,995	79	£4,177
31/07/2017	Т		11	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£329,995	79	£4,177
31/07/2017	Т		6	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£350,000	75	£4,667
31/07/2017	D		8	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£575,000	139	£4,137
31/07/2017	S		11	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£459,995	127	£3,622
03/08/2017	S		8	ROSEFIELD LANE	NEWHALL	HARLOW	CM17 9SE	£337,995	81	£4,173
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03/08/2017		FLAT 13	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£462,500	88	£5,256
04/08/2017			14	PERRY LANE	NEWHALL	HARLOW	CM17 9SB	£374,995	97	£3,866
10/08/2017	Т		12	KEATON WAY	HARLOW	HARLOW	CM18 7FG	£384,995	88	£4,375
11/08/2017	S		5	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£379,995	97	£3,917
11/08/2017			7	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£379,995	97	£3,917
			-		GILSTON	HARLOW			-	
11/08/2017			23	TURVIN CRESCENT			CM20 2FW	£520,000	115	£4,522
17/08/2017		1	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£415,000	103	£4,029
17/08/2017	S	2	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£420,000	119	£3,529
18/08/2017	D		8A	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FP	£575,000	139	£4,137
21/08/2017		3	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£295,000	98	£3,010
21/08/2017		4	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£295,000	89	£3,315
21/08/2017		5	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£290,000	98	
				-						£2,959
21/08/2017	S	6	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£295,000	91	£3,242
24/08/2017			20	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,206,000	371	£3,251
25/08/2017	F		2	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£299,995	72	£4,167
25/08/2017	F	26	KING HAROLD LODGE	BROOMSTICK HALL ROAD	WALTHAM ABBEY	WALTHAM ABBEY	EN9 1LN	£306,950	53	£5,792
25/08/2017			17	PINE CLOSE	WARE	WARE	SG12 9JS	£502,500	107	£4,696
29/08/2017	-		7	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB			
								£420,000	130	£3,231
30/08/2017			22	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£360,000	76	£4,737
30/08/2017			24	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£359,950	76	£4,736
30/08/2017	D		26	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
31/08/2017	D		6	KINGLET LANE	NEWHALL	HARLOW	CM17 9FY	£440,000	116	£3,793
31/08/2017			20	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£349,950	76	£4,605
31/08/2017			14	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£549.950	142	£3,873
31/08/2017			7	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£324,995	79	£4,114
31/08/2017			1	HANLEY LANE	NEWHALL	HARLOW	CM17 9RT	£399,995	102	£3,922
04/09/2017	D		4	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£930,000	207	£4,493
04/09/2017	F	8	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£250,000	76	£3,289
04/09/2017	F	9	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£275,000	76	£3,618
04/09/2017		14	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£300,000	103	£2,913
08/09/2017		14	8	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£249,995	65	£3,846
		10	÷							
08/09/2017		12	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£327,000	111	£2,946
14/09/2017		FLAT 1	MEDIA HOUSE, 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£473,000	83	£5,699
15/09/2017	F	35	NICHOLLS LODGE	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£415,600	81	£5,131
21/09/2017	D		14	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£319,995	75	£4,267
22/09/2017		10	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£265,000	76	£3,487
22/09/2017	-	10	10	THE PASTURES	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 2FU	£1,450,000	296	£4,899
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26/09/2017			13	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£474,950	116	£4,094
27/09/2017			11	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£470,000	116	£4,052
27/09/2017	D		12	BLACKCAP DRIVE	NEWHALL	HARLOW	CM17 9GJ	£460,000	116	£3,966
28/09/2017	S		9	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£420,000	130	£3,231
28/09/2017	D		31	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
28/09/2017			10	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£454,995	121	£3,760
28/09/2017			22	WOODLAND WAY	NEWHALL	HARLOW	CM17 95Q	£454,995	121	£3,760
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29/09/2017			6	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£389,995	97	£4,021
29/09/2017			3	ROMAN MEWS	NEWHALL	HARLOW	CM17 9SD	£345,995	81	£4,272
29/09/2017	S		4	ROMAN MEWS	NEWHALL	HARLOW	CM17 9SD	£342,995	81	£4,235

29/09/2017	D		16	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£479,995	147	£3,265
29/09/2017	S		6	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£510,000	107	£4,766
29/09/2017	S		8	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£504,250	106	£4,757
06/10/2017	ŝ		10	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£520,000	107	£4,860
12/10/2017	Ť		4	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£349,995	75	£4,667
	Ť			HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£439,995		
13/10/2017			31						135	£3,259
13/10/2017	D		14	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£474,995	147	£3,231
13/10/2017	D		6	PRIORY FARM YARD	WIDFORD	WARE	SG12 8FA	£773,000	202	£3,827
20/10/2017	S		4	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£545,000	106	£5,142
23/10/2017	D		11	FOREBAY LANE	HARLOW	HARLOW	CM17 9RS	£404,995	102	£3,971
23/10/2017	S		1	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£427,995	115	£3,722
26/10/2017	Т		7	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£329,995	79	£4,177
26/10/2017	D		9	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£404,995	102	£3,971
27/10/2017	D		35	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
27/10/2017	D		37	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
27/10/2017	T		1	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£329,995	70	£4,177
27/10/2017	Ť		5	FOREBAY LANE	NEWHALL	HARLOW	CM17 9RS	£324.995	79	£4,114
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27/10/2017	D		12	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£580,000	122	£4,754
27/10/2017	D		21	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£545,000	92	£5,924
27/10/2017	Т		16	PINE CLOSE	WARE	WARE	SG12 9JS	£505,000	107	£4,720
30/10/2017	S		14	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£323,000	66	£4,894
30/10/2017	F		4	RAILWAY VIEW	WARE	WARE	SG12 9JR	£317,500	64	£4,961
30/10/2017	F		8	RAILWAY VIEW	WARE	WARE	SG12 9JR	£305,000	64	£4,766
31/10/2017	S		10	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£345,000	66	£5,227
31/10/2017	ŝ		11	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£437,950	130	£3,369
31/10/2017	ŝ		12	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£340,000	66	£5,152
31/10/2017	D		33	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£364,950	76	£4,802
31/10/2017	D		20	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£474,995	147	£3,231
	Т		14 HAZELWOOD PARK		HASTINGWOOD		CM17 9SQ CM17 9SS		94	
31/10/2017			14 HAZELWOOD PARK	HASTINGWOOD ROAD		HARLOW		£430,000		£4,574
31/10/2017	F		1	RAILWAY VIEW	WARE	WARE	SG12 9JR	£314,000	67	£4,687
31/10/2017	F		6	RAILWAY VIEW	WARE	WARE	SG12 9JR	£305,000	67	£4,552
31/10/2017	F		9	RAILWAY VIEW	WARE	WARE	SG12 9JR	£309,500	69	£4,486
31/10/2017	F		12	RAILWAY VIEW	WARE	WARE	SG12 9JR	£314,000	64	£4,906
31/10/2017	F		14	RAILWAY VIEW	WARE	WARE	SG12 9JR	£310,500	67	£4,634
31/10/2017	F		1A	RAILWAY VIEW	WARE	WARE	SG12 9JR	£302,500	68	£4,449
02/11/2017	S		14	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£460,000	94	£4,894
03/11/2017	Т		5	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£437,995	115	£3,809
06/11/2017	Ť		2	HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£390,000	93	£4,194
06/11/2017	s		16	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£450,000	91	£4,945
08/11/2017	F		5	RAILWAY VIEW	WARE	WARE	SG12 9JR	£306,500	68	£4,507
	Т		5 1 HAZELWOOD PARK		HASTINGWOOD					
10/11/2017	-			HASTINGWOOD ROAD		HARLOW	CM17 9SS	£405,000	93	£4,355
13/11/2017	F	11	ROSINA COURT	HATFIELD HEATH ROAD	SAWBRIDGEWORTH	SAWBRIDGEWORTH	CM21 9LD	£315,000	111	£2,838
14/11/2017	T		12 HAZELWOOD PARK	HASTINGWOOD ROAD	HASTINGWOOD	HARLOW	CM17 9SS	£422,500	96	£4,401
15/11/2017	Т		23	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£424,995	140	£3,036
15/11/2017	Т		7	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£437,995	115	£3,809
17/11/2017	Т		9	FINDINGS LANE	NEWHALL	HARLOW	CM17 9HE	£324,995	79	£4,114
20/11/2017	Т		9	SOUTHMILL ROAD	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FR	£459,995	127	£3,622

21/11/2017	S		16	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£349,950	66	£5,302
23/11/2017	Т		9	EVE DRIVE	HARLOW	HARLOW	CM18 7FJ	£339,995	75	£4,533
24/11/2017	Ś		8	BEAKER MEWS	NEWHALL	HARLOW	CM17 9FU	£374,995	97	£3,866
24/11/2017	D		29	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£595,000	92	£6,467
24/11/2017	S		16	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649
29/11/2017	S		15	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£439,950	130	£3,384
29/11/2017	Т		24	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£454,995	121	£3,760
29/11/2017	Т		26	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£444,995	121	£3,678
29/11/2017	S		20	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£473,000	91	£5,198
29/11/2017	Ď		23	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£599,995	121	£4,959
30/11/2017	S		13	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£400,000	130	£3,077
30/11/2017	S		19	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£430,000	130	£3,308
30/11/2017	Т		18	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£469,995	147	£3,197
30/11/2017	Т		28	WOODLAND WAY	NEWHALL	HARLOW	CM17 9SQ	£444,995	121	£3,678
30/11/2017	Т		11	EVE DRIVE	HARLOW	HARLOW	CM18 7FJ	£345,995	75	£4,613
30/11/2017	Т		9	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£324,995	65	£5,000
30/11/2017	Ť		11	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£415,000	110	£3,773
30/11/2017	Ď		6	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£835,000	197	£4,239
			7		WARE	WARE				
30/11/2017	F			RAILWAY VIEW			SG12 9JR	£297,500	62	£4,798
30/11/2017	F		10	RAILWAY VIEW	WARE	WARE	SG12 9JR	£305,000	67	£4,552
30/11/2017	F		15	RAILWAY VIEW	WARE	WARE	SG12 9JR	£302,500	62	£4,879
06/12/2017	Т		5	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£400,000	130	£3,077
08/12/2017	S		9	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£349,995	75	£4,667
08/12/2017	S		18	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£450.000	93	£4.839
08/12/2017	S		13	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649
08/12/2017	S			MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649
			14							,
12/12/2017	S		11	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£590,000	143	£4,126
13/12/2017	S		1	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£670,000	160	£4,188
13/12/2017	F	FLAT 4	MEDIA HOUSE 40	WARE ROAD	HERTFORD	HERTFORD	SG13 7AB	£390,000	90	£4,333
13/12/2017	S		1	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£529,950	114	£4,649
14/12/2017	Т		7	EVE DRIVE	HARLOW	HARLOW	CM18 7FJ	£339,995	75	£4,533
15/12/2017	D		21	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£534,950	142	£3,767
15/12/2017	D		21	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£1,099,995	371	£2,965
	F	16	NICHOLLS LODGE						-	
15/12/2017		10		SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FN	£380,500	68	£5,596
15/12/2017	D		2	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£620,000	123	£5,041
15/12/2017	D		19	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£565,000	91	£6,209
15/12/2017	D		25	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£599,995	121	£4,959
15/12/2017	S		15	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£514,950	114	£4,517
15/12/2017	S		23A	LONDON ROAD	HERTFORD HEATH	HERTFORD	SG13 7RL	£395,000	76	£5,197
18/12/2017	Ď		20	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£429,950	100	£4,300
18/12/2017	D		22	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB	£420,000	100	£4,200
	D		18	MAGPIE ROAD	NEWHALL	HARLOW	CM17 9GB CM17 9GB	£419,950		
19/12/2017		-	-					'	100	£4,200
19/12/2017	F	5	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£299,995	64	£4,687
19/12/2017	F	6	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£275,000	61	£4,508
19/12/2017	F	12	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£224,995	43	£5,232
20/12/2017	D		4	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£410,000	116	£3,534
20/12/2017	D		6	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£412,000	116	£3,552
					=	-		_,		,-=

20/12/2017	D		8	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£459,950	116	£3,965
20/12/2017	Т		5	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
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20/12/2017	F	11	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£275,000	61	£4,508
20/12/2017	F	15	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£450,000	95	£4,737
20/12/2017	S		23	LONDON ROAD	HERTFORD HEATH	HERTFORD	SG13 7RL	£395,000	76	£5,197
21/12/2017	F	APARTM	LINDEN HOUSE, 54	CENTRE DRIVE	EPPING	EPPING	CM16 4JE	£395,000	69	£5,725
		ENT 13								
21/12/2017	S		10	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£379,995	83	£4,578
21/12/2017	Š		12	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£364,995	83	£4,398
	T		12							
21/12/2017			15	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£424,995	140	£3,036
21/12/2017	D		23	LANGLAND PLACE	ROYDON	HARLOW	CM19 5FS	£891,000	207	£4,304
22/12/2017	Т		30	RAILWAY VIEW	WARE	WARE	SG12 9JR	£477,500	107	£4,463
22/12/2017	S		6	PINE CLOSE	WARE	WARE	SG12 9JS	£487,500	107	£4,556
	Т		1							
04/01/2018			•	WARREN PLACE	MUCH HADHAM	MUCH HADHAM	SG10 6JD	£850,000	158	£5,380
12/01/2018	Т		10	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
12/01/2018	S		6	WARREN PLACE	MUCH HADHAM	MUCH HADHAM	SG10 6JD	£895,000	170	£5,265
12/01/2018	F	4	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£314,995	61	£5,164
	F	9								
12/01/2018	-	9	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£224,995	43	£5,232
12/01/2018	Т		29	RAILWAY VIEW	WARE	WARE	SG12 9JR	£475,000	107	£4,439
12/01/2018	Т		4	PINE CLOSE	WARE	WARE	SG12 9JS	£475,000	107	£4,439
15/01/2018	F	2	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£309,995	61	£5,082
19/01/2018	Ť	2	4	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£495,000	118	£4,195
			•							
26/01/2018	S		5	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£389,995	97	£4,021
26/01/2018	S		7	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£384,995	97	£3,969
26/01/2018	S		11	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£322,495	65	£4,961
26/01/2018	Ť			ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
			3 39							
29/01/2018	S		39	HIGH CHASE	NEWHALL	HARLOW	CM17 9SA	£429,995	136	£3,162
29/01/2018	S		6	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£389,995	97	£4,021
30/01/2018	F		2	FOREBAY LANE	HARLOW	HARLOW	CM17 9RS	£304,995	78	£3,910
30/01/2018	D		27	NURSERY RISE	WALTHAM ABBEY	WALTHAM ABBEY	EN9 3FB	£619,000	122	£5,074
31/01/2018	D		14	BARNSLEY WOOD RISE	NEWHALL	HARLOW	CM17 9GG	£344,950	76	£4,539
						-				
09/02/2018	Т		8	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£349,995	75	£4,667
14/02/2018	F	2	THE OLD COURT	STAR LANE	EPPING	EPPING	CM16 4FA	£475,000	81	£5,864
			HOUSE							
21/02/2018	т		13	HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£410,000	93	£4,409
	F	8	THE OLD COURT	STAR LANE	EPPING	EPPING				£6,881
22/02/2018	Г	0		STAR LANE	EPPING	EPPING	CM16 4FA	£695,000	101	£0,001
			HOUSE							
26/02/2018	S		7	TERLINGS AVENUE	GILSTON	HARLOW	CM20 2FN	£356,950	89	£4,011
28/02/2018	Т		16	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£375,000	83	£4,518
28/02/2018	D		18	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£449,995	116	£3,879
28/02/2018	S		10	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£349,995	75	£4,667
28/02/2018	Т		4	ICENI SQUARE	HARLOW	HARLOW	CM18 7FL	£324,995	65	£5,000
28/02/2018	Т		3	WARREN PLACE	MUCH HADHAM	MUCH HADHAM	SG10 6JD	£780,000	195	£4,000
05/03/2018	F	10	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£249,995	51	£4,902
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08/03/2018	F	11	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£241,995	52	£4,654
08/03/2018	F	12	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£240,995	52	£4,635
08/03/2018	F	13	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£239,995	43	£5,581

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09/03/2018	<u> </u>			HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£440,000	94	£4,681
09/03/2018	F	8	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£244,995	47	£5,213
09/03/2018	F _	9	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£238,995	44	£5,432
09/03/2018	F	14	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£316,995	64	£4,953
09/03/2018	F	3	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£324,995	61	£5,328
09/03/2018	F	7	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£237,500	61	£3,893
15/03/2018	Т		4	HAZELWOOD PARK	HASTINGWOOD	HARLOW	CM17 9SS	£415,000	96	£4,323
16/03/2018	S		2	MUTINY CLOSE	HERTFORD	HERTFORD	SG13 7AS	£514,995	114	£4,518
23/03/2018	D		13	MOSAIC LANE	HARLOW	HARLOW	CM18 7FH	£339,995	75	£4,533
23/03/2018	F	7	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£242,995	45	£5,400
23/03/2018	F	16	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£247,995	47	£5,276
23/03/2018	F	20	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£243,995	52	£4,692
28/03/2018	F		1	ROMAN MEWS	HARLOW	HARLOW	CM17 9SD	£294,995	64	£4,609
28/03/2018	F	19	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£244,995	52	£4,711
29/03/2018	Т		10	BITTERN LANE	NEWHALL	HARLOW	CM17 9GH	£428,950	86	£4,988
29/03/2018	S		14	BULLFINCH ROAD	NEWHALL	HARLOW	CM17 9GL	£365,995	83	£4,410
29/03/2018	F		2	ROMAN MEWS	NEWHALL	HARLOW	CM17 9SD	£294,995	64	£4,609
29/03/2018	F	15	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£245,995	45	£5,467
29/03/2018	F	17	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£230,000	44	£5,227
29/03/2018	F	18	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£252,995	51	£4,961
29/03/2018	F	21	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£242,995	43	£5,651
29/03/2018	F	22	CHANCEL HOUSE, 110	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3BG	£319,995	64	£5,000
29/03/2018	F	5	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£319,995	64	£5,000
29/03/2018	F	10	CHURCH HOUSE	CHURCH STREET	WARE	WARE	SG12 9EN	£304,995	64	£4,766
04/04/2018	S		2	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£630,000	160	£3,938
06/04/2018	F	2	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£299.995	62	£4.839
09/04/2018	F	8	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£347,995	69	£5,043
09/04/2018	F	9	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£329,995	64	£5,156
17/04/2018	F	7	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£337,995	70	£4,829
20/04/2018	S	-	6	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£510,000	118	£4,322
23/04/2018	Š		7	CHANTRY GARDENS	HARLOW	HARLOW	CM17 0FG	£499,950	118	£4,237
26/04/2018	F	14	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£319,995	63	£5,079
26/04/2018	F	16	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£334.995	70	£4.786
26/04/2018	F	17	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£299,995	62	£4,839
27/04/2018	F	6	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£299,995	62	£4,839
27/04/2018	F	15	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£315,000	69	£4,565
27/04/2018	Ē	20	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£337,995	70	£4,829
04/05/2018	F	20 18	REGENTS COURT, 112	SOUTH STREET	BISHOP'S STORTFORD	BISHOP'S STORTFORD	CM23 3FQ	£309,995	63	£4,829 £4,921
04/03/2010	1	10	RECEINIS COURT, TIZ	SOOTISTICLET	BIGHOL S STORTFORD	BIGHOL S STORTFORD		2003,990	03	24,521

Appendix 4 – Newbuild PPD - fm^2 by Year

Table A5a - Average Newbuild Sales from January 2016 by Type and Location (£)2016										
2016	Detached	Flats	Semi- detached	Terraced	All					
BALLS PARK	£5,948		£5,927	£6,077	£6,029					
BISHOP'S STORTFORD		£5,427		£3,166	£5,169					
EPPING		£5,558			£5,558					
GILSTON	£4,439		£3,496	£3,458	£3,985					
HARLOW	£3,330				£3,330					
HASTINGWOOD										
HERTFORD		£4,536		£5,550	£4,542					
HERTFORD HEATH										
HIGH CROSS	£4,387				£4,387					
MUCH HADHAM										
NEWHALL	£3,675	£3,873	£3,757	£3,615	£3,694					
ROYDON										
SAWBRIDGEWORTH										
WALTHAM ABBEY		£3,326			£3,326					
WARE		£5,236	£4,629	£4,500	£4,870					
WIDFORD	£3,788	£3,790	,	£4,450	£4,345					
ALL	£4,107	£4,630	£3,990	£4,189	£4,382					

Source: Land Registry and EPC Register (July 2018)

Table A5b - Average Newbuild Sales from January 2016 by Type and Location (\pounds)									
	2	2017							
2017	Detached	Flats	Semi- detached	Terraced	All				
BALLS PARK									
BISHOP'S STORTFORD	£4,899	£5,609	£3,718	£3,746	£4,794				
EPPING		£5,725			£5,725				
GILSTON	£4,101	£4,062		£3,181	£4,062				
HARLOW	£4,001		£4,408	£4,567	£4,406				
HASTINGWOOD				£4,381	£4,381				
HERTFORD		£5,522	£4,622		£5,272				
HERTFORD HEATH	£6,238		£5,197		£5,822				
HIGH CROSS	£4,164		£4,166		£4,164				
MUCH HADHAM									
NEWHALL	£3,888	£4,349	£3,910	£3,618	£3,858				
ROYDON	£3,973				£3,973				
SAWBRIDGEWORTH		£3,153	£3,600		£3,265				
WALTHAM ABBEY	£5,473	£5,767	£4,925		£5,348				
WARE		£4,697	£4,706	£4,713	£4,703				
WIDFORD	£3,827				£3,827				
ALL	£4,113	£4,738	£4,210	£4,056	£4,268				

	2	018			
2018	Detached	Flats	Semi- detached	Terraced	All
BALLS PARK					
BISHOP'S STORTFORD		£5,017			£5,017
EPPING		£6,373			£6,373
GILSTON			£4,011		£4,011
HARLOW	£4,533	£4,260	£4,267	£4,639	£4,399
HASTINGWOOD				£4,471	£4,471
HERTFORD			£4,518		£4,518
HERTFORD HEATH					
HIGH CROSS					
MUCH HADHAM	£0	£0	£5,265	£4,690	£4,881
NEWHALL	£4,209	£4,609	£3,786	£4,753	£4,301
ROYDON					
SAWBRIDGEWORTH					
WALTHAM ABBEY					
WARE	£5,074				£5,074
WIDFORD		£4,911		£4,439	£4,793
ALL	£4,506	£5,021	£4,269	£4,598	£4,767

Source: Land Registry and EPC Register (July 2018)

	Jan 2016 t	o July 201	8		
Jan 2016 to July 2018	Detached	Flats	Semi- detached	Terraced	All
BALLS PARK	£5,948		£5,927	£6,077	£6,029
BISHOP'S STORTFORD	£4,899	£5,283	£3,718	£3,415	£5,036
EPPING		£5,664			£5,664
GILSTON	£4,286	£4,062	£3,536	£3,438	£4,017
HARLOW	£3,629	£4,260	£4,314	£4,591	£4,198
HASTINGWOOD				£4,419	£4,419
HERTFORD		£4,611	£4,605	£5,550	£4,616
HERTFORD HEATH	£6,238		£5,197		£5,822
HIGH CROSS	£4,310		£4,166		£4,305
MUCH HADHAM			£5,265	£4,690	£4,881
NEWHALL	£3,815	£3,962	£3,863	£3,653	£3,796
ROYDON	£3,973				£3,973
SAWBRIDGEWORTH		£3,252	£3,600		£3,295
WALTHAM ABBEY	£5,423	£5,423	£4,798	£4,500	£5,092
WARE	£3,788	£4,676	£4,706	£4,523	£4,603
WIDFORD	£3,827				£3,827
ALL	£4,117	£4,695	£4,151	£4,187	£4,371

Та	able A5e - Averaç	ge Newbuild \$		e and Harlov	v Postcode S	Sector
			2016			
2016		Detached	Flats	Semi- detached	Terraced	All
CM17	Count	46	16	16	39	117
	Average £	£448,077	£272,812	£377,359	£367,000	£387,413
	Average £/m ²	£3,639	£3,873	£3,757	£3,615	£3,679
CM18	Count	2	0	0	0	2
	Average £	£487,475				£487,475
	Average £/m ²	£3,125				£3,125
CM19	Count	0	0	0	0	0
	Average £					
	Average £/m ²					
CM20	Count	28	0	12	13	53
	Average £	£627,891	£0	£467,658	£430,731	£543,252
	Average £/m ²	£4,439	£0	£3,496	£3,458	£3,985
ALL	Count	76	16	28	52	172
	Average £	£515,361	£272,812	£416,059	£382,933	£436,596
	Average £/m ²	£3,920	£3,873	£3,645	£3,576	£3,767

Source: Land Registry and EPC Register (July 2018)

Та	able A5f - Averag	je Newbuild S	Sales by Typ	e and Harlow	/ Postcode S	ector
			2017			
2017		Detached	Flats	Semi- detached	Terraced	All
CM17	Count	67	2	42	25	136
	Average £	£463,549	£294,995	£398,754	£399,696	£429,322
	Average £/m ²	£3,890	£4,349	£3,939	£3,740	£3,884
CM18	Count	2	0	1	10	13
	Average £	£284,995		£349,995	£351,596	£341,227
	Average £/m ²	£4,056		£4,667	£4,567	£4,496
CM19	Count	11	0	0	0	11
	Average £	£992,909				£992,909
	Average £/m ²	£3,973				£3,973
CM20	Count	23	14	0	1	38
	Average £	£640,098	£353,786		£439,000	£529,322
	Average £/m ²	£4,101	£4,062		£3,181	£4,062
ALL	Count	103	16	43	36	198
	Average £	£556,039	£346,437	£397,620	£387,427	£474,041
	Average £/m ²	£3,949	£4,098	£3,956	£3,955	£3,964

Та	able A5g - Averaç	ge Newbuild S	Sales by Typ	e and Harlow	/ Postcode S	ector
			2017			
2018		Detached	Flats	Semi- detached	Terraced	All
CM17	Count	2	3	8	6	19
	Average £	£397,473	£298,328	£450,116	£427,325	£413,411
	Average £/m ²	£4,209	£4,376	£4,010	£4,519	£4,249
CM18	Count	1	0	2	4	7
	Average £	£339,995		£336,245	£343,745	£341,066
	Average £/m ²	£4,533		£4,814	£4,750	£4,737
CM19	Count	0	0	0	0	0
	Average £					
	Average £/m ²					
CM20	Count	0	0	1	0	1
	Average £			£356,950		£356,950
	Average £/m ²			£4,011		£4,011
ALL	Count	3	3	11	10	27
	Average £	£378,313	£298,328	£420,942	£393,893	£392,564
	Average £/m ²	£4,317	£4,376	£4,156	£4,611	£4,367

Source: Land Registry and EPC Register (July 2018)

Та	able A5h - Averag	ge Newbuild S	Sales by Typ	e and Harlow	/ Postcode S	ector							
	Jan 2016 to July 2018												
(All)		Detached	Flats	Semi- detached	Terraced	All							
CM17	Count	115	21	66	70	272							
	Average £	£456,211	£278,570	£399,793	£383,848	£410,184							
	Average £/m ²	£3,795	£3,990	£3,904	£3,737	£3,822							
CM18	Count	5	0	3	14	22							
	Average £	£376,987		£340,828	£349,353	£354,471							
	Average £/m ²	£3,779		£4,765	£4,620	£4,448							
CM19	Count	11	0	0	0	11							
	Average £	£992,909				£992,909							
	Average £/m ²	£3,973				£3,973							
CM20	Count	51	14	13	14	92							
	Average £	£633,396	£353,786	£459,142	£431,321	£535,473							
	Average £/m ²	£4,286	£4,062	£3,536	£3,438	£4,017							
ALL	Count	182	35	82	98	397							
	Average £	£536,123	£308,656	£407,045	£385,702	£452,277							
	Average £/m ²	£3,943	£4,019	£3,877	£3,821	£3,906							

Appendix 5 – Residential Newbuild Asking Prices (July 2018)

Name of agent	Development	address	Туре	Bedrooms	T/SD/D	GIA		Asking Price		
								£	£/m2	
						Flats	Houses		Flats	Houses
			Harlow East		I				1	T
Bellway	Fusion	Spring St	Hepworth	4			135	£459,995		£3,408
		-	Mills	4			147	£469,995		£3,190
			Chaston	4			135	£469,995		£3,482
			Rodin	4	d		140	£494,995		£3,524
Lanes New Homes	Churchgate Court	Churchgate St		1	f			£249,995		L
Lanes	Chantry Gardens	Churchgate Old St	plot 14	4	-		154	£599,950		£3,888
Howick & Brooker	Carlton Place			2				£290,000		
		New Pond St Newhall		4	d			£695,000		
Purple bricks		Blackcap Drive		4	d		116	£465,000		£4,009
Barratts	Gilden Park	Gilden Way	Barwick	3			75	£384,995		£5,133
			Woodbridge	4	sd		125	£450,000		£3,600
			Hexham	4	d		133	£470,000		£3,534
			Thornbury	4	d		110	£474,995		£4,318
			Lincoln	4	d		115	£514,995		£4,478
			Cambridge	4	d		140	£564,995		£4,036
Taylor Wimpey	Gilden Park	Gilden Way	Danbury	4	sd		112	£439,500		£3,924
ž , ž			Easton	4	sd		112	£420,000		£3,750
			Yewdale	3	d		82	£380,000		£4,657
			Alton	3	sd		110	£369,500		£3,359
Persimmon	Gilden Park	Gilden Way	Apartment	1	f		40	£230,000		£5,750
			Coach					· · ·		· · · ·
			House	2	fog		55	£295,000		£5,364
			Coach					· · ·		· · · ·
			House	1	fog		55	£290,000		£5,273
			Wolvesey	4	sd		120	£450,000		£3,750
	•	·	Harlow North E	ast		·	•		•	
Lanes New Homes	Edinburgh House	Edinburgh Way	1.14	1	f	40		£195,000	£4,916	
	-		2.2	2	f	57		£252,500	£4,456	
			1.03	1		42		£210,000	£4,990	
			1.18	2	f	51		£235,000	£4,616	
Kurtis	The Drive			4	sd			£475,000		
				4	sd			£450,000		

			Harlow North West					
			Bullington					
Kier Homes	Ram Gorse Park	Elizabeth Way	x2	3	sd		£409,995	
			Palmerston					
			x2	3	sd	88	£474,995	£5,398
			Palmerston					
			v2	3	sd	126	£474,995	£3,770
			Dersingham	3	sd		£419,995	
			Elkington	3	sd		£374,995	
			Harlow Central					
			Harlow South					
Countryside	Atelier	Keaton Way	Lawriex10	3	d	101	£385,000	£3,798
			Thurlowx6	3	d	75	£365,000	£4,881
			Daveyx4	3	t	105	£405,000	£3,861
			Allwoodx14	2	t	65	£340,000	£5,198
			Woodward					
			x8	4	d	111	£430,000	£3,870
Homegroup Housing Assoc	The Briars	Iceni Square	x2	2	f		£300,000	
			x3	2	f		£305,000	
Hawick & Brooker	Kingswood House	Paringdon Rd		2	f	74		
				2	f	153	poa	
				3	f	142	poa	
				2	f	112	poa	
				1	f	86	poa	

Appendix 6 – CoStar Non-Residential Data

The pages in this appendix are not numbered.



	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
1	Hunsdon Rd Ware, SG12 8LA <i>East Hertfordshire Submarket</i>		1,803 New Direct	May 2018 3 Years	£8.87/SF £8.87/SF		
	Harforde Court 1-4 John Tate Rd Hertford, SG13 7NW <i>East Hertfordshire Submarket</i>	Fixatex Westbrook Europe (UK) LLP	3,236 New Direct	Apr 2018 5 Years	£14.22/SF £14.22/SF	£5.05/SF	
3	3-7 Church St Bishop's Stortford, CM23 2LY East Hertfordshire Submarket	Dot Matrix	1,069 New Direct	Apr 2018 5 Years	£20.32/SF £20.32/SF	£4.01/SF	
	Abel Smith House Gunnels Wood Rd Stevenage, SG1 2ST Stevenage Submarket	Morrison Utility Services Ltd Stevenage Borough Council	11,130 New Direct	Mar 2018 10 Years	£15.27/SF	3 Mos at Start	Nov 2023 Mar 2023
enterprise Conterprise	Edinburgh Way Harlow, CM20 2HW <i>Harlow Ind Submarket</i>	Kitchen Fittings Misc. CIP SLI UKPF Nominee No 1 Ltd	6,676 New Direct	Jan 2018 10 Years	£9.50/SF		
	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	Redline Group M & D Developments Ltd	1,421 New Direct	Oct 2017 5 Years	£11.96/SF £11.96/SF	0 Mos	Oct 2019







	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	111 London Rd Sawbridgeworth, CM21 9JJ East Hertfordshire Submarket		3,167 New Direct	Sep 2017 6 Years	£5.68/SF £5.40/SF	3 Mos at Start £2.50/SF	Sep 2020 Sep 2020
8	The Pixel Building 110 Brooker Rd Waltham Abbey, EN9 1JH <i>Epping Forest Submarket</i>	Montemtronic Ltd	7,380 New Direct	Oct 2017	£5.93/SF		
	Saxon House 4-6 St Andrew St Hertford, SG14 1JA East Hertfordshire Submarket	MCS	3,459 New Direct	Oct 2017 10 Years	£17.50/SF £16.36/SF	6 Mos at Start £18.10/SF	Oct 2022 Oct 2022
	Building E1-E2 John Tate Rd Hertford, SG13 7NN <i>East Hertfordshire Submarket</i>	Mobile Account Solutions	2,947 New Direct	Oct 2017 7 Years	£31.96/SF £29.67/SF	5 Mos at Start £7.29/SF	
	40-42B Chigwell Ln Loughton, IG10 3NY Epping Forest Ind Submarket	M K Associates Ltd	1,656 New Direct	Jun 2017 5 Years	£12.68/SF £12.68/SF	0 Mos £2.67/SF	Jun 2020
12	Heldrew House Delamare Rd Waltham Cross, EN8 9SL <i>Broxbourne Submarket</i>	Kelly Communications Inland Homes plc	3,850 New Direct	May 2017 2 Years	£11.28/SF £11.28/SF		Apr 2018





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	Arlington Court Whittle Way Stevenage, SG1 2BD Stevenage Submarket	F	3,063 Renewal	Mar 2017 3 Years	£16.17/SF		
14	Arlington Court Whittle Way Stevenage, SG1 2FS Stevenage Submarket	Cotiviti Europe Ltd	3,092 New Direct	Mar 2017 3 Years	£16.17/SF £16.17/SF	£7.43/SF	
15	19-21 South St Bishop's Stortford, CM23 3AB East Hertfordshire Ret Submarket	Hyatt International Corporation	1,374 New Direct	Feb 2017 3 Years	£7.64/SF £7.42/SF	4 Mos at Start £5.17/SF	
	Studio House Delamare Waltham Cross, EN8 9SH <i>Broxbourne Ind Submarket</i>		2,848 New Direct	Feb 2017 5 Years	£10.00/SF £10.00/SF	0 Mos	
	Kao Two London Rd Harlow, CM17 9NA <i>Harlow Submarket</i>	Pearson Education Ltd Harlow Investments Ltd	28,223 New Direct	Jun 2017 15 Years	£18.00/SF £16.25/SF	12 Mos at Start	
18	144-146D High St Epping, CM16 4AS <i>Epping Forest Submarket</i>	Fairmead	2,732 New Direct	Dec 2016 12 Years	£10.25/SF £9.96/SF	3 Mos at Start	Dec 2020 Dec 2020





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	38-38B Chigwell Ln Loughton, IG10 3NY Epping Forest Submarket	Court Enforcement Services M K Associates Ltd	3,794 New Direct	Dec 2016 5 Years	£3.89/SF £11.05/SF		
	Cambridge House Cambridge Rd Harlow, CM20 2EQ <i>Harlow Submarket</i>	Landlink Pension Fund	2,053 New Direct	Dec 2016 10 Years	£14.50/SF £14.50/SF	0 Mos £11.53/SF	Jun 2021 Dec 2021
	40-42B Chigwell Ln Loughton, IG10 3NY Epping Forest Ind Submarket	Prop 4 Ltd M K Associates Ltd	1,101 New Direct	Dec 2016 1 Year	£21.80/SF £19.93/SF	1 Mo at Start £5.71/SF	
2	6 Riverside Walk Bishop's Stortford, CM23 3AJ East Hertfordshire Submarket	Paul Miller Property Management	1,067 New Direct	Oct 2016 15 Years	£18.74/SF £18.27/SF	3 Mos at Start £9.09/SF	Oct 2027 Oct 2022
	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	Olde English Tiles Kechto Holdings Ltd	3,555 New Direct	Oct 2016	£6.75/SF	2 Mos at Start	
	North St Bishop's Stortford, CM23 2LD East Hertfordshire Submarket	Miss Wendy Collins	1,322 New Direct	Sep 2016 3 Years	£11.35/SF £11.35/SF	0 Mos £1.19/SF	





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	August International Ltd Kechto Holdings Ltd	3,555 New Direct	Aug 2016 5 Years	£7.38/SF £7.38/SF	0 Mos	Aug 2017
26	Astra Centre Edinburgh Way Harlow, CM20 2BN <i>Harlow Submarket</i>	Classic Cleaning Services Ltd Telereal Trillium	1,304 New Direct	Aug 2016 5 Years	£10.74/SF £10.74/SF		Aug 2018
27	The Old Grain Store Bromley Ln Much Hadham, SG10 6HU <i>East Hertfordshire Submarket</i>	Chaldean Estate Ltd	1,157 New Direct	Aug 2016 5 Years	£7.05/SF £6.91/SF	1 Mo at Start	
28	37 The Oval Stevenage, SG1 5RD Stevenage Submarket	Stevenage Borough Council	3,556 New Direct	Aug 2016 8 Years	£5.91/SF £5.68/SF	3 Mos at Start £6.02/SF	Aug 2020
29	Peek Business Centre Woodside Bishop's Stortford, CM23 5RG East Hertfordshire Submarket		5,710 New Direct	Jul 2016 10 Years	£15.41/SF £15.41/SF		Jul 2022 Jul 2021
	1 The Stow Harlow, CM20 3AH <i>Harlow Submarket</i>	Provide UK Harlow Regeneration Ltd	3,311 New Direct	Jul 2016 7 Years	£8.45/SF £8.45/SF	0 Mos £2.50/SF	





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
31	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	Isuzu North London Kechto Holdings Ltd	7,407 New Direct	Jul 2016 6 Years	£5.00/SF £6.17/SF	0 Mos	Jun 2019
32	2 Langston Rd Loughton, IG10 3SD <i>Epping Forest Submarket</i>	Kier Property Developments Ltd Salaft Properties Ltd	16,550 New Direct	Jun 2016 15 Years	£22.78/SF £22.78/SF		
33	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	Icely Done Ltd Kechto Holdings Ltd	1,615 New Direct	Apr 2016 3 Years	£6.63/SF £6.63/SF		Apr 2017
34	Tees House 95 London Rd Bishop's Stortford, CM23 3NX East Hertfordshire Submarket	DOC Cleaning Ltd	4,030 New Direct	May 2016 13 Years	£19.00/SF £18.65/SF	2 Mos at Start	Apr 2016 Apr 2021
35	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	The Scenery Shop LLP Kechto Holdings Ltd	3,500 New Direct	Mar 2016 3 Years	£8.50/SF £8.50/SF	0 Mos	Mar 2017
36	Building E1-E2 John Tate Rd Hertford, SG13 7NN East Hertfordshire Submarket	WSP Management Services Ltd	9,617 New Direct	Nov 2016 10 Years	£20.50/SF £20.50/SF		





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
37	Converted Barn Tawney Common Epping, CM16 7PU <i>Epping Forest Submarket</i>		4,489 New Direct	Apr 2016 10 Years	£4.46/SF £4.31/SF	3 Mos at Start £4.03/SF	Mar 2021
38	Cambridge House Cambridge Rd Harlow, CM20 2EQ <i>Harlow Submarket</i>	Lengard Ltd Landlink Pension Fund	4,540 New Direct	Apr 2016 10 Years	£12.00/SF £11.61/SF	3 Mos at Start £4.87/SF	Mar 2021 Mar 2021
39	Plumpton Rd Hoddesdon, EN11 0EE <i>Broxbourne Ind Submarket</i>	Artclean Ltd Kechto Holdings Ltd	1,790 New Direct	Apr 2016 5 Years	£7.55/SF £7.55/SF		Mar 2017
40	18 Church St Bishop's Stortford, CM23 2LY East Hertfordshire Submarket	K Mosby Financial Associates Ltd	1,229 New Direct	Mar 2016 3 Years	£10.98/SF £10.65/SF	1 Mo at Start	
41	Limes Court Conduit Ln Hoddesdon, EN11 8EP <i>Broxbourne Submarket</i>	Arthur J Gallagher UK Guinness Mahon Holdings plc	5,348 Renewal Direct	Feb 2016 5 Years	£13.74/SF £13.74/SF		
42	Culver Court Malting Ln Much Hadham, SG10 6AN <i>East Hertfordshire Submarket</i>	Signum Studios Ltd	1,138 New Direct	Mar 2016 2 Years	£10.11/SF £10.11/SF	0 Mos £3.39/SF	





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
43	Anglia House Hallingbury Rd Bishop's Stortford, CM23 5NB East Hertfordshire Submarket	Hearts Insurance Ltd	8,931 New Sublease	Mar 2016 5 Years	£16.00/SF £16.00/SF	0 Mos	
44	13A Apton Rd Bishop's Stortford, CM23 3SP East Hertfordshire Submarket	Surecare Residential Ltd	1,246 New Direct	Jan 2016 5 Years	£14.04/SF £14.04/SF	0 Mos £18.86/SF	
45	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket		2,292 New Direct	Nov 2015 8 Years	£7.85/SF £7.85/SF	0 Mos	Feb 2018
46	Broxbourne Business Centre Fairways Waltham Cross, EN8 0NP <i>Broxbourne Ind Submarket</i>	Broxbourne Borough Council	1,928 New Direct	Dec 2015 3 Years	£22.20/SF £22.20/SF		Dec 2018
47	Cambridge House Cambridge Rd Harlow, CM20 2EQ <i>Harlow Submarket</i>	Affordable Car Hire Ltd Landlink Pension Fund	2,331 New Direct	Nov 2015 5 Years	£13.43/SF £12.66/SF	3 Mos at Start £5.18/SF	
48	Kao One London Rd Harlow, CM17 9NA <i>Harlow Submarket</i>	Arrow Electronics (UK) Ltd	55,326 New Direct	Apr 2016 15 Years	£15.00/SF £15.00/SF		





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	Buckingham Court Rectory Ln Loughton, IG10 2QZ Epping Forest Submarket	Drivertax Ltd	1,050 New Direct	Sep 2015 6 Months	£12.80/SF £12.80/SF		
50	Riverside House Riverside Bishop's Stortford, CM23 3AJ East Hertfordshire Submarket	Sige Semiconductor (Europe) Ltd	2,136 New Sublease	Sep 2015 6 Years	£14.02/SF £14.02/SF	£8.18/SF	Sep 2018 Sep 2015
51	Hanover House Britannia Rd Waltham Cross, EN8 7NX <i>Broxbourne Submarket</i>	Speakerbus Columbia Threadneedle Investmen	2,900 . New Direct	Aug 2015 10 Years	£16.50/SF £16.50/SF	£7.15/SF	Aug 2020 Aug 2020

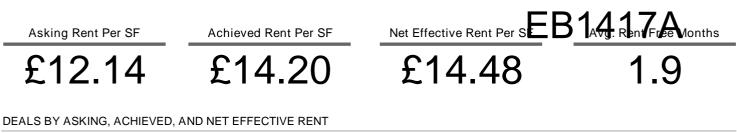


Rents

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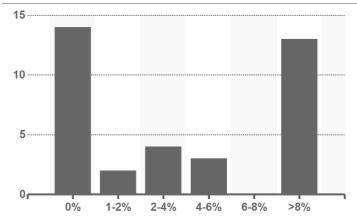
Lease Comps Report



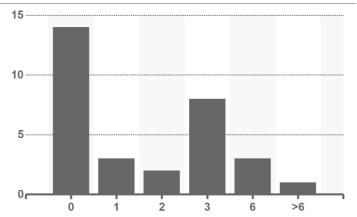




DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS





1 Unit 1 &	2 - Arlington Court - Arlington Busi	ness Park	SOLD
	01/12/2006 Bldg Typ £220,000 - Confirmed Year Built/Ag	Hertfordshire County e: Office e: Built 2007 A: 9,759 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2444489 Sale Condition	s: -	
2 Unit 1 &	2 - Arlington Court - Arlington Busi	ness Park	SOLD
Stevenage, SG1 2	FS	Hertfordshire County	
Sale Date: Sale Price: Price/SF:	- Year Built/Ág	e: Office e: Built 2007 A: 9,759 SF	Fert
Reversionary Yield: Net Initial Yield:			
Comp ID: Research Status:	2349619 Sale Condition	S: -	all the second se
3 Unit 1-2 ·	- Viewpoint Office Village, Unit 1 - E	abbage Rd	SOLD
Stevenage, SG1 2	EQ	Hertfordshire County	AND
Sale Price: Price/SF:	- Year Built/Ac	e: 1,500 SF Office Unit e: Built 2001 Age: 11 A: 1,500 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	S: -	Same in the second in the
4 Unit B - 0	Cambridge House - Caxton Way		SOLD
Stevenage, SG1 2	XD	Hertfordshire County	
	£800,000 - Confirmed Year Built/Ac	e: Office e: Built 2012 A: 30,000 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2335323 Sale Condition	s: -	
5 Unit B - 0	Cambridge House - Caxton Way		SOLD
Stevenage, SG1 2	XD	Hertfordshire County	
	£750,000 - Confirmed Year Built/Ag	e: Office e: Built 2012 A: 30,000 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2396472 Sale Condition	S: -	
	B - Industrial Unit, Unit 2 - 7 Fleming	Rd	SOLD
Waltham Abbey, E	EN9 3BZ	Essex County	
Sale Date:	16/10/2017 (126 days on mkt) Unit Typ £550,000 - Confirmed Year Built/Ag	e: 3,408 SF Industrial Unit e: Built 2007 Age: 10 A: 3,408 SF	
Reversionary Yield: Net Initial Yield:			
Comp ID: Research Status:	4110208 Sale Condition	s: High Vacancy Property	

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7 Units 70-	98 - Greenway Business	Centre - Gre	enway	SOLD
Harlow, CM19 5QE			Essex County	
	01/12/2004 £600,000 - Confirmed £55.36	Bldg Type: Year Built/Age: NIA:		THE R. D. LOW CONTRACTOR
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2321404	Sale Conditions:	-	
8 Units 1-5	- Office Unit, Unit 3 - Gr	eenway		SOLD
Harlow, CM19 5QE	3		Essex County	
	01/01/2016 (449 days on mkt) £240,000 - Confirmed £132.30	Year Built/Age:	1,814 SF Office Unit Built 2006 Age: 9 1,814 SF	· TET HER TER RECEIPTION
Reversionary Yield: Net Initial Yield:				
Comp ID: Research Status:	3526273	Sale Conditions:	-	
9 Units 1-5	- Office Unit, Unit 1 - Gr	eenway		SOLD
Harlow, CM19 5QE	3		Essex County	
	05/04/2013 (252 days on mkt) £208,000 - Confirmed £118.86	Year Built/Áge:	1,750 SF Office Unit Built 2006 Age: 6 1,750 SF	TER BAR TRANSFER
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2718872	Sale Conditions:	-	
10 Units 1-5	- Office Unit, Unit 4 - Gr	eenway		SOLD
Harlow, CM19 5QE	3		Essex County	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	1,794 SF Office Unit Built 2006 Age: 10 1,794 SF	TER BAR TAN TAN TAN TAN
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	Sale Conditions:	-	
11 Units 1-5	- Office Unit, Unit 5 - Gr	eenway		SOLD
Harlow, CM19 5QE	3		Essex County	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	1,756 SF Office Unit Built 2006 Age: 10 1,756 SF	A TEL BER TAN TELEVISION
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	Sale Conditions:	-	
	ngton Business Park - G	unnels Wood	Rd	SOLD
Stevenage, SG1 2	-		Hertfordshire County	
Sale Date:	01/03/2008 £615,600 - Confirmed	Bldg Type: Year Built/Age: NIA:	Office	
Reversionary Yield: Net Initial Yield: Comp ID:	-	Sale Conditions:	-	

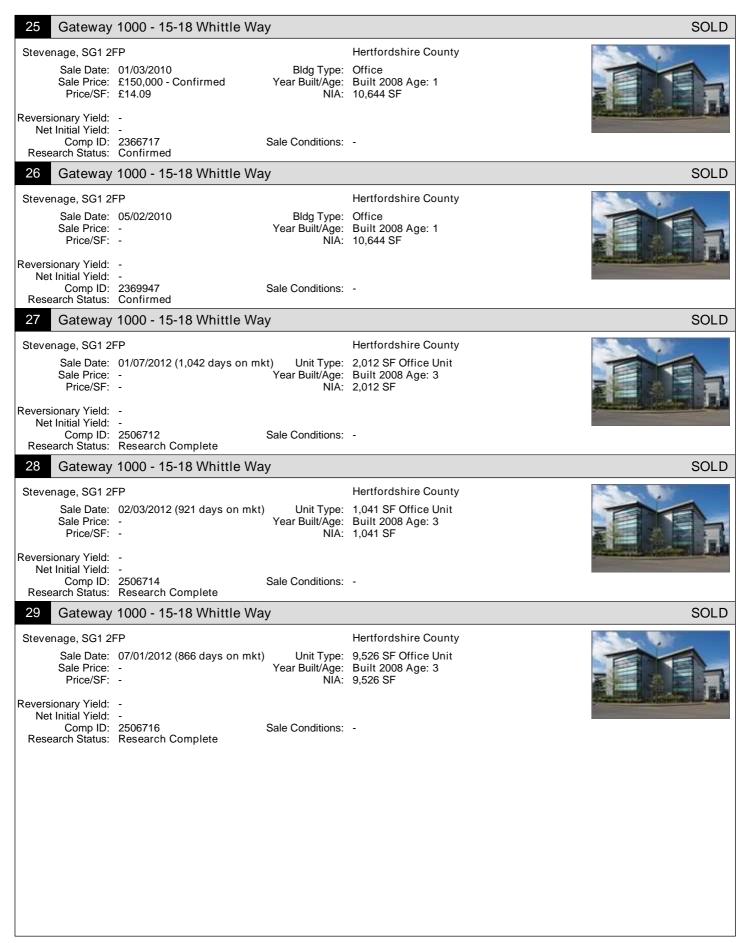
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13 3-4 - Arlin	ngton Business Park - G	unnels Wood	l Rd	SOLD
	31/03/2008 £610,520 - Confirmed	Bldg Type: Year Built/Age: NIA:		
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2347906	Sale Conditions:	-	
14 3-4 - Arli	ngton Business Park - G	unnels Wood	l Rd	SOLD
Stevenage, SG1 2	BD		Hertfordshire County	
	23/12/2008 £600,000 - Confirmed £139.11		Office Built 2007 Age: 1 4,313 SF	
Reversionary Yield: Net Initial Yield:				
Comp ID: Research Status:	2469002	Sale Conditions:	-	9
15 Units 1-4	- Office Unit, Unit 1-4 - I	Langston Rd		SOLD
Loughton, IG10 3F	L		Essex County	
Sale Date: Sale Price: Price/SF:		Year Built/Age:	6,393 SF Office Unit Built 2007 6,393 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2352838	Sale Conditions:	-	- A A A A A A A A A A A A A A A A A A A
16 2 Langst	on Rd			SOLD
Loughton, IG10 38	SD		Essex County	
	01/06/2016 £6,500,000 - Confirmed £392.75		Office Built 2001 Age: 15 16,550 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	5.44% 3654789	Sale Conditions:	-	A CONTRACTOR
17 Kao One	- London Rd			SOLD
Harlow, CM17 9NA	A		Essex County	
	01/07/2017 £28,390,000 - Confirmed £256.57		Office Built 2016 Age: 1 110,652 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	5.50% 3970120	Sale Conditions:	-	
18 Six Hills	Court - Norton Green Ro	d (Part of Port	tfolio)	SOLD
Stevenage, SG1 2	BA		Hertfordshire County	AL NING
	01/03/2016 £6,341,504 - Research Comp £113.60			and the second
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.95%	Sale Conditions:	Bulk/Portfolio Sale	

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19 Broadha	ll House - Whittle Way		SOLD
Stevenage, SG1 2		Hertfordshire County	
	£1,571,790 - Confirmed Year Built/Ag	e: Office e: Built 2008 Age: 2 A: 9,526 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2451508 Sale Condition	s: -	
20 Units 1-2	2 - Office Unit, Unit 1 - Whittle Way		SOLD
Stevenage, SG1 2	BD	Hertfordshire County	15000000
Sale Date: Sale Price: Price/SF:	- Year Built/Ag	e: 1,172 SF Office Unit e: Built 2004 Age: 11 A: 1,172 SF	
Reversionary Yield: Net Initial Yield:			
Comp ID:		s: -	
21 6-7 - Offi	ce Unit, Unit 7 - Whittle Way		SOLD
Stevenage, SG1 2	BD	Hertfordshire County	
Sale Date: Sale Price: Price/SF:	- Year Built/Ag	2; 2,287 SF Office Unit 2: Built 2008 Age: 8 A: 2,287 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	s	
22 Unit 3 - 0	Office Unit, Unit 3 - Whittle Way		SOLD
Stevenage, SG1 2	FP	Hertfordshire County	
Sale Date: Sale Price: Price/SF:	- Year Built/Ag	2; 2;620 SF Office Unit Built 2003 Age: 12 2; 2;620 SF	
		s: -	
23 Gateway	1000 - 15-18 Whittle Way		SOLD
Stevenage, SG1 2	FP	Hertfordshire County	
	£230,000 - Confirmed Year Built/Ag	e: Office e: Built 2008 Age: 2 A: 10,644 SF	-ITEn
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	8.00% 2324230 Sale Condition	s: -	
24 Gateway	1000, Unit 16 - 15-18 Whittle Way		SOLD
Stevenage, SG1 2	FP	Hertfordshire County	
	£160,000 - Confirmed Year Built/Ag	2: 1,066 SF Office Unit 2: Built 2008 Age: 7 3: 1,066 SF	.T.C.
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 3482440 Sale Condition	s: -	A CONTRACTOR OF A DESCRIPTION OF A DESCR

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lington	Hitchin		Buntingford		Thaxted Great Bardf
ughton Regis nstabl	e	21 S 3 venage 14 29 20 18 Knebworth	A10 Standon	Stansted Mountfitchet Bishop's Stortford Takele	Great Cara
X	Harpenden G	19 Welwyn arden City	Ware	M11 Sawbridgeworth	$\chi \Delta \simeq$
ed H	Hemel St Albans	latfield		arlow ¹⁷ 7	Br Che
	M1 M25	A1(M) Potters Ba	r Cheshunt M25 6	Epping Ongar	
	Watford Borehamw		Enfield 15	16 higwell	A12 Billerica
Colne	alBark	AAD6	ASO3	Romford A127	/arley 7.5 miles /ap data ©2018 Google
1 bel	Address	City	Property Info	Sale Info	
1	Arlington Court, Arlington Business Park	Stevenage	9,759 SF Office	Sold: -	
2	Arlington Court, Arlington Business Park	Stevenage	9,759 SF Office	Sold: £220,000 (£22.54/SF))
3	Viewpoint Office Village, Babbage Rd	Stevenage	1,500 SF Office	Sold: -	
4	Cambridge House, Caxton Way	Stevenage	30,000 SF Office	Sold: £800,000 (£26.67/SF)	I
5	Cambridge House, Caxton Way	Stevenage	30,000 SF Office	Sold: £750,000 (£25/SF)	
6	7 Fleming Rd	Waltham Abbey	3,408 SF Industrial/Warehous	se Sold: £550,000 (£161.38/SI	=)
7	Greenway	Harlow	10,839 SF Office	Sold: £600,000 (£55.36/SF)	
8	Greenway	Harlow	1,750 SF Office	Sold: £208,000 (£118.86/SI	=)
9	Greenway	Harlow	1,814 SF Office	Sold: £240,000 (£132.30/SI	=)
10	Greenway	Harlow	1,794 SF Office	Sold: -	
11	Greenway	Harlow	1,756 SF Office	Sold: -	
12	Gunnels Wood Rd	Stevenage	4,313 SF Office	Sold: £615,600 (£142.73/SI	=)
13	Gunnels Wood Rd	Stevenage	4,313 SF Office	Sold: £610,520 (£141.55/SI	=)
14	Gunnels Wood Rd	Stevenage	4,313 SF Office	Sold: £600,000 (£139.11/S	=)

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15	Langston Rd	Loughton	6,393 SF Office	Sold: -
16	2 Langston Rd	Loughton	16,550 SF Office	Sold: £6,500,000 (£392.75/SF)
17	Kao One, London Rd	Harlow	110,652 SF Office	Sold: £28,390,000 (£256.57/SF)
18	Six Hills Court, Norton Green Rd (Part of Portfolio)	Stevenage	55,822 SF Office	Sold: £6,341,504 (£113.60/SF)
19	Broadhall House, Whittle Way	Stevenage	9,526 SF Office	Sold: £1,571,790 (£165/SF)
20	Whittle Way	Stevenage	1,172 SF Office	Sold: -
21	Whittle Way	Stevenage	2,620 SF Office	Sold: -
22	Whittle Way	Stevenage	2,287 SF Office	Sold: -
23	Gateway 1000, 15-18 Whittle Way	Stevenage	10,644 SF Office	Sold: £230,000 (£21.61/SF)
24	Gateway 1000, 15-18 Whittle Way	Stevenage	10,644 SF Office	Sold: £150,000 (£14.09/SF)
25	Gateway 1000, 15-18 Whittle Way	Stevenage	10,644 SF Office	Sold: -
26	Gateway 1000, 15-18 Whittle Way	Stevenage	2,012 SF Office	Sold: -
27	Gateway 1000, 15-18 Whittle Way	Stevenage	1,041 SF Office	Sold: -
28	Gateway 1000, 15-18 Whittle Way	Stevenage	9,526 SF Office	Sold: -
29	Gateway 1000, 15-18 Whittle Way	Stevenage	1,066 SF Office	Sold: £160,000 (£150.09/SF)

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Quick Stats Report

	Comps	Statistics			
	Low	Average	Median	High	Count
Office					
Sale Price	£150,000	£2,999,213	£605,260	£28,390,000	16
NIA	1,041 SF	12,947 SF	5,353 SF	110,652 SF	28
Price per SF	£14.09	£153.80	£125.58	£392.75	16
Net Initial Yield	5.44%	6.31%	5.50%	8.00%	3
Days on Market	44	613	449	2,312	13
Sale Price to Asking Price Ratio	61.60%	90.95%	95.83%	100.00%	ç
Industrial					
Sale Price	£550,000	£550,000	£550,000	£550,000	1
NIA	3,408 SF	3,408 SF	3,408 SF	3,408 SF	
Price per SF	£161.38	£161.38	£161.38	£161.38	
Net Initial Yield	-	-	-	-	
Days on Market	126	126	126	126	
Sale Price to Asking Price Ratio	100.00%	100.00%	100.00%	100.00%	
	Тс	otals			
Sold Transactions	Total Sales Volume:	£48,537,414	Total Sales	Transactions:	29
	Survey	v Criteria			
basic criteria: Type of Propert Under Offer, Sold; Return an geography criteria: Submarke Hertfordshire (Hertfordshire	d Search on Portfolio Sales et - Epping Forest (Essex),	as Individual Prop Harlow (Essex),	perties - Yes		t

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	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Plot 26 Pindar Rd Hoddesdon, EN11 0DE Broxbourne Ind Submarket		1,113 New Direct	May 2018 5 Years	£10.78/SF £10.78/SF		
	Flex Meadow Harlow, CM19 5JT Harlow Ind Submarket	P & O Pension Scheme (The)	5,106 New Direct	Apr 2018 10 Years	£6.27/SF £6.27/SF	£2.92/SF	
	Pegrams Rd Harlow, CM18 7QR Harlow Ind Submarket	UFit Sash Windows Jerram Falkus Limited	1,005 New Direct	Apr 2018 3 Years	£10.95/SF £10.95/SF	£3.72/SF	
	1-5 Leyden Rd Stevenage, SG1 2BW Stevenage Ind Submarket	Speedy Hire plc	1,800 New Direct	Apr 2018 10 Years	£13.89/SF £13.89/SF		
	Pindar Rd Hoddesdon, EN11 0FF Broxbourne Ind Submarket	Broxbourne Borough Council	2,317 New Direct	Apr 2018 3 Years	£9.30/SF £9.02/SF	1 Mo at Start £3.62/SF	
6	Pegrams Rd Harlow, CM18 7QR Harlow Ind Submarket	Medical Gas Services Jerram Falkus Limited	1,025 New Direct	Apr 2018 5 Years	£11.00/SF £11.00/SF	£3.77/SF	







	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	312 Ware Rd Hertford, SG13 7ER East Hertfordshire Ind Submarket	The Service Centre Europe	1,024 New Direct	Feb 2018 4 Years 7 Months	£9.77/SF £9.77/SF	£1.45/SF	
8	River Way Harlow, CM20 2FD Harlow Ind Submarket	Mayfair Capital Investment Manag	3,089 New Direct	Feb 2018 10 Years	£8.75/SF £8.75/SF		
	Langston Rd Loughton, IG10 3TQ Epping Forest Ind Submarket	Hey Like Wow All Seasons Climate Control Ltd	4,000 New Direct	Mar 2018 5 Years	£12.50/SF £12.50/SF	0 Mos £3.29/SF	Mar 2021
	Pig Ln Bishop's Stortford, CM23 3HG East Hertfordshire Ind Submarket	Barings Real Estate Advisers Euro	6,584 New Direct	Apr 2018 5 Years	£8.50/SF £8.50/SF	£2.96/SF	
	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	Wolf Elec Ltd Coke Gearing Consulting	2,242 New Direct	Jan 2018 6 Years	£7.80/SF £8.71/SF	0 Mos	Jan 2021 Jan 2021
12	Dunmow Rd Bishop's Stortford, CM23 5RG East Hertfordshire Ind Submarket	Ignis UK Property Fund	8,226 New Direct	Jan 2018 10 Years	£8.65/SF £8.65/SF		





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	Babbage Rd Stevenage, SG1 2EQ Stevenage Ind Submarket	Hermes Parcel Net Sedgecombe Properties Ltd	2,355 New Direct	Mar 2018 5 Years	£10.50/SF £10.50/SF	0 Mos	Mar 2021
	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	High Motive Ltd Coke Gearing Consulting	1,923 New Direct	Dec 2017 6 Years	£8.06/SF £9.11/SF	0 Mos	Dec 2020 Dec 2020
15	Geddings Rd Hoddesdon, EN11 0NZ Broxbourne Ind Submarket	ACE Transportation	48,410 New Direct	Jun 2018 10 Years	£7.95/SF £7.43/SF	Spread Over £4.53/SF	
	Advance House Central Rd Harlow, CM20 2ST Harlow Ind Submarket		1,150 New Direct	Jan 2018 5 Years	£15.00/SF		
	Stansted Rd Bishop's Stortford, CM23 2TU East Hertfordshire Ind Submarket	IPIF Ltd	4,132 New Direct	Dec 2017 10 Years	£9.00/SF £9.00/SF	£4.05/SF	Dec 2022 Dec 2022
18	Pegrams Rd Harlow, CM18 7QR Harlow Ind Submarket	Micro Prestige Jerram Falkus Limited	1,118 New Direct	Nov 2017 3 Years	£8.51/SF £8.51/SF	£2.61/SF	



	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	London Rd Bishop's Stortford, CM23 3YT East Hertfordshire Ind Submarket	Coke Gearing Consulting	6,794 New Direct	Oct 2017 10 Years	£5.44/SF £5.44/SF		Oct 2020 Oct 2022
20	River Way Harlow, CM20 2FD Harlow Ind Submarket	Masterson Funeral Home Mayfair Capital Investment Manag	3,734 New Direct	Oct 2017 10 Years	£8.03/SF £7.68/SF	4 Mos at Start	Oct 2022
21	River Way Harlow, CM20 2FD Harlow Ind Submarket	Suntek UK Ltd Mayfair Capital Investment Manag	3,729 New Direct	Oct 2017 10 Years	£8.00/SF £7.91/SF	1 Mo at Start	Oct 2022 Oct 2022
22	Gunnels Wood Rd Stevenage, SG1 2BT Stevenage Ind Submarket	Essex & Herts Air Ambulance Trust	5,394 New Direct	Dec 2017 10 Years	£8.50/SF £8.50/SF		
23	Plot 26 Pindar Rd Hoddesdon, EN11 0DE Broxbourne Ind Submarket		1,066 New Direct	Oct 2017	£9.38/SF		
24	5-9 Spire Green Centre Harlow, CM19 5TR Harlow Ind Submarket	DTZ	10,350 New Direct	Sep 2017	£7.75/SF		





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	Stansted Rd Bishop's Stortford, CM23 2TU East Hertfordshire Ind Submarket	The VWAuditec Specialists Ltd IPIF Ltd	4,179 New Direct	Aug 2017 10 Years	£6.00/SF £6.00/SF	£3.80/SF	Aug 2022 Aug 2022
26	Barrows Rd Harlow, CM19 5FN Harlow Ind Submarket	Faircroft Properties Ltd	2,176 New Direct	Sep 2017 1 Year	£8.96/SF £8.96/SF		
27	River Way Harlow, CM20 2FD Harlow Ind Submarket	Lazer Lamps Ltd Mayfair Capital Investment Manag	9,440 New Direct	Jul 2017 10 Years	£8.00/SF £7.74/SF	3 Mos at Start	Jul 2022 Jul 2022
28	Industrial Units Down Hall Rd Harlow, CM17 0RB Epping Forest Ind Submarket		2,100 New Direct	Aug 2017 3 Years	£8.00/SF £8.00/SF		
29	Pig Ln Bishop's Stortford, CM23 3HG East Hertfordshire Ind Submarket	Barings Real Estate Advisers Euro…	5,635 New Direct	Jul 2017 5 Years	£8.52/SF £8.52/SF	£2.98/SF	
30	Unit E River Way Harlow, CM20 2DP Harlow Ind Submarket	TeamSport Picton Capital Ltd	30,498 New Direct	Jul 2017 10 Years	£6.55/SF £6.55/SF	£0.00/SF	





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
31	Raynham Close Bishop's Stortford, CM23 5PJ East Hertfordshire Ind Submarket	Dontel Roof Supplies Ltd	3,713 New Direct	May 2017 10 Years	£10.00/SF £10.00/SF	0 Mos £3.48/SF	May 2022 May 2022
32	Flex Meadow Harlow, CM19 5TJ Harlow Ind Submarket	Eagle Xpress (UK) Ltd Crosby Electrical Services Ltd	3,482 New	Mar 2017 5 Years	£7.81/SF		
33	Halfway House Farm Hunsdon Rd Ware, SG12 8PU East Hertfordshire Ind Submarket		4,720 New Direct	Mar 2017	£3.18/SF		
34	20-27 Raynham Rd Bishop's Stortford, CM23 5PD East Hertfordshire Ind Submarket	Global Natural Stone Ltd Howard Group	3,406 New Direct	Feb 2017 5 Years	£3.52/SF £3.12/SF	6 Mos at Start £2.30/SF	Feb 2020 Feb 2020
35	DC380 Edinburgh Way Harlow, CM20 2GF Harlow Ind Submarket	Wincanton Ares Management Limited	230,463 New Direct	Feb 2017 5 Years	£7.25/SF £6.84/SF	3 Mos at Start	
36	Brooker Rd Waltham Abbey, EN9 1HU Epping Forest Ind Submarket	Homebuilding Plastics Ltd The Milton Group	4,500 Renewal Direct	Jan 2017 5 Years	£8.00/SF		





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
37	GSK Third Ave Harlow, CM19 5AW Harlow Ind Submarket	GlaxoSmithKline Mulberry Developments Ltd	62,500 Renewal Direct	Dec 2016 10 Years	£6.40/SF		
38	Flex Meadow Harlow, CM19 5JT Harlow Ind Submarket	Metallon Ltd P & O Pension Scheme (The)	2,960 New Direct	Dec 2016 10 Years	£7.60/SF £7.44/SF	Spread Over £1.14/SF	Dec 2021 Dec 2021
³⁹	Raynham Rd Bishop's Stortford, CM23 5PB East Hertfordshire Ind Submarket	Clearwater Technology Ltd Howard Group Ltd	7,690 New Direct	Dec 2016 10 Years	£7.76/SF £7.76/SF		Dec 2021 Nov 2021
40	109 Smarts Ln Loughton, IG10 4BP Epping Forest Ind Submarket	Armando Concro Mr Timothy Bridgman	1,325 New Direct	Nov 2016 5 Years	£15.85/SF £15.85/SF		
41	DC380 Edinburgh Way Harlow, CM20 2GF Harlow Ind Submarket	Industrial Tool Supplies	159,629 New Direct	Mar 2017 10 Years	£7.50/SF £7.50/SF	0 Mos	
42	33 Lea Rd Waltham Abbey, EN9 1ES Broxbourne Ind Submarket	Stone Vision Ltd Goldman Sachs International	6,472 New	Nov 2016 10 Years	£7.42/SF £7.18/SF	3 Mos at Start	Jan 2021





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
43	Pegrams Rd Harlow, CM18 7QR Harlow Ind Submarket	Total Electrical Solutions Jerram Falkus Limited	1,116 New Direct	Feb 2017 5 Years	£7.62/SF £7.62/SF	£2.63/SF	
44	Lea Rd Waltham Abbey, EN9 1AS Broxbourne Ind Submarket	Bamboo Distribution Ltd Orchard Street Investment Manag	5,802 New Direct	Oct 2016 10 Years	£11.50/SF £11.00/SF	4 Mos at Start	Oct 2021 Oct 2021
45	125 Brooker Rd Waltham Abbey, EN9 1JU Epping Forest Ind Submarket	Pittas Food Pittas Foods Ltd	9,631 New Direct	Aug 2016 4 Years	£8.31/SF £8.31/SF	£1.44/SF	Aug 2018
46	20-27 Raynham Rd Bishop's Stortford, CM23 5PD East Hertfordshire Ind Submarket	Globe Tooling & Leisure Products Howard Group	3,298 New Direct	Aug 2016	£3.64/SF £3.64/SF		Mar 2019
47	20-27 Raynham Rd Bishop's Stortford, CM23 5PD East Hertfordshire Ind Submarket	Globe Tooling & Leisure Products Howard Group	1,626 New Direct	Aug 2016	£7.38/SF £7.38/SF		Dec 2017
48	Babbage Rd Stevenage, SG1 2TU Stevenage Ind Submarket	East of England Ambulance Rockspring Property Investment M	18,942 New Direct	Oct 2016 15 Years	£7.00/SF £7.00/SF	£2.78/SF	Sep 2026 Sep 2021





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	The Fairways Waltham Cross, EN8 0NJ Broxbourne Ind Submarket	Jump City Broxbourne Borough Council	10,191 New Direct	Sep 2016 5 Years	£9.81/SF	0 Mos £1.86/SF	
	Mill Rd Hertford, SG13 7AE East Hertfordshire Ind Submarket	Hertford Bouncy Castles Marchfield Properties Ltd	1,000 New Direct	Jun 2016 3 Years	£10.00/SF	0 Mos £3.96/SF	Jun 2017
	Mead Ln Hertford, SG13 7BH East Hertfordshire Ind Submarket	James Hargreaves Legal & General Property Partners	4,577 New Direct	Jun 2016 5 Years	£7.21/SF £6.80/SF	3 Mos at Start £2.80/SF	
52	Calder House Central Rd Harlow, CM20 2ST Harlow Ind Submarket	Baker Ross Ltd Legal & General Property Partners	58,533 New Direct	Sep 2016 10 Years	£6.49/SF £6.07/SF	6 Mos at Start £2.91/SF	Sep 2022 Sep 2022
53	Raynham Close Bishop's Stortford, CM23 5PJ East Hertfordshire Ind Submarket		3,698 New Direct	Jun 2016 6 Years	£9.60/SF £9.60/SF	£3.65/SF	May 2019
	Nazeing Rd Waltham Abbey, EN9 2HB Epping Forest Ind Submarket	Ashridge Interiors	1,076 New Direct	Apr 2016 1 Year	£9.29/SF £9.29/SF	0 Mos £4.08/SF	





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
55	River Way Harlow, CM20 2SN Harlow Ind Submarket		2,229 New Direct	Apr 2016 5 Years	£9.42/SF £9.42/SF		Jan 2018
56	Brooker Rd Waltham Abbey, EN9 1HU Epping Forest Ind Submarket	The Orange Music Company Sequence	3,847 New Direct	Apr 2016 10 Years	£8.32/SF £8.23/SF	1 Mo at Start £3.75/SF	Apr 2019 Apr 2021
57	Geddings Rd Hoddesdon, EN11 0NT Broxbourne Ind Submarket	UK Flooring Online	2,587 New Direct	Mar 2016 20 Years	£6.95/SF £6.80/SF	3 Mos at Start £3.09/SF	Mar 2021 Mar 2021
58	Mill Rd Hertford, SG13 7AE East Hertfordshire Ind Submarket	Mr Terry White Marchfield Properties Ltd	1,900 New Direct	Apr 2016 3 Years	£6.58/SF £6.38/SF	1 Mo at Start £3.24/SF	Apr 2017
59	Oakwood HI Loughton, IG10 3TZ Epping Forest Ind Submarket	Hare & Humphreys Ltd Epping Forest District Council	1,855 New Direct	Mar 2016 5 Years	£8.09/SF £7.63/SF	3 Mos at Start £3.32/SF	
60	The Fairways Waltham Cross, EN8 0NJ Broxbourne Ind Submarket	Ward Damp-proofing Ltd Broxbourne Borough Council	2,442 New Direct	Feb 2016 5 Years	£9.21/SF £9.21/SF	0 Mos £5.26/SF	





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
61	West Rd Harlow, CM20 2GY Harlow Ind Submarket	Airtech Premier Ltd	2,452 New Direct	Feb 2016 5 Years	£6.83/SF £6.83/SF	0 Mos £0.00/SF	Feb 2019
52	The Fairways Waltham Cross, EN8 0NJ Broxbourne Ind Submarket	Auto Ware Ltd Broxbourne Borough Council	2,381 New Direct	Feb 2016 5 Years	£9.45/SF £9.45/SF	0 Mos £4.85/SF	Aug 2016
	Mill Rd Hertford, SG13 7AE East Hertfordshire Ind Submarket	A R T Vehicle Solutions Marchfield Properties Ltd	1,500 New Direct	Jan 2016 3 Years	£5.67/SF £5.67/SF	0 Mos	Jan 2017
4	West Rd Harlow, CM20 2GY Harlow Ind Submarket		1,278 New Direct	Feb 2016 5 Years	£6.83/SF £6.70/SF	1 Mo at Start £2.94/SF	Jan 2016
5	River Way Harlow, CM20 2SN Harlow Ind Submarket		1,476 New Direct	Dec 2015 5 Years	£9.52/SF £9.52/SF		Dec 2018
	38-40 Raynham Rd Bishop's Stortford, CM23 5PE East Hertfordshire Ind Submarket	Ensinger Ltd	3,966 New Direct	Dec 2015 10 Years	£8.83/SF £8.83/SF		Dec 2018 Dec 2020





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
7		Lundiona	Type			Rates	T CONCOUS
	River Way		1,469	Dec 2015	£9.53/SF		Dec 2018
	Harlow, CM20 2SN		New Direct	5 Years	£9.53/SF		
	Harlow Ind Submarket						
8							
	London Rd		2,292	Nov 2015	£7.85/SF		Feb 2017
	Bishop's Stortford, CM23 3YT	Coke Gearing Consulting	New Sublease	8 Years	£7.85/SF	£2.45/SF	
	East Hertfordshire Ind Submarket						
9							
	11 Fieldingo Dd	Pro Houseware Ltd	1,126	Nov 2015	£9.77/SF	Spread Over	
	11 Fieldings Rd Waltham Cross, EN8 9TL	Strongway Nominees Limited	New Direct	3 Years	£9.77/SF £8.90/SF	£3.37/SF	
	Broxbourne Ind Submarket	Strongway Noninees Linited	New Direct	5 16013	20.30/01	20.07/01	
0							
Transfer open Toolag	Pegrams Rd	Set Blue Scenery	1,009	Dec 2015	£8.42/SF		
	Harlow, CM18 7QR	Jerram Falkus Limited	New Direct	3 Years	£8.42/SF	£3.71/SF	
	Harlow Ind Submarket				20112/01	2011 11 01	
1							
	Southmill Rd		2,050	Dec 2015	£5.85/SF		Nov 2018
	Bishop's Stortford, CM23 3DY		New Direct	5 Years	£5.85/SF	£2.77/SF	
	East Hertfordshire Ind Submarket						
2							
	Dunmow Rd	Buzz Supplies Ltd	11,996	Nov 2015	£8.50/SF	5 Mos at Start	Feb 2018
Businesseet	Bishop's Stortford, CM23 5RG	Ignis UK Property Fund	New Direct	10 Years	£8.04/SF	£3.52/SF	Nov 2020
	East Hertfordshire Ind Submarket						





	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
73	Mead Ln Hertford, SG13 7AX East Hertfordshire Ind Submarket	Premier Paper Group Ltd Hermes Real Estate Investment M	7,982 New Direct	Sep 2015 5 Years	£7.75/SF £7.31/SF	3 Mos at Start £3.38/SF	
74	Gunnels Wood Rd Stevenage, SG1 2BH Stevenage Ind Submarket	Rigging Team Ltd Universities Superannuation Sche	3,895 New Direct	Sep 2015 5 Years	£6.50/SF £6.13/SF	3 Mos at Start £3.68/SF	Aug 2018



Rents

EB1417A

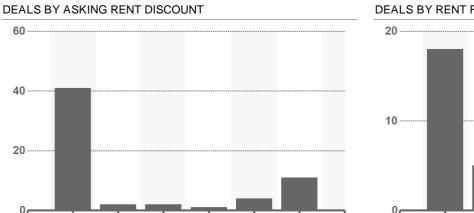
Lease Comps Report





£6-£8

Achieved Rent



>8%

£4-£6

Asking Rent

<£4

60

40

20

0

0%

1-2%

2-4%

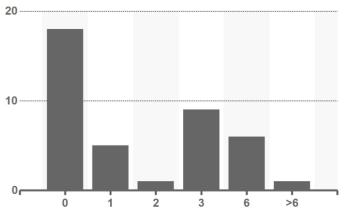
4-6%

6-8%

DEALS BY RENT FREE MONTHS

Net Effective Rent

£8-£10



£10-£12

>£12



1 Calder H	ouse - Central Rd			SOLD
Harlow, CM20 2ST	-		Essex County	
Sale Date:	01/08/2017 (61 days on mkt) £6,300,000 - Confirmed	Year Built/Age:	IndustrialWarehouse Built 2001 Age: 16 58,533 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	5.95% 4031915	Sale Conditions:	-	
2 Dewar He	ouse - Central Rd			SOLD
Harlow, CM20 2ST	-		Essex County	
	01/08/2006 £2,928,330 - Confirmed £90.00	Year Built/Age:	IndustrialWarehouse Built 2001 Age: 5 32,537 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2459012	Sale Conditions:	-	
3 DC380 - I	Edinburgh Way			SOLD
Harlow, CM20 2GF			Essex County	
Sale Date:	17/11/2017 £44,400,000 - Confirmed	Year Built/Age:	IndustrialDistribution Built 2008 Age: 9 390,092 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	5.90% 4060668	Sale Conditions:	-	1 139
4 DC380 - 1	Edinburgh Way			SOLD
Harlow, CM20 2GF	=		Essex County	
Sale Price: Price/SF:		Year Built/Age:	IndustrialDistribution Built 2008 Age: 8 390,092 SF	and the second
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.17% 3796600	Sale Conditions:	High Vacancy Property	1
5 A1-A2 - H	Hoddesdon Court - Esse	ex Rd (Part of	Portfolio)	SOLD
Hoddesdon, EN11	0DN		Hertfordshire County	
	31/05/2013 £48,132,018 - Research Com £220.96	Year Built/Age:	IndustrialDistribution Built 2008 Age: 5 217,833 SF	10 A MAR
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	Sale Conditions:	Bulk/Portfolio Sale	
6 Unit K2.5	5 - Rd Park - Essex Rd			SOLD
Hoddesdon, EN11	0DN		Hertfordshire County	
	25/06/2010 £450,000 - Confirmed £112.50	Year Built/Age:	IndustrialService Built 2003 Age: 7 4,000 SF	Station of the second
Reversionary Yield: Net Initial Yield:				
Comp ID: Research Status:	2390770	Sale Conditions:	-	

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7 Sainsbur	ry's Distribution Centre -	Fleming Rd		SOLD
Waltham Abbey, E	EN9 3BZ		Essex County	a company
	01/09/2014 £110,000,000 - Confirmed £130.68	Year Built/Age:	IndustrialDistribution Built 2002 Age: 12 841,738 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	4.70% 3228935	Sale Conditions:	-	
8 Sainsbur	ry's Distribution Centre -	Fleming Rd		SOLD
Waltham Abbey, E	EN9 3BZ		Essex County	1. 1 P. 100
	01/01/2009 £62,600,000 - Confirmed £74.37	Year Built/Age:	IndustrialDistribution Built 2002 Age: 6 841,738 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.50% 2403879	Sale Conditions:	-	
	- Meridian Business Pa	rk - 7 Fleming	g Rd	SOLD
Waltham Abbey, E	EN9 3BZ		Essex County	8
Sale Date:	01/05/2009 £800,000 - Confirmed	Year Built/Age:	IndustrialWarehouse Built 2007 Age: 2 21,883 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2379048	Sale Conditions:	-	
10 Units 1-8	- Industrial Unit, Unit 2	- 7 Fleming R	d	SOLD
Waltham Abbey, E	EN9 3BZ		Essex County	
	16/10/2017 (126 days on mkt) £550,000 - Confirmed £161.38	Year Built/Age:	3,408 SF Industrial Unit Built 2007 Age: 10 3,408 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 4110208	Sale Conditions:	High Vacancy Property	
11 Units 1-8	8 - Industrial Unit, Unit 4	- 7 Fleming R	d	SOLD
Waltham Abbey, E	EN9 3BZ		Essex County	
	04/12/2013 (379 days on mkt) £315,000 - Confirmed £97.67	Year Built/Age:	3,225 SF Industrial Unit Built 2007 Age: 6 3,225 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2928919	Sale Conditions:	-	
12 Harlow B	Business Park - Greenwa	y (Part of Po	rtfolio)	SOLD
Chelmsford, CM19	9 5QB		Essex County	STREET, ST
Sale Date: Sale Price: Price/SF:	29/07/2016 (179 days on mkt) £6,762,190 - Research Comp £94.15	Year Built/Age:	IndustrialDistribution Built 2005 Age: 11 71,820 SF	1. Aller
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	6.48%	Sale Conditions:	Bulk/Portfolio Sale	

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13 Units 1-6	- Sg1 - Gunnels Wood	Rd		SOLD
Stevenage, SG1 2	NB		Hertfordshire County	
Sale Date:	20/11/2017 (66 days on mkt) £13,350,000 - Confirmed	Year Built/Age:	IndustrialDistribution Built 2006 Age: 11 79,943 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	4.35% 4060634	Sale Conditions:	-	
14 Units 1-6	- Sg1 - Gunnels Wood	Rd		SOLD
Stevenage, SG1 2	NB		Hertfordshire County	1 A A A A A A A A A A A A A A A A A A A
	23/11/2009 £8,150,000 - Confirmed £101.95	Year Built/Age:	IndustrialDistribution Built 2006 Age: 3 79,943 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.04% 2321353	Sale Conditions:	-	and the second sec
	- Sg1 - Gunnels Wood	Rd (Part of Mu	Ilti-Property)	SOLD
	-		Hertfordshire County	
	13/10/2016 £6,875,821 - Research Comp	Year Built/Age:	IndustrialDistribution	ALTERNA
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	6.15%	Sale Conditions:	Bulk/Portfolio Sale	
16 9 - The C	orbital Centre - Gunnels	Wood Rd		SOLD
Stevenage, SG1 2	ВН		Hertfordshire County	
Sale Date:	01/04/2007 £319,355 - Confirmed	Year Built/Age:	IndustrialService Built 2006 Age: 1 2,777 SF	Image Coming Soon
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2330359	Sale Conditions:	-	
17 10 - The	Orbital Centre - Gunnels	s Wood Rd		SOLD
Stevenage, SG1 2	ВН		Hertfordshire County	THE STREET
Sale Date:	01/04/2007 £319,355 - Confirmed	Year Built/Age:	IndustrialService Built 2006 Age: 1 2,777 SF	1 Julio
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2330376	Sale Conditions:	-	
18 Units 5-1	2 - Loughton Business	Centre - Lang	ston Rd	SOLD
Loughton, IG10 3F	L		Essex County	
	10/09/2008 £925,000 - Confirmed £24.38	Year Built/Age:	IndustrialWarehouse	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2407912	Sale Conditions:	-	

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19 Unit 2 - I0	O Centre - Lea Rd			SOLD
	01/09/2007 £750,000 - Confirmed	Year Built/Age:	Essex County IndustrialWarehouse Built 2001 Age: 6 28,610 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2352002	Sale Conditions:	-	
20 Unit 2 - I	O Centre - Lea Rd			SOLD
Waltham Abbey, E	EN9 1AS		Essex County	F
	01/09/2006 £650,000 - Confirmed £22.72	Year Built/Age:	IndustrialWarehouse Built 2001 Age: 5 28,610 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2467774	Sale Conditions:	-	
	O Centre - Lea Rd			SOLD
Waltham Abbey, E			Essex County	<i>1</i> 0-
Sale Date:	01/09/2006 £650,000 - Confirmed	Year Built/Age:	IndustrialWarehouse Built 2001 Age: 5 28,610 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2467789	Sale Conditions:		
22 Unit 2 - I	O Centre - Lea Rd			SOLD
Waltham Abbey, E	EN9 1AS		Essex County	ж.
Sale Price: Price/SF:		Year Built/Age:	IndustrialWarehouse Built 2001 Age: 4 28,610 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2321379	Sale Conditions:	-	
23 Units 3-6	B - Imprimo Park - Lent	hall Rd		SOLD
Loughton, IG10 3L	JF		Essex County	
	28/08/2009 £10,400,000 - Confirmed £115.83	Year Built/Age:	IndustrialWarehouse Built 2001 Age: 8 89,783 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	8.91% 2320480	Sale Conditions:	-	
24 Units 5-9	- Peerglow Centre - Ma	rsh Ln		SOLD
Ware, SG12 9QL			Hertfordshire County	
	15/06/2012 (400 days on mkt £250,000 - Confirmed £19.64	Year Built/Age:	Light Industrial Built 2003 Age: 9 12,728 SF	THE REAL PROPERTY.
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2533508	Sale Conditions:	-	-

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25 Units 5-9	- Light Industrial Unit, l	Jnit 5 - Marsh	Ln	SOLD
Ware, SG12 9QL			Hertfordshire County	
	10/01/2017 (55 days on mkt) £250,000 - Confirmed £155.28	Year Built/Age:	1,610 SF Light Industrial Unit Built 2003 Age: 14 1,610 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 3904889	Sale Conditions:	-	
26 Units 5-9	- Centrus - Mead Ln (Pa	art of Portfolic)	SOLD
Hertford, SG13 7G	X		Hertfordshire County	
	01/05/2014 £3,426,071 - Research Comp £72.04	Year Built/Age:	IndustrialWarehouse Built 2008 Age: 5 47,559 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.00%	Sale Conditions:	Bulk/Portfolio Sale	1
27 Units 10-	14 - Centrus - Mead Ln ((Part of Portfo	olio)	SOLD
Hertford, SG13 7A	Х		Hertfordshire County	A 1935
	01/05/2014 £2,843,167 - Research Comp £72.83	Year Built/Age:	IndustrialWarehouse Built 2008 Age: 6 39,036 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.00%	Sale Conditions:	Bulk/Portfolio Sale	
28 UNITS 1-	4 - Centrus - Mead Ln (P	Part of Portfoli	io)	SOLD
Hertford, SG13 7A	Х		Hertfordshire County	
	01/05/2014 £1,730,761 - Research Comp £104.38	Year Built/Age:	IndustrialWarehouse Built 2008 Age: 5 16,582 SF	TER
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.00%	Sale Conditions:	Bulk/Portfolio Sale	IBAILIA DE LE TA
29 Units 6 A	nd 7 - Fountain Drive - I	Mead Ln		SOLD
Hertford, SG13 7U	В		Hertfordshire County	
	31/07/2011 £250,000 - Confirmed £20.29	Year Built/Age:	Light IndustrialLight Manufacturing Built 2000 Age: 11 12,319 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2382142	Sale Conditions:	-	
30 Unit E - M	Mead Park Industrial Est	ate - Mead Wa	ay (Part of Portfolio)	SOLD
Harlow, CM20 2SE			Essex County	
	01/09/2011 £1,002,427 - Research Comp £136.76	Year Built/Age:	IndustrialService Built 2000 Age: 10 7,330 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	Sale Conditions:	Bulk/Portfolio Sale	And and a state of the state of

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31 Units 68-	76 - Hillgrove Business	Park - Nazein	g Rd	SOLD
Waltham Abbey, E	N9 2HB		Essex County	
	24/01/2011 £125,000 - Confirmed £6.27	Year Built/Age:	IndustrialWarehouse Built 2008 Age: 2 19,931 SF	72
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2454847	Sale Conditions:	-	
32 Units 1-8	- Industrial Unit, Unit 5	- Norton Rd		SOLD
Stevenage, SG1 2	FZ		Hertfordshire County	
	15/05/2017 (763 days on mkt) £408,000 - Confirmed £250.77	Year Built/Age:	1,627 SF Industrial Unit Built 2015 Age: 1 1,627 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 3926961	Sale Conditions:	-	
33 Units 1-8	- Industrial Unit, Unit 7	- Norton Rd		SOLD
Stevenage, SG1 2	FZ		Hertfordshire County	
Sale Date:	01/07/2016 (445 days on mkt) £408,000 - Confirmed	Year Built/Age:	1,627 SF Industrial Unit	Cil.e
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 3873270	Sale Conditions:	-	
34 Units 1-8	- Industrial Unit, Unit 6	- Norton Rd		SOLD
Stevenage, SG1 2	FZ		Hertfordshire County	
Sale Price: Price/SF:		Year Built/Age:	2,378 SF Industrial Unit Built 2015 2,378 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 3873269	Sale Conditions:	-	the first
35 Unit 3-5 ·	- East Point - Parkway (F	Part of Portfol	io)	SOLD
Harlow, CM19 5QE	3		Essex County	1
	01/06/2014 £2,122,102 - Research Comp £102.87	Year Built/Age:	IndustrialWarehouse Built 2008 Age: 5 20,629 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	6.43%	Sale Conditions:	Bulk/Portfolio Sale	
36 Unit 7 Pa	rkend - Harlow Busines	s Park - Park	vay	SOLD
Harlow, CM19 5QF	-		Essex County	Start Starter
	01/03/2007 £521,750 - Confirmed £92.28	Year Built/Age:	IndustrialService Built 2004 Age: 2 5,654 SF	
Reversionary Yield: Net Initial Yield:				
Comp ID: Research Status:	2483198	Sale Conditions:	-	

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37 Unit 7 Pa	rkend - Harlow Busines	s Park - Parkv	vay	SOLD
Harlow, CM19 5QF	:		Essex County	
	01/02/2012 £450,000 - Confirmed £79.59	Year Built/Age:	IndustrialService Built 2004 Age: 7 5,654 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2461236	Sale Conditions:	-	
38 Unit C - 0	Cortland Fibron D X Ltd	- Rattys Ln (P	art of Portfolio)	SOLD
Hoddesdon, EN11	0RF		Hertfordshire County	
	31/05/2013 £16,861,383 - Research Com £188.73	Year Built/Age:	IndustrialWarehouse Built 2008 Age: 5 89,343 SF	Image Coming Soon
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	Sale Conditions:	Bulk/Portfolio Sale	
	Park - Roydon Rd			SOLD
Harlow, CM19 5GL	-		Essex County	
Sale Date:	17/12/2010 £9,428,000 - Confirmed	Year Built/Age:	IndustrialWarehouse Built 2007 Age: 3 101,138 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	7.38% 2453985	Sale Conditions:	-	A second se
40 Unit D - A	Arnaouti Pitta Ltd - Step	henson Clos ((Part of Portfolio)	SOLD
Hoddesdon, EN11	0BW		Hertfordshire County	
	31/05/2013 £9,506,598 - Research Comp £176.28	Year Built/Age:	IndustrialWarehouse Built 2008 Age: 5 53,930 SF	Image Coming Soon
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	-	Sale Conditions:	Bulk/Portfolio Sale	
41 Units G1	-G6 - R D Park - Stepher	nsons Clos		SOLD
Hoddesdon, EN11	0BW		Hertfordshire County	
Sale Date:	28/02/2012 £390,000 - Confirmed	Year Built/Age:	IndustrialWarehouse Built 2007 Age: 4 27,757 SF	
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2338149	Sale Conditions:	-	in the second
42 Units F1-	F3 - R D Park - Stephen	sons Clos		SOLD
Hoddesdon, EN11	0BW		Hertfordshire County	
	01/07/2011 £160,000 - Confirmed £35.04	Year Built/Age:	IndustrialService Built 2006 Age: 4 4,566 SF	I I ng yn ne
Reversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2368808	Sale Conditions:	-	

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43 GSK - Th	ird Ave			SOLD
Harlow, CM19 5AV	V		Essex County	
Sale Date: Sale Price: Price/SF:	31/10/2017 £7,750,000 - Confirmed £124.00	Year Built/Age:	IndustrialWarehouse Built 2010 Age: 7 62,500 SF	Image Coming Soon
eversionary Yield: Net Initial Yield: Comp ID: Research Status:	4.83% 4062112	Sale Conditions:	-	
44 GSK - Th	ird Ave (Part of Multi-Pi	roperty)		SOLE
Harlow, CM19 5AV	V		Essex County	
Sale Date: Sale Price: Price/SF:	22/12/2016 (252 days on mkt £4,563,373 - Research Comp £73.01	Year Built/Age:	IndustrialWarehouse Built 2010 Age: 6 62,500 SF	Image Coming Soon
eversionary Yield: Net Initial Yield: Comp ID:	- 3846451	Sale Conditions:	High Vacancy Property, Redevelopment	
	Research Complete	1	Project	
	entre, Unit 6 - Whittle W	lay		SOLD
Stevenage, SG1 2			Hertfordshire County	and the second
Sale Date: Sale Price: Price/SF:	31/10/2013 (92 days on mkt) £249,250 - Confirmed £113.40	Year Built/Age:	2,198 SF Industrial Unit Built 2005 Age: 8 2,198 SF	AL-DOS
eversionary Yield: Net Initial Yield: Comp ID: Research Status:	- 2957819	Sale Conditions:	-	and the second sec

	etchworth arden City	March Lodo	Finct
lington		Buntingford	M11 Thaxted Gre Bard
ughton Regis nstable Luton	Stermage1 34-14 A1M) 15 k45pworth	Standon	Stansted Mountfitchet Bishop's Great A120 Stortford Takeley Dunmow Fels
Harpenden	Welwyn Garden City	Hertford 25	awbridgeworth
ed Hemel St Albans	Hatfield	42 6 33 41 33 44 36	Ch
M1 M25	Potters Ba	M25 11 8 M25	oping Chipping Mild
Watford Borehamy	vood	Enfield 18	M11 A12 Billerica
Edgw	are	Chigwe	Brentwood Warley
Colne Valley Harrow	463	A503 A12 Ilford	Romford A127 7.5 miles Hornchurch Map data ©2018 Googl
Address	City	Property Info	Sale Info
1 Dewar House, Central Rd	Harlow	32,537 SF Industrial/Warehouse	Sold: £2,928,330 (£90/SF)
2 Calder House, Central Rd	Harlow	58,533 SF Industrial/Warehouse	Sold: £6,300,000 (£107.63/SF)
3 DC380, Edinburgh Way	Harlow	390,092 SF Industrial/Distribution	Sold: £36,000,000 (£92.29/SF)
4 DC380, Edinburgh Way	Harlow	390,092 SF Industrial/Distribution	Sold: £44,400,000 (£113.82/SF)
5 Rd Park, Essex Rd	Hoddesdon	4,000 SF Industrial/Service	Sold: £450,000 (£112.50/SF)
6 Essex Rd (Part of Portfolio)	Hoddesdon	217,833 SF Industrial/Distribution	Sold: £48,132,018 (£220.96/SF)
7 Sainsbury's Distribution Centre, Fleming Rd	Waltham Abbey	841,738 SF Industrial/Distribution	Sold: £62,600,000 (£74.37/SF)
8 Sainsbury's Distribution Centre, Fleming Rd	Waltham Abbey	841,738 SF Industrial/Distribution	Sold: £110,000,000 (£130.68/SF)
g 7 Fleming Rd	Waltham Abbey	21,883 SF Industrial/Warehouse	Sold: £800,000 (£36.56/SF)
10 7 Fleming Rd	Waltham Abbey	3,225 SF Industrial/Warehouse	Sold: £315,000 (£97.67/SF)
11 7 Fleming Rd	Waltham Abbey	3,408 SF Industrial/Warehouse	Sold: £550,000 (£161.38/SF)
12 Greenway (Part of Portfolio)	Chelmsford	71,820 SF Industrial/Distribution	Sold: £6,762,190 (£94.15/SF)
13 Gunnels Wood Rd	Stevenage	79,943 SF Industrial/Distribution	Sold: £8,150,000 (£101.95/SF)
	Otoronago		

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15	Gunnels Wood Rd	Stevenage	2,777 SF Industrial/Service	Sold: £319,355 (£115/SF)
16	Gunnels Wood Rd (Part of Multi- Property Sale)	Stevenage	79,943 SF Industrial/Distribution	Sold: £6,875,821 (£86.01/SF)
17	Gunnels Wood Rd	Stevenage	79,943 SF Industrial/Distribution	Sold: £13,350,000 (£166.99/SF)
18	Langston Rd	Loughton	37,935 SF Industrial/Warehouse	Sold: £925,000 (£24.38/SF)
19	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £620,000 (£21.67/SF)
20	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £750,000 (£26.21/SF)
21	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £650,000 (£22.72/SF)
22	Lea Rd	Waltham Abbey	28,610 SF Industrial/Warehouse	Sold: £650,000 (£22.72/SF)
23	Imprimo Park, Lenthall Rd	Loughton	89,783 SF Industrial/Warehouse	Sold: £10,400,000 (£115.83/SF)
24	Marsh Ln	Ware	12,728 SF Flex	Sold: £250,000 (£19.64/SF)
25	Marsh Ln	Ware	1,610 SF Flex	Sold: £250,000 (£155.28/SF)
26	Mead Ln	Hertford	12,319 SF Flex/Light Manufacturing	Sold: £250,000 (£20.29/SF)
27	Mead Ln (Part of Portfolio)	Hertford	16,582 SF Industrial/Warehouse	Sold: £1,730,761 (£104.38/SF)
28	Mead Ln (Part of Portfolio)	Hertford	47,559 SF Industrial/Warehouse	Sold: £3,426,071 (£72.04/SF)
29	Mead Ln (Part of Portfolio)	Hertford	39,036 SF Industrial/Warehouse	Sold: £2,843,167 (£72.83/SF)
30	Mead Way (Part of Portfolio)	Harlow	7,330 SF Industrial/Service	Sold: £1,002,427 (£136.76/SF)
31	Nazeing Rd	Waltham Abbey	19,931 SF Industrial/Warehouse	Sold: £125,000 (£6.27/SF)
32	Norton Rd	Stevenage	2,378 SF Industrial/Warehouse	Sold: £335,000 (£140.87/SF)
33	Norton Rd	Stevenage	1,627 SF Industrial/Warehouse	Sold: £408,000 (£250.77/SF)
34	Norton Rd	Stevenage	1,627 SF Industrial/Warehouse	Sold: £408,000 (£250.77/SF)
35	Parkway	Harlow	5,654 SF Industrial/Service	Sold: £450,000 (£79.59/SF)
36	Parkway	Harlow	5,654 SF Industrial/Service	Sold: £521,750 (£92.28/SF)
37	East Point, Parkway (Part of Portfolio)	Harlow	20,629 SF Industrial/Warehouse	Sold: £2,122,102 (£102.87/SF)
38	Cortland Fibron D X Ltd, Rattys Ln (Part of Portfolio)	Hoddesdon	89,343 SF Industrial/Warehouse	Sold: £16,861,383 (£188.73/SF)
39	Roydon Rd	Harlow	101,138 SF Industrial/Warehouse	Sold: £9,428,000 (£93.22/SF)
40	Arnaouti Pitta Ltd, Stephenson Clos (Part of Portfolio)	Hoddesdon	53,930 SF Industrial/Warehouse	Sold: £9,506,598 (£176.28/SF)
41	Stephensons Clos	Hoddesdon	27,757 SF Industrial/Warehouse	Sold: £390,000 (£14.05/SF)
42	Stephensons Clos	Hoddesdon	4,566 SF Industrial/Service	Sold: £160,000 (£35.04/SF)
43	GSK, Third Ave (Part of Multi- Property Sale)	Harlow	62,500 SF Industrial/Warehouse	Sold: £4,563,373 (£73.01/SF)
44	GSK, Third Ave	Harlow	62,500 SF Industrial/Warehouse	Sold: £7,750,000 (£124/SF)
45	lo Centre, Whittle Way	Stevenage	2,198 SF Industrial/Warehouse	Sold: £249,250 (£113.40/SF)

Quick Stats Report

Light Industrial East Sale Price £250,000 £250,000 £250,000 £250,000 NIA 1,610 SF 8,886 SF 12,319 SF 12,728 SF Price per SF £19,64 £28.14 £20.29 £155.28 Net Initial Yield - - - - Days on Market 55 228 228 400 Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial 1.627 SF 93.723 SF 28.610 SF 841.738 SF 4 Price per SF £6.27 £107.85 £99.81 £250.77 4 Net Initial Yield 4.35% 6.37% 6.50% 8.91% 5 Days on Market 61 346 252 989 5 Sale Price to Asking Price Ratio	Light Industrial Junction Junction <thjunction< th=""> Junction Junction</thjunction<>		Comps	Statistics			
Sale Price £250,000 £250,000 £250,000 £250,000 £250,000 NIA 1,610 SF 8,886 SF 12,319 SF 12,728 SF Price per SF £19.64 £28.14 £20.29 £155.28 Net Initial Yield - - - - Days on Market 55 228 228 400 Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial - - - - - Sale Price to Asking Price Ratio £125,000 £10,107,808 £1,366,594 £110,000,000 4 NIA 1,627 SF 93,723 SF 28,610 SF 841,738 SF 4 Price per SF £6.27 £107.85 £99.81 £250.77 4 Net Initial Yield 4.35% 6.37% 6.50% 8.91% 4 Days on Market 61 346 252 988 4 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: <th>Sale Price £250,000 £250,000 £250,000 £250,000 £250,000 NIA 1,610 SF 8,886 SF 12,319 SF 12,728 SF Price per SF £19.64 £28.14 £20.29 £155.28 Net Initial Yield - - - - Days on Market 55 228 228 400 Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial - - - - - Sale Price to Asking Price Ratio £125,000 £10,107,808 £1.366,594 £110,000,000 4 NIA 1,627 SF 93,723 SF 28,610 SF 841,738 SF 4 Price per SF £6.27 £107.85 £99.81 £250.77 4 Net Initial Yield 4.35% 6.37% 6.50% 8.91% 1 Days on Market 61 346 252 988 1 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions:<th></th><th>Low</th><th>Average</th><th>Median</th><th>High</th><th>Coun</th></th>	Sale Price £250,000 £250,000 £250,000 £250,000 £250,000 NIA 1,610 SF 8,886 SF 12,319 SF 12,728 SF Price per SF £19.64 £28.14 £20.29 £155.28 Net Initial Yield - - - - Days on Market 55 228 228 400 Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial - - - - - Sale Price to Asking Price Ratio £125,000 £10,107,808 £1.366,594 £110,000,000 4 NIA 1,627 SF 93,723 SF 28,610 SF 841,738 SF 4 Price per SF £6.27 £107.85 £99.81 £250.77 4 Net Initial Yield 4.35% 6.37% 6.50% 8.91% 1 Days on Market 61 346 252 988 1 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: <th></th> <th>Low</th> <th>Average</th> <th>Median</th> <th>High</th> <th>Coun</th>		Low	Average	Median	High	Coun
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Net Initial YieldDays on Market55228228400Sale Price to Asking Price Ratio87.72%94.62%96.15%100.00%IndustrialSale Price£125,000£10,107,808£1,366,594£110,000,0004NIA1,627 SF93,723 SF28,610 SF841,738 SF4Price per SF£6.27£107.85£99.81£250.774Net Initial Yield4.35%6.37%6.50%8.91%6Days on Market613462529894Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%4TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey Criteriabasic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Net Initial Yield -	NIA	1,610 SF	8,886 SF	12,319 SF	12,728 SF	
Days on Market 55 228 228 400 Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial Sale Price £125,000 £10,107,808 £1,366,594 £110,000,000 4 NIA 1,627 SF 93,723 SF 28,610 SF 841,738 SF 4 Price per SF £6.27 £107.85 £99.81 £250.77 4 Net Initial Yield 4.35% 6.37% 6.50% 8.91% 6 Days on Market 61 346 252 989 6 Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 6 Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 6 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 basic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping	Days on Market 55 228 228 400 Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial Sale Price £125,000 £10,107,808 £1,366,594 £110,000,000 4 NIA 1,627 SF 93,723 SF 28,610 SF 841,738 SF 4 Price per SF £6.27 £107.85 £99.81 £250.77 4 Net Initial Yield 4.35% 6.37% 6.50% 8.91% 1 Days on Market 61 346 252 989 1 Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 1 Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 1 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 basic criteria: Type of Property - Light Industrial; Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping	Price per SF	£19.64	£28.14	£20.29	£155.28	
Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial Sale Price £125,000 £10,107,808 £1,366,594 £110,000,000 4 NIA 1,627 SF 93,723 SF 28,610 SF 841,738 SF 4 Price per SF £6.27 £107.85 £99.81 £250.77 4 Days on Market 61 346 252 989 4 Days on Market 61 346 252 989 4 Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 4 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes 5 5	Sale Price to Asking Price Ratio 87.72% 94.62% 96.15% 100.00% Industrial Sale Price £125,000 £10,107,808 £1,366,594 £110,000,000 44 NIA 1,627 SF 93,723 SF 28,610 SF 841,738 SF 44 Price per SF £6.27 £107.85 £99.81 £250.77 44 Days on Market 61 346 252 989 11 Days on Market 61 346 252 989 11 Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 1 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Under Offer, Sold; Return and Search on Portfolio Sale	Net Initial Yield	-	-	-	-	
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Sale Price£125,000£10,107,808£1,366,594£110,000,0004NIA1,627 SF93,723 SF28,610 SF841,738 SF4Price per SF£6.27£107.85£99.81£250.774Net Initial Yield4.35%6.37%6.50%8.91%1Days on Market613462529894Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%1TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey CriteriaSurvey CriteriaSurvey Criteria:Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Sale Price£125,000£10,107,808£1,366,594£110,000,00044NIA1,627 SF93,723 SF28,610 SF841,738 SF44Price per SF£6.27£107.85£99.81£250.7744Net Initial Yield4.35%6.37%6.50%8.91%11Days on Market6134625298911Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%11TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey CriteriaSurvey CriteriaSurvey Criteria:Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Sale Price to Asking Price Ra	tio 87.72%	94.62%	96.15%	100.00%	
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Price per SF£6.27£107.85£99.81£250.774Net Initial Yield4.35%6.37%6.50%8.91%4Days on Market613462529894Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%4TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey CriteriaSurvey CriteriaSurvey CriteriaSuper of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Price per SF£6.27£107.85£99.81£250.7744Net Initial Yield4.35%6.37%6.50%8.91%1Days on Market613462529891Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%1TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey Criteriabasic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Sale Price	£125,000	£10,107,808	£1,366,594	£110,000,000	4
Net Initial Yield4.35%6.37%6.50%8.91%4Days on Market61346252989989Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey Criteriabasic criteria:Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Net Initial Yield4.35%6.37%6.50%8.91%1Days on Market613462529891Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%1TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey Criteriabasic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	NIA	1,627 SF	93,723 SF	28,610 SF	841,738 SF	4
Days on Market 61 346 252 989 4 Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 1 Totals Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Survey Criteria Sold Transactions 5 Sold Transactions: 4 Sold Transactions: 5	Days on Market613462529891Sale Price to Asking Price Ratio81.45%97.27%100.00%114.79%1TotalsSold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Sold TransactionsTotal Sales Volume:£425,277,951Total Sales Transactions:4Survey Criteriabasic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yesgeography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Price per SF	£6.27	£107.85	£99.81	£250.77	4
Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 100.00% Totals Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Sold Transactions Sold Transactions Sold Transactions Sold Transactions: Sold Transaction:	Sale Price to Asking Price Ratio 81.45% 97.27% 100.00% 114.79% 1 Totals Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Sold Transactions E Sold Transactions Total Sales Transactions: 4 Sold Transactions: 1 Sol	Net Initial Yield	4.35%	6.37%	6.50%	8.91%	1
Totals Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Survey Criteria Survey Criteria basic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Totals Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Survey Criteria basic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Days on Market	61	346	252	989	1
Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Survey Criteria basic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Sold Transactions Total Sales Volume: £425,277,951 Total Sales Transactions: 4 Survey Criteria basic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Sale Price to Asking Price Ra	tio 81.45%	97.27%	100.00%	114.79%	1
pasic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	pasic criteria: Type of Property - Light Industrial, Industrial; Property Size - from 1,000 SF; Year Built - from 2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	Sold Transactions	Total Sales Volume:	£425,277,951	Total Sales	Transactions:	4
2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East	2000; Sale Status - Under Offer, Sold; Return and Search on Portfolio Sales as Individual Properties - Yes geography criteria: Submarket - Epping Forest (Essex), Harlow (Essex), Broxbourne (Hertfordshire), East		Survey	y Criteria			
							n

Appendix 7 – Residential Land Sales Prices

Planning	Site address	Site	Units	Non-res	Aff	Aff	Aff	TOTAL s106	Status	LR Title	Date	Total Price	Price Paid	Price
reference		Area		development	Target	units		(£)		number		Paid	/ha	Paid /
number		(ha)			(%)									Unit

Harlow

HW/FUL/	Edinburgh Gate Car Park,	2.3	376	N/A	33%	TBC	#VAL	£1,367,346	Pending	EX540650	18.04.2017	£21,250,000	£9,239,130	£56,516
18/00144 HW/REM/17/ 00591	Edinburgh Gate CP1B, Newhall, Milestone Road, Newhall	3.63	136	N/A	33%	21	UE! 15%	£0	decision Not commenced	see17.00307				
HW/FUL/17/ 00563	1 to 7 Burnt Mill, Harlow, CM20 2HT	0.91	172	1155sqm office	33%	16	9%	£312,030		see 16.00400	1			
HW/REMVAR / 17/00556	Swallow Churchgate Hotel, Churchgate Street	1.19	26	Redevelopme nt of hotel complex	33%	0	0%	£1,350,000	Commenced					
HW/FUL/ 17/00370	Service Industry Bays, The Stow	0.5	98	660sqm B1 use	33%	14	14%	£138, 018	Pending decision	EX416514	12.03.2018	£1,300,000	£2,600,000	£13,265
HW/REM/ 17/00307	Parcel 1A, Phase 2a, Newhall	4.03	170	795sqm flexible retail	33%	26	15%	£O	Not commenced	EX947905 inc larger plot	23.12.2016	£18,867,924	£4,681,867	£110,988
HW/FUL/ 17/00097 (RTG)	Redevelopment Of Land at Harvey Centre, West Gate, Market Square, Broadwalk, Westgate	1.5	447	4000sqm flexible retail	33%	148	33%	£614,571	Pending decision	Multipl owne	rs			
HW/FUL/ 16/00400	1 to 7 Burnt Mill	0.91	142	1155sqm office	33%	12	8%	£244,900		EX519770/ EX680547/ EX765701	14.12.2016	£4,200,000	£4,615,385	£29,577
HW/FUL/ 16/00397 (RTG)	Proposed Flat Block South East of Redstone House, Crown Gate	0.6	24	N/A	33%	7	29%	£0	Pending decision	Not clear, Mu	Iltiple owners			
HW/FUL/ 15/00504	Swallow Churchgate Hotel, Churchgate Street	1.19	26	Redevelopme nt of hotel complex	33%	9	35%	£O	Not commenced (HW/REMVA R/ 17/00556 commenced)	EX954062	18.09.2014	£2,350,000	£1,974,790	£90,385
HW/FUL/ 15/00229	Redevelopment of The Briars, Copshall Close and Aylets Field	5.7	343	N/A	33%	200	58%	£O	Commenced	Built out Mul	tiple owners			
HW/FUL/ 15/00193	YWCA Hostel - The Angle, Fourth Avenue	0.36	69	N/A	33%	6	9%	£3,000	Not commenced	EX903755	28.03.2014	£75,000	£208,333	£1,087

HW/PL/	317 Berecroft	0.41	22	N/A	33%	22	100	£0	TBC	Built out Mult	tiple owners			
15/00131							%							
HW/PL/	Harlow Rugby Football Club,	3.6	125	N/A	33%	40	32%	£205,150	Commenced	EX965839	22.12.2017	£11,200,000	£3,111,111	£89,600
14/00361	Elizabeth Way							ТВС						

Epping Forest

EPF/ 1232/16	Chimes Garden Centre, Old Nazeing Road, Nazeing	1.0	17	N/A	40%	0	0%	£1,060,369	Not Commenced	EX538957	26.11.2012	£700,000	£700,000	£41,176
EPF/ 2523/16	Brent House Farm, Harlow Common, North Weald	1.34	19	N/A	40%	2	11%	£140,000	Not Commenced	EX720998	11.08.2014	£2,170,000	£1,619,403	£114,211
EPF/ 3034/16	Norton Heath Riding Centre, Fingrith Hall Lane, High Ongar, Ongar	2.2	30	N/A	40%	15	50%		Under Construction	EX960953	05.09.2017	£3,700,000	£1,681,818	£123,333
EPF/ 2163/15	Allotments rear of 8 To 22 Institute Road, Coopersale, Epping	0.56	18	N/A	40%	6	33%		Under Construction	EX955474	10.01.2017	£2,575,000	£4,598,214	£143,056
EPF/ 0259/16	Stoneshot Farm, Hoe Lane, Nazeing	1.3	17	N/A	40%	10	59%		Not Commenced	EX697804	01.11.2002	£495,000	£380,769	£29,118
EPF/0853/14	Tottenham Hotspur Training Ground, Luxborough Lane Chigwell	10.0	60	Proposal also includes a 3800 sq metre school etc	40%	0	0%	£481,919	Completed	EX521814 EX540119	20.10.2015	£4,900,000	£490,000	£81,667
EPF/1162/15	Knollys Nursery, Pick Hill, Waltham Abbey	3.58	79	N/A	40%	63	80%		Under Construction	built out mul	tiple owners			
EPF/1849/17	Chigwell County Primary School, High Road, Chigwell	4.76	59	N/A	40%	0	0%	£3,800,000	Not Commenced	ex246022 (field)/ ex927032 (school)	07.09.2015	£120,000	£25,210	£2,034
EPF/1862/15	Chigwell Grange, High Road, Chigwell	2.98	43	N/A	40%	0	0%	£2,732,839	Under Construction	ex818137	20.01.2015	£18,780,000	£6,302,013	£436,744
EPF/2370/14	Netherhouse Farm, Sewardstone Road, Waltham Abbey	1.1	16	N/A	40%	8	50%		Not Commenced	EX493334	24.08.2007	£5,000,000	£4,545,455	£312,500
EPF/2535/14	Land at Barnfield, Epping Road, Roydon	4.05	23	N/A	40%	11	48%		Completed	EX935961	18.03.2016	£3,250,000	£802,469	£141,304
EPF/3006/14	Fyfield Business and Research Park, Fyfield Road, Chipping Ongar	9.25	105	N/A	40%	44	42%		Under Construction	EX424319 and EX939517	23.06.2016 and 31.05.2016	£9,185,000	£992,973	£87,476
EPF/1399/09	212 Manor Road, Chigwell	1.3	68	N/A	40%	52	76%		Completed	built out mult	tiple owners			
EPF/2254/15	Pyrles Lane Nursery, Pyrles Lane, Loughton	0.98	36	N/A	40%	15	42%		Not Commenced	EX755530	Owned by Council			

EPF/0339/13	1-28 King Harold Lodge,	0.22	28	N/A	40%	0	#VAL		Completed	built out mul	tiple owners			
	formerly The Green Man		(C2)				UE!							
	Public House, Broomstick													
	Hall Road, Waltham Abbey													
EPF/1103/15	Former tennis courts site,	0.44	38	N/A	40%	0	#VAL		Completed	built out mul	tiple owners			
	Junction of Alderton Hill and		(C2)				UE!							
	Roding Road, Loughton													
EPF/2473/16	Woodview, Lambourne	1.34		72 bed care	40%	0	#VAL	£499,575	Under	EX951212	24.02.17	£2,980,000	£2,223,881	
	Road, Chigwell			home + 25			UE!		Construction	plus				
				retirement						EX556992				
				living						and				
				apartments						EX907440				
				(C2)										
EPF/0739/10	Threshers Hastingwood	0.3	14		40%	0	0%		Completed	ex547500 plu	is built out			
	Road Hastingwood North													
	Weald													

E Herts

3/13/1000/O P	Land North of, Hare St, Buntingford	8.6	160	Up to 40%	32	20%		Built out, Mu	tiple owners		
3/13/1273/FP	115-149, Tudor Way and Rear of, 2-90 Hutton Close, Hertford, SG14 2DH	1.13	35	Up to 40%	35	100 %	Commenced	HD505416	07.12.2010		
3/13/1721/FP	102-124 Cozens Road and Garages rear, 90-100, Cozens Road, Ware	0.479	34		34	100 %	Commenced	HD408232	No date		
3/13/2223/FP	High Road and rear of, North Drive, High Cross SG11 1AD	2.09	57	Up to 40%	22	39%		Built Out, Mu	ltiple Owners		
3/11/0554/O P	Terlings Park, Eastwick Road, Eastwick, CM20 2QR	11.7	200	Up to 40%	40	20%	Complete	Built Out, Mu	ltiple Owners		
3/13/1925/O P 3/14/1717/FP 3/14/1717/FP (Ph1)	Former Sainsburys Distribution Depot, London Road, Buntingford, SG9 9JR	14.3	316	Up to 40%	5	2%		Built Out, Mu	ltiple Owners		
3/10/0386/FP and 3/14/0209	Cintel site, Watton Road, Ware	2.15	13	Up to 40%	5	38%		HD364347 an	d Built Out		
						#DIV /0!		Built Out, Mu	ltiple Owners		
3/11/0384/O P	Former Trinity Centre, Lady Margaret Gardens	2	81	Up to 40%	33	41%					

3/10/1522/FP	Wallace Land (Clements Close) Buntingford Road, Puckeridge, SG11 1RT	1.54	58		Up to 40%	15	26%		Complete	Built Out, Mu	Iltiple Owners			
3/08/0840	Land off Tylers Close, West of Greenways	n/a	50		Up to 40%	20	40%			Built Out, Mu	Iltiple Owners			
3/13/0804	Land at Bishops Stortford North	130	2200		Up to 40%		0%			Multiple Owners	10.03.2017			
3/12/2154/FP	71-77 South St, Bishops Stortford	0.31	51		Up to 40%	n/a	#VAL UE!	£565,300		Built Out, Mu	Iltiple Owners			
3/12/1094/O P	Whitehall Leys, Bishops Stortford	0.8	4		Up to 40%	n/a	#VAL UE!	£190,000	Complete	Built Out, Mu	Iltiple Owners			
3/15/0413/F UL	Mill Road, Mead Lane, Hertford	1.09	120		Up to 40%	48	40%			Built Out, Mu	Iltiple Owners			
3/15/1118/F UL	356 – 364 Ware Road, Hertford	0.4	34		Up to 40%		0%		Currently being constructed	HD559750	18.11.2016	£1,080,000	£2,700,000	£31,765
3/14/1583/FP	Hoggates End, Bishops Stortford	1.3	22		Up to 40%	9	41%		Currently being constructed	HD477678 ar Mostly Built (
3/14/1766/FP	Hertford Regional College, Scotts Road, Ware, Herts, SG12 9JQ	0.73	49		Up to 40%		0%		Currently being constructed	Built Out Mu	tiple Owners			
3/14/2143	Land to the south of Hadham Road, Bishop's Stortford (Application A)	7.51	247		30% / 40%		0%		Not commenced	HD424818	28.11.2003			
3/14/2145/O P	Land at Hadham Road, Bishops Stortford (Application C)	3.12	84		40%		0%		Not commenced	HD424818	28.11.2003			
3/16/0452	Rye Street/Farnham Road, Bishops Stortford	1.45	32		40%		0%		Not commenced	HD506788 and HD555919 and HD555918	13.10.2017 and 01.09.2017 and 01.09.2017	£1,900,000	£1,310,345	£59,375
3/17/0392/F UL	Bircherley Green Shopping Centre, Hertford, Hertfordshire	1.02	70 (TBC)	4694sqm retail	40%		#VAL UE!		Not commenced	HD347499	10.12.2009			

Appendix 8 – CoStar Industrial Land

The pages in this appendix are not numbered.

1 Land At	- Abridge Rd			SOLD
Epping, CM16 7NN	N		Essex County	
Sale Price:	01/06/2011 £140,000 - Confirmed £17,500.00 (£0.40/SF)	Land Area: Lot Dimensions: Proposed Use:		Image Coming Soon
Parcel No:				
Comp ID: Research Status:	2445414 Confirmed	Sale Conditions:	-	
2 Lot 1 - W	atermill Industrial Estate	e - Aspenden	Rd	SOLD
Buntingford, SG9	9JS		Hertfordshire County	. 4 1
Sale Price:	10/07/2017 (1,208 days on mł £460,000 - Confirmed £1,227,643.87 (£28.18/SF)	(t) Land Area: Lot Dimensions: Proposed Use:		
Parcel No:				
Comp ID: Research Status:		Sale Conditions:	-	
3 Lot 3 - As	spenden Rd			SOLD
Buntingford, SG9	9JS		Hertfordshire County	
Sale Price:	30/11/2016 (175 days on mkt) £38,000 - Confirmed £272,294.86 (£6.25/SF)	Land Area: Lot Dimensions: Proposed Use:		Image Coming Soon
Parcel No:				
Comp ID: Research Status:	3928648 Confirmed	Sale Conditions:	-	
4 Yard - Bi	rds Green			SOLD
Ongar, CM5 0PN			Essex County	S Martin
Sale Price: £/AC Land Gross:	01/11/2012 (238 days on mkt) £140,000 - Confirmed £106,060.98 (£2.43/SF)	Land Area: Lot Dimensions: Proposed Use:		
Parcel No:				
Comp ID: Research Status:		Sale Conditions:	-	
5 Former V	Vaterford Landfill Site -	Bramfield Ln		SOLD
Hertford, SG14 2G	E		Hertfordshire County	Last and
Sale Date: Sale Price: £/AC Land Gross:		Land Area: Lot Dimensions: Proposed Use:		
Parcel No:				A States
Comp ID: Research Status:	3092483 Research Complete	Sale Conditions:		Jacob Tight of
6 Former E	Bpi Packaging Services	Site - Brook R	?d	SOLD
Buckhurst Hill, IG	9 5TU		Essex County	
Sale Price:	04/01/2011 £2,500,000 - Confirmed £2,231,969.08 (£51.24/SF)	Land Area: Lot Dimensions: Proposed Use:	1.12 AC (48,787 SF)	Image Coming Soon
Parcel No:				
Comp ID: Research Status:		Sale Conditions:	-	

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7 Former E	Britannia Nurseries Site	- Bryanstone	Rd	SOLD
Waltham Cross, E	N8 7NS		Hertfordshire County	NV2
	01/08/2016 (94 days on mkt)		11 AC (479,160 SF)	NY STATE
	£10,000,000 - Approximate £909,090.91 (£20.87/SF)	Lot Dimensions: Proposed Use:		
Parcel No:				and the second s
Comp ID: Research Status:	3744098 Approximate	Sale Conditions:	-	
8 Plot L - E	ssex Rd			SOLD
Hoddesdon, EN11	0BW		Hertfordshire County	
Sale Price:	16/06/2010 £1,400,000 - Confirmed £2,000,000.00 (£45.91/SF)	Land Area: Lot Dimensions: Proposed Use:		
Parcel No:				
Comp ID: Research Status:		Sale Conditions:	-	
9 Glaxosm	ithkline - Fourth Ave			SOLD
Harlow, CM20 1DV	V		Essex County	
	16/09/2013 (158 days on mkt) Land Area:	6.92 AC (301,435 SF)	
Sale Price: £/AC Land Gross:	-	Lot Dimensions: Proposed Use:	-	
Parcel No:	-	Proposed Use.	-	TIM
Comp ID:	2841744	Sale Conditions:	_	THICK R
	Research Complete			
10 Developr	ment Site - Hazlemere M	arina		SOLD
Waltham Abbey, E	N9 1AZ		Essex County	the second second
	13/01/2016 (944 days on mkt)		3.11 AC (135,472 SF)	
	£1,150,000 - Confirmed £369,773.84 (£8.49/SF)	Lot Dimensions: Proposed Use:		
Parcel No:				
Comp ID:	3489030	Sale Conditions:	_	
Research Status:				
11 Plot D - H	ligh St (Part of Multi-Pro	operty)		SOLD
Epping, CM16 5DN	١		Essex County	
	01/12/2016 (1,242 days on ml £943,539 - Research Comple		0.54 AC (23,522 SF)	
	£1,747,324.21 (£40.11/SF)	Proposed Use:		
Parcel No:				
Comp ID: Research Status:	3849099 Research Complete	Sale Conditions:	-	
12 Paradise	Piggeries - Holy Cross	н		SOLD
Broxbourne, EN10) 7FF		Hertfordshire County	
	28/03/2018 (55 days on mkt)	Land Area:	2.74 AC (119,354 SF)	
Sale Price: £/AC Land Gross:	£46,000 £16,788.38 (£0.39/SF)	Lot Dimensions: Proposed Use:	-	Image Coming Soon
Parcel No:				
Comp ID: Research Status:	4257122 Research Complete	Sale Conditions:	-	

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13 Former	Sainsburys Depot - Londo	on Rd		SOLI
Buntingford, SG9	9JR		Hertfordshire County	
Sale Date: Sale Price: £/AC Land Gross:		Land Area: ot Dimensions: Proposed Use:		Image Coming Soon
Parcel No:				
	4143517 S Research Complete	Sale Conditions:	-	
14 Land at	Parkway - Roydon Rd			PENDIN
Harlow, CM19 5Q	F		Essex County	
Asking Price: £/AC Land Gross: Days on Market: Sale Status:	£43,137,254.90 (£990.30/SF) 371 L			Image Coming Soon
Parcel No: Sales Condition:	0081-2212, 0081-2228 [Partial L -	_ist]		
15 Meeting	Hall - Salisbury Rd			SOL
Hoddesdon, EN1	I OHY		Hertfordshire County	
Sale Price:	03/11/2017 (71 days on mkt) £900,000 - Approximate £642.86		Office Built 1990 Age: 27 1,400 SF	
eversionary Yield: Net Initial Yield:				
	4060579 5	Sale Conditions:	Condo Conversion, High Vacancy Property	And and a second s
16 3 Nether	house Farm - Sewardstor	ne Rd		SOL
_ondon, E4 7RJ			London County	
	21/03/2016 (5 days on mkt) £400,000 - Confirmed L	Land Area: ot Dimensions:	0.37 AC (16,117 SF)	
	£1,079,219.57 (£24.78/SF)	Proposed Use:		
Parcel No:				
Comp ID: Research Status:		Sale Conditions:	Distress Sale	and the second second
17 Plot A -	St John's Rd (Part of Mult	i-Property)		SOL
Epping, CM16 5D	N		Essex County	and the state of
Sale Price:	01/12/2016 (1,242 days on mkt) £3,582,015 - Research Comp L £1,747,324.39 (£40.11/SF)			1 Phone
Parcel No:				A BEACH
	3849099 S Research Complete	Sale Conditions:	-	
18 Plot C -	St John's Rd (Part of Mult	i-Property)		SOL
Epping, CM16 5D	N		Essex County	
Sale Price:	01/12/2016 (1,242 days on mkt £1,030,905 - Research Comp L £1,747,323.86 (£40.11/SF)			
Parcel No:				The second

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19 Plot B - S	St John's Rd (Part of Mu	lti-Property)		SOLD
Sale Price:	N 01/12/2016 (1,242 days on mk £943,539 - Research Comple £1,747,324.21 (£40.11/SF)	t) Land Area: Lot Dimensions: Proposed Use:		
Parcel No: Comp ID: Research Status	3849099 Research Complete	Sale Conditions:	-	
	ment Site - The Borough			SOLD
Ongar, CM5 9HD			Essex County	
Sale Date: Sale Price:	20/12/2013 (149 days on mkt) £70,000 - Confirmed £59,829.30 (£1.37/SF)	Land Area: Lot Dimensions: Proposed Use:	1.17 AC (50,965 SF)	Con Mall
Parcel No:				
Comp ID: Research Status:	2957724 Confirmed	Sale Conditions:	-	
21 Glasshou	use Nursery - Vicarage L	.n		SOLD
Sale Price:	- 01/08/2012 (506 days on mkt) £385,000 - Confirmed £53,472.22 (£1.23/SF)	Land Area: Lot Dimensions: Proposed Use:		
Parcel No:				1 And
Comp ID: Research Status:		Sale Conditions:	-	
22 West Poi	int - West Rd			SOLD
Sale Price: £/AC Land Gross:	- 01/04/2009 £1,350,000 - Confirmed £1,080,000.00 (£24.79/SF)	Land Area: Lot Dimensions: Proposed Use:		
Parcel No:				State of the second state
Comp ID: Research Status:	2468595 Confirmed	Sale Conditions:	-	
23 Land site	e - West Of Braughing			SOLD
Sale Price:	01/06/2018 (22 days on mkt) £5,000 £5,882.35 (£0.14/SF)	Land Area: Lot Dimensions: Proposed Use:		P
Parcel No:				je j
Comp ID: Research Status:	4281082 Research Complete	Sale Conditions:	-	

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Quick Stats Report

	Comps	Statistics			
	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£900,000	£900,000	£900,000	£900,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,400 SF	1,400 SF	1,400 SF	1,400 SF	1
Price per SF					
For Sale & UC/Pending	-		-	-	-
Sold Transactions	£642.86	£642.86	£642.86	£642.86	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	71	71	71	71	1
Sale Price to Asking Price R	atio				
Sold Transactions	90.45%	90.45%	90.45%	90.45%	1
Land					
Price					
For Sale & UC/Pending	£1,100,000	£1,100,000	£1,100,000	£1,100,000	1
Sold Transactions	£5,000	£1,365,778	£701,770	£10,000,000	18
Parcel Size					
For Sale & UC/Pending	0.03 AC	0.03 AC	0.03 AC	0.03 AC	1
Sold Transactions	0.14 AC	9.13 AC	1.25 AC	139 AC	21
Price per Acre					
For Sale & UC/Pending	£43,137,255	£43,137,255	£43,137,255	£43,137,255	1
Sold Transactions	£5,882	£570,924	£994,155	£2,231,969	18
Days on Market					
For Sale & UC/Pending	371	371	371	371	1
Sold Transactions	5	548	238	1,242	17
Sale Price to Asking Price R	atio				
Sold Transactions	33.33%	90.02%	96.67%	123.08%	8
	Тс	otals			
For Sale & UC/Pending	Asking Price Total:	£1,100,000	Total For Sa	le Transactions:	1
Sold Transactions	Total Sales Volume:	£25,483,998	Total Sales	Transactions:	22
	Total Included in Analysis:	£26,583,998	Total Incluc	led in Analysis:	23
	Survey	v Criteria			
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Quick Stats Report

uick Stats Report				
Low	Average	Median	High	Coun
pasic criteria: Type of Property - Land; Sale Status - Und as Individual Properties - Yes; Exclude Non-Arms Length	er Offer, Sold; R I Comps - Yes	eturn and Search	on Portfolio Sale	S
		Provhourno (Ho	rtfordobiro) Eco	٠
geography criteria: Submarket - Epping Forest (Essex), Hertfordshire (Hertfordshire), Stevenage (Hertfordshir	e)	Bioxbourne (He	entiordshire), Eas	ι

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Appendix 9 – Summary of IDP costs.

East of Harlow (North)

, , , , , , , , , , , , , , , , , , ,	2018	2023	2028	2033	2038	2043
	-	-	-	-	-	+
	2023	2028	2033	2038	2043	
Transport	£4,585,064	£10,670,298	£3,469,548	£33,757	£33,757	£88,893
Education	£31,571	£4,478,860	£5,010,793	£42,409	£42,409	£111,677
Healthcare	£154,962	£587,467	£582,842	£208,158	£208,158	£548,149
Emergency Services	£0	£811,613	£0	£0	£0	£0
Community Facilities	£231,829	£886,510	£388,370	£10,842	£10,842	£28,551
Open Space	£0	£0	£0	£0	£0	£0
Sports and Leisure	£0	£1,254,090	£0	£0	£0	£0
Utilities	£0	£25,042	£0	£0	£0	£0
Flood Defence	£0	£0	£0	£0	£0	£0
Total	£5,003,426	£18,713,880	£9,451,552	£295,166	£295,166	£777,269

East of Harlow (South)

	2018	2023	2028	2033	2038	2043
	-	-	-	-	-	+
	2023	2028	2033	2038	2043	
Transport	£15,894,890	£20,430,366	£12,027,766	£117,024	£117,024	£308,163
Education	£1,676,731	£17,875,746	£14,394,519	£147,017	£147,017	£387,145
Healthcare	£537,201	£2,036,554	£2,020,518	£721,614	£721,614	£1,900,249
Emergency Services	£0	£2,813,591	£0	£0	£0	£0
Community Facilities	£803,673	£3,966,153	£1,346,348	£37,586	£37,586	£98,975
Open Space	£0	£0	£0	£0	£0	£0
Sports and Leisure	£0	£4,347,513	£0	£0	£0	£0
Utilities	£0	£86,811	£0	£0	£0	£0
Flood Defence	£0	£0	£0	£0	£0	£0
Total	£18,912,495	£51,556,734	£29,789,150	£1,023,241	£1,023,241	£2,694,533

Latton Priory

	2018	2023	2028	2033	2038	2043
	-	-	-	-	-	+
	2023	2028	2033	2038	2043	
Transport	£6,419,090	£12,958,417	£6,957,367	£47,260	£47,260	£124,451
Education	£119,896	£12,073,324	£923,204	£59,372	£59,372	£156,347
Healthcare	£216,947	£822,454	£815,978	£291,421	£291,421	£767,408
Emergency Services	£0	£1,136,258	£0	£0	£0	£0
Community Facilities	£74,757	£1,290,932	£677,072	£15,179	£15,179	£39,971
Open Space	£0	£0	£0	£0	£0	£0
Sports and Leisure	£0	£1,755,726	£0	£0	£0	£0
Utilities	£0	£35,058	£0	£0	£0	£0
Flood Defence	£0	£0	£0	£0	£0	£0
Total	£6,830,689	£30,072,170	£9,373,621	£413,232	£413,232	£1,088,177

Water Lane Area (Sumners)

	2018	2023	2028	2033	2038	2043
	-	-	-	-	-	+
	2023	2028	2033	2038	2043	
Transport	£4,933,529	£12,595,659	£3,959,707	£36,322	£36,322	£95,649
Education	£91,114	£9,268,872	£699,208	£45,632	£45,632	£120,164
Healthcare	£166,739	£632,115	£627,138	£223,978	£223,978	£589,808
Emergency Services	£0	£873,295	£0	£0	£0	£0
Community Facilities	£56,589	£983,505	£511,710	£11,666	£11,666	£30,720
Open Space	£0	£0	£0	£0	£0	£0
Sports and Leisure	£0	£1,349,401	£0	£0	£0	£0
Utilities	£0	£26,945	£0	£0	£0	£0
Flood Defence	£0	£0	£0	£0	£0	£0
Total	£5,247,972	£25,729,792	£5,797,762	£317,598	£317,598	£836,342

Water Lane Area (Katherine's)

	2018	2023	2028	2033	2038	2043
	-	-	-	-	-	+
	2023	2028	2033	2038	2043	
Transport	£8,136,961	£20,697,004	£6,530,818	£59,907	£59,907	£157,756
Education	£150,276	£15,287,321	£1,153,216	£75,262	£75,262	£198,189
Healthcare	£275,006	£1,042,559	£1,034,350	£369,411	£369,411	£972,781
Emergency Services	£0	£1,440,342	£0	£0	£0	£0
Community Facilities	£93,334	£1,622,113	£843,972	£19,241	£19,241	£50,668
Open Space	£0	£0	£0	£0	£0	£0
Sports and Leisure	£0	£2,225,592	£0	£0	£0	£0
Utilities	£0	£44,441	£0	£0	£0	£0
Flood Defence	£0	£0	£0	£0	£0	£0
Total	£8,655,577	£42,359,372	£9,562,356	£523,820	£523,820	£1,379,394

Gilston (Villages 1-6)

	2018	2023	2028	2033	2038	2043
	-	-	-	-	-	+
	2023	2028	2033	2038	2043	
Transport	£98,134,739	£65,632,895	£53,250,843	£384,829	£384,829	£1,013,384
Education	£24,899,581	£12,940,491	£31,495,153	£37,986,966	£23,244,816	£31,760,684
Healthcare	£1,756,235	£6,657,965	£6,605,540	£2,359,121	£2,359,121	£6,212,353
Emergency Services	£0	£9,198,278	£0	£0	£0	£0
Community Facilities	£494,749	£3,835,224	£1,404,270	£1,183,093	£1,183,093	£3,115,477
Open Space	£0	£5,100,000	£0	£0	£0	£0
Sports and Leisure	£0	£0	£11,235,994	£0	£0	£0
Utilities	£0	£1,695,308	£0	£0	£0	£0
Flood Defence	£0	£0	£0	£0	£0	£0
Total	£125,285,303	£105,060,160	£103,991,799	£41,914,009	£27,171,859	£42,101,898

Gilston (Village 7)

	2018	2023	2028	2033	2038	2043
	-	-	-	-	-	+
	2023	2028	2033	2038	2043	
Transport	£14,600,129	£13,709,096	£9,396,096	£67,514	£67,514	£177,787
Education	£4,372,287	£2,468,389	£5,725,997	£6,871,612	£3,951,635	£5,208,797
Healthcare	£309,924	£1,174,935	£1,165,683	£416,316	£416,316	£1,096,298
Emergency Services	£0	£1,623,226	£0	£0	£0	£0
Community Facilities	£87,309	£676,804	£247,812	£208,781	£208,781	£549,790
Open Space	£0	£900,000	£0	£0	£0	£0
Sports and Leisure	£0	£0	£1,982,822	£0	£0	£0
Utilities	£0	£299,172	£0	£0	£0	£0
Flood Defence	£0	£0	£0	£0	£0	£0
Total	£19,369,648	£20,851,622	£18,518,411	£7,564,222	£4,644,246	£7,032,671

Appendix 10 – Summary of Policy Requirements

		East Hertfordshire	Epping Forest	Harlow
		East Herts District Plan, Main Modifications (Track Changed Version), February 2018	Epping Forest District Local Plan, Submission Version 2017	Harlow Local Development Plan, Pre-Submission Publication, May 2018
Policy Area				
Development		f Garden Town Communities in the Harl		
	Policy	Policy GA1 The Gilston Area	Policy SP 4 Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town	HDT1
	Requirement	This policy enables the Gilston Area to provide for 10,000 homes across distinct villages, each based on Garden City principles. The policy links with others in the Plan. The policy includes a requirement to include Older People's housing, a Gypsy and Traveller site (15 pitches), a showman's site (8 pitches), 5hs of employment space,	This is a general enabling policy relating to the sites at (i) Latton Priory; (ii) Water Lane Area; and (iii) East of Harlow which lie partly in Epping Forest. The policy requires high quality design, consultation, long term management of GI and POS, provision of infrastructure, provide care parking whilst pursuing sustainable transport (including walking and cycling).	An overarching and general policy that requires high quality design, consultation, long term management of GI and POS, provision of infrastructure, provide care parking whilst pursuing sustainable transport (including walking and cycling).
	Assumption	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction. The consultation and engagement process do go beyond the norm, however are covered in the general costs for professional fees.	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction. The consultation and engagement process do go beyond the norm, however are covered in the general costs for professional fees.	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction. The consultation and engagement process do go beyond the norm, however are covered in the general costs for professional fees.
	Policy		Policy SP 5 Garden Town Communities	HS3 Strategic Housing Site East of Harlow

provision of	design, consultation, long jement of GI and POS, infrastructure, provide care ist pursuing sustainable st pursuing sustainable Substructure, footpaths and cycleways, indoor and outdoor sports and recreation facilities, local retail facilities, community facilities, SUDS and public art.
Assumption These requi	rements have formed the The modelling is based on Garden City
Policy SP 5.1 Latt	on Priory
setting out t 1,050 home 0.5ha for up The second further deta requirement	
Assumption These require basis of the	rements have formed the modelling
	er Lane Area
Requirement 2,100 home pitches. Th	brovides detail to SP4 he need for approximately is 0.5ha for up to 5 Traveller e second part of the policy her detail with relate to
Assumption These requisition basis of the	rements have formed the modelling.
Policy SP 5.3 East	

Assumption		This policy provides detail to SP4 setting out the need for approximately 750 homes and potential relocation of Princess Alexandra Hospital 0.5ha for up to 5 Traveller pitches. The second part of the policy sets out further detail with relate to specific requirements. These requirements have formed the basis of the modelling.	
Sustainable Development		bable of the modeling.	
Policy	Policy NE1 International, National and Locally Designated Nature Conservation Sites	Policy DM 2 Epping Forest SAC and the Lee Valley SPA	PL3 Sustainable Design, Construction and Energy Usage
Requirement	Development of the Garden Town do not impact on these designations.	EFDC and Natural England are working together to prepare a Mitigation Strategy that will define how to capture the impact of development to the forest (this is expected to reach beyond the 400m boundary defined in Policy DM 2) and therefore seek developer contributions or on-site provision of Suitable Natural Alternative Greenspace. A financial contribution or on-site provision should be considered as part of the modelling.	New development will be expected to deliver high standards of sustainable design and construction and efficient energy usage. Such development will be supported where it meets or exceeds the minimum standards required by Building Regulations.
Assumption			This policy does not require development standards to go beyond building regulations. The base modelling is based on the basic building regulation standards.
Policy	Policy CC1 Climate Change Adaptation	Policy DM 19 Sustainable Water Use	PL8 Biodiversity and Geodiversity Assets

Requirement	All new development should: (a) Demonstrate how the design, materials, construction and operation of the development would minimise overheating in summer and reduce the need for heating in winter; and (b) Integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements that can contribute to this include appropriate tree planting, green roofs and walls, and soft landscaping.	A. Development will need to demonstrate that: (i) Water saving measures and equipment is incorporated in all new development (ii) New homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day;	Development must meet the following criteria: (a) it creates new biodiversity and protects geodiversity assets and creates links to existing biodiversity and geodiversity assets;
Assumption	The modelling is based on Garden City principles, and following the most up to date information with regard to infrastructure requirements. Whilst these requirements are real, they do not add to the actual costs of construction.	In terms of the 110/l/da, the costs are modest, likely to be less than £100/dwelling.	It is assumed that this is included in the general GI requirement. And does not add specifically to the costs of development (over and above the costs of openspace.
Policy	Policy WAT1 Flood Risk Management Policy, WAT4 Efficient Use of Water Resources, WAT 5 Sustainable Drainage	Policy DM 15 Managing and Reducing Flood Risk and Policy DM 16 Sustainable Drainage Systems	PL10 Water Quality, Water Management, Flooding and Sustainable Drainage Systems
Requirement	Development proposals should neither increase the likelihood or intensity of any form of flooding, nor increase the risk to people, property, crops or livestock from such events, both on site and to neighbouring land or further downstream. Further development must minimise the use of mains water by (c) Designing residential development so that mains water consumption will meet a target of 110 litres or less per head per day.	The Council will require all development proposals to demonstrate that they avoid and reduce the risk of all forms of flooding to future occupants and do not increase the risk of flooding elsewhere;	This policy introduces 2 specific requirements; the all new dwellings should achieve the Optional Technical Housing Standard for water efficiency of no more than 110 litres per person per day; incorporate SUDS.

Assumption	It is assumed that this policy will be met through the inclusion of SUDS into schemes. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs. In terms of the 110/l/da, the costs are modest, likely to be less than £100/dwelling.	It is assumed that schemes incorporate SUDS. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.	In terms of the 110/l/da, the costs are modest, likely to be less than £100/dwelling. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.
Policy	Policy CC2 Climate Change Mitigation	Policy DM 20 Low Carbon and Renewable Energy	
Requirement	All new developments should demonstrate how carbon dioxide emissions will be minimised across the development site, taking account of all levels of the energy hierarchy. Achieving standards above and beyond the requirements of Building Regulations is encouraged.	The policy requires that Strategic Masterplans will be required to demonstrate how the potential to incorporate infrastructure for district heating can be provided, and will be expected to connect to any existing suitable systems (including systems that will be in place at the time of	
		construction), unless it is demonstrated that this would render development unviable or that alternative technologies are available that provide the same or similar benefits and opportunities.	

	Assumption	The requirements of this policy do not	This is potentially costly policy. It has	1
		go beyond those required by building	been assumed that the costs of	
		regulations.	compliance would be in the additional	
			costs may be in the range of £3,000 to	
			£7,000 per unit, depending on the size	
			and shape of the project. This has not	
Stratogic Gr	een Infrastructu		been modelled.	
Strategic Gr	Policy	Policy CFLR1 Open Space, Sport	Policy DM 6 Designated and	WE1
	1 oney	and Recreation	Undesignated Open Spaces	
	Requirement	Residential developments will be expected to provide open spaces, indoor and outdoor sport and recreation facilities to provide for the needs arising	The policy seeks that development proposals will be required to provide open space, or links to open space in accordance with the guidance	This is a broad policy, but includes the specific requirements that 'New Green Infrastructure must be planned into new development and, where possible,
		from the development. Provision of Accessible Natural Greenspace (ANG) will be expected to meet Natural England's ANG Standards.	contained within the Infrastructure Delivery Plan and Open Space Strategy. Nationally adopted space standards will be used as a starting point for provision.	linked to existing Green Infrastructure'.
	Assumption	The modelling is based on the most up	This policy complements the general	This policy complements the general
		to date information with regard to infrastructure requirements.	Garden City principles that form the basis of the modelling, but does not	garden city principles that form the basis of the modelling, but does not
		innastructure requirements.	add to the overall requirements.	add to the overall requirements.
	Policy	Policy NE4 Green Infrastructure		
	Requirement	Developments should maximise		
		opportunities for improvement to the		
		green infrastructure network in		
		accordance with the Council's Green		
		Infrastructure Plan, its Parks and Open		
		Spaces Strategy,		
	Assumption	This policy complements the general		
		garden city principles that form the		
		basis of the modelling, but does not		
Infrastructur	e Requirements	add to the overall requirements.	1	1
minastructur	Policy	Policy DEL1 Infrastructure and	Policy D 1 Delivery of Infrastructure	SIR1
		Service Delivery		

Requirement	For individual development proposals, developers will be required to: a) Demonstrate, at the planning application stage, that adequate infrastructure capacity can be provided both on and off site to enable the delivery of sustainable development within the site, the locality and the wider area, as appropriate. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused;	The policy sets out that new development must be served and supported by appropriate on and off- site infrastructure and services as identified through the Infrastructure Delivery Plan.	Individual development proposals will be required to secure related infrastructure both on- and off-site necessary to make the development acceptable in accordance with Individual development proposals will be required to secure related infrastructure both on - and off - site necessary to make the development acceptable
Assumption	For individual development proposals, developers will be required to:	For individual development proposals, developers will be required to:	The modelling is based on the most up to date information with regard to infrastructure requirements.
Policy	Policy TRA1 Sustainable Transport, & Policy TRA2 Safe and Suitable Highway Access Arrangements and Mitigation	a) Demonstrate, at the planning application stage, that adequate infrastructure capacity can be provided both on and off site to enable the delivery of sustainable development within the site, the locality and the wider area, as appropriate. Where proposals cannot demonstrate the deliverability of supporting infrastructure, they will be refused;	L1 Open Spaces, Play Areas and Sporting Provision and Facilities in Major Development
Requirement	The policies seeks that to ensure that a range of sustainable transport options are available to occupants or users, which may involve the improvement of pedestrian links, cycle paths, passenger transport network (including bus and/or rail facilities) and community transport initiatives	The policy sets out that development proposals will be permitted only where they provide or improve the essential facilities and services required to serve the scale of the proposed development.	This policy requires In major development, public open space and play space and, where appropriate, allotments and sporting provision and facilities are required, together in all cases with their management and maintenance.

Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements.	The requirements as set out through the Adopted Open Space, Sport and Recreation Supplementary Planning Document (SPD) and the Harlow Design Guide SPD
Policy	Policy TRA3 Vehicle Parking Provision	Policy D 4 Community, Leisure and Cultural Facilities	L3 Development Involving the Provision or Relocation or Loss of Public Art
Requirement	There are two main aspects of this policy; that vehicle parking provision should take into account the provisions of the District Council's currently adopted Supplementary Planning Document 'Vehicle Parking Provision at New Development'; and that sufficient secure, covered and waterproof cycle storage is provided.	Strategic and larger developments will be expected to make on-site provision for community, leisure and cultural facilities where feasible. For smaller developments a financial contribution will be sought where required.	The policy seeks the provision of Public Art in Major Developments and that it must be agreed with the Council.
Assumption	These requirements are reflected in the modelling.	The modelling is based on the most up to date information with regard to infrastructure requirements.	Allowance has been made for public art.
Policy	Policy CFLR7 Community Facilities	Policy T 1 Sustainable Transport Choices	IN1 Development and Sustainable Modes of Travel
Requirement	The provision of adequate and appropriately located community facilities will be sought in conjunction with new development.	This is a broad policy that sets out that development should minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to services and support the transition to a low carbon future. The policy requires that electric vehicle charging points are provided in new developments which make provisions for car parking vehicles. This has been assumed to cost £450/unit.	There are several aspects to this policy. New developments will be required to link to the existing cycleway, footway, public right of way and bridleway network This includes the provision of the network on-site, contributing to the network off-site, the provision of cycle storage/spaces. The policy also seeks the provision of Electric Charging Points for Vehicles.

Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements. Allowance at £350/unit has been allowed for the provision of charging points.
Policy	Policy CFLR9 Health and Wellbeing		IN2 Impact of Development on the Highways Network including Access and Servicing
Requirement	Contributions towards new or enhanced health care facilities will be sought to ensure the health care requirements arising from new developments are met and to prevent a shortfall or worsening of provision.		The policy requires that the impact of new development be mitigated.
Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.		The modelling is based on the most up to date information with regard to infrastructure requirements.
Policy	Policy CFLR 10 Education		IN3 Parking Standards
Requirement	Development that creates a potential increase in demand for education will be required to make appropriate provision for new facilities either on-site or by making a suitable contribution towards the improvement or expansion of nearby existing facilities.		Vehicle parking must be provided in accordance with the adopted Essex Vehicle Parking Standards
Assumption	The modelling is based on the most up to date information with regard to infrastructure requirements.		These requirements are incorporated - subject to compliance with the Garden City Principles.
Policy		Policy D 5 Communications Infrastructure	IN4 Broadband and Development
Requirement		The policy seek that applicants submitting planning applications for major development proposals should demonstrate how high speed broadband infrastructure will be accommodated within the development.	Major development should contribute towards the provision of infrastructure suitable to enable the delivery of high- speed broadband services across the Harlow area.

	Assumption		The modelling is based on the most up to date information with regard to infrastructure requirements.	The modelling is based on the most up to date information with regard to infrastructure requirements.
	Policy			IN6 Planning Obligations
	Requirement			Planning permission will only be granted for development if the provision is secured for related infrastructure, affordable housing, services, facilities and environmental protection which are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.
	Assumption			The modelling is based on the most up to date information with regard to infrastructure requirements.
Design				
	Policy	Policy DES3 DES4 Design of Development	Policy DM 9 High Quality Design	PL1 Design Principles for Development, PL2 Amenity Principles for Development
	Requirement	All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness.	The policy sets out that new development must achieve a high specification of design and contribute to the distinctive character and amenity of the local area. It goes on to seek that The Council will require Strategic Masterplans to be prepared and	This policy sets out general principles with regard to design and the approach to design.

	Assumption	These requirements do not add to the costs of development. These requirements will add to the general attractiveness of a scheme and to the value.	The costs of this are covered by the assumption for a professional fees.	These requirements do not add to the costs of development. These requirements will add to the general attractiveness of a scheme and to the value. Regard has been had to Adopted Harlow Design Guide Supplementary Planning Document (SPD)
Housing	1		1	
	Policy		Policy DM 10 Housing Design and Quality	H2 Residential Development
	Requirement		All new housing development is required to meet or exceed the minimum internal space standards set out in National Prescribed Space Standards and open space standards.	This general policy sets out some general requirements, specifically to make adequate provision for refuse storage and collection.
	Assumption		The modelling is based on NDSS	This is normal requirement covered in the modelling.
	Policy	Policy HOU7 Accessible and Adaptable Homes	Policy H 1	H5 Accessible and Adaptable Housing
	Requirement	All new residential development should meet the Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings; and , a proportion of dwellings will be expected to meet the Building Regulations Requirement M4(3): Category 3 – Wheelchair User Dwellings, where appropriate. The SHMA (2015) says 'The evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements'.	All new homes to be built to Category 2: Accessible and Adaptable Homes standards.	This policy seeks that all new dwellings should be at least Building Control Part M4(2) standard for accessible and adaptable homes to meet the occupiers' future needs. In addition, major residential development should provide Building Control Part M4(3) standard dwellings for wheelchair users. The proportion is set out in the latest SHMA. The SHMA (2015) says 'The evidence therefore supports the need for 10% of market housing and 15% of affordable housing to meet Category 3 requirements'.

Assumption Policy	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study. Policy HOU1 Type and Mix of Housing	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study. Policy H 1 Housing Mix and Accommodation Types	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study. H6 Housing Mix
Requirement	On new housing developments of 5 or more gross additional dwellings, an appropriate mix of housing tenures, types and sizes will be expected in order to create mixed and balanced communities appropriate to local character and taking account of the latest Strategic Housing Market Assessment.	Several aspects of this policy are relevant to this study. (i) includes a range of house types and sizes to address local need including for 'down- sizing'; (v) provides for all new homes to be accessible and adaptable as defined by the Building Regulations in effect at the time of the application. In terms of housing mix the policy says Planning applications will be required to be supported by evidence, proportionate to the nature and scale of development proposed, to justify the mix of new homes to be provided. Such evidence will also need to reflect latest housing needs evidence published by the Council.	The Policy seeks that a range of housing types and sizes, across a range of tenures, must be provided in major residential development.
Assumption	The mix of housing identified in SHMA has informed the modelling.	The key features of the 3 level standard (as summarised in the DCLG publication Housing Standards Review – Cost Impacts (EC Harris, September 2014)). These are reflected in this study. The mix of housing identified in SHMA is followed.	The supporting text sets out the mix of housing from the SHMA. It is understood that the Council intends to seek this broad mix of the plan-period rather than rigidly apply it to each site. The modelling has been informed by this mix, although regard has also been had to the character, nature and situation of the site.
Policy	Policy HOU3 Affordable Housing	Policy H 2 Affordable Housing	H8 Affordable Housing

Requirement	The policy seeks 'up to 40%' affordable housing on sites of 15 or more units.	the Council will require 40% of those homes to be for affordable housing provided on site. The mix of affordable homes will be required to reflect the latest available housing need.	This policy seeks that major residential development must provide at least 30% affordable housing. The supporting text goes on to sat that The SHMA also shows that a significant number (85%) of affordable housing should be provided as affordable rent, normally provided by a Registered Provider or the Council. The remainder of the affordable housing should be provided as Intermediate Affordable housing at 15% of the total affordable.
Assumption	This has formed the basis of the modelling. In line with Table 63 of the 2015 SHMA 16% of the affordable housing is assumed to be intermediate housing and the balance Affordable Rent.	This has formed the basis of the modelling. In line with Table 63 of the 2015 SHMA 18% of the affordable housing is assumed to be intermediate housing and the balance Affordable Rent	This has formed the basis of the modelling.
Policy	Policy HOU8 Self-Build and Custom Build Housing		H9 Self-build and Custom-build Housing
Requirement	To support prospective self-builders, on sites of more than 200 dwellings, developers will be expected to supply 5% at least 1% of dwelling plots for sale to self-builders,		This policy seeks that housing sites greater than 50 dwellings must include 5% of serviced plots for self-build.
Assumption	This has been considered in this study		This has been considered in this study

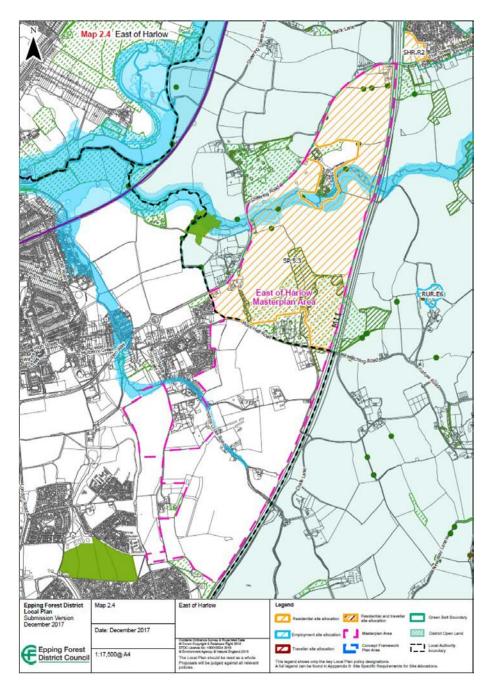
Appendix 11 – Modelled Site Details

East Harlow North – Epping Forest Area

Garden Community:	East Harlow – Epping Forest A	rea	
Site area (net and gross):	Total Site Area – 125.96ha		
	(of which 121ha is controlled by Miller Homes.		
	Unconstrained / Developable A		
Number of planned units:	750 units		
Ha of retail:			
Ha of employment and type:			
Any other definitive uses (or IDP to refine):	Sustainable transport corridor -	· 0.9ha	
	Secondary school - 10 ha		
	Highway infrastructure associa Junction 7a - 21ha	ted with the new M11	
	Land for the Princess Alexandr 12ha (/ 14ha)	a Hospital 'campus' -	
	Traveller pitches - 0.5ha		
Any known details on phasing/build out	2022 – 50 dwellings		
rates (to be detailed or separately provided in a trajectory):	2023 to 2019 – 100 dwellings		
Any known infrastructure requirements	As advised by ARUP		
and costs:	Transport	£18,881,318	
	Education	£9,717,718	
	Healthcare	£2,289,735	
	Emergency Services	£811,613	
	Community Facilities	£1,556,942	
	Open Space	£0	
	Sports and Leisure Utilities	£1,254,090	
	Flood Defence	£25,042 £0	
	Total	£34,536,459	
	Cost/unit	£46,049	
Any known abnormal constraints and/or	11.4ha in Princy Brook Flood Z		
costs or anything which may reduce the amount of development (yes/no –	7.5ha of existing woodland		
details):	23.0haJunction 7a and associated new highway		
	A further 58.4ha could be constrained by heritage assets and up to 15hs by a 'noise corridor' alongside the M11 (costs of barrier £355,500).		
	Potential 10-12ha health and w campus	vell-being hospital	
Existing Viability Modelling Work (yes/no – details):	Yes - The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (DOC ID: EB300), Viability Study Stage 2 (Doc ID:		

EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).
This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.

Site Plan



East Harlow South – Harlow Area

Garden Community:	East Harlow – Harlow Area					
Site area (net and gross):	Approx. 109ha & Approx. 130ha					
	128.7ha within Miller Homes co	ontrol				
Number of planned units:	2,600 within HDC up to 2033					
Ha of retail:	A local centre (size TBC but po	ossibly similar to a H	atch)			
Ha of employment and type:	None					
Any other definitive uses (or	At least 2.1ha for 2 form entry primary school					
IDP to refine):	Unconstrained / Developable A	Area – 68ha				
Any known details on	2021 - 200					
phasing/build out rates (to be detailed or separately provided	2022 – 250 dwellings					
in a trajectory):	2023 to 2028 – 300 dwellings/y	/ear				
	2029 – 250 dwellings					
	2030 – 100 dwellings					
Any known infrastructure	As advised by ARUP					
requirements and costs:	Transport	£48,895,234				
	Education	£34,628,175				
	Healthcare	£7,937,749				
	Emergency Services	£2,813,591				
	Community Facilities	£6,290,321				
	Open Space	£0				
	Sports and Leisure	£4,347,513				
	Utilities	£86,811				
	Flood Defence	£0				
	Total	£104,999,393				
	Cost/unit	£40,384				
Any known abnormal	About 25.8 in 'Green Wedge'					
constraints and/or costs or anything which may reduce	23.0haJunction 7a and associa	ated new highway				
the amount of development	A further 48ha could be constra	ained by heritage as	sets and up to			
(yes/no – details):	13.3ha by a 'noise corridor' alongside the M11 (cost of barrier $\pounds1,066,500$).					
	Local Wildlife Site					
Existing Viability Modelling Work (yes/no – details):	Yes - Local Plan Viability Assessment, Affordable Housing and Infrastructure Levy Review – March 2018 <u>http://www.harlow.gov.uk/sites/harlow-</u> <u>cms/files/files/documents/files/Viability%20Study%2026-</u> 04-2018.pdf					

Site Plan



★ SIR1-6 New Allotment Provision

Latton Priory

Garden Community:	Latton Priory				
Site area (net and gross):	Total Site Area 76.18 ha				
	Unconstrained / Developable A deducted 1.15ha of BAP Habit				
	Residential Development Area	– 52.14h			
Number of planned units:	Current draft allocation for 1,05	50 homes			
Ha of retail:					
Ha of employment and type:	About 1ha <u>beyond</u> site bounda	rv at Dorrington Farm			
Any other definitive uses (or IDP to	Sustainable transport corridor -				
refine):		- 0.7 Ha			
	Traveller pitches - 0.5 ha				
	Strategic open space (natural / and informal recreation ground provided on site. However it is opportunities to provide access space on land within the promo of the site boundary) - 21.68 has	s) as identified in the IDP noted there may be s to further strategic open oter's control to the south			
	2.1ha for primary and 10ha for	secondary school.			
Any known details on phasing/build out	2021 – 50 dwellings				
rates (to be detailed or separately provided in a trajectory):	2022 to 2032 – 100 dwellings /	year			
Any known infrastructure requirements	As advised by ARUP				
and costs:	Transport	£26,553,844			
	Education	£13,391,515			
	Healthcare	£3,205,630			
	Emergency Services	£1,136,258			
	Community Facilities	£2,113,089			
	Open Space Sports and Leisure	£0 £1,755,726			
	Utilities	£35,058			
	Flood Defence	£0			
	Total	£48,191,121			
	Cost/unit	£45,896			
Any known abnormal constraints and/or	Sewage Treatment upgrades				
costs or anything which may reduce the amount of development (yes/no – details):	Nationally Protected Sites, Ancient Woodland, Ancient/Veteran Trees outside Ancient Woodland, BAP Habitat, Local Wildlife Site, Heritage – Scheduled Ancient Monument; Air Quality; Pipelines and TPOs have been identified				
	BAP Habitat (1.15ha)				
	SANG				
Existing Viability Modelling Work (yes/no – details):					

This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision
whilst supporting a range of planning obligations and contributions to new infrastructure provision.

Site Plan



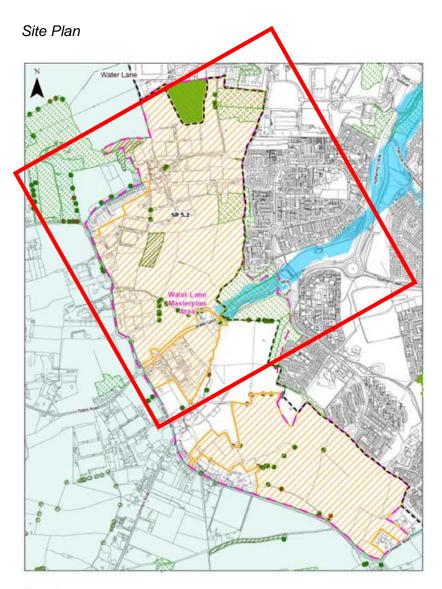
Legend

Road network Motorway Residential site allocation Envi ntal Designations Ancient Woodland Roadside area Employment site allocation - A Road Ancient Tree Roadway . - Minor Road Traveller site allocation Railway line Veteran Tree . Residential and traveller site allocation Woodland Rail infrastructure Flood Risk Zones 2 & 3 London Underground Central Line London Underground station Watercourse Rural residential site allocation BAP Habitat Waterbody Ð Rural employment site allocation Railway Tree Preservation Order Built-up area Rural traveller site allocation National Rail station Local Authority Masterplan Area Epping Ongar Heritage Railway Epping Ongar Heritage Railway station Concept Framework ٠ Green Belt

Water Lane - W Katherines

Garden Community:	Water Lane				
	(Note - Water Lane allocation site consists of West Katherines, West Sumners, and several smaller sites)				
Site area (net and gross):	Total Area 72.33ha				
	Gross Residential Developmer	nt Area 48.73ha			
	Site includes 3.11ha of existing not requirement for these to be				
	19.18ha are currently commerce	cial glasshouses.			
Number of planned units:	1,331 units				
Ha of retail:					
Ha of employment and type:					
Any other definitive uses (or IDP to	Traveller pitches – 0.5ha				
refine):	Strategic Open Space - 12ha				
	Sustainable Transport corridor	– 0.42ha			
	2.1ha for 2 form entry primary				
Any known details on phasing/build out	Relates to entire Water Lane a				
rates (to be detailed or separately	2021 – 100 dwellings				
provided in a trajectory):	2022 to 2032 – 200 dwellings / year				
		year			
Any known infrastructure requirements and costs:	As advised by ARUP				
	Transport Education	£35,642,353 £16,939,526			
	Healthcare	£4,063,517			
	Emergency Services	£1,440,342			
	Community Facilities	£2,648,569			
	Open Space	£0			
	Sports and Leisure	£2,225,592			
	Utilities	£44,441			
	Flood Defence	£0			
		£63,004,339			
	Cost/unit	£47,336			
Any known abnormal constraints and/or costs or anything which may reduce the	Small part to south in Flood Zo	ne 2/3			
amount of development (yes/no -	BAP habitat				
details):	Potential SANG				
Existing Viability Modelling Work (yes/no – details):	ty Modelling Work (yes/no Yes - The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local (DOC ID: EB300), Viability Study Stage 2 (Doc ID: EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).				
	This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings				

Contributions to new intrastructure provision	confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.



Legend



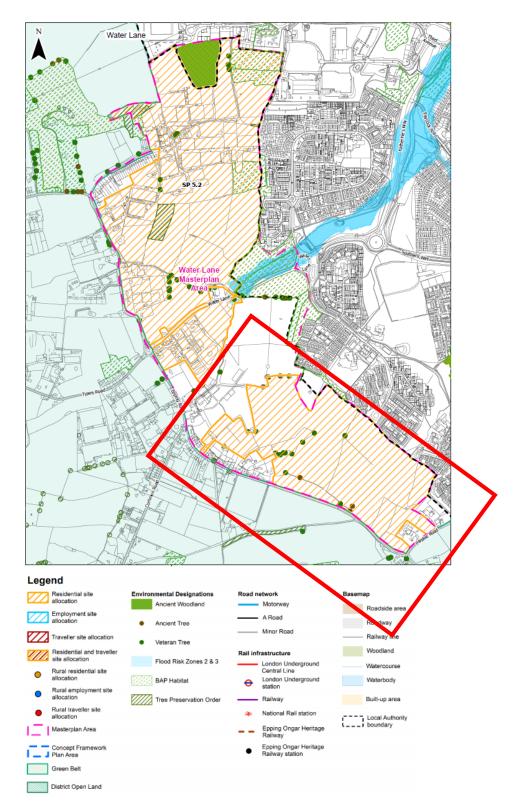
District Open Land

Water Lane - W Sumners

Garden Community:	West Sumners				
	(Note - Water Lane allocation s Katherines, West Sumners, an				
Site area (net and gross):	Total Site Area 36.04ha				
Site area (net and gross).					
	Gross Residential Developmer	nt Area 30.23ha			
Number of planned units:	807 units				
Ha of retail:					
Ha of employment and type:					
Any other definitive uses (or IDP to refine):	Sustainable transport corridor -	– 0.3ha			
	Traveller pitches – 0.5ha				
	Strategic Open Space – 5ha				
	2.1ha for 2 form entry primary				
Any known details on phasing/build out	Relates to entire Water Lane a	llocation site			
rates (to be detailed or separately provided in a trajectory):	2021 – 100 dwellings				
	2022 to 2032 – 200 dwellings /	year			
Any known infrastructure requirements	As advised by ARUP				
and costs:	Transport	£21,657,189			
	Education	£10,270,621			
	Healthcare	£2,463,755			
	Emergency Services	£873,295			
	Community Facilities	£1,605,856			
	Open Space	£0			
	Sports and Leisure	£1,349,401			
	Utilities	£26,945			
	Flood Defence	£0			
		£38,247,063			
	Cost/unit	£47,394			
Any known abnormal constraints and/or costs or anything which may reduce the	Note – developable area reduced due to National Grid constraints				
amount of development (yes/no -	Possible protection of ancient / veteran trees.				
details):	Potential SANG				
Existing Viability Modelling Work (yes/no – details):	Yes - The evidence submitted alongside the LPSV includes the Stage 1 Assessment of the Affordable Housing, Community Infrastructure Levy and Local Plan (DOC ID: EB300), Viability Study Stage 2 (Doc ID: EB300) and Appendices I – IV (DOC ID: EB301A – EB301E).				
	This report sets out the findings from a viability perspective, having tested the proposed EFDC policy positions whilst also taking into account regular development costs and national policies that are likely to influence development viability. The report findings confirm the potential for the development to be viable, whilst supporting a range of planning obligations and contributions to new infrastructure provision.				

SITE NOT MODELLED SPECIFICALLY

Site Plan



Gilston - Village 1-6

Garden Community:	Gilston Village 1-7
Site area (net and gross):	Total Site Area - =/- 1,000ha
	Gross Developable Area – 528ha
	Residential Area – 218ha
Number of planned units:	8,500
Ha of retail:	Housing mix – see below.
Ha of employment and type:	Village 1: c.1,900 homes
Any other definitive uses (or IDP to refine):	 Village 1: 0:1,900 nomes Non-residential indicative developer mix: 2FE Primary School & 6FE Secondary School c.3,500sqm Nursery & Creche c.220sqm; A1, A2, A3, A4 & A5 retail and B1a Office c.5,900sqm; Gym c.800sqm; D1,D2 Community c.1,000sqm; D1,C3 Health 2,100sqm; Village 2: c.1,780 homes Non-residential indicative developer mix: 2FE Primary School c.43,500sqm; Nursery/Creche c.225sqm; Food store c.3,000sqm; A1, A2, A3, A4 & A5 retail and B1a Office c.1,800sqm;
	 Village 3: c.950 homes Non-residential indicative developer mix: Nursery/Creche c.225sqm; A1, A2, A3, A4 & A5 retail and B1a Office c.670sqm;
	 Village 4: c.2,000 homes Indicative developer housing mix: See attached [Appendix 5]. Non-residential indicative developer mix: 2FE Primary School c.3,500sqm; Nursery/Creche c.225sqm; A1, A2, A3, A4 & A5 retail and B1a Office c.4,500sqm; D1,C3 Health 1,600sqm;
	 Village 5: c.760 homes I Non-residential indicative developer mix: 4FE Secondary School c.3,500sqm Nursery/Creche c.225sqm; A1, A2, A3, A4 & A5 retail and B1a Office c.1,000sqm;
	Village 6: c.1,152 homes Non-residential indicative developer mix:

	 2FE Primary School c. Nursery/Creche c.225s A1, A2, A3, A4 & A5 retail c.1,000sqm; 	sqm;			
Any known details on phasing/build out	Developer				
rates (to be detailed or separately provided in a trajectory):	2020 – 50				
	2021 – 150				
	2022 – 300				
	2023 to 2030 – 450pa				
	2031 to 2042 – pa				
	=10,000				
	Council				
	2025 – 50				
	2026 – 150				
	2027 to 2039 – 350pa				
	=4,750				
Any known infrastructure requirements	As advised by ARUP				
and costs:	Transport	£218,801,519			
	Education	£162,327,690			
	Healthcare	£25,950,334			
	Emergency Services	£9,198,278			
	Community Facilities	£11,215,905			
	Open Space	£5,100,000			
	Sports and Leisure	£11,235,994			
	Utilities	£1,695,308			
	Flood Defence	£0			
	Total	£445,525,028			
	Cost/unit	£52,415			
Any known abnormal constraints and/or	118m easement of Electricity F				
costs or anything which may reduce the	boundary between developable				
amount of development (yes/no –	Open Space Land [see Appendix 1];				
details):	Potential noise impacts from A414;				
	Heritage assets including Scheduled Ancient Monuments and Grade I and Grade II listed buildings.				
Existing Viability Modelling Work (yes/no – details):	District Plan Viability Modelling	;			

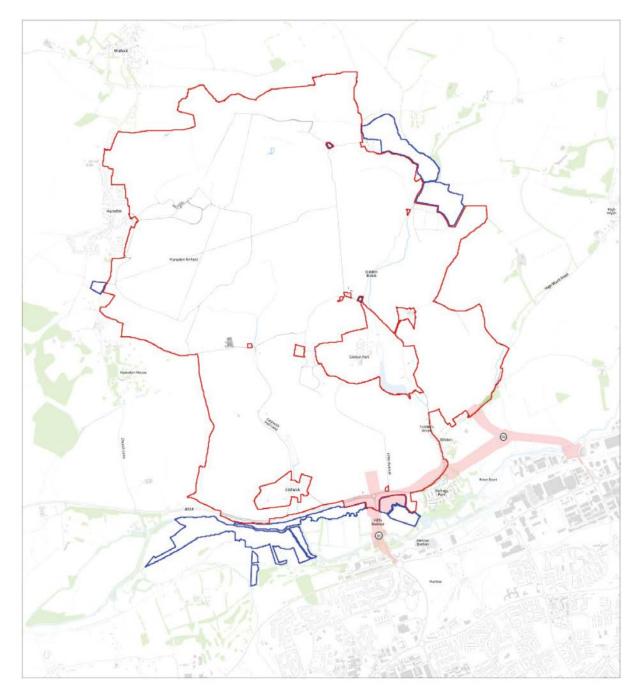
Note: It is proposed that approximately 2,000 acres of land and various community assets will be transferred to a Community Trust for long term management. This will include SUDS and openspace within the sites.

Housing Mix

		Private Ter	nures - 60%	•		
Tenure	Min		Max		Illustrat	ive
Open Market Sale	38%	3,800	52%	5,200	45%	4,500
Build to Rent	5%	500	15%	1,500	10%	1,000
Custom / Self Build	1%	100	5%	500	3%	300
Older Persons Open Market Sale	2%	200	3%	300	2%	200

		Affordable T	enures - 40	%		
Tenure	Min		Max		Illustrat	ive
Affordable Rent	10%	1,000	15%	1,500	10%	1,000
Intermediate Rent	3%	300	10%	1,000	4%	400
Shared Ownership	5%	500	20%	2,000	12%	1,200
Discount Market Sale / Starter Homes	5%	500	20%	2,000	12%	1,200
Older Persons Rented	1%	50	3%	300	1%	100
Older Persons Intermediate	1%	50	3%	300	1%	100

Site Plan



فطيبط ساسط سابية	8 H 1 1000	2006	3004		4005			8008	
and the second				Acces	17900		GIL	STON PARK	ESTATE
A1 💍	N Additional land event is the explored.			Places for People	GRINSHAW	MICA	Too Academics Site Roundary Ros 2346 August 2028		11000
teen NUTC Sandard for understanding and the County for Oracing, or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the County for Oracing or related to particular the generation of the Generatio			El Concer de La secola de Vala 1. de la concerta de Vala 1. de la concerta de la concerta de la secola de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la concerta de la co	If Descend For Local United Top particle con- away production	Lanar Mill (2) Tradicial Million ann Granifican An	Paras DC Name Mechano 11	Sector RA	Advanut V1	

Gilston - Village 7

Garden Community:	Gilston Village 7	
Site area (net and gross):	Total Site Area - =/- 120ha	
	Gross Developable Area – 80h	a
	Residential Area – 50ha Based on a developmen density of 30/ha	
Number of planned units:	1,500 units	
Ha of retail:	Indicative developer housing m	nix:
Ha of employment and type:	• 251 1-bed flats;	
Any other definitive uses (or IDP to refine):	 231 F-bed hats, 142 2-bed flats; 246 2-bed houses; 603 3-bed houses; 215 4-bed houses; 43 5-bed houses 	
	Non-residential indicative deve	loper mix:
	 3FE Primary School c. crèche; A1, A2, A3, A4 & A5 re D1,D2 Community c.1, B1a Office 1,400sqm; D1,C3 Health 2,560sqi Conversion of Grade II Farmhouse and barns. 	,280sqm; m; I LB Brickhouse
Any known details on phasing/build out	Indicative commencement:	
rates (to be detailed or separately provided in a trajectory):	 Developer assumption Indicative Housing Delivery: Developer assumption 	- January 2021 : 2022/23 100units; 23/24
	200units; 24/25 250un	its; 25/26 300units; 26/27 its; 28/29 100units; 29/30 1,250units; 27-33
Any known infrastructure requirements	As advised by ARUP	
and costs:	Transport	£38,018,135
	Education	£28,598,718
	Healthcare	£4,579,471
	Emergency Services	£1,623,226
	Community Facilities	£1,979,277
	Open Space	£900,000
	Sports and Leisure	£1,982,822
	Utilities Flood Defence	£299,172
	Flood Defence Total	£0 £77,980,821
Any known abnormal constraints and/or costs or anything which may reduce the amount of development (yes/no – details):	Cost/unit£51,987118m easement of Electricity Pylons which forms boundary between developable area and Community Open Space Land [see Appendix 1];	

	Potential noise impacts from A414;
	Heritage assets including Scheduled Ancient Monument Fish Ponds on western boundary and Grade II listed Brickhouse Farm.
Existing Viability Modelling Work (yes/no – details):	District Plan Viability Modelling;

Site Plan

PARAMETER PLAN 01: SITE LOCATION PLAN



Appendix 12 – Residential Appraisals.

The pages in this appendix are not numbered.

H&G GT Base Cover



Harlow & Gilston Garden Town - V2

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1	Units	NET Area	Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	2000	ity een/ Brow			
low - North	750	21.43	35.00	92	69,334	3,236		95,850,153	1,382.44	EFDC	Green	Agricultural	East of Harlow - North	UNIT Affor
	Beds	No		m2	Total		BCIS	соѕт		Area	Gross	35.714		Beds
Market								0			Net	21.429		
Flat	1	22		50.00	1,100.00	10%	1,430	1,730,300					Market	Flat
	2	27		65.00	1,755.00	10%	1,430	2,760,615						
Terrace	2	27		75.00	2,025.00		1,246	2,523,150						Terrace
	3	90		95.00	8,550.00		1,246	10,653,300						
Semi	2	32		85.00	2,720.00		1,247	3,391,840						Semi
	3	0		105.00	0.00		1,247	0						
Det	3	135		110.00	14,850.00		1,447	21,487,950						Det
	4	90		135.00	12,150.00		1,447	17,581,050						
-1	5	27		145.00	3,915.00		1,447	5,665,005						
Flat 1 High*	1	0		50.00	0.00	10%		0						Flat 1 High'
Flat 2 High*	2	0		65.00	0.00	10%		0						Flat 2 High
Flat 3 High*	3	0		75.00	0.00	10%		0						Flat 3 High'
Affordable Flat	1	54		50.00	2,700.00	10%	1,430	4,247,100					Affordable	Flat
FIGL	2	42		61.00	2,562.00	10%	1,430	4,030,026					Anoruable	FIGL
Terrace	2	66	-	70.00	4,620.00	10%	1,430	5,756,520						Terrace
Terrace	3	63		84.00	5,292.00		1,240	6,593,832						Terrace
Semi	3	03		79.00	0.00		1,240	0,393,632						Semi
56111	3	45		93.00	4,185.00		1,247	5,218,695						Jenni
Det	3	45		93.00	4,185.00		1,247	5,218,055						Det
Det	4	30		97.00	2,910.00		1,447	4,210,770						Det
	5	0	-	110.00	0.00		1,447	4,210,770						
Flat 1 High*	1	0	-	50.00	0.00	10%	2,447	0						Flat 1 High'
Flat 2 High*	2	0		61.00	0.00	10%	0	0						Flat 2 High
Flat 3 High*	3	0		74.00	0.00	10%	0	0						Flat 3 High
2	Units	Area		rage Unit Size	Developed	Density	0	Total Cost	Rate	Local	ity reen/Brow	n Iternative Use		-
	Units 2,600		Density er Units/ha 35.00		•	I	0	U	Rate £/m2 1,280.73	Local	ity reen/Brow Green	n Iternative Use Agricultural	East of Harlow - South	UNIT
2 low - South		Area ha	Units/ha	rage Unit Size m2	Developed m2	Density m2/ha	BCIS	Total Cost	£/m2		Green	Agricultural 123.810	East of Harlow - South	UNIT Affor Beds
2 ow - South Market	2,600	Area ha 74.29 No	Units/ha	rage Unit Size m2 88 m2	Developed m2 229,536 Total	Density m2/ha 3,090	BCIS	Total Cost 293,974,034 COST 0	£/m2	HBC	Green	Agricultural		Affor Beds
2 low - South	2,600 Beds	Area ha 74.29 No 127	Units/ha	rage Unit Size m2 88 <u>m2</u> 50.00	Developed m2 229,536 Total 6,350.00	Density m2/ha 3,090	BCIS 1,430	Total Cost 293,974,034 COST 0 9,988,550	£/m2	HBC	Green	Agricultural 123.810	East of Harlow - South Market	Affor
2 Iow - South Market Flat	2,600 Beds 1 2	Area ha 74.29 No 127 18	Units/ha	rage Unit Size m2 88 m2 50.00 65.00	Developed m2 229,536 Total 6,350.00 1,170.00	Density m2/ha 3,090	BCIS 1,430 1,430	Total Cost 293,974,034 COST 0 9,988,550 1,840,410	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat
2 low - South Market	2,600 Beds 1 2 2 2 2	Area ha 74.29 No 127 18 182	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 75.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900	£/m2	HBC	Green	Agricultural 123.810		Affor Beds
2 low - South Market Flat Terrace	2,600 Beds 1 2 2 2 3	Area ha 74.29 No 127 18 182 546	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 75.00 95.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace
2 low - South Market Flat	2,600 Beds 1 2 2 3 3 2	Area ha 74.29 No 127 18 182 546 255	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 65.00 75.00 95.00 85.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat
2 Iow - South Market Flat Terrace Semi	2,600 Beds 1 1 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 65.00 75.00 95.00 85.00 105.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace Semi
2 low - South Market Flat Terrace	2,600 Beds 1 1 2 2 2 3 3 2 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 65.00 75.00 95.00 85.00 105.00 110.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace
2 Iow - South Market Flat Terrace Semi	2,600 Beds 1 1 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 65.00 75.00 95.00 95.00 105.00 110.00 135.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace Semi
2 low - South Market Flat Terrace Semi Det	2,600 Beds 1 1 2 2 2 3 3 2 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace Semi Det
2 low - South Market Flat Terrace Semi Det Flat 1 High*	2,600 Beds 1 1 2 2 2 3 3 2 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0 0 37 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 105.00 105.00 110.00 135.00 145.00 50.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace Semi Det Flat 1 High'
2 ow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	2,600 Beds 1 2 2 3 3 2 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 182 182 546 255 655 655 0 377 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 105.00 105.00 110.00 135.00 145.00 50.00 65.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2,600 Beds 1 1 2 2 2 3 3 2 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0 0 37 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 105.00 105.00 110.00 135.00 145.00 50.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace Semi Det Flat 1 High'
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	2,600 Beds 1 2 2 3 3 2 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 655 655 0 37 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 95.00 105.00 110.00 135.00 145.00 50.00 65.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	2,600 Beds 1 2 2 3 3 2 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0 37 37 0 0 0 0 0 0 0 0 0 24	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 95.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 0 0 0 0 0 1,430	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	HBC	Green	Agricultural 123.810		Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹
2 ow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2,600 Beds 1 2 2 3 3 2 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0 37 37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 95.00 105.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 50.00 61.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 1,430 1,430	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0 0 0 0 0 0 1,887,600 11,994,125	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High' Flat 2 High' Flat 3 High' Flat
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	2,600 Beds 1 2 2 3 3 2 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0 37 0 37 0 0 37 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 50.00 61.00 70.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 1,430 1,430 1,246	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0 7,227,765 0 0 0 0 0 0 0 1,887,600 11,994,125 13,606,320	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Terrace	2,600 Beds 1 2 2 3 3 2 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 4 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 74.29 No 127 18 182 546 255 655 0 37 0 37 0 0 37 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 50.00 61.00 70.00 84.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 1,430 1,246 1,246	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0 7,227,765 0 0 0 0 0 0 0 0 1,887,600 11,994,125 13,606,320 26,898,648	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Flat
2 Iow - South Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	2,600 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 1 1 1 1 1 1 1 1	Area ha 74.29 No 127 18 182 546 255 655 0 0 37 0 37 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 75.00 95.00 95.00 105.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 50.00 61.00 70.00 84.00 79.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 1,430 1,246 1,246 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 7,227,765 0 0 1,887,600 11,994,125 13,606,320 26,898,648 6,107,806	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High' Flat 2 High' Flat 3 High' Flat
2 Iow - South Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat Flat Flat Semi	2,600 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 74.29 No 127 18 182 546 255 655 0 37 0 37 0 37 0 0 37 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 75.00 95.00 95.00 105.00 110.00 135.00 145.00 145.00 50.00 65.00 75.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 65.00 65.00 75.00 65.00 93.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 1,430 1,246 1,246 1,247 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 0 7,227,765 0 0 0 0 0 0 0 0 1,887,600 11,994,125 13,606,320 26,898,648	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Terrace	2,600 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 74.29 No 127 18 182 546 255 655 0 0 377 0 0 377 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 m2 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 065.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 93.00 93.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 1,430 1,430 1,246 1,246 1,247 1,247 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 7,227,765 0 0 1,887,600 11,994,125 13,606,320 26,898,648 6,107,806 9,045,738 0	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Flat
2 Iow - South Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat Flat Flat Semi	2,600 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 74.29 No 127 18 182 546 255 655 0 0 37 0 0 37 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 85.00 105.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 65.00 75.00 65.00 75.00 61.00 61.00 61.00 70.00 84.00 79.00 93.00 93.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 7,227,765 0 7,227,765 0 1,887,600 1,994,125 13,606,320 26,898,648 6,107,806 9,045,738 0 10,948,002	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Semi Det	2,600 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 74.29 No 127 18 182 546 255 655 0 0 37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 85.00 105.00 105.00 135.00 145.00 145.00 50.00 65.00 75.00 65.00 65.00 75.00 61.00 61.00 61.00 84.00 79.00 93.00 93.00 97.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 0 0 0 0 1,430 1,246 1,246 1,246 1,246 1,247 1,247 1,247 1,247 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 7,227,765 0 0 7,227,765 0 0 1,887,600 11,994,125 13,606,320 26,898,648 6,107,806 9,045,738 0 10,948,002 0	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi Det
2 Iow - South Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 1 High*	2,600 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 74.29 No 127 18 182 546 255 655 0 0 37 0 0 37 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 105.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 65.00 75.00 61.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00 97.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 0 0 0 0 0 1,430 1,246 1,246 1,246 1,247 1,246 1,247 1,	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 7,227,765 0 7,227,765 0 1,887,600 1,994,125 13,606,320 26,898,648 6,107,806 9,045,738 0 10,948,002	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High' Flat 2 High' Flat 3 High' Flat Terrace Semi Det
2 Iow - South Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Semi Det	2,600 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 1 1 2 3 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 74.29 No 127 18 182 546 255 655 0 0 37 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	rage Unit Size m2 88 50.00 65.00 75.00 95.00 85.00 105.00 105.00 135.00 145.00 145.00 50.00 65.00 75.00 65.00 65.00 75.00 61.00 61.00 61.00 84.00 79.00 93.00 93.00 97.00	Developed m2 229,536 Total 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,090	BCIS 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 0 0 0 0 1,430 1,246 1,246 1,246 1,246 1,247 1,247 1,247 1,247 1,247	Total Cost 293,974,034 COST 0 9,988,550 1,840,410 17,007,900 64,630,020 27,028,725 85,762,425 0 7,227,765 0 7,227,765 0 0 7,227,765 0 0 1,887,600 11,994,125 13,606,320 26,898,648 6,107,806 9,045,738 0 10,948,002 0	£/m2	HBC	Green	Agricultural 123.810	Market	Affor Beds Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi Det

750	Density	35 Net ha	21.429	60.00%	
40%	300	Gross ha	35.714	21.43	
			m2		
5%	23	22	50.000	1,100.00	
6%	27	27	65.000	1,755.00	
6%	27	27	75.000	2,025.00	
20%	90	90	95.000	8,550.00	
7%	32	32	85.000	2,720.00	
	0	0	105.000	0.00	
30%	135	135	110.000	14,850.00	
20%	90	90	135.000	12,150.00	
6%	27	27	145.000	3,915.00	
	0	0	50.000	0.00	
	0	0	65.000	0.00	
	0	0	75.000	0.00	
100%	450	450		47,065.00	104.59
18%	54	54	50.000	2,700.00	
14%	42	42	61.000	2,562.00	
22%	66	66	70.000	4,620.00	
21%	63	63	84.000	5,292.00	
450/	0	0	79.000	0.00	
15%	45	45	93.000	4,185.00	
100/	0	0	93.000	0.00	
10%	30 0	30 0	97.000 110.000	2,910.00	
	0	0	50.000	0.00 0.00	
	0	0	61.000	0.00	
	0	0	74.000	0.00	
100%	300	300	74.000	22,269.00	74.23
100/0	750	750		22,205.00	74.23
2600	Density	35 Net ha	74.286	60.00%	
2600 30%	Density 780	35 Net ha Gross ha	74.286 123.810	60.00% 74.29	
30%	780	Gross ha	123.810 m2	74.29	
30%	780	Gross ha	123.810 m2 50.000	74.29 6,350.00	
30% 7% 1%	780 127 18	Gross ha 127 18	123.810 m2 50.000 65.000	74.29 6,350.00 1,170.00	
30%	780	Gross ha	123.810 m2 50.000	74.29 6,350.00 1,170.00 13,650.00	
30% 7% 1% 10%	780 127 18 182	Gross ha 127 18 182	123.810 m2 50.000 65.000 75.000	74.29 6,350.00 1,170.00	
30% 7% 1% 10% 30%	780 127 18 182 546	Gross ha 127 18 182 546	123.810 m2 50.000 65.000 75.000 95.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00	
30% 7% 1% 10% 30% 14%	780 127 18 182 546 255	Gross ha 127 18 182 546 255	123.810 m2 50.000 65.000 75.000 95.000 85.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00	
30% 7% 1% 10% 30% 14%	127 18 182 546 255 655	Gross ha 127 18 182 546 255 655	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00	
30% 7% 1% 10% 30% 14% 36%	127 18 182 546 255 655 0	Gross ha 127 18 182 546 255 655 0	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00	
30% 7% 1% 10% 30% 14% 36%	780 127 18 182 546 255 655 0 36	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00	
30% 7% 1% 10% 30% 14% 36%	780 127 18 182 546 255 655 0 36 0 0 0 0 0	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000 65.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00	
30% 7% 1% 10% 30% 14% 36% 2%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 0 0	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00	
30% 7% 1% 10% 30% 14% 36% 2% 100%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 0 0 0 0 0 1,820	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000 65.000 75.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 168,485.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 100% 3%	127 18 182 546 255 655 0 36 0 0 0 0 0 0 0 0 0 0 0 1,820 23	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000 65.000 75.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 100% 3% 16%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 0 1,820 23 125	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 75.000 61.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 100% 3% 16% 20%	127 18 182 546 255 655 0 366 0 0 0 0 0 0 0 0 0 0 0 0 0 1,820 23 125 156	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 75.000 61.000 70.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00	92.57
30% 7% 10% 30% 14% 36% 2% 100% 3% 16% 20% 33%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 0 1,820 23 125 156 257	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 75.000 50.000 61.000 70.000 84.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 4,995.00 0.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00	92.57
30% 7% 10% 30% 14% 36% 2% 100% 3% 16% 20% 33% 8%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 1,820 23 125 156 257 62	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 75.000 50.000 61.000 70.000 84.000 79.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00 4,898.00	92.57
30% 7% 10% 30% 14% 36% 2% 100% 3% 16% 20% 33%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 1,820 23 125 156 257 62 78	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 75.000 50.000 61.000 70.000 84.000 79.000 93.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 14% 3% 16% 20% 33% 8% 10%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 1,820 23 125 156 257 62 78 0	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 75.000 50.000 61.000 70.000 84.000 79.000 93.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00 0.00	92.57
30% 7% 10% 30% 14% 36% 2% 100% 3% 16% 20% 33% 8%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 0 1,820 23 125 156 257 62 78 0 78	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 65.000 65.000 65.000 61.000 70.000 84.000 79.000 93.000 93.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00 0.00 7,566.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 14% 3% 16% 20% 33% 8% 10%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 1,820 23 125 156 257 62 78 0 78 0 78 0	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 65.000 65.000 61.000 70.000 84.000 79.000 93.000 93.000 97.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 168,485.00 1,220.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00 0.00 7,566.00 0.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 14% 3% 16% 20% 33% 8% 10%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 0 1,820 23 125 156 257 62 78 0 78	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 75.000 61.000 70.000 84.000 79.000 93.000 93.000 97.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00 0.00 7,566.00 0.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 14% 3% 16% 20% 33% 8% 10%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 1,820 23 125 156 257 62 78 0 78 0 78 0 0 0 0 0 0 0 0 0 0 0 0 0	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 65.000 65.000 61.000 70.000 84.000 79.000 93.000 93.000 97.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 0.00 168,485.00 1,220.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00 0.00 7,566.00 0.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 14% 3% 16% 20% 33% 8% 10%	127 18 182 546 255 655 0 36 0 0 125 156 257 62 78 0 78 0 78 0 0 78 0 15	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 65.000 65.000 75.000 61.000 70.000 84.000 79.000 93.000 93.000 93.000 97.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00 0.00 7,566.00 0.00 0.00	92.57
30% 7% 1% 10% 30% 14% 36% 2% 14% 33% 3% 10% 10%	780 127 18 182 546 255 655 0 36 0 0 0 0 0 0 1,820 23 125 156 257 62 78 0 78 0 78 0 0 0 0 0 0 0 0 0 0 0 0 0	Gross ha	123.810 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 65.000 65.000 75.000 61.000 70.000 84.000 79.000 93.000 93.000 93.000 97.000	74.29 6,350.00 1,170.00 13,650.00 51,870.00 21,675.00 68,775.00 0.00 4,995.00 0.00 0.00 168,485.00 1,200.00 7,625.00 10,920.00 21,588.00 4,898.00 7,254.00 0.00 7,566.00 0.00 0.00 0.00	

1	1,050	30.00	35.00	92	97,054	3,235		134,197,080	1,382.71	EFDC	Green	Agricultural		Latton Priory		UNIT: Affor
	Beds	No		m2	Total		BCIS	COST		Area	Gross	50.000				Beds
Market								0			Net	30.000				
Flat	1	31		50.00	1,550.00	10%	1,430	2,438,150						Market	Flat	
	2	38		65.00	2,470.00	10%	1,430	3,885,310								
Terrace	2	38		75.00	2,850.00		1,246	3,551,100							Terrace	
	3	126		95.00	11,970.00		1,246	14,914,620								
Semi	2	44		85.00	3,740.00		1,247	4,663,780							Semi	
	3	0		105.00	0.00		1,247	0								
Det	3	189		110.00	20,790.00		1,447	30,083,130							Det	
	4	126		135.00	17,010.00		1,447	24,613,470								
	5	38		145.00	5,510.00	1.00/	1,447	7,972,970								
Flat 1 High*	6	0		50.00	0.00	10%	0	0							Flat 1 High	
Flat 2 High*	2	0		65.00	0.00	10%	-	0							Flat 2 High	
Flat 3 High*	3	0		75.00	0.00	10%	0	0							Flat 3 High	
Affordable	1	70		50.00	2 000 00	10%		F 077 400						Afferdeble	Flat	
Flat	1	76 59		50.00 61.00	3,800.00 3,599.00	10% 10%	1,430 1,430	5,977,400 5,661,227						Affordable	Flat	
Terraco	2	92		70.00	6,440.00	10%	1,430	8,024,240							Terraco	
Terrace	3	92		70.00 84.00	6,440.00		1,246	9,210,432							Terrace	
Sami	2 1	88 0		79.00	0.00		1,246	5,210,452							Somi	
Semi	2	63		93.00	5,859.00			7 206 172							Semi	
Det	3	63		93.00	5,859.00		1,247 1,447	7,306,173							Dat	
Det	3	42		93.00	4,074.00		1,447	5,895,078							Det	
		42		110.00	4,074.00		1,447	5,695,078								
Flat 1 High*	1	0		50.00	0.00	10%	1,447	0							Flat 1 High [;]	
Flat 2 High*	2	0		61.00	0.00	10%	0	0							Flat 2 High	
Flat 3 High*	3	0		74.00	0.00	10%	0	0							Flat 3 High	
W Katherines	4 Units	Area ha	Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2			n (Iternative Use		Water Lane - W Katl	herines	
W Katherines	4 Units 1,331			-				Total Cost 170,113,081		Locali EFDC	ty reen/Brown	Ag / Glass		Water Lane - W Katl		
		ha	Units/ha	m2	m2	m2/ha	BCIS		£/m2		Mixed Gross	Ag / Glass 63.381		Water Lane - W Katl		Affo
Market	1,331	ha 38.03 No	Units/ha	m2 92 m2	m2 123,047 Total	m2/ha 3,236		170,113,081 COST 0	£/m2	EFDC	Mixed	Ag / Glass				Affo
	1,331 Beds	ha 38.03 No 39	Units/ha	m2 92 m2 50.00	m2 123,047 Total 1,950.00	m2/ha 3,236	1,430	170,113,081 COST 0 3,067,350	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Water Lane - W Katl Market		Aff
Market Flat	1,331 Beds 1 1 2	ha 38.03 No 39 48	Units/ha	m2 92 m2 50.00 65.00	m2 123,047 Total 1,950.00 3,120.00	m2/ha 3,236	1,430 1,430	COST 0 3,067,350 4,907,760	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat	Aff
Market	1,331 Beds	ha 38.03 No 39 48 48	Units/ha	m2 92 50.00 65.00 75.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00	m2/ha 3,236	1,430 1,430 1,246	COST 0 3,067,350 4,907,760 4,485,600	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381				Aff
Market Flat Terrace	1,331 Beds 1 1 2	ha 38.03 No 39 48 48 48 160	Units/ha	m2 92 50.00 65.00 75.00 95.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00	m2/ha 3,236	1,430 1,430 1,246 1,246	COST 0 3,067,350 4,907,760 4,485,600 18,939,200	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace	Affo
Market Flat	1,331 Beds 1 1 2	ha 38.03 No 39 48 48 48 160 56	Units/ha	m2 92 50.00 65.00 75.00 95.00 85.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247	COST 0 3,067,350 4,907,760 4,485,600	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat	Aff
Market Flat Terrace Semi	1,331 Beds 1 1 2	ha 38.03 No 39 48 48 48 160 56 0	Units/ha	m2 92 50.00 65.00 75.00 95.00 85.00 105.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace Semi	Aff
Market Flat Terrace	1,331 Beds 1 1 2	ha 38.03 No 39 48 48 48 160 56 0 240	Units/ha	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 110.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace	Aff
Market Flat Terrace Semi	1,331 Beds 1 1 2	ha 38.03 No 39 48 48 48 160 56 0 240 160	Units/ha	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace Semi	Aff
Market Flat Terrace Semi Det	1,331 Beds 1 1 2 2 2 3 3 2 3 3 4 5 5	ha 38.03 39 48 48 48 160 56 0 240 160 48	Units/ha	m2 92 50.00 65.00 75.00 95.00 105.00 110.00 110.00 135.00 145.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0,00 26,400.00 21,600.00 6,960.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace Semi Det	Aff
Market Flat Terrace Semi Det Flat 1 High*	1,331 Beds 1 1 2	ha 38.03 No 39 48 48 48 160 56 0 240 160 48 0 0	Units/ha	m2 92 50.00 65.00 75.00 95.00 105.00 110.00 110.00 135.00 145.00 50.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00 6,960.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 1,447 0	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace Semi Det Flat 1 High [:]	Aff
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	1,331 Beds 1 1 1 2 2 2 3 3 3 4 5 1 1 2 2 2 2 3 3 1 3 1 1 2 2 1 1 2 2 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	ha 38.03 No 39 48 48 48 160 56 0 0 240 160 48 0 0 0 0	Units/ha	m2 92 50.00 65.00 75.00 95.00 105.00 105.00 110.00 135.00 145.00 50.00 65.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 26,400.00 21,600.00 6,960.00 0.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace Semi Det Flat 1 High [:] Flat 2 High [:]	Aff
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	1,331 Beds 1 1 2 2 2 3 3 2 3 3 4 5 5	ha 38.03 No 39 48 48 48 160 56 0 240 160 48 0 0	Units/ha	m2 92 50.00 65.00 75.00 95.00 105.00 110.00 110.00 135.00 145.00 50.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00 6,960.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 1,447 0	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace Semi Det Flat 1 High [:]	Aff
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	1,331 Beds 1 1 1 2 2 2 3 3 3 4 5 1 1 2 2 2 2 3 3 1 3 1 1 2 2 1 1 2 2 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	ha 38.03 No 39 48 48 48 160 56 0 240 240 160 48 48 0 0 0 0 0	Units/ha	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 50.00 65.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00 6,960.00 0.00 0.00 0.00 0.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 0 0 0 0 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High [:] Flat 2 High [:] Flat 3 High [:]	Affo
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	1,331 Beds 1 1 1 2 2 2 3 3 3 4 5 1 1 2 2 2 2 3 3 1 3 1 1 2 2 1 1 2 2 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	ha 38.03 No 39 48 48 48 160 56 0 240 160 160 160 0 48 48 0 0 0 0 96	Units/ha	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 65.00 75.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00 6,960.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 1,430	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 0 0 7,550,400	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381			Flat Terrace Semi Det Flat 1 High [:] Flat 2 High [:]	Aff
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	1,331 Beds 1 1 1 2 2 2 3 3 3 4 5 1 1 2 2 2 2 3 3 1 3 1 1 2 2 1 1 2 2 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	ha 38.03 No 39 48 48 48 160 56 0 240 160 160 160 0 48 48 0 0 0 0 0 0 0 0 0 75	Units/ha	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 65.00 75.00 50.00 65.00 75.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00 6,960.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 0 0 0 1,430	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 0 7,550,400 7,196,475	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High [:] Flat 2 High [:] Flat 3 High [:]	Affo
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	1,331 Beds 1 1 1 2 2 2 3 3 3 4 5 1 1 2 2 2 2 3 3 1 3 1 1 2 2 1 1 2 2 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	ha 38.03 No 39 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 30 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 65.00 75.00 50.00 61.00 70.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 0 0 7,550,400 7,196,475 10,204,740	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High [:] Flat 2 High [:] Flat 3 High [:]	Affo
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	1,331 Beds 1 1 1 1 2 2 3 3 3 3 4 3 4 5 5 1 1 2 3 3 4 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 1	ha 38.03 No 39 48 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 160 16	Units/ha	m2 92 30 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 65.00 65.00 75.00 61.00 84.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 6,960.00 0	m2/ha 3,236	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 0 7,550,400 7,196,475	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace	Affo
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	1,331 Beds 1 1 1 2 2 2 3 3 3 4 5 1 1 2 2 2 2 3 3 1 3 1 1 2 2 1 1 2 2 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	ha 38.03 No 39 48 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 30 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 50.00 65.00 75.00 61.00 70.00 84.00 79.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 6,960.00 0	m2/ha 3,236	1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 0 1,430 1,246 1,246 1,247	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 7,550,400 7,196,475 10,204,740 11,722,368 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High [:] Flat 2 High [:] Flat 3 High [:]	Aff
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Semi Terrace Semi	1,331 Beds 1 1 1 1 2 2 3 3 3 3 4 3 4 5 5 1 1 2 3 3 4 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 1	ha 38.03 No 39 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 30 50.00 65.00 75.00 95.00 88.00 105.00 110.00 135.00 145.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 84.00 79.00 93.00	m2 123,047 Total 1,950.00 3,120.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 6,960.00 0.0	m2/ha 3,236	1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,246 1,246 1,247 1,247	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 0 0 7,550,400 7,196,475 10,204,740	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi	Aff
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	1,331 Beds 1 1 1 1 2 2 3 3 3 3 4 3 4 5 5 1 1 2 3 3 4 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 1	ha 38.03 No 39 48 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 30 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 65.00 65.00 50.00 65.00 75.00 65.00 65.00 75.00 63.00 79.00 93.00 93.00	m2 123,047 Total 1,950.00 3,120.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 6,960.00 0.00 0.00 0.00 4,800.00 4,575.00 8,190.00 9,408.00 0,000 7,440.00	m2/ha 3,236	1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,246 1,246 1,246 1,247 1,247 1,247	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 7,550,400 7,196,475 10,204,740 11,722,368 0 9,277,680 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace	Aff
Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Semi Terrace	1,331 Beds 1 1 1 1 2 2 3 3 3 3 4 3 4 5 5 1 1 2 3 3 4 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 1	ha 38.03 No 39 48 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 30 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00 145.00 65.00 65.00 50.00 65.00 75.00 61.00 70.00 84.00 79.00 93.00 93.00	m2 123,047 Total 1,950.00 3,120.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 21,600.00 6,960.00 0.00 0.00 4,575.00 8,190.00 9,408.00 0,000 7,440.00 5,044.00	m2/ha 3,236	1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,247	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 7,550,400 7,196,475 10,204,740 11,722,368 0 9,277,680 0 7,298,668	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi	Aff
Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	1,331 Beds 1 1 1 1 2 2 3 3 3 3 4 3 4 5 5 1 1 2 3 3 4 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 1	ha 38.03 No 39 48 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 92 50.00 65.00 75.00 95.00 105.00 110.00 135.00 145.00 65.00 65.00 65.00 65.00 65.00 65.00 61.00 75.00 61.00 84.00 93.00 93.00 93.00 93.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0,00 26,400.00 21,600.00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,4,575.00 8,190.00 9,408.00 0,4,575.00 8,190.00 0,0	m2/ha 3,236	1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,246 1,246 1,246 1,247 1,247 1,247 1,247 1,247	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 7,550,400 7,196,475 10,204,740 11,722,368 0 9,277,680 0 7,298,668 0 0 0 0 0 0 0 0 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi Det	Affo
Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High*	1,331 Beds 1 1 1 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 1 1 1 2 2 3 1 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1	ha 38.03 No 39 48 48 48 160 56 0 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 92 50.00 65.00 75.00 95.00 105.00 110.00 135.00 145.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 61.00 75.00 84.00 93.00 93.00 93.00 93.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 0.00 0.00 0.00 0.00 0.00 4,800.00 4,575.00 8,190.00 9,408.00 9,408.00 0,00 7,440.00 0.00 5,044.00 0.00	m2/ha 3,236	1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 1,430 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 0 0 0 0 0 0 0 0 0	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 7,550,400 7,196,475 10,204,740 11,722,368 0 9,277,680 0 7,298,668 0 0 0 0 0 0 0 0 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High [*] Flat 2 High [*] Flat 3 High [*] Flat Terrace Semi Det	Affo
Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	1,331 Beds 1 1 1 1 2 2 3 3 3 3 4 3 4 5 5 1 1 2 3 3 4 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 2 2 1 3 1 1 1 1	ha 38.03 No 39 48 48 48 48 160 56 0 240 160 48 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 92 92 50.00 65.00 75.00 95.00 105.00 110.00 135.00 145.00 65.00 65.00 65.00 65.00 65.00 65.00 61.00 75.00 61.00 84.00 93.00 93.00 93.00 93.00	m2 123,047 Total 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0,00 26,400.00 21,600.00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,4,575.00 8,190.00 9,408.00 0,4,575.00 8,190.00 0,0	m2/ha 3,236	1,430 1,430 1,246 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,246 1,246 1,246 1,247 1,247 1,247 1,247 1,247	170,113,081 COST 0 3,067,350 4,907,760 4,485,600 18,939,200 5,935,720 0 38,200,800 31,255,200 10,071,120 0 0 7,550,400 7,196,475 10,204,740 11,722,368 0 9,277,680 0 7,298,668 0 0 0 0 0 0 0 0 0	£/m2	EFDC	Mixed Gross	Ag / Glass 63.381		Market	Flat Terrace Semi Det Flat 1 High ¹ Flat 2 High ¹ Flat 3 High ¹ Flat Terrace Semi Det	UNI Affo Bed

1050	Density	35 Net	ha 30.000	60.00%	
40%	420	Gros		30.00	
			m2		
5%	32	31	50.000	1,550.00	
6% 6%	38 38	38 38	65.000 75.000	2,470.00 2,850.00	
20%	126	126	95.000	11,970.00	
7%	44	44	85.000	3,740.00	
	0	0	105.000	0.00	
30%	189	189	110.000	20,790.00	
20%	126	126	135.000	17,010.00	
6%	38	38	145.000	5,510.00	
	0	0	50.000	0.00	
	0	0 0	65.000	0.00	
100%	630	630	75.000	0.00 65,890.00	104.59
18%	76	76	50.000	3,800.00	104.55
14%	59	59	61.000	3,599.00	
22%	92	92	70.000	6,440.00	
21%	88	88	84.000	7,392.00	
	0	0	79.000	0.00	
15%	63	63	93.000	5,859.00	
	0	0	93.000	0.00	
10%	42 0	42 0	97.000	4,074.00	
	0	0	110.000 50.000	0.00 0.00	
	0	0	61.000	0.00	
	0	0	74.000	0.00	
100%	420	420		31164	74.20
	1,050	1,050			
	1,050	1,050			
				60 000V	
	Density	35 Net		60.00%	
1331 40%			s ha 63.381	60.00% 38.03	
	Density	35 Net			
	Density	35 Net	s ha 63.381	38.03	
40%	Density 532.4	35 Net Gros	ns ha 63.381 m2		
40%	Density 532.4 40	35 Net Gros	s ha 63.381 m2 50.000	38.03 1,950.00	
40% 5% 6% 20%	Density 532.4 40 48	35 Net Gros 39 48 48 48 160	s ha 63.381 m2 50.000 65.000	38.03 1,950.00 3,120.00	
40% 5% 6% 6%	Density 532.4 40 48 48 160 56	35 Net Gros 39 48 48 160 56	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00	
40% 5% 6% 20% 7%	Density 532.4 40 48 48 160 56 0	35 Net Gros 39 48 48 160 56 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00	
40% 5% 6% 20% 7% 30%	Density 532.4 40 48 48 160 56 0 240	35 Net Gros 39 48 48 160 56 0 240	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00	
40% 5% 6% 20% 7% 30% 20%	Density 532.4 40 48 48 160 56 0 240 160	35 Net Gros 39 48 48 160 56 0 240 160	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00	
40% 5% 6% 20% 7% 30%	Density 532.4 40 48 48 160 56 0 240 160 48	35 Net Gros 39 48 48 48 160 56 0 240 160 48	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00	
40% 5% 6% 20% 7% 30% 20%	Density 532.4 40 48 48 160 56 0 240 160	35 Net Gros 39 48 48 160 56 0 240 160	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 0.00 26,400.00 21,600.00	
40% 5% 6% 20% 7% 30% 20%	Density 532.4 40 48 48 160 56 0 240 160 48 0	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00	
40% 5% 6% 20% 7% 30% 20%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 0	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 0 0 799	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000 65.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00	104.62
40% 5% 6% 20% 7% 30% 20% 6% 100% 18%	Density 532.4 40 48 48 160 56 0 240 160 240 160 48 0 0 0 0 799 96	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 0 0 799 96	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000 55.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00	104.62
40% 5% 6% 20% 7% 30% 20% 6% 100% 18% 14%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000 65.000 75.000 61.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,575.00	104.62
40% 5% 6% 20% 7% 30% 6% 100% 18% 14% 22%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 75.000 61.000 70.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,575.00 8,190.00	104.62
40% 5% 6% 20% 7% 30% 20% 6% 100% 18% 14%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117 112	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117 112	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 75.000 65.000 50.000 61.000 70.000 84.000	38.03 1,950.00 3,120.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,575.00 8,190.00 9,408.00	104.62
40% 5% 6% 20% 7% 30% 6% 100% 18% 14% 22%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 0 799 96 75 117 112 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 50.000 65.000 75.000 61.000 70.000 84.000 79.000	38.03 1,950.00 3,120.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,575.00 8,190.00 9,408.00 0.00	104.62
40% 5% 6% 20% 7% 30% 6% 100% 18% 14% 22% 21%	Density 532.4 40 48 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117 112 0	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117 112	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 75.000 65.000 50.000 61.000 70.000 84.000	38.03 1,950.00 3,120.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,575.00 8,190.00 9,408.00	104.62
40% 5% 6% 20% 7% 30% 6% 100% 18% 14% 22% 21%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117 112 0 80	35 Net Gros 39 48 48 160 56 0 240 160 48 0 0 0 799 96 75 117 112 0 80	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 105.000 110.000 135.000 145.000 50.000 65.000 75.000 50.000 61.000 70.000 84.000 79.000 93.000	38.03 1,950.00 3,120.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 83,590.00 4,800.00 4,575.00 8,190.00 9,408.00 0.00 7,440.00	104.62
40% 5% 6% 20% 7% 30% 20% 6% 18% 14% 22% 21% 15%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 799 96 75 117 112 0 80 0 53 0	35 Net Gros 39 48 48 48 160 56 0 240 160 48 0 0 799 96 75 117 112 0 80 0 52 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 115.000 145.000 50.000 65.000 65.000 65.000 65.000 61.000 70.000 84.000 79.000 93.000 93.000 97.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,800.00 4,575.00 8,190.00 9,408.00 0.00 7,440.00 0.00	104.62
40% 5% 6% 20% 7% 30% 20% 6% 18% 14% 22% 21% 15%	Density 532.4 40 48 48 160 56 0 240 160 48 0 0 240 160 48 0 0 799 96 75 117 112 0 80 0 0 53 0 0 0	35 Net Gross 39 48 48 48 160 56 0 240 160 48 0 0 0 799 96 75 117 112 0 80 0 52 0 0 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 110.000 135.000 65.000 65.000 65.000 65.000 65.000 61.000 70.000 84.000 79.000 93.000 93.000 97.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,800.00 4,575.00 8,190.00 9,408.00 0,00 7,440.00 0,00 5,044.00 0,00	104.62
40% 5% 6% 20% 7% 30% 20% 6% 18% 14% 22% 21% 15%	Density 532.4 40 48 48 160 56 0 240 160 160 160 160 160 0 0 799 96 75 117 112 0 80 0 0 53 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	35 Net Gross 39 48 48 48 160 56 0 240 160 48 0 0 0 799 96 75 117 112 0 80 0 52 0 0 0 0 52 0 0 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 65.000 65.000 61.000 75.000 84.000 79.000 93.000 93.000 93.000 61.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,575.00 8,190.00 9,408.00 0.00 7,440.00 0.00 5,044.00 0.00	104.62
40% 5% 6% 20% 7% 30% 20% 6% 18% 14% 22% 21% 15% 10%	Density 532.4 40 48 48 48 160 56 0 240 160 48 0 0 0 799 96 75 117 112 0 80 0 0 53 0 0 0 0 53 0 0 0 0 0 53 0 0 0 0	35 Net Gross 39 48 48 48 160 56 0 240 160 48 0 0 0 0 799 96 75 117 112 0 80 0 0 52 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 110.000 135.000 65.000 65.000 65.000 65.000 65.000 61.000 70.000 84.000 79.000 93.000 93.000 97.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 26,400.00 21,600.00 6,960.00 0.00 83,590.00 4,800.00 4,800.00 4,575.00 8,190.00 9,408.00 0,000 5,044.00 0.00 0,000	
40% 5% 6% 20% 7% 30% 20% 6% 18% 14% 22% 21% 15%	Density 532.4 40 48 48 160 56 0 240 160 160 160 160 160 0 0 799 96 75 117 112 0 80 0 0 53 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	35 Net Gross 39 48 48 48 160 56 0 240 160 48 0 0 0 799 96 75 117 112 0 80 0 52 0 0 0 0 52 0 0 0	s ha 63.381 m2 50.000 65.000 75.000 95.000 85.000 105.000 110.000 135.000 145.000 65.000 65.000 65.000 65.000 61.000 75.000 84.000 79.000 93.000 93.000 93.000 61.000	38.03 1,950.00 3,120.00 3,600.00 15,200.00 4,760.00 26,400.00 21,600.00 6,960.00 0.00 0.00 83,590.00 4,800.00 4,575.00 8,190.00 9,408.00 0.00 7,440.00 0.00 5,044.00 0.00	104.62

Sumners	807	23.06	Units/ha 35.00	m2 92	m2 74,560	m2/ha 3,234		103,087,328	1,382.61	EFDC	Green	Agricultural		Water Lane - W Sumn	ers
	Beds	No		m2	Total		BCIS	COST		Area	Gross	36.04	D		
Market								0			Net	23.05	7		
Flat	1	24		50.00	1,200.00	10%	1,430	1,887,600		-				Market	Flat
	2	29		65.00	1,885.00	10%	1,430	2,965,105							
Terrace	2	29		75.00	2,175.00		1,246	2,710,050							Terrace
	3	97		95.00	9,215.00		1,246	11,481,890							
Semi	2	34		85.00	2,890.00		1,247	3,603,830							Semi
	3	0		105.00	0.00		1,247	0							
Det	3	145		10.00	15,950.00		1,447	23,079,650							Det
	4	97		135.00	13,095.00		1,447	18,948,465							Det
	5	29		45.00	4,205.00		1,447	6,084,635							
Flat 1 High*	1	0		50.00	4,205.00	10%	1,447	0,084,033							Flat 1 Hig
Flat 2 High*	1	0		65.00	0.00	10%	0	0							-
-	2	0		75.00	0.00	10%	0	0							Flat 2 Hig
Flat 3 High*	3	0		75.00	0.00	10%	0	0							Flat 3 Hig
Affordable					0.050.00	100/	4 400								-
Flat	1	59		50.00	2,950.00	10%	1,430	4,640,350						Affordable	Flat
	2	45		61.00	2,745.00	10%	1,430	4,317,885							_
Terrace	2	71		70.00	4,970.00		1,246	6,192,620							Terrace
	3	68		84.00	5,712.00		1,246	7,117,152							
Semi	2	0		79.00	0.00		1,247	0							Semi
	3	48		93.00	4,464.00		1,247	5,566,608							
Det	3	0		93.00	0.00		1,447	0							Det
	4	32		97.00	3,104.00		1,447	4,491,488							
	5	0	1	L10.00	0.00		1,447	0							
Flat 1 High*	1	0		50.00	0.00	10%	0	0							Flat 1 Hig
lat 2 High*	2	0		61.00	0.00	10%	0	0							Flat 2 Hig
lat 3 High*	3	0		74.00	0.00	10%	0	0							Flat 3 Hig
1-6	5 Units 8,500	Area ha 242.86	Density erage Un Units/ha 35.00	m2	Developed m2 778,804	Density m2/ha 3,207		Total Cost 1,046,635,073	Rate £/m2 1,343.90	EHDC	llity reen/Brov Green			Gilston - Villages 1-6	
	8,500							1,046,635,073			Green	Agricultural		Gilston - Villages 1-6	
1-6		ha	Units/ha	m2	m2	m2/ha	BCIS	1,046,635,073 COST	£/m2		Green	Agricultural 404.76	2	Gilston - Villages 1-6	
l-6 Market	8,500	ha 242.86 No	Units/ha 35.00	m2 92 m2	m2 778,804 Total	m2/ha 3,207		1,046,635,073 COST 0	£/m2	EHDC	Green	Agricultural	2		
	8,500	ha 242.86 No 306	Units/ha 35.00	m2 92 m2 50.00	m2 778,804 Total 15,300.00	m2/ha 3,207	1,430	1,046,635,073 COST 0 24,066,900	£/m2	EHDC	Green	Agricultural 404.76	2	Gilston - Villages 1-6	Flat
I-6 Market Flat	8,500	ha 242.86 No 306 357	Units/ha 35.00	m2 92 m2 50.00 65.00	m2 778,804 Total 15,300.00 23,205.00	m2/ha 3,207	1,430 1,430	1,046,635,073 COST 0 24,066,900 36,501,465	£/m2	EHDC	Green	Agricultural 404.76	2		
- 6 Market Flat	8,500	ha 242.86 No 306 357 255	Units/ha 35.00	m2 92 m2 50.00 65.00 75.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00	m2/ha 3,207	1,430 1,430 1,246	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750	£/m2	EHDC	Green	Agricultural 404.76	2		Flat Terrace
H-6 Market Flat Terrace	8,500	ha 242.86 No 306 357 255 1,020	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00	m2/ha 3,207	1,430 1,430 1,246 1,246	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace
H-6 Market Flat Terrace	8,500 Beds 1 2 2 3 3 2 2	ha 242.86 No 306 357 255 1,020 357	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215	£/m2	EHDC	Green	Agricultural 404.76	2		
L- 6 Market Flat Terrace Semi	8,500	ha 242.86 No 306 357 255 1,020	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi
6 Market Flat Terrace Semi	8,500 Beds 1 2 2 3 3 2 2	ha 242.86 No 306 357 255 1,020 357 1,326 0	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 105.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace
6 Market Flat Terrace Semi	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 0.00 158,355.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi
-6 Market Flat Ferrace Semi	8,500 Beds 1 2 2 3 3 2 2	ha 242.86 No 306 357 255 1,020 357 1,326 0	Units/ha 35.00	m2 92 50.00 55.00 95.00 95.00 85.00 105.00 110.00 135.00 145.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 138,355.00 44,370.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi
- 6 Market Flat Terrace Semi Det	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 110.00 135.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 0.00 158,355.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi Det
-6 Market Flat Terrace Semi Det	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 0 1,173 306	Units/ha 35.00	m2 92 50.00 55.00 95.00 95.00 85.00 105.00 110.00 135.00 145.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 138,355.00 44,370.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi Det Flat 1 Hig Flat 2 Hig
6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0	Units/ha 35.00	m2 92 50.00 65.00 95.00 85.00 105.00 110.00 135.00 145.00 50.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 138,355.00 44,370.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi Det Flat 1 Hig Flat 2 Hig
1-6 Market	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 1,173	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 10.00 135.00 145.00 50.00 65.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 138,355.00 44,370.00 0.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 0 0 0 0 0 0	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi Det Flat 1 Hig Flat 2 Hig
I-6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 1,173	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 10.00 135.00 145.00 50.00 65.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 0.00 158,355.00 44,370.00 0.00 0.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,447 1,447	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 0 0 0 0 0 0	£/m2	EHDC	Green	Agricultural 404.76	2		Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig
I-6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 10.00 135.00 65.00 65.00 75.00 50.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 0.00 158,355.00 44,370.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 0 0 0 0 0 0	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig
-6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 10.00 135.00 65.00 65.00 75.00 50.00 65.00 75.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 1,430	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat
-6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 10.00 135.00 65.00 75.00 65.00 75.00 50.00 75.00 75.00 75.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,430 1,246	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422 56,344,120	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig
L-6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 55.00 55.00 95.00 85.00 10.00 135.00 65.00 65.00 75.00 50.00 65.00 65.00 75.00 84.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,430 1,246 1,246	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422 56,344,120 67,612,944	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat Terrace
I-6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 55.00 55.00 95.00 85.00 10.00 105.00 50.00 65.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 79.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	m2/ha 3,207	1,430 1,246 1,246 1,247 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 0 1,430 1,430 1,246 1,246 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422 56,344,120 67,612,944 33,494,420	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat
H-6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 1,173 306 0 0 1,173 306 0 0 1,173 306 340 0 0 0 0 0 0 0 1,173 306 2,175 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 306 1,173 1,174 1,175 1,175 1,175 1,175 1,175 1,175 1,17	Units/ha 35.00	m2 92 50.00 55.00 55.00 95.00 85.00 10.00 10.00 50.00 65.00 50.00 65.00 75.00 65.00 75.00 63.00 75.00 84.00 79.00 84.00 93.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 158,355.00 44,370.00 0.00	m2/ha 3,207	1,430 1,246 1,246 1,247 1,247 1,247 1,247 1,447 1,447 1,447 0 0 0 0 0 1,430 1,430 1,430 1,246 1,226 1,227 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422 56,344,120 67,612,944	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat Terrace Semi
6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 55.00 55.00 95.00 85.00 10.00 10.00 10.00 50.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 65.00 75.00 84.00 79.00 93.00 93.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 32,300.00 22,814.00 45,220.00 54,264.00 26,860.00 47,430.00	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 1,430 1,430 1,430 1,246 1,246 1,247 1,247 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422 56,344,120 67,612,944 33,494,420 59,145,210 0 0 0 0 0 0 0 0 0	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat Flat
-6 Market	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 55.00 55.00 55.00 85.00 10.00 105.00 105.00 50.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 75.00 63.00 70.00 84.00 79.00 93.00 93.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 32,300.00 22,814.00 45,220.00 54,264.00 26,860.00 47,430.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 0 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422 56,344,120 67,612,944 33,494,420	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat Terrace Semi
-6 Market Flat Ferrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 3 High* Affordable Flat 3 Ferrace Semi Det	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 1,173 306 0 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 105.00 105.00 105.00 65.00 65.00 75.00 65.00 65.00 65.00 75.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 22,814.00 22,814.00 45,220.00 24,264.00 26,860.00 47,430.00 0.00 23,086.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 1,430 1,430 1,430 1,246 1,246 1,247 1,247 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 50,807,900 35,886,422 56,344,120 67,612,944 33,494,420 59,145,210 0 33,405,442 0 0 0 0 0 0 0 0 0	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat Terrace Semi Det
-6 Market Flat Ferrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Ferrace Semi Det Ferrace Ferrace Ferrace Flat 1 High* Ferrace	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 135.00 135.00 65.00 65.00 75.00 61.00 75.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00 93.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 158,355.00 44,370.00 0.00 0.00 22,814.00 22,814.00 45,220.00 54,264.00 26,860.00 47,430.00 0.00 23,086.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 0 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 0 50,807,900 35,886,422 56,344,120 67,612,944 33,494,420 59,145,210 0 0 0 0 0 0 0 0 0	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat Terrace Semi Det
-6 Market Flat Ferrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 3 High* Semi Ferrace Semi Det	8,500 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	ha 242.86 No 306 357 255 1,020 357 1,326 0 1,173 306 0 1,173 306 0 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 1,173 306 0 0 1,173 306 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 35.00	m2 92 50.00 65.00 75.00 95.00 85.00 105.00 105.00 105.00 65.00 65.00 65.00 75.00 65.00 65.00 61.00 75.00 61.00 93.00 93.00 93.00 93.00	m2 778,804 Total 15,300.00 23,205.00 19,125.00 96,900.00 30,345.00 139,230.00 139,230.00 158,355.00 44,370.00 0.00 0.00 0.00 22,814.00 22,814.00 45,220.00 24,264.00 26,860.00 47,430.00 0.00 23,086.00 0.00	m2/ha 3,207	1,430 1,430 1,246 1,247 1,247 1,247 1,247 1,447 1,447 0 0 0 0 0 1,430 1,430 1,246 1,246 1,247 1,247 1,247 1,247	1,046,635,073 COST 0 24,066,900 36,501,465 23,829,750 120,737,400 37,840,215 173,619,810 0 229,139,685 64,203,390 0 0 50,807,900 35,886,422 56,344,120 67,612,944 33,494,420 59,145,210 0 33,405,442 0 0 0 0 0 0 0 0 0	£/m2	EHDC	Green	Agricultural 404.76	2	Market	Terrace Semi Det Flat 1 Hig Flat 2 Hig Flat 3 Hig Flat Terrace Semi

907	Density	25	Net ha	23.057	60.00%	
40%	322.8		Gross ha	38.429	23.06	
				m2		
5%	24	24		50.000	1,200.00	
6%	29	29		65.000	1,885.00	
6%	29	29		75.000	2,175.00	
20% 7%	97 34	97 34		95.000 85.000	9,215.00 2,890.00	
/ /0	34 0	54 0		105.000	2,890.00	
30%	145	145		110.000	15,950.00	
20%	97	97		135.000	13,095.00	
6%	29	29		145.000	4,205.00	
	0	0		50.000	0.00	
	0	0		65.000	0.00	
100%	0 484	0 484		75.000	0.00 50,615.00	104.58
18%	58	59		50.000	2,950.00	104.58
14%	45	45		61.000	2,745.00	
22%	71	71		70.000	4,970.00	
21%	68	68		84.000	5,712.00	
	0	0		79.000	0.00	
15%	48	48		93.000	4,464.00	
10%	0 32	0 32		93.000	0.00	
10%	52 0	52 0		97.000 110.000	3,104.00 0.00	
	0	0		50.000	0.00	
	0	0		61.000	0.00	
	0	0		74.000	0.00	
100%	323	323			23,945.00	74.13
	807	807				
8500	Density	35	Net ha	242.857	60.00%	
40%	3400		Gross ha	404.762	242.86	
				m2		
6%	306	306		50.000	15,300.00	
7%	357	357		65.000	23,205.00	
5%	255	255		75.000	19,125.00	
20% 7%	1,020 357	1,020 357		95.000 85.000	96,900.00 30,345.00	
26%	1,326	1,326		105.000	139,230.00	
20/0	1,520	1,520		110.000	0.00	
23%	1,173	1,173		135.000	158,355.00	
6%	306	306		145.000	44,370.00	
	0	0		50.000	0.00	
	0	0		65.000	0.00	
100%	0 5,100	0 5,100		75.000	0.00 526,830.00	103.30
19%	646	646		50.000	32,300.00	105.50
11%	374	374		61.000	22,814.00	
19%	646	646		70.000	45,220.00	
19%	646	646		84.000	54,264.00	
10%	340	340		79.000	26,860.00	
15%	510	510		93.000	47,430.00	
7%	0 238	0 238		93.000 97.000	0.00 23,086.00	
/ 70	238	238		110.000	23,086.00	
	0	0		50.000	0.00	
	0	0		61.000	0.00	
	0	0		74.000	0.00	
100%	3,400	3,400			251,974.00	74.11
	8,500	8,500				

7	1,500	ha 42.86	Units/ha 35.00	m2 92	m2 137,436	m2/ha 3,207		184,700,307	£/m2 1,343.90	EHDC	Green	Agricultural	Gilston - Villages 7	
·				-						.				
	Beds	No		m2	Total		BCIS	COST		Area	Gross	71.429		
Market								0			Net	42.857		
Flat	1	54		50.00	2,700.00	10%	1,430	4,247,100					Market	Flat
	2	63		65.00	4,095.00	10%	1,430	6,441,435						
Terrace	2	45		75.00	3,375.00		1,246	4,205,250						Terrace
	3	180		95.00	17,100.00		1,246	21,306,600						
Semi	2	63		85.00	5,355.00		1,247	6,677,685						Semi
	3	234		105.00	24,570.00		1,247	30,638,790						
Det	3	0		110.00	0.00		1,447	0						Det
	4	207		135.00	27,945.00		1,447	40,436,415						
	5	54		145.00	7,830.00		1,447	11,330,010						
lat 1 High*	1	0		50.00	0.00	10%	0	0						Flat 1 Hig
lat 2 High*	2	0		65.00	0.00	10%	0	0						Flat 2 Hig
lat 3 High*	3	0		75.00	0.00	10%	0	0						Flat 3 Hig
Affordable														
Flat	1	114		50.00	5,700.00	10%	1,430	8,966,100					Affordable	Flat
	2	66		61.00	4,026.00	10%	1,430	6,332,898						
Terrace	2	114		70.00	7,980.00		1,246	9,943,080						Terrace
	3	114		84.00	9,576.00		1,246	11,931,696						
Semi	2	60		79.00	4,740.00		1,247	5,910,780						Semi
ļ	3	90		93.00	8,370.00		1,247	10,437,390						
Det	3	0		93.00	0.00		1,447	0						Det
ļ	4	42		97.00	4,074.00		1,447	5,895,078						
ļ	5	0		110.00	0.00		1,447	0						
Flat 1 High*	1	0		50.00	0.00	10%	0	0						Flat 1 Hig
Flat 2 High*	2	0		61.00	0.00	10%	0	0						Flat 2 Hig
Flat 3 High*	3	0	İ	74.00	0.00	10%	0	0						Flat 3 Hig

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					-
1500	Density	35	Net ha 42.857	60.00%	
40%	600		Gross ha 71.429	42.86	
			m2		
6%	54	54	50.000	2,700.00	
7%	63	63	65.000	4,095.00	
5%	45	45	75.000	3,375.00	
20%	180	180	95.000	17,100.00	
7%	63	63	85.000	5,355.00	
26%	234	234	105.000	24,570.00	
	0	0	110.000	0.00	
23%	207	207	135.000	27,945.00	
6%	54	54	145.000	7,830.00	
	0	0	50.000	0.00	
	0	0	65.000	0.00	
	0	0	75.000	0.00	
100%	900	900		92,970.00	103.30
19%	114	114	50.000	5,700.00	
11%	66	66	61.000	4,026.00	
19%	114	114	70.000	7,980.00	
19%	114	114	84.000	9,576.00	
10%	60	60	79.000	4,740.00	
15%	90	90	93.000	8,370.00	
	0	0	93.000	0.00	
7%	42	42	97.000	4,074.00	
	0	0	110.000	0.00	
	0	0	50.000	0.00	
	0	0	61.000	0.00	
	0	0	74.000	0.00	
100%	600	600		44,466.00	74.11
	1,500	1,500			

H&G GT Base For Apps

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7
				East of Harlow	Latton Priory	Water Lane -	Water Lane -	Gilston -	Gilston -
			North	South		W Katherines	W Sumners	Villages 1-6	Villages 7
	Green/brown field		Green	Green	Green	Mixed	Green	Green	Green
	Use		Agricultural	0	Agricultural	Ag / Glass	Agricultural	Agricultural	Agricultural
	Locality		EFDC	HBC	EFDC	EFDC	EFDC	EHDC	EHDC
Site Area	Gross	ha	35.71	123.81	50.00	63.38	36.04	404.76	71.43
	Net	ha	21.43	74.29	30.00	38.03	23.06	242.86	42.86
Units			750	2,600	1,050	1,331	807	8,500	1,500
Average Unit Si	ze	m2	92.45	88.28	92.43	92.45	92.39	91.62	91.62
Mix	Intermediate to Buy		9.20%	4.50%	9.20%	9.20%	9.20%	6.40%	6.40%
	Affordable Rent Social Rent		30.80%	25.50%	30.80%	30.80%	30.80%	33.60%	33.60%
Price	Market	£/m2	3,812	3,809	3,982	3,900	3,900	4,266	4,266
	Intermediate to Buy	,	2,478	2,476	2,588	2,535	2,535	2,773	2,773
	Affordable Rent	£/m2	1,915	1,915	1,915	1,915	1,915	1,915	1,915
	Social Rent	£/m2	1,285	1,285	1,285	1,285	1,285	1,285	1,285
Grant and Subsi	Intermediate to Buy	£/unit							
	Affordable Rent	£/unit							
	Social Rent	£/unit							
Sales per Quarte Unit Build Time	er		3	3	3	3	3	3	3
	Value	C /ha							
Alternative Use Up Lift %	value	£/ha %	22,500	22,500	22,500	525,372	22,500	22,500	22,500
Additional Uplif	t	£/ha	300,000	300,000	300,000	210,068	300,000	300,000	300,000
Easements etc		£	0	0	0	0	0	0	0
Legals / Acquisit	ion	% land	1.5%		1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462
i luining i cc	>50	£/unit	138		138	138	138	138	138
Architects		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
QS / PM		%	0.50%		0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consul	tants	%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Profession	nal	%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
BCIS		£/m2	1,382	1,281	1,383	1,383	1,383	1,344	1,344
Over Extra		%							
Energy Design		£/m2 £/m2	6	6	6	6	6	6	6
Acc & Adpt		£/m2	41.0		41.0	41.0	41.0	41.0	41.0
Water		, £/m2	1		1	1	1	1	1
Small Sites		%							
Site Costs		%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Pre CIL s106		£/Unit	44,451	38,787	44,298	45,853	45,738	53,850	54,211
Post CIL s106		£/Unit	44,451	38,787	44,298	45,853	45,738	53,850	54,211
LIT		£/m2 %		0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%
Contingency		%	2.50%	2.50%	2.50%	3.25%	2.50%	2.50%	2.50%
Abnormals		%				1.50%			
		£/site							
FINANCE	Fees	£	247,000	1,085,000	401,000	409,000	268,000	2,896,000	623,000
	Interest	%	6.00%		6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£							
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0	0
Developers Prof	ï % Market DV		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
	% Affordable DV		6.00%		6.00%	6.00%	6.00%	6.00%	6.00%
				-					



H&G GT Base Site 1

SITE NAME Site 1 East of Harlow - North Build Cost BCIS Over Extra Energy Design Acc & Adpt Water Small Sites Site Costs DEVELOPMENT COSTS Av Size m2 GDV GIA /m2 1,382 0 0 Number 750 Price £/m2 Planning fee cal. Planning app fer No dwgs No dwgs under No dwgs over 5(dwgs 750 50 700 £ rate /unit or m2 Total 15,520 0.00% Total 11,640,028 571,501 23,100 96,600 119,700 Land Stamp Duty Easements etc. Legals Acquisitio 462 138 ket Housing 104.6 450 3,812 179,418,000 47.06 60% 74.2 69 2,478 12,691,409 5.12 1.50% 174,600 746,102 1,915 32,836,754 17,14 rdable Ren 74.2 31% 231 0% 15% 119,700 7,486,634 748,663 1,497,327 Social Rent 74.2 Planning Fee Architects QS / PM 0 Stamp duty calc - Residua 1,285 1,638
 119,700

 5.00%
 7,486,634

 0.50%
 748,663

 1.00%
 1,497,327

 1.50%
 2,245,990
 12,098,314
 11,640,02 nd paymer Grant and Subsidy Shared Ownership Affordable Rent 0 0 Planning Consultants Other Professional Social Rent 0 SITE AREA - Net 21.43 ha 35 /ha 224,946,163 69,334 RUCTION SITE AREA - Gross Build Cost - BCIS Based 1,638 113,555,708 Total 571,501 35.71 ha s106 / CIL Contingency Abnormals 33,338,070 2.50% 2,838,893
 Stamp duty calc - Add Profit

 Land payment

 125,000
 0%

 250,000
 1%

 500,000
 3%

 1,000,000
 4%

 above
 5%
 Sales per Quarter Unit Build Time 0 149.732.671 Quarters 1% 3% 4% 5% RUN Residual MACRO ctrl+r Closing balance = 0 247,000 6.00% Whole Site Per ha NET Per 11,640,028 543,201 Fees 3% 4% 5% Residual Land Value Interest Legal and Valuation 0 247,000 RUN CIL MACRO ctrl+l 803,57 5% Uplift 0% Total 575,893 Closing balance = 0 0 10,714,2 Check on phasing dwgs nos Pre CIL s106 Viability Threshold 11,517,857 3.0% 6,748,385 0.5% 1,124,731 44.451 £/ Unit (all) 322,500 Agents Legals % GDV 33,338,070 0.00% Total £/m2 7,873,116 182,337,230 Additional Profit Post CIL s106 44,451 £/ Unit (all) 33,338,070 opers Profit % Market DV CIL 0 £/m2 20.00% 35,883,60 Total 33,338,070 % Affordable D 6.00% 2,731,690 RESIDUAL CASH FLOW FOR INTEREST Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 Year 7 Year 17 Year 18 Year 19 Year 20 Year 21 Year 22 Year 23 Year 24 Year 8 Year 9 Year 15 Year 16 Year 11 Year 12 Year 13 Year 14 INCOME UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent
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H&G GT Base Site 2

SITE NAME	Site 2	East of Harlow	- South]																
INCOME	Av Size m2	%	Number 2,600		Price £/m2]	DEVELOPMEN	T COSTS							Planning fee ca Planning app fer	dwgs	rate			Build Cost BCIS	/m2 1,281		
Market Housing	92.6	70%	1,820		3,809	641,747,000	168,485		LAND	Land Stamp Duty		/unit or m2 23,322	Total 3.021.375	60,637,500			No dwgs No dwgs under No dwgs over 5(2600 50 2550	462 138	23,100 351,900		Over Extra Energy Design	0	0.00%	
Shared Ownership	78.3	5%	117		2,476	22,672,531	9,158			Easements etc. Legals Acquisitio	m	1.50%	0 909,563	3,930,938			No unga over at	2330	Total	375,000		Acc & Adpt Water	41		
Affordable Rent	78.3	26%			1,915				PLANNING								a					Small Sites Site Costs	0 192	0% 15%	
Social Rent Grant and Subsidy	78.3 Shared Ownersh Affordable Rent		0		1,285 0 0	0				Planning Fee Architects QS / PM Planning Consul		5.00% 0.50% 1.00%	375,000 22,933,002 2,293,300 4,586,600				Stamp duty cal Land payment	c - Residual		60,637,500	l		1,521		
SITE AREA - Net SITE AREA - Gross	Social Rent 74.29 123.81		35 21			0 763,795,296			CONSTRUCTIO	Build Cost - BCI		1.50%		37,067,803					Total	3,021,375					
Sales per Quarter Unit Build Time	0 3	Quarters]			RUN Residual	MACRO strive		FINANCE	s106 / CIL Contingency Abnormals		2.50%	100,844,978 8,727,197 0	458,660,042			Stamp duty cal Land payment 125,000 250,000	c - Add Profit 0% 1%	1% 3%	39,928,571					
Residual Land Value	00/	Whole Site 60,637,500 2,785,714 0	816,274	Per ha GROSS 489,764 22,500 0		CI RUN CIL MACE	losing balance = RO ctrl+l		FINANCE	Fees Interest Legal and Valuat	tion	6.00%	1,085,000				500,000 1,000,000 above	3% 4% 5%	3% 4% 5% 5% Total	1,996,429					
Uplift Plus /h Vi	0% a 300,000 ability Threshold	37,142,857 39,928,571		300,000 322,500	-	Check on phasing	losing balance = dwgs nos rrect]	SALES	Agents Legals		3.0% 0.5%	3,818,976				Pre CIL s106	38,787 £/ To		100,844,978	[LIT 9	% GDV 0.00%	0	
Additional Profit		36,700,691	£/m2 218]					Developers Pro	% Market DV		20.00%	0	26,732,835	588,114,118		Post CIL s106 CIL	38,787 0		100,844,978 0 100,844,978					
RESIDUAL CASH FLO	W FOR INTEREST	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	% Affordable DV 2028 Year 9	/ 2029 Year 10	6.00% 2030 Year 11	2031 Year 12	2032 Year 13	7,322,898 2033 Year 14	2034 Year 15	4 2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	2040 Year 21	2041 Year 22	2042 Year 23 Year 2	2043
INCOME UNITS Started Market Housing		50	100	140 24.682.577	230 34,555,608	230 56,769,927	230 56,769,927	230 56,769,927	230 56.769.927	230 56.769.927	230 56,769,927	230 56.769.927	230 56.769.927	200 56.769.927	40 49,365,154	9,873,031	0	0	0	0	0	0	0	0 0	
Shared Ownership Affordable Rent Social Rent Grant and Subsidy			436,010 1,911,072 0	872,020 3,822,145 0	1,220,829 5,351,003 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	2,005,647 8,790,933 0	1,744,041 7,644,290 0	348,808 1,528,858 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0 0	0 0 0	0 0 0		
INCOM	E	0	14,688,371	29,376,742	41,127,439	67,566,507	67,566,507	67,566,507	67,566,507	-	-	67,566,507	67,566,507	67,566,507	58,753,484	11,750,697	0	0	0	0	0	0	0	0 0	
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		3,021,375 0 909,563																							
Planning Fee		375,000																							
Architects QS Planning Consultants Other Professional		22,933,002 2,293,300 4,586,600 6,879,901		0 0 0																					
Build Cost - BCIS Base s106/CIL			6,713,228 5,042,249	13,426,456	18,797,039 10,084,498	30,880,850 10,084,498	30,880,850 10,084,498	30,880,850 10,084,498	30,880,850 10,084,498	30,880,850 10,084,498	30,880,850 10,084,498	30,880,850 10,084,498	30,880,850 5,042,249	30,880,850 0	26,852,913	5,370,583	0	0	0	0	0	0	0	0 0	
Contingency Abnormals		1,085,000	167,831 0	335,661 0	469,926 0	772,021	772,021	772,021	772,021	772,021	772,021	772,021	772,021	772,021 0	671,323 0	134,265 0	0	0	0	0	0	0	0	0 0)
Finance Fees Legal and Valuation		0																							
Agents Legals Misc. COSTS BEFORE LAND	INT AND PROFIT	0 0 42,083,741	440,651 73,442 12,437,401	881,302 146,884 0 24,874,802	1,233,823 205,637 30,790,923	2,026,995 337,833 44,102,197	2,026,995 337,833 44,102,197	2,026,995 337,833 44,102,197	2,026,995 337,833 44,102,197	2,026,995 337,833 44,102,197	2,026,995 337,833 44,102,197	2,026,995 337,833 44,102,197	2,026,995 337,833 39,059,948	2,026,995 337,833 34,017,699	1,762,605 293,767 29,580,608	352,521 58,753 5,916,122	0 0 0	0	0 0 0	0	0 0 0	0	0	0 0 0 0)
For Residual Valuation	Land	60,637,500	1																						
	Interest Profit on Costs		6,163,274	6,398,013	6,511,777	6,282,293	5,251,372	4,158,595	3,000,252	1,772,409	470,895	0	0	0	0	0	0	0	0	0	0	0	0	0 0 128,349	9,400
	Profit on GDV Cash Flow	-102 721 241	-3,912,304	-1 896 072	3.824.739	17,182,018	18.212.939	19.305.715	20.464.058	21.691.901	22.993.416	23.464.310	28,506,559	33,548,808	29.172.877	5.834.575	0	0	0	0	0	0	0	0 -135,672	
	Opening Balance	0	-106,633,545		.,. ,		., ,	-50,004,207	-29,540,149	-7,848,248	15,145,168		67,116,038				135,672,298						135,672,298 13		
CASH FLOW FOR CIL	ADDITIONAL PRO	FIT																							
INCOME	As Above	Year 1		•	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21		Year 23 Year	
INCOM EXPENDITURE Land	<u>E</u>	0 39,928,571	14,688,371	29,376,742	41,127,439	67,566,507	67,566,507	67,566,507	67,566,507	67,566,507	67,566,507	67,566,507	67,566,507	67,566,507	58,753,484	11,750,697	0	0	0	0	0	0	0	0 0	
Stamp Duty Easements etc. Legals Acquisition		1,996,429 0 598,929	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0 0 0	
Planning Fee		375,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	
Architects QS Planning Consultants		22,933,002 2,293,300 4,586,600	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0 0	0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0 0 0 0 0	
Other Professional		6,879,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106		0 2,621,478	6,713,228 2,621,478 5,042,249	13,426,456 2,621,478 10,084,498	18,797,039 2,621,478 10,084,498	30,880,850 2,621,478 10,084,498	30,880,850 2,621,478 10,084,498	30,880,850 2,621,478 10,084,498	30,880,850 2,621,478 10,084,498	30,880,850 2,621,478 10,084,498	30,880,850 2,621,478 10,084,498	30,880,850 2,621,478 10,084,498	30,880,850 2,621,478 5,042,249	30,880,850 2,621,478 0	26,852,913 2,621,478 0	5,370,583 0	0	0	0	0	0	0	0	0 0	
Contingency Abnormals		0 0	167,831 0	335,661 0	469,926 0	772,021	772,021	772,021	772,021	772,021	772,021	772,021	772,021 0	772,021 0	671,323 0	134,265 0	0	0	0	0	0	0	0	0 0 0 0	
Finance Fees Legal and Valuation		1,085,000 0	0	0 0	0 0	0 0	0	0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0	0 0	0 0 0 0	
Agents Legals		0	440,651 73,442	881,302 146,884	1,233,823 205,637	2,026,995 337,833	2,026,995 337,833	2,026,995 337,833	2,026,995 337,833	2,026,995 337,833	2,026,995 337,833	2,026,995 337,833	2,026,995 337,833	2,026,995 337,833	1,762,605 293,767	352,521 58,753	0	0	0	0	0	0	0	0 0	
Misc. COSTS BEFORE LAND	INT AND PROFIT	0 83,298,210	0 15,058,879	0 27,496,280	0 33,412,401	0 46,723,674	0 46,723,674	0 46,723,674	0 46,723,674	0 46,723,674	0 46,723,674	0 46,723,674	0 41,681,426	0 36,639,177	0 32,202,086	0 5,916,122	0	0	0 0	0	0	0	0	0 0 0 0	
For CIL calculation	Interest Profit on cost Profit on GDV		4,997,893	5,319,997	5,526,369	5,395,048	4,468,181	3,485,702	2,444,275	1,340,361	170,213	0	0	0	0	0	0	0	0	0	0	0	0	0 0 120,554 7,322,8	4,060
	Cash Flow	-83,298,210	-5,368,400	-3,439,534	2,188,669	15,447,784	16,374,651	17,357,130	18,398,558	19,502,471	20,672,620	20,842,832	25,885,081	30,927,330	26,551,399	5,834,575	0	0	0	0	0	0	0	0 -127,876	
	Opening Balanc Closing Balance	0 -83,298,210	-88,666,610	-92,106,144	-89,917,475	-74,469,691	-58,095,040	-40,737,910	-22,339,352	-2,836,880	17,835,739	38,678,572	64,563,653	95,490,984	122,042,382	127,876,958	127,876,958	127,876,958	127,876,958	127,876,958	127,876,958	127,876,958	127,876,958 12	27,876,958 0	



SITE NAME Site 3	Latton Priory							1																
				Price	GDV	GIA	1	DEVELOPMEN	T COSTS							Planning fee ca	lc.				Build Cost	/m2		
	m2	1,050		£/m2		m2		LAND	1 00313		/unit or m2	Total				Planning app fee No dwgs	dwgs 1050				BCIS Over Extra	1,383	0.00%	6
Market Housing 1	04.6 60%	630	1	3,982	262,354,000	65,890		Duib	Land Stamp Duty		20,396	1,060,295	21,415,899			No dwgs under No dwgs over 50	50	462			Energy Design	0	0.0070	
Shared Ownership	74.2 9%	97		2,588	18,550,797	7,168			Easements etc. Legals Acquisitio	on	1.50%	0 321,238						Total			Acc & Adpt Water	41		
Affordable Rent	74.2 31%	323		1,915	45,952,876	23,996		PLANNING	Logaio / loquioliti		1.0070	021,200	1,001,000								Small Sites Site Costs	0 207	0% 15%	
Social Rent	74.2 0%	. 0	1	1,285	0	0			Planning Fee Architects		5.00%	161,100 10,473,662				Stamp duty cal Land payment	c - Residual		21,415,899			1,638		
Grant and Subsidy Shared Ow Affordable				0					QS / PM Planning Consul	Itants	0.50%	1,047,366 2,094,732												
Social Rent				0					Other Profession		1.50%	3,142,099												
	0.00 ha 0.00 ha	35 21			326,857,673	97,054		CONSTRUCTIO	DN Build Cost - BCI	S Bacad	1.638	158.985.234						Total	I 1,060,295					
									s106 / CIL Contingency		2.50%	46,513,373 3,974,631				Stamp duty cal	c - Add Profit		.,,					
Sales per Quarter 0 Unit Build Time 3	Quarters]							Abnormals				209,473,237			Land payment 125,000	0%	1%	16,125,000					
	Whole Site	Per ha NFT	Per ha GROSS		RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			401,000				250,000 500,000	1%	3%						
Residual Land Value Alternative Use Value	21,415,899	713,863			RUN CIL MACR				Interest Legal and Valual	lion	6.00%	-101,000				1,000,000 above	4% 5%	5%						
Uplift 0% Plus /ha 300,000	()	0 300.000			losing balance =	0	SALES	Logal and Valua	bon		0	401,000			above	570	Total						
Viability Thresh			322,500		Check on phasing			SALES	Agents		3.0%	9,805,730				Pre CIL s106		£/ Unit (all)			LIT	% GDV		J
		£/m2			cor	rect			Legals Misc.		0.5%		11,440,019	261,030,647				Total	46,513,373		I	0.00%	U	1
Additional Profit	7,119,45	108	1					Developers Pro								Post CIL s106 CIL	44,298 0	£/m2	0					
									% Market DV % Affordable D\	V	20.00% 6.00%			52,470,800 3,870,220		L		Total	46,513,373					
RESIDUAL CASH FLOW FOR INTER				2025	2026		2028		2030	2031	2032	2033	2034	2035	2036		2038	2039		2041	2042		2044	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started Market Housing Shored Ourpership	50	100 12,493,048 893 371	100 24,986,095 1,766,743	100 24,986,095 1 766 743	100 24,986,095 1 766 743	100 24,986,095 1 766 743	100 24,986,095 1,766,743	100 24,986,095 1,766,743	100 24,986,095 1 766 743	100 24,986,095 1 766 743	100 24,986,095 1 766 743	24,986,095	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent		883,371 2,188,232	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	1,766,743 4,376,464	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy	-	0	0	0 0 21 120 202	0 0 21 120 202	0 0 21 120 202	0	0 0 21 120 202	0	0 0 21 120 202	0 0 21 120 202	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	15,564,651	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty	1,060,295																							
Easements etc. Legals Acquisition	321,238																							
Planning Fee	161,100																							
Architects QS	10,473,662 1,047,366		0																					
Planning Consultants Other Professional	2,094,732 3,142,099		0																					
Build Cost - BCIS Base		7,570,725	15,141,451	15,141,451	15,141,451	15,141,451				15,141,451			0			0			0		0			0
s106/CIL Contingency		1,395,401 189,268	6,046,738 378,536	6,046,738 378,536	6,046,738 378,536	6,046,738 378,536	6,046,738 378,536	3,255,936 378,536	3,255,936 378,536	3,255,936 378,536	5,116,471 378,536	0 378,536	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	401,000 0																							
Agents	0	466,940	933,879	933,879	933,879	933,879	933,879	933,879	933,879	933,879	933,879	933,879	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	77,823	155,647 0	155,647	155,647	155,647	155,647	155,647	155,647	155,647	155,647	155,647	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	OFII 18,701,492	9,700,158	22,636,231	22,636,231	22,636,231	22,636,231	22,636,231	19,865,449	19,865,449	19,863,449	21,725,984	16,609,513	0	0	0	0	0	0	0	0	0	0	0	0
	and 21,415,899	I																						
Profit on C		2,407,043	2,199,596	1,823,189	1,424,197	1,001,266	552,959	77,754	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 52,470,800
Profit on 0																								3,870,220
Cash Flow Opening Ba	alanc 0	3,457,450	6,273,455	6,649,862	7,048,854	7,471,785	7,920,092	11,186,100	11,263,853	11,263,853	9,403,319	14,519,789	0	0	0	0	0	0	0	0	0	0	0	-56,341,020
Closing Ba	ance -40,117,391	-36,659,941	-30,386,486	-23,736,625	-16,687,771	-9,215,986	-1,295,894	9,890,206	21,154,059	32,417,912	41,821,231	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	56,341,020	0
CASH FLOW FOR CIL ADDITIONAL					-		-		-															1
INCOME As Above	Year 1			Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		Year 11		Year 13	Year 14			Year 17	-		Year 20	Year 21		Year 23	
INCOME	0	15,564,651	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	31,129,302	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	16,125,000																							
Stamp Duty	806,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 241,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	161,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	10,473,662 1,047,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	2,094,732 3,142,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	7,570,725	15,141,451	15,141,451	15,141,451	15,141,451	15,141,451	15,141,451	15,141,451	15,141,451	15,141,451	15,141,451	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	647,223	647,223 1,395,401	647,223 6,046,738	647,223 6,046,738	647,223 6,046,738	647,223 6,046,738	647,223 6,046,738	647,223 3,255,936	647,223 3,255,936	647,223 3,255,936	647,223 5,116,471	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	189,268 0	378,536 0	378,536 0	378,536 0	378,536 0	378,536 0	378,536 0	378,536 0	378,536 0	378,536 0	378,536 0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	401,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals	0	466,940 77,823	933,879 155,647	933,879 155,647	933,879 155,647	933,879 155,647	933,879 155,647	933,879 155,647	933,879 155,647	933,879 155,647	933,879 155,647	933,879 155,647	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PR	0 OFI1 35,140,307	0 10,347,381	0 23,303,475	0 23,303,475	0 23,303,475	0 23,303,475	0 23,303,475	0 20,512,672	0 20,512,672	0 20,512,672	0 22,373,207	0 16,609,513	0	0	0	0	0	0	0	0	0	0	0	0
						_		_		_	_			_	_									
For CIL calculation	erest	2,108,418	1,921,887	1,567,651	1,192,160	794,140	372,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Profit on	cost																							52,505,159 3,870,220
Cash Flow		3,108,852	5,903,940	6,258,177	6,633,667	7,031,687	7,453,589	10,616,630	10,616,630	10,616,630	8,756,095	14,519,789	0	0	0	0	0	0	0	0	0	0	0	-56,375,380
Opening Ba Closing Ba	alanc 0		-26,127,515	-19,869,338	-13,235,671	-6,203,984	1,249,605	11,866,235		33,099,495		56,375,380				56,375,380				56,375,380	56,375,380		56,375,380	0
																-								



SITE NAME	Site 4	Water Lane - W	Katherines						1																
Vert Year 1 Year 2 Year 3 Year 4 Year 5 Year 9 Year 9 Year 10 Year 11 Year 12 Year 13 Year 14 Year 15 Year 16 Year 18 Year 19 Year 19 Year 19 Year 12 Year 24 Year 24 Year 24 Year 24 Year 12 Year 14 Year 15 Year 16 Year 19 Year 19 Year 19 Year 24 Year 14 Year 14 Year 15 Year 16 Year 19 Year 19 Year 24 Year 24<																									
Notes Notes <t< td=""><td>0.00%</td><td></td></t<>					0.00%																				
Image: mode of the straining of the stra					0																				
$ \begin{array}{ c c c c c } \hline mter & mte$				41 1 0	0%																				
Grant and Subsidy	Affordable Rent				0	0				QS / PM Planning Consul		0.50% 1.00%	1,360,577 2,721,154	21 060 114						17,356,820					
	38.03				J		123,035		CONSTRUCTIO	DN Build Cost - BCI			201,516,349	21,000,114					Total	857,341					
		Quarters				DIN Pasidual N	MACRO otdur			Contingency		3.25%	6,548,146	272,115,445			Land payment 125,000	0%		46,612,857					
Alternative Use Value		17,356,820 33,298,571	456,415	273,849 525,372		Ck	iosing balance = RO ctrl+l		TRANCE	Interest	tion	6.00%		409,000			500,000 1,000,000	3% 4%	4% 5% 5%						
				-																					
	W FUR INTEREST																								
UNITS Started		63											31,090,458	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			1,089,730 2,755,957	2,179,459 5,511,914	2,196,757 5,555,660	2,179,459 5,511,914	2,196,757 5,555,660	2,196,757 5,555,660	2,196,757 5,555,660	2,196,757 5,555,660	2,196,757 5,555,660	2,196,757 5,555,660	2,196,757 5,555,660	0	0	0	0	0	0	0	0	0	0	0 0	0
Grant and Subsidy	-		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<u>с</u>	U	19,268,513	38,337,025	38,642,875	38,537,025	38,642,875	38,842,875	38,842,875	38,842,875	38,842,875	38,642,875	38,642,875	U	U	U	U	U	U	U	U	U	U	U	U
Stamp Duty Easements etc.		0																							
				0																					
QS Planning Consultants		1,360,577 2,721,154		0 0																					
Contingency			309,942	619,885	624,804	619,885	624,804	624,804	624,804	624,804	624,804	624,804	624,804	0	0	0	0	0			0	0		0	0
Legals				192,685																					
BIT 264 Game 21 24 </td <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td>		0	0	0	0	0	0	0	0	0															
		0	0	0 65,167,559																					
																									4,874,866
	Opening Balanc	0																	0	0			0	0	-70,042,425
<u> </u>	Lorosing Ralance	-40,802,626	-30,031,833	-30,072,084	-24,323,221	-17,733,581	- 10,009,883	-3,058,764	11,008,//5	20,009,840	+1,400,905	32,700,141	70,042,425	10,042,425	10,042,425	70,042,425	10,042,425	10,042,420	10,042,425	10,042,425	10,042,425	10,042,425	70,042,425	70,042,425	0
CASH FLOW FOR CIL #	ADDITIONAL PRO	FIT Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	As Above E	0	19,268,513	38,537,025	38,842,875	38,537,025	38,842,875	38,842,875	38,842,875	38,842,875	38,842,875	38,842,875	38,842,875	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		46,612,857																							
Stamp Duty Easements etc.		2,330,643 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		699,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects QS		199,878 13,605,772 1,360,577	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0	0	0 0 0	0	0	0	0 0 0	0 0 0
Planning Consultants Other Professional		2,721,154 4,081,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	9,538,340	19,076,679	19,228,081	19,076,679	19,228,081	19,228,081	19,228,081	19,228,081	19,228,081	19,228,081	19,228,081	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106 Contingency		-3,536,167 0	-3,536,167 1,830,914 309,942	-3,536,167 9,154,571 619,885	-3,536,167 9,154,571 624.804	-3,536,167 9,154,571 619,885	-3,536,167 9,154,571 624.804	-3,536,167 9,154,571 624,804	-3,536,167 2,441,219 624,804	-3,536,167 2,441,219 624.804	-3,536,167 2,441,219 624.804	-3,536,167 6,103,048 624,804	0 624.804	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	309,942 142,968	619,885 285,935	624,804 288,205	285,935	624,804 288,205	624,804 288,205	624,804 288,205	624,804 288,205	624,804 288,205	624,804 288,205	624,804 288,205	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		409,000 0	0 0	0	0 0	0	0 0	0	0	0	0 0	0 0	0 0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals Misc.		0 0	578,055 96,343 0	1,156,111 192,685 0	1,165,286 194,214 0	1,156,111 192,685 0	1,165,286 194,214 0	1,165,286 194,214 0	1,165,286 194,214 0	1,165,286 194,214 0	1,165,286 194,214 0	1,165,286 194,214 0	1,165,286 194,214 0	0 0	0 0 0	0 0 0	0 0	0 0 0	0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0
COSTS BEFORE LAND	INT AND PROFIT	68,484,640	8,960,395	26,949,700	27,118,996	26,949,700	27,118,996	27,118,996	20,405,643	20,405,643	20,405,643	24,067,472	21,500,591	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest		4,109,078	3,737,136	3,266,125	2,758,659	2,228,939	1,659,243	1,055,365	12,453	0	0	0	0	0	0	0	0	0	0	0	o	0	0	0
1	Profit on once																								
	Profit on cost Profit on GDV Cash Flow	-68,484,640	6,199,039	7,850,190	8,457,754	8,828,666	9,494,940	10,064,636	17,381,867	18,424,779	18,437,231	14,775,403	17,342,284	0	0	0	0	0		0	0	0	0	0	4,874,866



SITE NAME	Site 5	Water Lane - W	/ Sumners						1																
Social Rent	74.1	0%	0		1,285	0	0		PLANNING			5.00%						lc - Residual		12 658 540		Site Costs		15%	
Grant and Subsidy	Affordable Rent				0	0				QS / PM Planning Consu		0.50% 1.00%	810,518 1,621,035				Land payment			12,658,549					
						246,718,794	74,566			Build Cost - BC s106 / CIL	IS Based		36,910,760					- Add Decfi	Total	622,427					
Alternative Use Value Uplift																									
RESIDUAL CASH FLOW	FOR INTEREST				2020	2020	2021		2020		2001		2000		2000		2001	2000	2000	2010		2012	2010	2011	2045
													rear 12	198113	rear 14	rear 15	rear 16	rear 1/	rear 18	rear 19	rear 20	rear 21	rear 22	redf 23	rear 24
Market Housing Shared Ownership			656,994	1,313,989	1,331,278	1,331,278	1,331,278	1,331,278	1,331,278	1,331,278	1,331,278	1,331,278	1,331,278	0	0	0	0	0	0	0	0	0	0	0	0
						0																			
Grant and Subsidy INCOME		0		-	-	-	-	-	-	-	-	-	-	-	-				-	-	-		0	-	
		622.427																							
Easements etc.		0																							
Planning Fee		127,566																							
				0																					
					Ū																				
Misc. COSTS BEFORE LAND	INT AND PROFIT	14,176,153	7,409,009	-	18,305,821	18,305,821	18,305,821	18,305,821	14,245,637	14,245,637	14,245,637	16,460,283	12,769,207	0	0	0	0	0	0	0	0	0	0	0	0
						-42,450,337																			
				42,450,337	0																				
CASH FLOW FOR CIL A	ADDITIONAL PRO		Year 2	Vac 2	Voor 4	Year F	Voor 6	Veer 7	Vacr 9	Veet 0	Year 10	Voor 11	Veer 12	Veer 12	Voor 14	Voor 15	Veer 16	Veer 17	Veer 19	Veer 10	Veer 20	Veer 21	Voor 22	Voor 22	Voor 24
									•		-	•													
				., . ,				.,,																	
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0
										-	0				0		0	0	0		0	0	0	0	
Architects		8,105,176	0	0	0	0	0	0	0	0	-	0	0	0		0		-	-	0	-	-	0	0	0
Planning Consultants		1,621,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
										11,653,934					0			0		0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			122,040 1,107,323	122,040 5,536,614	122,040 5,536,614	122,040 5,536,614	122,040 5,536,614	122,040 5,536,614	122,040 1,476,430	122,040 1,476,430	122,040 1,476,430	122,040 3,691,076	0											0	
																					-		0	-	
																			0		0	0	0	0	
-																		-	-	-	-	-	0	0	-
Legals			58,087	116,175	117,704	117,704	117,704	117,704	117,704	117,704	117,704	117,704	117,704	0	0	0	0	0	0	0	0	0	-	0	0
	INT AND PROFIT	25,864,276	7,531,049	18,262,027			18,427,861		14,367,677	14,367,677	14,367,677		12,769,207	-	0	-	0	0	0	0	0	0	0	0	-
For CIL calculation	Profit on cost		1,551,857	1,399,782	1,185,391	949,744	699,958	435,185	154,526	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39,564,671
		-25,864,276 0	2,534,584	3,573,171	3,927,451	4,163,098	4,412,884	4,677,657	9,018,500	9,173,026	9,173,026	6,958,380	10,771,496	0	0	0	0	0	0	0	0	0	0	0	
	Closing Balance		-23,329,692	-19,756,521	-15,829,071	-11,665,973	-7,253,089	-2,575,432	6,443,067	15,616,093	24,789,119	31,747,499	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	42,518,995	0



SITE NAME	Site 6	Gilston - Villag	es 1-6						1																
	Av Size	Gliston - Villag %			Price	GDV	GIA	1	DEVELOPMEN	T COSTS						T	Planning fee ca	alc		1		Build Cost	/m2		
	m2		8,500		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 8500	rate			BCIS Over Extra	1,344 0	0.00%	
Market Housing	103.3	60%	5,100			2,247,262,725	526,830			Land Stamp Duty		-763	0	-6,486,525			No dwgs under No dwgs over 50	50 8450	138	1,166,100		Energy Design	0		
Shared Ownership Affordable Rent	74.1	6% 34%	544 2.856		2,773		40,316 211,658			Easements etc. Legals Acquisitio	n	1.50%	0 -97,298	-97,298			L		Total	1,189,200		Acc & Adpt Water Small Sites	41 1 0	0%	
Social Rent	74.1	0%	0		1,285		0		PLANNING	Planning Fee			1,189,200				Stamp duty ca	lc - Residual				Site Costs	202 1,593	15%	
	Shared Ownersh	ip			0					Architects QS / PM		5.00% 0.50%	86,488,252 8,648,825				Land payment			-6,486,525					
	Affordable Rent Social Rent				0					Planning Consul Other Profession		1.00% 1.50%	17,297,650 25,946,476	139,570,403											
SITE AREA - Net SITE AREA - Gross	242.86 404.76		35 21	/ha /ha		2,764,370,242	778,804			Build Cost - BCI s106 / CIL	S Based	.,	1,241,012,926 457,726,785						Total	0					
Sales per Quarter Unit Build Time	0 3	Quarters				RUN Residual I			FINANCE	Contingency Abnormals		2.50%		1,729,765,034			Stamp duty cal Land payment 125,000 250,000	0% 1%	0% 0%	130,535,714					
Residual Land Value Alternative Use Value		Whole Site -6,486,525 9,107,143	-26,709	Per ha GROSS -16,026 22,500		RUN CIL MACR	osing balance =	0		Fees Interest Legal and Valuat	tion	6.00%	2,896,000	2,896,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 0%						
Uplift Plus /ha	0% 300,000 ility Threshold	0 121,428,571 130,535,714		0 300,000 322,500	_		osing balance =	0	SALES	A		3.0%	82.931.107				Dec 011 - 400	50.050	Total	0		LIT	84 O.D.V		
Viabl	llity I nresnoid		£/m2	322,500	1	Check on phasing o				Agents Legals Misc.		0.5%	82,931,107 13,821,851 0	96,752,958	1,962,400,573		Pre CIL s106		£/ Unit (all) Total	457,726,785			% GDV 0.00%	0	
Additional Profit		-207,802,485	-394							ofit % Market DV % Affordable DV	/	20.00% 6.00%			449,452,545 31,026,451	-	Post CIL s106 CIL	53,850 0	£/m2	457,726,785 0 457,726,785					
RESIDUAL CASH FLOW F	FOR INTEREST	2020	2021	2022		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
INCOME UNITS Started		Year 1 50	Year 2 67	Year 3	Year 4	Year 5	Year 6	Year 7 167	Year 8	Year 9 200	Year 10 200	Year 11 200	Year 12 200	Year 13 200	Year 14 200	Year 15 200	Year 16 200	Year 17 200	Year 18 200	Year 19 300	Year 20 300	Year 21 300	Year 22 300	Year 23 4,250	Year 24
Market Housing Shared Ownership		50	67 13,219,193 657,542	100 17,713,718 881,106	26,438,385 1.315.084	166 43,887,719 2,183.039	43,887,719 2.183.039	167 44,152,103 2,196,190	16/ 44,152,103 2,196,190	200 44,152,103 2,196,190	200 52,876,770 2.630,168	200 52,876,770 2,630,168	200 52,876,770 2.630,168	300 52,876,770 2.630,168	300 79,315,155 3,945,252	300 79,315,155 3.945,252	300 79,315,155 3.945,252	4,250 79,315,155 3.945,252	1,123,631,363 55.891.070						
Affordable Rent Social Rent			2,384,267 0	3,194,918 0	4,768,534 0	7,915,766 0	7,915,766 0	7,963,452 0	7,963,452 0	7,963,452 0	9,537,068 0	9,537,068 0	9,537,068 0	9,537,068 0	14,305,602 0	14,305,602 0	14,305,602 0	14,305,602 0	202,662,688 0						
Grant and Subsidy INCOME		0	0 16,261,001	0 21,789,742	0 32,522,003	0 53,986,525	0 53,986,525	0 54,311,745	0 54,311,745	0 54,311,745	0 65,044,006	0 65,044,006	0 65,044,006	0 65,044,006	0 65,044,006	0 65,044,006	0 65,044,006	0 65,044,006	0 65,044,006	0 65,044,006	0 97,566,009	0 97,566,009	0 97,566,009	0 97,566,009	0 1,382,185,121
		0																							
Stamp Duty Easements etc. Legals Acquisition		0 -97,298																							
Planning Fee Architects		1,189,200 86,488,252		0																					
QS Planning Consultants Other Professional		8,648,825 17,297,650 25,946,476		0 0 0																					
Build Cost - BCIS Base			7,300,076	9,782,102	14,600,152		24,236,252		24,382,254		29,200,304		29,200,304	29,200,304				29,200,304	29,200,304		43,800,456	43,800,456		43,800,456	
s106/CIL Contingency Abnormals			22,886,339 182,502 0	22,886,339 244,553 0	22,886,339 365,004 0	22,886,339 605,906 0	22,886,339 605,906 0	22,886,339 609,556 0	22,886,339 609,556 0	22,886,339 609,556 0	27,463,607 730,008 0	27,463,607 730,008 0	27,463,607 730,008 0	27,463,607 730,008 0	27,463,607 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	9,154,536 1,095,011 0	9,154,536 1,095,011 0	9,154,536 1,095,011 0	52,638,580 1,095,011 0	0 15,512,662 0
Finance Fees Legal and Valuation		2,896,000 0	U	U	U	0	U	U	Ū	U	U	U	U	U	U	Ū	U	U	U	U	U	U	U	U	U
Agents Legals		0	487,830 81,305	653,692 108,949	975,660 162,610	1,619,596	1,619,596	1,629,352 271,559	1,629,352 271,559	1,629,352 271,559	1,951,320 325,220	1,951,320 325,220	1,951,320 325,220	1,951,320 325,220	2,926,980 487,830	2,926,980 487.830	2,926,980	2,926,980	41,465,554 6,910,926						
Misc. COSTS BEFORE LAND IN	NT AND PROFIT	142,369,105	30,938,052	0 33,675,635	38,989,765	49,618,026	49,618,026	49,779,061	49,779,061	49,779,061	59,670,459	59,670,459	59,670,459	59,670,459	59,670,459	43,650,022	43,650,022	43,650,022	43,650,022	43,650,022	57,464,814	57,464,814	57,464,814	100,948,858	
For Residual Valuation	Land	-6,486,525																							
	Interest Profit on Costs Profit on GDV		8,152,955	9,522,755	10,807,274	11,843,776	12,292,293	12,767,721	13,261,823	13,785,571	14,340,744	14,878,776	15,449,090	16,053,622	16,694,427	17,373,680	17,132,462	16,876,770	16,605,737	16,318,443	16,013,910	14,568,673	13,036,722	11,412,853	12,300,596 449,452,545 31,026,451
	Cash Flow Opening Balanc	-135,882,580 0	-22,830,006	-21,408,648	-17,275,036	-7,475,278	-7,923,795	-8,235,036	-8,729,139	-9,252,887	-8,967,198	-9,505,229	-10,075,543	-10,680,076	-11,320,880	4,020,304	4,261,523	4,517,214	4,788,247	5,075,541	24,087,285	25,532,522	27,064,473	-14,795,703	205,009,925
	Closing Balance		-158,712,586	-180,121,234	-197,396,270	-204,871,548	-212,795,342	-221,030,379	-229,759,518	-239,012,404	-247,979,602	-257,484,832	-267,560,375	-278,240,451	-289,561,331	-285,541,027	-281,279,504	-276,762,290	-271,974,044	-266,898,502	-242,811,218	-217,278,696	-190,214,222	-205,009,925	0
CASH FLOW FOR CIL AD	DITIONAL PRO		¥ 0	X 0	Vere 4	¥ 5	¥ 6	Y 7	¥ 0	Y 0	V 40	V44	V 40	V 40	V 44	V 45	V 40	V 47	V 40	X 40	V 00	V 04	X 00	X 02	X 04
	As Above	Year 1 0	Year 2 16,261,001	Year 3 21,789,742	Year 4 32,522,003	Year 5 53,986,525	Year 6 53,986,525	Year 7 54,311,745	Year 8 54,311,745	Year 9 54,311,745	Year 10 65,044,006	Year 11 65,044,006	Year 12 65,044,006	Year 13 65,044,006	Year 14 65,044,006	Year 15 65,044,006		Year 17 65,044,006	Year 18 65,044,006	Year 19 65,044,006	Year 20 97,566,009	Year 21 97,566,009	Year 22 97,566,009	Year 23 97,566,009	
EXPENDITURE		130,535,714												-	-				-		-				-
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 1,958,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Planning Fee Architects		1,189,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants		86,488,252 8,648,825 17,297,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		25,946,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106		0 -9,445,568	7,300,076 -9,445,568 22,886,339	9,782,102 -9,445,568 22,886,339	14,600,152 -9,445,568 22,886,339	24,236,252 -9,445,568 22,886,339	24,236,252 -9,445,568 22,886,339	24,382,254 -9,445,568 22,886,339	24,382,254 -9,445,568 22,886,339	24,382,254 -9,445,568 22,886,339	29,200,304 -9,445,568 27,463,607	29,200,304 -9,445,568 27,463,607	29,200,304 -9,445,568 27,463,607	29,200,304 -9,445,568 27,463,607	29,200,304 -9,445,568 27,463,607	29,200,304 -9,445,568 11,443,170	29,200,304 -9,445,568 11,443,170	29,200,304 -9,445,568 11,443,170	29,200,304 -9,445,568 11,443,170	29,200,304 -9,445,568 11,443,170	43,800,456 -9,445,568 9,154,536	43,800,456 -9,445,568 9,154,536	43,800,456 -9,445,568 9,154,536	43,800,456 52,638,580	620,506,463 0
Post CIL s106 Contingency Abnormals		0	22,886,339 182,502 0	22,886,339 244,553 0	22,886,339 365,004 0	22,886,339 605,906 0	22,886,339 605,906 0	22,886,339 609,556 0	22,886,339 609,556 0	22,886,339 609,556 0	27,463,607 730,008 0	27,463,607 730,008 0	27,463,607 730,008 0	27,463,607 730,008 0	27,463,607 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	11,443,170 730,008 0	9,154,536 1,095,011 0	9,154,536 1,095,011 0	9,154,536 1,095,011 0	52,638,580 1,095,011 0	0 15,512,662 0
Finance Fees		2,896,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0 487,830	0 653,692	0 975,660	0 1,619,596	0	0	0 1,629,352	0 1,629,352	0	0	0 1,951,320	0 1,951,320	0 1,951,320	0 1,951,320	0 1,951,320	0	0 1,951,320	0 1,951,320	0 2,926,980	0 2,926,980	0 2,926,980	0 2,926,980	0 41,465,554
Legals Misc.		0	81,305 0	108,949 0	162,610 0	269,933 0	269,933 0	271,559 0	271,559 0	271,559 0	325,220 0	325,220 0	325,220 0	325,220 0	487,830 0	487,830 0	487,830 0	487,830 0	6,910,926 0						
COSTS BEFORE LAND IN	NT AND PROFIT	265,514,585	21,492,485	24,230,067	29,544,198	40,172,459	40,172,459	40,333,493	40,333,493	40,333,493	50,224,892	50,224,892	50,224,892	50,224,892	50,224,892	34,204,454	34,204,454	34,204,454	34,204,454	34,204,454	48,019,246	48,019,246	48,019,246	100,948,858	684,395,604
For CIL calculation	Interest		15,930,875	17,200,617	18,379,073	19,303,149	19,632,494	19,981,600	20,341,801	20,723,614	21,128,335	21,506,889	21,908,155	22,333,498	22,784,361	23,262,276	22,807,639	22,325,724	21,814,895	21,273,415	20,699,447	18,968,608	17,133,919	15,189,148	16,303,468
_	Profit on cost Profit on GDV																								378,735,132 31,026,451
	Cash Flow Opening Balance Closing Balance	-265,514,585 0 -265,514,585			-15,401,268 -321,719,153	-5,489,083 -327,208,237	-5,818,428	-6,003,348	-6,363,549 -345,393,563	-6,745,362 -352,138,925	-6,309,221 -358,448,146	-6,687,775 -365,135,921	-7,089,041 -372,224,962	-7,514,384 -379,739,345	-7,965,247 -387,704,592	7,577,276	8,031,913	8,513,827	9,024,657	9,566,137 -344,990,782	28,847,316	30,578,154	32,412,844		271,724,466 0
												-	-		-					-					



SITE NAME	Site 7	Gilston - Villag	os 7						7																
INCOME	Av Size		Number		Price	GDV	GIA		DEVELOPMEN	T COSTS						I	Planning fee ca	alc				Build Cost	/m2		
	m2		1,500		£/m2	£	m2		LAND			/unit or m2	Total				No dwgs	1500	rate			BCIS Over Extra	1,344 0	0.00%	
										Stamp Duty		23,155	1,726,144	34,732,885					138	200,100		Design	0 6 41		
Affordable Rent	74.1				1,915	71,528,008	37,351				n	1.50%		2,247,138			L		rota	120,200		Water Small Sites	1	0%	
Social Rent	74.1	0%	0		1,285	0	0		PLANNING	Planning Fee			223,200					lc - Residual				Site Costs	202 1,593	15%	
Grant and Subsidy	Affordable Rent	hip			0	0				QS / PM Planning Consult		0.50% 1.00%	1,528,969 3,057,939				Land payment			34,732,885					
SITE AREA - Net	42.86		35		0	0 487,830,043	137,436		CONSTRUCTIO	ON				24,686,711											
Sales per Quarter	0		21	/ha							S Based	1,593 2.50%	81,316,545 5,475,057	305,793,883			Land payment			23,035,714					
	3	Whole Site						0	FINANCE	Fees		6 0.09/	623,000				250,000 500,000	1% 3%	3% 4%						
Alternative Use Value Uplift	0%	1,607,143 0	010,434	22,500 0				0	SALES		ion	0.00%	0	623,000			above	5%	5% Total						
		23,035,714		322,500			-		UNLLU	Agents Legals		3.0% 0.5%	14,634,901 2,439,150	17 074 054	205 457 000		Pre CIL s106			81,316,545		LIT	6 GDV 0.00%	0	
Additional Profit				l					Developers Pro	ofit			0	17,074,051		I	Post CIL s106 CIL	54,211 0		81,316,545 0					
										% Affordable DV		6.00%			5,475,256	•	L								
Image Total Open Open		2046 Year 24																							
UNITS Started		100															26,438.385	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			1,315,084 4,768,534	1,315,084 4,768,534	1,315,084 4,768,534	1,315,084 4,768,534	1,315,084 4,768,534	1,315,084 4,768,534	1,315,084 4,768,534	1,315,084 4,768,534	0	0	0	0	0	0	0	0							
Social Rent Grant and Subsidy	_		0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	E	0	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.		0																							
QS Planning Consultants		1,528,969 3,057,939		0																					
		4,586,908																							
s106/CIL Contingency			6,505,324 365,004	6,505,324 365,004	6,505,324 365,004	6,505,324 365,004	6,505,324 365,004	4,878,993 365,004	4,878,993 365,004	4,878,993 365,004	4,878,993 365,004	4,878,993 365,004	4,065,827 365,004	4,065,827 365,004	4,065,827 365,004	12,197,482 365,004	0 365,004	0	0	0	0 0	0	0	0	0 0
		-																							
	DINT AND PROFIT	27,556,848	22,608,750		22,608,750	22,608,750	22,608,750	20,982,419	20,982,419	20,982,419	20,982,419	20,982,419	20,169,253	20,169,253	20,169,253	28,300,908	16,103,426	0	0	0	0	0	0	0	0
For Residual Valuation																									
	Profit on Costs		3,737,384	3,366,832	2,974,047	2,557,694	2,116,361	1,648,547	1,055,085	426,015	0	0	0	0	0	0	0	0	0	0	0	0	0		79,315,155
	Opening Balanc	0	., .,	-,,													-, -,-								
	Closing Balance	-62,289,733	-56,113,864	-49,567,442	-42,628,236	-35,272,677	-27,475,784	-17,584,747	-7,100,247	4,013,322	15,552,906	27,092,490	39,445,240	51,797,989	64,150,739	68,371,834	84,790,411	84,790,411	84,790,411	84,790,411	84,790,411	84,790,411	84,790,411	84,790,411	U
			Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
		0	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	32,522,003	0	0	0	0	0	0	0	0
		23,035,714																							
Easements etc.		0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		223,200	-	0	0	-	0		-	-	0		-	0	0			-	-		-		0		0
QS		1,528,969	0		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0
					0		0		0						0										
		-															14,600,152	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	6,505,324 365,004	6,505,324 365,004	6,505,324 365,004	6,505,324 365,004	6,505,324 365,004	4,878,993 365,004	4,878,993 365,004	4,878,993 365,004	4,878,993 365,004	4,878,993 365,004	4,065,827 365,004	4,065,827 365,004	4,065,827 365,004	12,197,482 365,004	365,004	0	0	0	0	0	0	0	0
Finance Fees		623,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals		0	975,660 162,610	975,660 162,610	975,660 162,610	975,660 162,610	975,660 162,610	975,660 162,610	975,660 162,610	975,660 162,610	0	0	0	0	0	0	0	0							
Misc. COSTS BEFORE LAND	DINT AND PROFIT	0	0 23,809,825	0 23,809,825	0 23,809,825	0 23,809,825	0 23,809,825	0 22,183,495	0 22,183,495	0 22,183,495	0 22,183,495	0	0 21,370,329	0	0 21,370,329	0 29,501,984	0 16,103,426	0	0	0	0	0	0	0	0
For CIL calculation	Interest Profit on cost Profit on GDV		3,062,629	2,723,656	2,364,345	1,983,475	1,579,753	1,151,808	600,606	16,331	0	0	0	0	0	0	0	0	0	0	0	0	0		0 78,145,364 5,475,256
	Cash Flow Opening Balanc	-51,043,822 0	5,649,548	5,988,521	6,347,832	6,728,702	7,132,424	9,186,701	9,737,903	10,322,177	10,338,508	10,338,508	11,151,674	11,151,674	11,151,674	3,020,019	16,418,577	0	0	0	0	0	0		83,620,620
1	Closing Balance		-45,394,274	-39 405 753	-33,057,921	-26.329.219	-19,196,794	-10 010 094	-272,191	10 049 986	20,388,494	30 727 002	41,878,676	53,030,350	64 182 024	67,202,043	83,620,620	83,620,620	83,620,620	83,620,620	83,620,620	83,620,620	83,620,620	83,620,620	0



	Green/brown fi Use		Site 1 East of Harlow - North Green Agricultural	Site 2 East of Harlow - South Green Agricultural	Site 3 Latton Priory Green Agricultural	Site 4 Water Lane - W Katherines Mixed Ag / Glass	Site 5 Water Lane - W Sumners Green Agricultural	Site 6 Gilston - Villages 1-6 Green Agricultural	Site 7 Gilston - Villages 7 Green Agricultural
Site Ar	e Gross	ha	35.71	123.81	50.00	63.38	36.04	404.76	71.43
	Net	ha	21.43	74.29	30.00	38.03	23.06	242.86	42.86
Units			750	2600	1050	1331	807	8500	1500
Mix	Market		60.00%	70.00%	60.00%	60.00%	60.00%	60.00%	60.00%
	Intermediate to	b Buy	9.20%	4.50%	9.20%	9.20%	9.20%	6.40%	6.40%
	Affordable Ren	nt	30.80%	25.50%	30.80%	30.80%	30.80%	33.60%	33.60%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alterna	ative Land Value	£/ha	22,500	22,500	22,500	525,372	22,500	22,500	22,500
		£ site	803,571	2,785,714	1,125,000	33,298,571	810,900	9,107,143	1,607,143
Uplift		£/ha	300,000	300,000	300,000	210,068	300,000	300,000	300,000
		£ site	10,714,286	37,142,857	15,000,000	13,314,286	10,812,000	121,428,571	21,428,571
Viabilit	y Threshold	£/ha	322,500	322,500	322,500	735,440	322,500	322,500	322,500
	-	£ site	11,517,857	39,928,571	16,125,000	46,612,857	11,622,900	130,535,714	23,035,714
Residu	a Gross	£/ha	325,921	489,764	428,318	273,849	351,236	-16,026	486,260
	Net	£/ha	543,201	816,274	713,863	456,415	549,008	-26,709	810,434
		£ site	11,640,028	60,637,500	21,415,899	17,356,820	12,658,549	-6,486,525	34,732,885
Additio	nal Profit	£ site	-319,556	36,700,691	7,119,457	-38,897,833	1,342,440	-207,802,485	18,016,138
Auuillo		£ sile £/m2	-319,556	218	108	-30,097,033 -466	1,342,440	-207,802,485 -394	194
		2/11/2	-7	210	100	-+00	21	-004	134

Appendix 13 – Older People's Housing Appraisals

The pages in this appendix are not numbered.

H&G GT Sheltered 40% Cover



Harlow & Gilston Garden Town - Older People's

07/02/2019 18:03

								H&G GT Shelt Site mak			
Number		1	Units	NET Area	-	erage Unit Size	Developed	-		Total Cost	Rate
Sheltered 40%			45	0.50	Units/ha 90.00	m2 64	m2 2,875	m2/ha 5,750		4,933,500	£/m2 1,716.00
			Beds	No		m2	Total		BCIS	COST	
	Market									0	
	Flat		1	12		50.00	600.00	20%	1,430	1,029,600	
			2	15		75.00	1,125.00	20%	1,430	1,930,500	
	Terrace		2	0			0.00			0	
			3	0			0.00			0	
	Semi		2	0			0.00			0	
			3	0			0.00			0	
	Det		3	0			0.00			0	
			4	0			0.00			0	
			5	0			0.00			0	
	Flat 1 High*		1	0			0.00	10%		0	
	Flat 2 High*		2	0			0.00	10%		0	
	Flat 3 High*		3	0			0.00	10%		0	
	Affordable										
	Flat		1	8		50.00	400.00	20%	1,430	686,400	
			2	10		75.00	750.00	20%	1,430	1,287,000	
	Terrace		2	0			0.00		0	0	
			3	0			0.00		0	0	
	Semi		2	0			0.00		0	0	
			3	0			0.00		0	0	
	Det		3	0			0.00		0	0	
			4	0			0.00		0	0	
			5	0			0.00		0	0	
	Flat 1 High*		1	0			0.00	10%	0	0	
	Flat 2 High*		2	0			0.00	10%	0	0	
	Flat 3 High*		3	0			0.00	10%	0	0	



Agricultural

Locality een/ Brown Iternative Use



40% Area Green

Area	Gross	0.500
	Net	0.500

H&G GT Sheltered 40% For Apps

Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	
Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Shelt

	Green/brown field		Green														
	Use		Agricultural	A													
	Locality		40% Area														
Site Area	Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
	Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
Units			45	45	45	45	45	45	45	45	45	45	45	45	45	45	
Average Unit	Size	m2	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	63.89	
Mix	Intermediate to Buy	4		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Affordable Rent		40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	
	Social Rent			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Price	Market	£/m2	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	
	Intermediate to Buy		3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575	
	Affordable Rent Social Rent	£/m2 £/m2	1,915 1,285														
	Social Kent	1/11/2	1,205	1,265	1,205	1,265	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	1,205	
Grant and Sub	sic Intermediate to Buy Affordable Rent Social Rent	y £/unit £/unit £/unit															
Sales per Quar	tor																
Unit Build Tim			3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternative Us Up Lift %	e Value	£/ha %	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	
Additional Upl	ift	£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	
Easements etc	:	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals / Acquis	sition	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	
Architects		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	
Planning Cons		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
Other Professi	onal	%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	
BCIS		£/m2	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	1,716	
Over Extra		% £/m2															
Energy Design		£/m2	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	_
Acc & Adpt		£/m2	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	
Water		£/m2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	_
Small Sites Site Costs		% %	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	
Pre CIL s106		∞ £/Unit	0	5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000	55,000	60,000	65,000	
Post CIL s106		£/Unit	0	5,000	10,000	15,000	20,000	25,000	30,000	35,000	40,000	45,000	50,000	55,000	60,000	65,000	
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
LIT Contingency		% %	2.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Abnormals		%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.50%	2.30%	2.50%	2.30%	2.3076	2.50%	2.30%	
		£/site															
FINANCE	Fees	£	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	52,000	
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
	Legal and Valuation	£															
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	
	Misc.	£		0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Pro	ofi % Market DV		20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	
	% Affordable DV		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	

EB1417A

 Site 15

 0%
 Sheltered 40%

en Green ral Agricultural ea 40% Area

> 0.50 0.50 45

63.89

0.00% 40.00% 0.00%

5,500 3,575 1,915 1,285

3 22,500 300,000 0 1.5% 462 138 5.00% 0.50% 1.00% 1.50% 1,716

> 0 41.0 1 15.0%

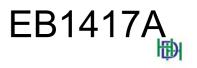
70,000 70,000 0.00 0.00% 2.50%

52,000 6.00%

3.00% 0.50% 0

20.00% 6.00%

SITE NAME	Site 1	Sheltered 40%							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	T COSTS							Planning fee ca	lc				Build Cost	/m2		
	m2		45		£/m2		m2		LAND			/unit or m2	Total				Planning app fee No dwgs	45				BCIS Over Extra	1,716 0	0.00%	
Market Housing Shared Ownership	63.9		27		5,500		1,725			Land Stamp Duty Easements etc.		45,571	92,035 0	2,050,691			No dwgs under No dwgs over 50	45 0	462 138 Total	20,790 0 20,790		Energy Design Acc & Adpt	0 0 41		
Affordable Rent	63.9		18		1,915		1,150			Legals Acquisitio	n	1.50%	30,760	122,795			I		Totai	20,790		Water Small Sites	1	0%	
Social Rent	63.9		0		1,285		0		PLANNING	Planning Fee			20,790				Stamp duty cal	c - Residual				Site Costs	257 2,015	15%	
Grant and Subsidy	Shared Ownersh				0	0				Architects QS / PM		5.00% 0.50%	296,957 29,696				Land payment			2,050,691					
	Affordable Rent Social Rent				0	0				Planning Consult Other Profession		1.00% 1.50%	59,391 89,087	495,921											
SITE AREA - Net SITE AREA - Gross	0.50 0.50		90 90			11,689,750	2,875		CONSTRUCTIO	DN Build Cost - BCI s106 / CIL	S Based	2,015	5,794,275 0						Total	92,035					
Sales per Quarter Unit Build Time	0 3	Quarters				RUN Residual I	ACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	144,857 0	5,939,132			Stamp duty cal Land payment 125,000 250,000	c - Add Profit 0% 1%		161,250					
Residual Land Value		2,050,691	Per ha NET 4,101,382				osing balance =	0		Fees Interest		6.00%	52,000				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value Uplift	0%	11,250 0		22,500 0		RUN CIL MACR	O ctrl+l osing balance =	0		Legal and Valuat	ion		0	52,000			above	5%	5% Total	8,063					
Plus	/ha 300,000 Viability Threshold	150,000 161,250		300,000 322,500		Check on phasing			SALES	Agents		3.0%	350,693				Pre CIL s106		£/ Unit (all)			LIT	% GDV		Ţ
Additional Profit		2,236,375	£/m2	,		cor	rect			Legals Misc.		0.5%	58,449 0	409,141	9,069,679		Devis Official and OC		Total	0			0.00%	0	<u>1</u>
Additional Profit		2,236,375	1,296	J						ofit % Market DV % Affordable DV	,	20.00% 6.00%			1,897,500 132,135		Post CIL s106 CIL	0		0 0					
RESIDUAL CASH FLO	OW FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started				5	5	5	5	5	5	5	5	5													
Market Housing Shared Ownership					0	0	0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent Grant and Subsidy					0	0	0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0 0	0	0	0	0 0 0	0 0	0	0	0	0
Grant and Subsidy	ME	0	0	0	0	0	0	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		92,035																							
Easements etc. Legals Acquisition		0 30,760																							
Planning Fee		20,790																							
Architects QS		148,478 14,848		148,478 14,848																					
Planning Consultants Other Professional		29,696 44,543		29,696 44,543																					
Build Cost - BCIS Base	e		0	214,603	429,206	643,808	643,808	643,808	643,808	643,808	643,808	643,808	429,206	214,603	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	0 5,365 0	0 10,730 0	0 16,095 0	0 16,095 0	0 16,095 0	0 16,095 0	0 16,095 0	0 16,095 0	0 16,095 0	0 10,730 0	0 5,365 0	0	0	0 0	0 0	0 0	0 0	0	0	0	0 0 0	0
Abnormals Finance Fees		52,000	0	0	U	0	0	0	U	0	U	0	U	0	U	U	U	U	0	0	U	0	0	U	U
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	ND INT AND PROFI1	433,150	0	0 457,533	439,936	659,904	659,904	705,364	705,364	705,364	705,364	705,364	485,396	265,428	45,460	45,460	0	0	0	0	0	0	0	0	0
For Residual Valuation	Interest	2,050,691	37,258	37,816	45,247	52,524	63,211	74,058	66,266	58,358	50,330	42,183	33,913	22,220	7,052	0	0	0	0	0	0	o	0	0	0
	Profit on Costs Profit on GDV																								1,897,500 132,135
	Cash Flow Opening Balanc	-2,483,841	-37,258	-495,350	-485,182	-712,428	-723,114	519,440	527,231	535,140	543,167	551,315	779,552	1,011,213	1,246,349	1,253,401	0	0	0	0	0	0	0	0	-2,029,635
	Closing Balance	-2,483,841	-2,521,099	-3,016,448	-3,501,631	-4,214,059	-4,937,173	-4,417,733	-3,890,502	-3,355,362	-2,812,195	-2,260,880	-1,481,328	-470,115	776,234	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	0
CASH FLOW FOR CI	L ADDITIONAL PRO	FIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCO	ME	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		161,250																							
Stamp Duty Easements etc.		8,063 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		20,790 148,478	0	148,478			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
Architects QS Planning Consultants		148,478 14,848 29,696	0	14,848 29,696	0	0	0	0	0	0	0	0					0		0	0	0	0	0	0	0
Architects QS Planning Consultants Other Professional		148,478 14,848 29,696 44,543	0 0 0	14,848 29,696 44,543	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL	e	148,478 14,848 29,696	0	14,848 29,696	0	0 0 643,808 223,637	643,808 223,637	0 643,808 223,637	0 643,808 223,637	0 643,808 223,637	643,808 223,637	0 643,808 223,637	429,206 223,637	214,603	0	0	0	0	0	0	0	0	0	0 0	0 0
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency	e	148,478 14,848 29,696 44,543 0	0 0 0	14,848 29,696 44,543 214,603 223,637 5,365	0 0 429,206 223,637 10,730	0 0 643,808 223,637 0 16,095	643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	429,206 223,637 0 10,730	214,603 0 5,365	0 0	0 0 0	0	0 0 0	0 0 0	0	0	0	0 0 0	0 0 0 0	0 0 0 0
Architects QS Planning Consultants Other Professional Build Cost - BCIS Bass POTENTIAL CIL Post CIL s106 Contingency Abnormals	e	148,478 14,848 29,696 44,543 0 0	0 0 0	14,848 29,696 44,543 214,603 223,637 5,365 0	0 0 429,206 223,637 10,730 0	0 0 643,808 223,637 0 16,095 0	643,808 223,637 0 16,095 0	0 643,808 223,637 0 16,095 0	0 643,808 223,637 0 16,095 0	0 643,808 223,637 0 16,095 0	643,808 223,637 0 16,095 0	0 643,808 223,637 0 16,095 0	429,206 223,637 0 10,730 0	214,603 0 5,365 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0		0 0 0 0	0 0 0 0	0 0 0 0		
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency	e	148,478 14,848 29,696 44,543 0	0 0 0	14,848 29,696 44,543 214,603 223,637 5,365	0 0 429,206 223,637 10,730	0 0 643,808 223,637 0 16,095	643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	643,808 223,637 0 16,095	0 643,808 223,637 0 16,095	429,206 223,637 0 10,730	214,603 0 5,365	0 0	0 0 0	0	0 0 0	0 0 0	0	0	0	0 0 0	0 0 0 0	0 0 0 0
Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTLAL Clu Post CiL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents	o	148,478 14,848 29,696 44,543 0 0 52,000		14,848 29,696 44,543 214,603 223,637 5,365 0 0 0 0	0 0 429,206 223,637 10,730 0 0	0 0 643,808 223,637 0 16,095 0 0 0 0	643,808 223,637 0 16,095 0 0 0 0	0 643,808 223,637 0 16,095 0 0 0 38,966	0 643,808 223,637 0 16,095 0 0 0 38,966	0 643,808 223,637 0 16,095 0 0 0 38,966	643,808 223,637 0 16,095 0 0 0 38,966	0 643,808 223,637 0 16,095 0 0 0 38,966	429,206 223,637 0 10,730 0 0 38,966	214,603 0 5,365 0 0 0 38,966	0 0 0 0 0 38,966	0 0 0 0 0 38,966	0 0 0	0 0 0 0	0 0 0		0 0 0 0		0 0 0 0		
Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL POST CIL s106 Confingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc.		148,478 14,848 29,696 44,543 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0		14,848 29,696 44,543 214,603 223,637 5,365 0 0 0 0 0 0 0 0 0 0	0 0 429,206 223,637 10,730 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 643,808 223,637 0 16,095 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	643,808 223,637 0 16,095 0 0 0 0 0 0 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	643,808 223,637 0 16,095 0 0 38,966 6,494 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	429,206 223,637 0 10,730 0 0 38,966 6,494 0	214,603 0 5,365 0 0 38,966 6,494 0	0 0 0 0 0 38,966 6,494 0	0 0 0 0 38,966 6,494 0	0 0 0 0			0 0 0 0 0		0 0 0 0 0			
Architects OS OS Diter Professional Build Cost - BCIS Bass POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals		148,478 14,848 29,696 44,543 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0		14,848 29,696 44,543 214,603 223,637 5,365 0 0 0 0 0	0 0 429,206 223,637 10,730 0 0 0 0	0 0 643,808 223,637 0 16,095 0 0 0 0 0	643,808 223,637 0 16,095 0 0 0 0 0	0 643,808 223,637 0 16,095 0 0 0 38,966 6,494	0 643,808 223,637 0 16,095 0 0 0 38,966 6,494	0 643,808 223,637 0 16,095 0 0 0 38,966 6,494	643,808 223,637 0 16,095 0 0 0 38,966 6,494	0 643,808 223,637 0 16,095 0 0 0 38,966 6,494	429,206 223,637 0 10,730 0 0 38,966 6,494	214,603 0 5,365 0 0 38,966 6,494	0 0 0 0 38,966 6,494	0 0 0 0 38,966 6,494									
Architects QS Planning Consultants Other Professional Build Cost - BCIS Bask POTENTLAL ClL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc.		148,478 14,848 29,696 44,543 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0		14,848 29,696 44,543 214,603 223,637 5,365 0 0 0 0 0 0 0 0 0 0	0 0 429,206 223,637 10,730 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 643,808 223,637 0 16,095 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	643,808 223,637 0 16,095 0 0 0 0 0 0 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	643,808 223,637 0 16,095 0 0 38,966 6,494 0	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0	429,206 223,637 0 10,730 0 0 38,966 6,494 0	214,603 0 5,365 0 0 38,966 6,494 0	0 0 0 0 0 38,966 6,494 0	0 0 0 0 38,966 6,494 0									
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTLAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAN	ND INT AND PROFI	148,478 14,848 29,696 44,543 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,848 29,696 44,543 214,603 223,637 5,365 0 0 0 0 0 0 0 0 681,171	0 0 429,206 223,637 10,730 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 643,808 223,637 0 16,095 0 0 0 0 0 0 883,541	643,808 223,637 0 16,095 0 0 0 0 0 0 883,541	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	429,206 223,637 0 10,730 0 0 38,966 6,494 0 709,033	214,603 0 5,365 0 0 38,966 6,494 0 265,428	0 0 0 0 38,966 6,494 0 45,460	0 0 0 0 38,966 6,494 0 45,460	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTLAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAN	ND INT AND PROFI Interest Profit on cost	148,478 14,848 29,696 44,543 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,848 29,696 44,543 214,603 223,637 5,365 0 0 0 0 0 0 0 0 681,171	0 0 429,206 223,637 10,730 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 643,808 223,637 0 16,095 0 0 0 0 0 0 883,541	643,808 223,637 0 16,095 0 0 0 0 0 0 883,541	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	0 643,808 223,637 0 16,095 0 0 38,966 6,494 0 929,001	429,206 223,637 0 10,730 0 0 38,966 6,494 0 709,033	214,603 0 5,365 0 0 38,966 6,494 0 265,428	0 0 0 0 38,966 6,494 0 45,460	0 0 0 0 38,966 6,494 0 45,460	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0



SITE NAME	Site 2	Sheltered 40%							7																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	T COSTS						I	Planning fee ca	alc				Build Cost	/m2		
	m2	,,,	45		£/m2		m2		LAND			/unit or m2	Total				Planning app fe No dwgs					BCIS Over Extra	1,716	0.00%	ĥ
Market Housing	63.9	60%	27		5,500	9,487,500	1,725			Land Stamp Duty		40,967	81,676	1,843,525			No dwgs under No dwgs over 5	45	462			Energy Design	0		
Shared Ownership	63.9	0%	0		3,575		0			Easements etc. Legals Acquisition	m	1.50%	0 27,653	109,329					Total	20,790		Acc & Adpt Water	41 1		
Affordable Rent	63.9	40%	18		1,915		1,150		PLANNING													Small Sites Site Costs	0 257	0% 15%	
Social Rent	63.9	. 0%	0		1,285		0			Planning Fee Architects		5.00%	20,790 308,207 30,821				Stamp duty ca Land payment	lc - Residual		1,843,525			2,015		
Grant and Subsidy	Shared Ownersh Affordable Rent Social Rent				0 0 0	0				QS / PM Planning Consul Other Profession		0.50% 1.00% 1.50%	30,821 61,641 92,462	513,921											
SITE AREA - Net	0.50	ha	90	/ha	0	11,689,750	2,875		CONSTRUCTION		101	1.30%	32,402	515,521											
SITE AREA - Gross	0.50		90	/ha						Build Cost - BCI s106 / CIL	S Based	2,015	5,794,275 225,000						Total	81,676					
Sales per Quarter	0	-								Contingency Abnormals		2.50%	144,857 0				Stamp duty ca Land payment			161,250					
Unit Build Time	3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			52,000				125,000 250,000 500,000	0% 1% 3%	3%						
Residual Land Value Alternative Use Value		1,843,525 11,250	3,687,050			RUN CIL MACF		0		Interest Legal and Valuat	tion	6.00%	0				1,000,000 above	4% 5%	5%						
Uplift Plus /r	0% na 300,000	0		0 300,000			osing balance =	0	SALES	- J									Total						
Vi	ability Threshold	161,250		322,500		Check on phasing				Agents Legals		3.0% 0.5%	350,693 58,449				Pre CIL s106	5,000	£/ Unit (all) Total	225,000		LIT	% GDV 0.00%	C	0
Additional Profit		1,996,327	£/m2 1,157	l						Misc.			0	409,141	9,092,048	1	Post CIL s106	5,000		225,000					
									Developers Pro	% Market DV		20.00%			1,897,500		CIL	0	£/m2 Total	0 225,000					
RESIDUAL CASH FLO	W FOR INTEREST		Year 1				Year 2		L	% Affordable DV	/ Year 3	6.00%			132,135 Year 4	I			Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing				5	5 0	5 0	5 0	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	1,054,167	1,054,167	1,054,167	1,054,167	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0 0	0	0	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy	-				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	E	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc.		81,676 0																							
Legals Acquisition		27,653																							
Planning Fee Architects		20,790 154,103		154,103																					
QS Planning Consultants		15,410 30,821		15,410 30,821																					
Other Professional		46,231		46,231																					
Build Cost - BCIS Base s106/CIL Contingency			0 0 0	214,603 8,333 5,365	429,206 16,667 10,730	643,808 25,000 16,095	643,808 25,000 16,095	643,808 25,000 16,095	643,808 25,000 16,095	643,808 25,000 16,095	643,808 25,000 16,095	643,808 25,000 16,095	429,206 16,667 10,730	214,603 8,333 5,365	0 0	0 0 0	0 0 0	0	0 0	0 0 0	0 0 0	0	0	0 0 0	0 0 0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		52,000 0																							
Agents		0	0	0	0	o	0	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND		0	0	0	0	0 684.904	0 684.904	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494 45,460	6,494	0	0	0	0	0	0	0	0	0
COSTS BEFORE LANE		420,004	U	474,866	456,602	004,304	004,304	730,364	730,364	730,364	730,364	730,364	502,063	273,761	43,400	45,460	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,843,525	34,083	34,594	42,236	49,719	60,738	71,923	64,474	56,914	49,240	41,451	33,546	22,097	7.052	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV			- ,	,			,	• 1, 11 •		,			,	.,	-	-		-	-	-		-	-	1,897,500 132,135
	Cash Flow	-2,272,209	-34,083	-509,461	-498,839	-734,622	-745,642	496,575	504,023	511,584	519,257	527,046	763,253	1,003,003	1,246,349	1,253,401	0	0	0	0	0	0	0	0	-2,029,635
	Opening Balanc Closing Balance		-2,306,292	-2,815,753	-3,314,592	-4,049,214	-4,794,856	-4,298,282	-3,794,258	-3,282,675	-2,763,417	-2,236,371	-1,473,118	-470,115	776,234	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	0
CASH FLOW FOR CIL		E 1 T	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOM		0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		161,250																							
Stamp Duty		8,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		20,790 154,103	0	0 154,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		15,410 30,821	0	15,410 30,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		46,231	0	46,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	214,603 199,633	429,206 199,633	643,808 199,633	643,808 199,633	643,808 199,633	643,808 199,633	643,808 199,633	643,808 199,633	643,808 199,633	429,206 199,633	214,603	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	5,365	10,730	25,000 16,095	25,000 16,095	25,000 16,095	25,000 16,095	25,000 16,095	25,000 16,095	25,000 16,095	25,000 10,730	25,000 5,365	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0 52,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals		0	0	0 0	0	0 0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0 0	0	0	0	0	0
Misc. COSTS BEFORE LAND	DINT AND PROFIT	0 491,087	0	0 666,166	0 639,568	0 884,536	0 884,536	0 929,996	0 929,996	0 929,996	0 929,996	0 929,996	0 710,029	0 290,428	0 45,460	0 45,460	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest Profit on cost		7,366	7,477	17,581	27,439	41,118	55,003	50,295	45,517	40,666	35,743	30,747	22,375	7,584	0	0	0	0	0	0	0	0	0	0
	Profit on cost Profit on GDV																								1,861,450 132,135
	Cash Flow Opening Balance	-491,087 0	-7,366	-673,643	-657,150	-911,975	-925,655	313,862	318,570	323,348	328,198	333,121	558,086	986,058	1,245,816	1,253,401	0	0	0	0	0	0	0	0	-1,993,585
	Closing Balance	-491,087	-498,453	-1,172,095	-1,829,245	-2,741,220	-3,666,875	-3,353,013	-3.034.444	-2,711,095	-2,382,897	-2,049,776	-1,491,690	-505,632	740.184	1,993,585	1,993,585	1,993,585	1,993,585	1,993,585	1,993,585	1,993,585	1,993,585	1,993,585	0



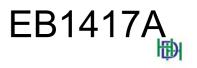
SITE NAME	Site 3	Sheltered 40%							٦																
	Av Size	Sheltered 40%	Number		Price	GDV	GIA		DEVELOPMEN	T COSTS							Planning fee ca	alc			ſ	Build Cost	/m2		
	m2		45		£/m2				LAND			/unit or m2	Total				Planning app fe No dwgs					BCIS Over Extra	1,716 0	0.00%	6
Market Housing	63.9	60%	27		5,500	9,487,500	1,725			Land Stamp Duty		36,364	71,318	1,636,359			No dwgs under No dwgs over 50	45	462			Energy Design	0		
Shared Ownership	63.9	0%	0		3,575	0	-			Easements etc. Legals Acquisitio	n	1.50%	0 24,545	95,863					Total	20,790		Acc & Adpt Water	41 1		
Affordable Rent	63.9		18		1,915	2,202,250	1,150		PLANNING													Small Sites Site Costs	0 257	0% 15%	
Social Rent	63.9		0		1,285	0	0			Planning Fee Architects		5.00%	20,790 319,457				Stamp duty cal Land payment	lc - Residual	_	1,636,359			2,015		
Grant and Subsidy	Shared Ownersh Affordable Rent				0	0				QS / PM Planning Consult		0.50% 1.00%	31,946 63,891												
	Social Rent				0	0				Other Profession	nal	1.50%	95,837	531,921											
SITE AREA - Net SITE AREA - Gross	0.50 0.50		90 90			11,689,750	2,875			Build Cost - BCIS	S Based	2,015	5,794,275						Total	71,318					
										s106 / CIL Contingency		2.50%	450,000 144,857				Stamp duty ca	lc - Add Profit							
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			0	6,389,132			Land payment 125,000	0%							
		Whole Site		Per ha GROSS		RUN Residual M Ck	MACRO ctrl+r losing balance =	0		Fees			52,000				250,000 500,000	1%	4%						
Residual Land Value Alternative Use Value		1,636,359 11,250	3,272,718	22,500		RUN CIL MACR				Interest Legal and Valuat	tion	6.00%	0	52,000			1,000,000 above	4% 5%	5%						
Uplift Plus /		0 150,000		0 300,000			osing balance =	U	SALES			2.00/	250.000				Dec 011 +400	40.000	Total	8,063	L T	uт	8/ ODV		т
v	/iability Threshold			322,500		Check on phasing o				Agents Legals		3.0% 0.5%	350,693 58,449				Pre CIL s106	10,000	£/ Unit (all) Total	450,000			% GDV 0.00%	C	b
Additional Profit		1,756,279	£/m2 1,018							Misc.			0	409,141	9,114,416		Post CIL s106	10,000		450,000					
										ofit % Market DV % Affordable DV		20.00%			1,897,500		CIL	0	£/m2 Total	0 450,000					
RESIDUAL CASH FLO			Year 1				Year 2		L	м ногоаріе DV	/ Year 3	6.00%			132,135 Year 4				Year 5				Year 6		
INCOME	I OK INTEREST	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing				5	5 0	5	5 0	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	1,054,167	1,054,167	1,054,167	1,054,167	0	0	0	0	0	0	0	0	0
Market Housing Shared Ownership Affordable Rent					0	0	0	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	1,054,167 0 244,694	0 244,694	0 244,694	0 244,694	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCON	ME	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		71,318																							
Easements etc. Legals Acquisition		0 24,545																							
Planning Fee		20,790																							
Architects QS		159,728 15,973		159,728 15,973																					
Planning Consultants Other Professional		31,946 47,918		31,946 47,918																					
Build Cost - BCIS Base			0	214,603	429,206	643,808	643,808	643,808	643,808	643,808	643,808	643,808	429,206	214,603	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	16,667 5,365	33,333 10,730	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	33,333 10,730	16,667 5,365	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		52,000 0																							
Agents		0	0	0	0	0	0	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ID INT AND PROFIL	424,219	0	492,200	473,269	709,904	709,904	755,364	755,364	755,364	755,364	755,364	518,729	282,095	45,460	45,460	0	0	0	0	0	0	0	0	0
For Residual Valuatio		1,636,359																							
	Interest Profit on Costs Profit on GDV		30,909	31,372	39,226	46,913	58,266	69,788	62,682	55,470	48,150	40,720	33,178	21,974	7,052	0	0	0	0	0	0	0	0	0	0 1,897,500 132,135
	Cash Flow	-2,060,577	-30,909	-523,572	-512,495	-756,817	-768,169	473,709	480,815	488,027	495,348	502,778	746,954	994,793	1,246,349	1,253,401	0	0	0	0	0	0	0	0	-2,029,635
	Opening Balance Closing Balance	0	-2.091.486	-2,615,058	-3,127,553	-3.884.370	-4.652.539	-4.178.830	-3.698.015	-3,209,988	-2.714.640	-2,211,862	-1,464,908	-470.115	776.234	2.029.635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635		2,029,635	-2,029,635
L	Crosing Balance	-2,000,377	-2,031,480	-2,010,008	-0,121,003	-3,004,3/U	,002,039	,170,830	-3,080,013	-3,203,388	-2,7 14,040	-2,211,002	- 1,404,908		110,234	2,023,030	2,023,030	2,023,030	2,023,030	2,023,030	2,028,030	2,023,030	2,023,030	2,023,033	U
CASH FLOW FOR CIL	ADDITIONAL PRO	FIT Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME	As Above	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land		161,250																							
Stamp Duty Easements etc.		8,063 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		20,790 159,728	0	0 159,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		15,973 31,946	0	15,973 31,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		47,918	0	47,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	•	0	0	214,603 175,628	429,206 175,628	643,808 175,628	643,808 175,628	643,808 175,628	643,808 175,628	643,808 175,628	643,808 175,628	643,808 175,628	429,206 175,628	214,603	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	5,365	10,730	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	50,000 16,095	50,000 10,730	50,000 5,365	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		52,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ID INT AND PROFIT	500,087	0	651,161	615,564	885,531	885,531	930,992	930,992	930,992	930,992	930,992	711,024	315,428	45,460	45,460	0	0	0	0	0	0	0	0	0
BOOTO BEI DILE EAL																									
For CIL calculation			7 5 4	7.44	17 10-	20.001	40.070	51 500	40.075	15 100	40.000	25.04-	20.055	24 00-	7 576	^	<u>^</u>	_	~	0	^	_	<u>^</u>	•	
	Interest Profit on cost Profit on GDV		7,501	7,614	17,495	26,991	40,679	54,572	49,873	45,103	40,261	35,347	30,359	21,997	7,576	0	0	0	0	0	0	0	0	0	0 1,862,041 132,135
	Profit on cost Profit on GDV																						-		1,862,041 132,135
	Profit on cost	-500,087 0	7,501 -7,501 -507,588	7,614	17,495 -633,059 -1,799,422	26,991 -912,523 -2,711,944	40,679 -926,211 -3,638,155	54,572 313,297 -3,324,858	49,873 317,997 -3,006,861	45,103 322,767 -2,684,095	40,261 327,608 -2,356,486	35,347 332,522 -2,023,964	30,359 557,478 -1,466,486	21,997 961,436 -505,050	7,576 1,245,825 740,775	0 1,253,401 1,994,176	0	0 0 1,994,176	0 1,994,176	0 0 1,994,176	0 0 1,994,176	0 0 1,994,176	0 0 1,994,176	0 0 1,994,176	1,862,041



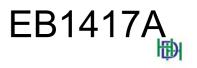
SITE NAME	Site 4	Sheltered 40%							7																
INCOME	Av Size	%			Price	GDV	GIA	1	DEVELOPMEN	T COSTS						r	Planning fee ca	lic				Build Cost	/m2		
	m2	,,,	45		£/m2		m2		LAND			/unit or m2	Total				Planning app fe No dwgs					BCIS Over Extra	1,716	0.00%	
Market Housing	63.9	60%	27		5,500	9,487,500	1,725			Land Stamp Duty		31,760	60,960	1,429,193			No dwgs under No dwgs over 50	45	462	20,790 0		Energy Design	0		
Shared Ownership	63.9	0%	0		3,575		0			Easements etc. Legals Acquisition	on	1.50%	0 21,438	82,398					Total	20,790		Acc & Adpt Water	41 1		
Affordable Rent	63.9	40%	18		1,915		1,150		PLANNING													Small Sites Site Costs	0 257	0% 15%	
Social Rent	63.9	. 0%	0		1,285		0			Planning Fee Architects		5.00%	20,790 330,707 33.071				Stamp duty cal Land payment	c - Residual		1,429,193			2,015		
Grant and Subsidy	Shared Ownersh Affordable Rent Social Rent				0 0 0	0				QS / PM Planning Consul Other Profession		0.50% 1.00% 1.50%	33,071 66,141 99,212												
SITE AREA - Net	0.50	ha	90	/ha	0	11,689,750	2,875		CONSTRUCTIO		Idi	1.30%	99,212	343,321											
SITE AREA - Gross	0.50		90	/ha			-,			Build Cost - BCI s106 / CIL	S Based	2,015	5,794,275 675,000						Total	60,960					
Sales per Quarter	0									Contingency Abnormals		2.50%	144,857 0				Stamp duty cal Land payment			161,250					
Unit Build Time	3	Quarters				RUN Residual			FINANCE	-							125,000 250,000	0%	3%						
Residual Land Value Alternative Use Value		Whole Site 1,429,193 11,250		Per ha GROSS 2,858,386 22,500		RUN CIL MACR	osing balance =	U		Fees Interest Legal and Valual	tion	6.00%	52,000				500,000 1,000,000 above	3% 4% 5%	5%						
Uplift Plus /h	0% na 300,000	0		0 300,000			osing balance =	0	SALES	Logal and Valua	borr		0	32,000			above	576	Total	8,063					
	ability Threshold	161,250		322,500		Check on phasing o				Agents Legals		3.0% 0.5%	350,693 58,449				Pre CIL s106		£/ Unit (all) Total	675,000		LIT	% GDV 0.00%	0	J
Additional Profit		1,516,231	£/m2 879							Misc.			0		9,136,784		Post CIL s106	15,000		675,000					1
									Developers Pro	% Market DV		20.00%			1,897,500		CIL	0	£/m2 Total	0 675,000					
									L	% Affordable D		6.00%			132,135	l									
RESIDUAL CASH FLOW	W FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started Market Housing				5	5	5	5	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	1,054,167	1,054,167	1,054,167	1,054,167	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	E	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		60,960																							
Easements etc. Legals Acquisition		0 21,438																							
Planning Fee Architects		20,790 165,353		165,353																					
QS Planning Consultants		16,535 33,071		16,535 33,071																					
Other Professional		49,606		49,606																					
Build Cost - BCIS Base s106/CIL			0 0 0	214,603 25,000 5,365	429,206 50,000 10,730	643,808 75,000 16,095	643,808 75,000 16,095	643,808 75,000 16,095	643,808 75,000 16,095	643,808 75,000 16,095	643,808 75,000 16,095	643,808 75,000 16,095	429,206 50,000 10,730	214,603 25,000 5,365	0 0	0	0 0 0	0	0 0	0	0	0	0	0	0
Contingency Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		52,000 0																							
Agents		0	0	0	0	o	0	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494 45,460	6,494	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND		419,755	U	509,533	489,936	734,904	734,904	780,364	780,364	780,364	780,364	780,364	535,396	290,428	43,400	45,460	0		0	0	0	0	Ū	0	0
For Residual Valuation	Land	1,429,193	27,734	28,150	36,215	44,108	55,793	67,653	60.891	54,027	47,060	39,988	32,810	21,850	7,052	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV									,	,	,			.,	-	-	-	-	-	-		-	-	1,897,500 132,135
	Cash Flow	-1,848,946	-27,734	-537,683	-526,151	-779,011	-790,696	450,844	457,607	464,471	471,438	478,509	730,655	986,583	1,246,349	1,253,401	0	0	0	0	0	0	0	0	-2,029,635
	Opening Balance Closing Balance		-1,876,680	-2,414,363	-2,940,514	-3,719,526	-4,510,222	-4,059,378	-3,601,771	-3,137,300	-2,665,862	-2,187,353	-1,456,698	-470,115	776,234	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	0
CASH FLOW FOR CIL		E 1 T	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOM		0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		161,250																							
Stamp Duty		8,063 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		20,790 165,353	0	0 165,353	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		16,535 33,071	0	16,535 33,071	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		49,606	0	49,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	214,603 151,623	429,206 151,623	643,808 151,623 75,000	643,808 151,623	643,808 151,623 75,000	643,808 151,623	643,808 151,623 75,000	643,808 151,623	643,808 151,623	429,206 151,623	214,603	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals		0	0	5,365 0	10,730 0	75,000 16,095 0	75,000 16,095 0	75,000 16,095 0	75,000 16,095 0	75,000 16,095 0	75,000 16,095 0	75,000 16,095 0	75,000 10,730 0	75,000 5,365 0	0 0	0 0 0	0 0	0	0 0 0	0 0	0	0	0 0 0	0 0 0	0 0
Abnormals Finance Fees		52,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	DINT AND PROFIT	0 509,087	0	0 636,156	0 591,559	0 886,527	0 886,527	0 931,987	0 931,987	0 931,987	0 931,987	0 931,987	0 712,019	0 340,428	0 45,460	0 45,460	0	0	0	0	0	0	0	0	0
For CII, colouisting																									
For CIL calculation	Interest Profit on cost		7,636	7,751	17,409	26,544	40,240	54,142	49,451	44,689	39,856	34,951	29,972	21,619	7,567	0	0	0	0	0	0	0	0	0	0
	Profit on GDV																								132,135
	Cash Flow Opening Balance	-509,087 0	-7,636	-643,907	-608,968	-913,071	-926,767	312,733	317,424	322,185	327,018	331,923	556,870	936,814	1,245,834	1,253,401	0	0	0	0	0	0	0	0	-1,994,766
1	Closing Balance	-509,087	-516,723	-1,160,630	-1,769,598	-2,682,669	-3,609,435	-3,296,703	-2,979,279	-2,657,094	-2,330,076	-1,998,153	-1,441,283	-504,469	741,365	1,994,766	1,994,766	1,994,766	1,994,766	1,994,766	1,994,766	1,994,766	1,994,766	1,994,766	0



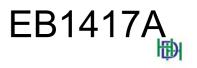
	SITE NAME Si	ite 5 Sheltered	40%						٦																
i <td< td=""><td></td><td></td><td></td><td>mber</td><td>Price</td><td>GDV</td><td>GIA</td><td></td><td>DEVELOPMEN</td><td>IT COSTS</td><td></td><td></td><td></td><td></td><td></td><td></td><td>Planning fee ca</td><td>lic</td><td></td><td></td><td></td><td>Build Cost</td><td>/m2</td><td></td><td></td></td<>				mber	Price	GDV	GIA		DEVELOPMEN	IT COSTS							Planning fee ca	lic				Build Cost	/m2		
MIM <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>/unit or m2</td><td>Total</td><td></td><td></td><td></td><td>Planning app fee</td><td>dwgs</td><td></td><td></td><td></td><td>BCIS</td><td></td><td>0.00%</td><td></td></t<>												/unit or m2	Total				Planning app fee	dwgs				BCIS		0.00%	
	Market Housing	63.9	60%	27	5,500	9,487,500	1,725					27,156	50,601	1,222,027			No dwgs under	45	6 462				0		
Alternative departed in a constrained of the c	Shared Ownership	63.9	0%	0	3,575	5 0					n	1.50%							Total	20,790			41 1		
	Affordable Rent		40%	18	1,915	5 2,202,250	1,150		PLANNING																
Number No.	Social Rent		0%	0			0			Architects			341,957					c - Residual		1,222,027			2,015		
	Afforda	able Rent				0 0				Planning Consult		1.00%	68,391												
mmm <th< td=""><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td>al</td><td>1.50%</td><td>102,587</td><td>567,921</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>					-						al	1.50%	102,587	567,921											
	SITE AREA - Net SITE AREA - Gross					11,689,750	2,875			Build Cost - BCI	S Based	2,015							Total	50,601					
										Contingency		2.50%	144,857					c - Add Profit							
Image: Bar in the section of the										Abnormals			0	6,839,132			125,000								
mart mart <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td><td>FINANCE</td><td></td><td></td><td></td><td>52,000</td><td></td><td></td><td></td><td>500,000</td><td>3%</td><td>4%</td><td></td><td></td><td></td><td></td><td></td><td></td></t<>								0	FINANCE				52,000				500,000	3%	4%						
· ·	Alternative Use Value	1	,250	22,5	00						ion	6.00%	0	52,000			1		5%						
Image: constrained by the sector of the sector o	Plus /ha 300	0,000 150	0,000	300,0	00			U	SALES	4		2.00	250.000				Dec 011 +400	00.000		8,063			~ 001		т
Mart Hat Description	Viability In	nresnoid 16		322,3	00					Legals			58,449		0.450.450		Pre CIL ST06	20,000		900,000				0	
Note in the interview of	Additional Profit	1,27		740									U	409,141	9,159,152					900,000					
TOTAL <										% Market DV	,						CIL	0		0 900,000					
Image: state	RESIDUAL CASH FLOW FOR IN	TEREST	Ye	ear 1			Year 2		۰ <u> </u>			0.0078							Year 5				Year 6		
Name Name <th< td=""><td>INCOME</td><td></td><td></td><td></td><td>Q4</td><td>Q1</td><td></td><td>Q3</td><td>Q4</td><td>Q1</td><td></td><td>Q3</td><td>Q4</td><td>Q1</td><td></td><td>Q3</td><td>Q4</td><td>Q1</td><td></td><td></td><td>Q4</td><td>Q1</td><td></td><td>Q3</td><td>Q4</td></th<>	INCOME				Q4	Q1		Q3	Q4	Q1		Q3	Q4	Q1		Q3	Q4	Q1			Q4	Q1		Q3	Q4
Improvementation Improvementation<	UNITS Started Market Housing			5									1,054,167	1,054,167	1,054,167	1,054,167	0	0	0	0	0	0	0	0	0
bit	Shared Ownership Affordable Rent								-	-	-		-	0	-	-	-				-	-			
norm i <td>Social Rent Grant and Subsidy</td> <td></td> <td></td> <td></td> <td>0</td>	Social Rent Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	INCOME	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
car. Amon car. Amon <t< td=""><td>EXPENDITURE Stamp Duty</td><td></td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	EXPENDITURE Stamp Duty		1																						
mm mm<	Easements etc. Legals Acquisition		D																						
	Planning Fee																								
Norman Dia Low How How<	Architects QS																								
Norm	Planning Consultants Other Professional																								
constant	Build Cost - BCIS Base																								
martener. no	Contingency		0	5,365	10,730	16,095	16,095	16,095	16,095	16,095	16,095	16,095	10,730	5,365	0	0	0	0	0	0	0	0	0	0	0
control control <t< td=""><td>Abnormals</td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
space space <th< td=""><td>Finance Fees Legal and Valuation</td><td></td><td>D</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Finance Fees Legal and Valuation		D																						
bar bar <td>Agents</td> <td></td>	Agents																								
Max Max <td>Misc.</td> <td>-</td> <td></td> <td>0</td> <td>-</td> <td></td> <td>-</td> <td></td> <td></td> <td>., .</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td></td>	Misc.	-		0	-		-			., .							-					-	-		
Image Norm Solution Hole	COSTO DEI ORE EARD INT AND	913,20		520,000	300,002	733,304	133,304	000,004	003,304	003,304	003,304	003,304	332,003	230,701	43,400	43,400	Ū		ů	Ū	Ū		ů		ů
Production Produc	For Residual Valuation				22.205	44.000	52.000	65 F40	50.000	50 500	45.000	20.050	~ ~ ~ ~	04 707	7.050				<u>,</u>	0	<u> </u>		<u>_</u>	2	
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		on Costs	24,560	J 24,928	33,205	41,302	53,320	60,519	59,099	52,583	45,969	39,200	32,443	21,727	7,052	U	0	0	0	0	0	0	0	U	1,897,500
Description <			-24.56	0 -551 795	-539.807	-801 206	-813 224	427 979	434 399	440.915	447 528	454 241	714 356	978 372	1 246 349	1 253 401	0	0	0	0	0	0	0	0	
Name of a constraint yet	Openin	ng Balanc 0																							
Az ADO 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 01 02 03 04 03 04 03 04 03 04 03 04 03 04 03 04 03 04 03 04 03 04 03 04 03 04 04 04 04 04 04 04 04 04 04 04 <th< td=""><td>, Jorgania</td><td></td><td>,001,0</td><td>. 2,213,000</td><td>2,100,410</td><td>-,001,001</td><td>.,507,500</td><td>0,000,020</td><td>-,000,020</td><td>-,201,010</td><td>_,,000</td><td>2,.02,044</td><td>., .10,100</td><td></td><td></td><td>_,020,000</td><td>_,020,000</td><td>_,320,000</td><td>_,020,000</td><td>_,,</td><td>2,020,000</td><td>,020,000</td><td>_,</td><td></td><td>~</td></th<>	, Jorgania		,001,0	. 2,213,000	2,100,410	-,001,001	.,507,500	0,000,020	-,000,020	-,201,010	_,,000	2,.02,044	., .10,100			_,020,000	_,020,000	_,320,000	_,020,000	_,,	2,020,000	,020,000	_,		~
DECODE 0 <td>CASH FLOW FOR CIL ADDITION</td> <td></td> <td></td> <td></td> <td>Q4</td> <td>Q1</td> <td></td> <td>Q3</td> <td>Q4</td> <td>Q1</td> <td></td> <td>Q3</td> <td>Q4</td> <td>Q1</td> <td></td> <td>Q3</td> <td>Q4</td> <td>Q1</td> <td></td> <td></td> <td>Q4</td> <td>Q1</td> <td></td> <td>Q3</td> <td>Q4</td>	CASH FLOW FOR CIL ADDITION				Q4	Q1		Q3	Q4	Q1		Q3	Q4	Q1		Q3	Q4	Q1			Q4	Q1		Q3	Q4
and 1829 1 <td></td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1,298,861</td> <td>1,298,861</td> <td>1,298,861</td> <td>1,298,861</td> <td>1,298,861</td> <td>1,298,861</td> <td>1,298,861</td> <td>1,298,861</td> <td>1,298,861</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td>			0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
$ \frac{1}{12} $	EXPENDITURE	464.00																							
bit definition: 0				0	<u>^</u>		<u>^</u>						<u>^</u>	_	<u>^</u>		<u>_</u>		<u>,</u>	0	<u> </u>		<u>^</u>	2	
$ \frac{1}{10000000000000000000000000000000000$	Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
$ \ \ \ \ \ \ \ \ \ \ \ \ \ $																	-						-		
Jaching Loss Jaching Loss<	Planning Fee Architects QS	170,97	8 0	170,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sale 0 21,403 428,008 643,068 64,046 64	Planning Consultants	34,19	6 0	34,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OPENTIAL CLL Protect 100 127,618 160,000 0 0 0 0 0																	-								
$ \frac{1}{163} \sum_{n=1}^{2n/3} \sum_{n=1}^$	POTENTIAL CIL		v			127,618	127,618	127,618	127,618	127,618	127,618	127,618	127,618				-	-	-		-		-	-	
$ \frac{1}{18632222} = \frac{1}{18632} + \frac{1}{1863}	Contingency					16,095	16,095	16,095	16,095	16,095	16,095	16,095	10,730	5,365	0	0	0	0	0	0	0	0	0	0	0
agal and Valuation 0	Finance Fees																						-		
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	Legal and Valuation																-						0		
MBGC: 0 <td>Agents Legals</td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td>	Agents Legals																-						-		
For CIL calculation For CIL calculation Interest 7,771 7,88 17,323 26,097 39,801 53,711 49,028 44,275 39,451 34,555 29,585 21,241 7,558 0 <t< td=""><td>Misc.</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Profit on cost Profit on cost Profit on cost Profit on cost Profit on cost 7,771 7,88 17,32 26,097 39,801 53,711 49,028 44,275 39,451 34,555 29,585 21,241 7,558 0 </td <td></td> <td></td> <td>-</td> <td>,</td> <td></td> <td></td> <td></td> <td>. ,</td> <td></td> <td></td> <td></td> <td>=</td> <td></td> <td></td> <td></td> <td>.,</td> <td>-</td> <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td></td> <td></td> <td></td>			-	,				. ,				=				.,	-			-	-				
Profit on cost Profit on GDV Cash Flave	For CIL calculation	Interest	7,771	7,888	17,323	26,097	39,801	53,711	49,028	44,275	39,451	34,555	29,585	21,241	7,558	0	0	0	0	0	0	0	0	0	0
Cash Flow -518,087 -7,771 -629,039 -584,877 -913,618 -927,323 312,168 316,851 321,604 328,428 331,324 558,262 912,192 1,245,843 1,253,401 0 <t< td=""><td>Profit</td><td>it on cost</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1,863,222</td></t<>	Profit	it on cost																							1,863,222
		ash Flow -518,0	37 -7,771	-629,039	-584,877	-913,618	-927,323	312,168	316,851	321,604	326,428	331,324	556,262	912,192	1,245,843	1,253,401	0	0	0	0	0	0	0	0	
						1				1				1								1			



SITE NAME	Site 6	Sheltered 40%							1																
	Av Size		Number		Price	GDV	GIA		DEVELOPMEN	TCOSTS							Planning foo oo	10			ſ	Build Cost	/m2		
INCOME	AV Size m2	%	Number 45		£/m2		m2			100515		/unit or m2	Total				Planning fee ca Planning app fer		rate			BCIS Over Extra	/m2 1,716	0.00%	,
Market Housing	63.9	60%	27		5,500	9,487,500	1,725			Land		22,552		1,014,861			No dwgs No dwgs under	45		20,790		Energy	0	0.00%	6
Shared Ownership	63.9	0%	0		3,575	0	0			Stamp Duty Easements etc.			40,243 0				No dwgs over 50	0	138 Total	20,790		Design Acc & Adpt	41		
Affordable Rent	63.9	40%	18		1,915	2,202,250	1,150			Legals Acquisitio	n	1.50%	15,223	55,466								Water Small Sites	1	0%	
Social Rent	63.9	0%	0		1,285	0	0		PLANNING	Planning Fee			20,790				Stamp duty cal	c - Residual				Site Costs	257 2,015	15%	6
Grant and Subsidy	Shared Ownersh	ip			0					Architects QS / PM		5.00% 0.50%	353,207 35,321				Land payment			1,014,861					
	Affordable Rent Social Rent				0	-				Planning Consult Other Profession		1.00% 1.50%	70,641 105,962	585,921											
SITE AREA - Net	0.50	ha	90	/ha		11,689,750	2,875		CONSTRUCTION	N															
SITE AREA - Gross	0.50	ha	90	/ha						Build Cost - BCIS s106 / CIL	3 Based	2,015	5,794,275 1,125,000						Total	40,243					
Sales per Quarter	0									Contingency Abnormals		2.50%	144,857 0	7,064,132			Stamp duty cal Land payment	c - Add Profit		161,250					
Unit Build Time	3	Quarters				RUN Residual M	ACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	1% 3%						
Residual Land Value		Whole Site 1,014,861	Per ha NET 2,029,722	Per ha GROSS 2,029,722		Ck	osing balance =	0		Fees Interest		6.00%	52,000				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value Uplift	0%	11,250 0		22,500		RUN CIL MACR	O ctrl+l osing balance =	0		Legal and Valuati	ion		0	52,000			above	5%	5% Total	8,063					
Plus /I	ha 300,000	150,000 161,250		300,000 322,500		Check on phasing o			SALES	Agents		3.0%	350,693				Pre CIL s106	25,000	£/ Unit (all)		Г	LIT	% GDV		Т
	,		:/m2			corr				Legals Misc.		0.5%	58,449 0	409,141	9,181,520				Total	1,125,000			0.00%	(0
Additional Profit		1,036,135	601										0	403,141	3,101,320		Post CIL s106	25,000		1,125,000					
										% Market DV	,	20.00%			1,897,500		CIL	0	£/m2 Total	0 1,125,000					
			V				V		L	% Affordable DV		6.00%			132,135 Xoar 4				V F				v		
RESIDUAL CASH FLO	W FUR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started				5	5	5	5	5	5	5	5	5	4.051100	4.05.11-	4.051.00-	4.0=4.0=			•			-			•
Market Housing Shared Ownership					0	0	0	1,054,167 0	1,054,167 0	1,054,167	1,054,167 0	1,054,167	1,054,167 0	1,054,167	1,054,167	1,054,167 0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	ИE	0	0	0	0	0	0	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		40,243 0																							
Legals Acquisition		15,223																							
Planning Fee Architects		20,790 176,603		176,603																					
QS Planning Consultants		17,660 35,321		17,660 35,321																					
Other Professional		52,981		52,981																					
Build Cost - BCIS Base s106/CIL	•		0	214,603 41,667	429,206 83,333	643,808 125,000	643,808 125,000	643,808 125,000	643,808 125,000	643,808 125,000	643,808 125,000	643,808 125,000	429,206 83,333	214,603 41,667	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	5,365	10,730	16,095	16,095 0	16,095 0	16,095 0	16,095	16,095 0	16,095 0	10,730	5,365 0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		52,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	D INT AND PROFIT		0	0 544,200	523,269	784,904	784,904	830,364	830,364	830,364	830,364	830,364	568,729	307,095	45,460	45,460	0	0	0	0	0	0	0	0	0
														,	,	,									
For Residual Valuation	n Land Interest	1,014,861	21,385	21,706	30,195	38,497	50,848	63,384	57,307	51,139	44,879	38,525	32,075	21,604	7.052	0	0	0	0	0		0	0	0	0
	Profit on Costs		21,303	21,700	30,195	30,497	30,846	63,304	57,307	51,139	44,079	30,323	32,075	21,004	7,052	0	0	0	0	0	0	0	0	0	0 1,897,500 132,135
	Profit on GDV	4 405 000	04.005	505 000	550 404	000 400	005 754	105 111	411,190																
	Cash Flow Opening Balanc	-1,425,682 0	-21,385	-565,906	-553,464	-823,400	-835,751	405,114																	-2,029,635
L	Closing Balance	-1,425,682	-1,447,067	-2,012,973	-2,566,437	-3,389,837		2 000		417,358	423,619	429,973	698,057	970,162	1,246,349	1,253,401	0	0	0	0	0	0	0	0	^
CASH FLOW FOR CIL							-4,225,588	-3,820,474	-3,409,284	417,358 -2,991,926	423,619 -2,568,307	429,973 -2,138,334	698,057 -1,440,278	970,162 -470,115	1,246,349 776,234	1,253,401 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0
	ADDITIONAL PRO		Year 1	~	~	~	Year 2		-3,409,284	-2,991,926	-2,568,307 Year 3	-2,138,334	-1,440,278	-470,115	776,234 Year 4	2,029,635	2,029,635	2,029,635	2,029,635 Year 5	2,029,635	2,029,635	2,029,635	2,029,635 Year 6	2,029,635	
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Year 2 Q2	Q3	-3,409,284 Q4	-2,991,926 Q1	-2,568,307 Year 3 Q2	-2,138,334 Q3	-1,440,278 Q4	-470,115 Q1	776,234 Year 4 Q2	2,029,635 Q3	2,029,635 Q4	2,029,635 Q1	2,029,635 Year 5 Q2	2,029,635 Q3	2,029,635 Q4	2,029,635 Q1	2,029,635 Year 6 Q2	2,029,635 Q3	Q4
INCOM	As Above			Q3 0	Q4 0	Q1 0	Year 2		-3,409,284	-2,991,926	-2,568,307 Year 3	-2,138,334	-1,440,278	-470,115	776,234 Year 4	2,029,635	2,029,635	2,029,635	2,029,635 Year 5	2,029,635	2,029,635	2,029,635	2,029,635 Year 6	2,029,635	
	As Above	Q1	Q2				Year 2 Q2	Q3	-3,409,284 Q4	-2,991,926 Q1	-2,568,307 Year 3 Q2	-2,138,334 Q3	-1,440,278 Q4	-470,115 Q1	776,234 Year 4 Q2	2,029,635 Q3	2,029,635 Q4	2,029,635 Q1	2,029,635 Year 5 Q2	2,029,635 Q3	2,029,635 Q4	2,029,635 Q1	2,029,635 Year 6 Q2	2,029,635 Q3	Q4
INCOM EXPENDITURE Land Stamp Duty	As Above	Q1 0 161,250 8,063	Q2 0	0	0	0	Year 2 Q2 0	Q3 1,298,861 0	-3,409,284 Q4 1,298,861	-2,991,926 Q1 1,298,861 0	-2,568,307 Year 3 Q2 1,298,861	-2,138,334 Q3 1,296,861 0	-1,440,278 Q4 1,298,861	-470,115 Q1 1,298,861	776,234 Year 4 Q2 1,298,861	2,029,635 Q3 1,298,861	2,029,635 Q4 0	2,029,635 Q1 0	2,029,635 Year 5 Q2 0	2,029,635 Q3 0	2,029,635 Q4 0	2,029,635 Q1 0	2,029,635 Year 6 Q2 0	2,029,635 Q3 0	Q4 0
INCOM EXPENDITURE Land	As Above	Q1 0 161,250	Q2 0	0	0	0	Year 2 Q2 0	Q3 1,298,861	-3,409,284 Q4 1,298,861	-2,991,926 Q1 1,298,861	-2,568,307 Year 3 Q2 1,298,861	-2,138,334 Q3 1,296,861	-1,440,278 Q4 1,298,861	-470,115 Q1 1,298,861	776,234 Year 4 Q2 1,298,861	2,029,635 Q3 1,298,861	2,029,635 Q4 0	2,029,635 Q1 0	2,029,635 Year 5 Q2 0	2,029,635 Q3 0	2,029,635 Q4 0	2,029,635 Q1 0	2,029,635 Year 6 Q2 0	2,029,635 Q3 0	Q4 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee	As Above	Q1 0 161,250 8,063 0 2,419 20,790	02 0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	Year 2 Q2 0 0 0 0 0	Q3 1,298,861 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0	-2,991,926 Q1 1,296,861 0 0 0	-2.568.307 Year 3 Q2 1,298,861 0 0 0	-2,138,334 Q3 1,298,861 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0	-470,115 Q1 1,298,861 0 0 0	776,234 Year 4 Q2 1,298,861 0 0 0 0 0 0 0	2,029,635 Q3 1,296,861 0 0 0 0	2,029,635	2,029,635	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0	2,029,635 04 0 0 0 0 0	2,029,635	2,029,635 Year 6 Q2 0 0	2,029,635 Q3 0 0 0 0 0 0	Q4 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS	As Above	Q1 0 161,250 8,063 0 2,419 20,790 176,603 17,660	02 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 17,660	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0	Q3 1,298,861 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0	-2,991,926 Q1 1,296,861 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,296,861 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0 0 0	776.234 Year 4 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,296,861 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q1 0 0 0 0 0 0 0 0 0	2,029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects	As Above	Q1 0 161,250 8,063 0 2,419 20,790 176,603	Q2 0 0 0 0 0 0 0	0 0 0 0 176,603	0 0 0 0 0	0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0	Q3 1,298,861 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0	-2.568,307 Year 3 Q2 1,298,861 0 0 0 0 0	-2.138.334 Q3 1,298,861 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0	776,234 Q2 1,298,861 0 0 0 0 0 0	2,029,635 Q3 1,298,861 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q1 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0	2,029,635 Q1 0 0 0 0 0 0 0 0	2,029,635 Year 6 O2 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base	As Above ME	Q1 0 161,250 8,063 0 2,419 20,790 176,603 176,603 176,603	02 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 17,660 35,321 52,981 214,603	0 0 0 0 0 0 0 0 0 0 0 0 429,206	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,238,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 O2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional	As Above ME	Q1 0 161,250 8,063 0 2,419 20,790 176,603 17,660 35,321 52,981 0	02 0 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 17,660 35,321 52,981 214,603 103,614	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q.3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	.470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 214,603 125,000	776,234 Year 4 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,298,661 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects GS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL	As Above ME	Q1 0 8.063 0 2.419 20.790 176,603 176,603 176,603 176,603 176,603 176,603 176,603 176,603 176,603 176,603 176,603 176,805 176,805 176,805 176,905	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 17,660 35,321 52,981 214,603	0 0 0 0 0 0 0 0 0 0 0 0 429,206	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals	As Above ME	Q1 0 161,250 8,063 0 2,419 20,760 35,321 52,981 0 0 0 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 17,660 35,321 52,981 214,603 103,614 5,365	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,296,861 0 0 0 0 0 0 0 0 643,808 103,614 125,000 16,095	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,925 Q1 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 214,603 125,000 5,365	776,234 Year 4 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency	As Above ME	01 0 161.250 8.063 0 2.419 176.603 176.603 176.603 176.603 176.603 0 0 0	02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 177,603 35,321 52,981 214,603 103,614 5,365 0	0 0 0 0 0 0 0 0 0 0 429,206 103,614 10,730 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 C4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 02 1,288,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2.028,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Poat CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents	As Above ME	Q1 0 161,250 8,063 0 2,419 20,790 176,603 176,603 176,603 35,321 52,981 0 0 0 52,000	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 17,660 35,321 52,981 214,603 103,614 5,365 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 643,808 103,614 125,000 16,095 0 0	Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals	As Above AE	Q1 0 161,250 8,063 0 17,660 17,660 35,321 52,981 0 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 1776,803 177,603 35,321 35,2881 214,603 103,614 5,365 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q.3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	470,115 Q1 1,298,861 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals	As Above AE	Q1 0 161,250 8,063 0 2,419 20,790 176,600 33,321 52,981 0 0 52,000 0 0 0	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 176,603 17,660 35,321 52,981 214,603 103,614 5,365 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	03 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals	As Above ME	Q1 0 161,250 8,063 0 17,660 17,660 35,321 52,981 0 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 176,603 17,660 35,321 52,981 214,603 103,614 5,365 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	C3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 Q2 1,238,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,296,661 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2.029.635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Port CIL s106 Contingency Abnormals Finance Fees Legals Misc. COSTS BEFORE LANK	As Above AE DINT AND PROFIT Interest Profit on cost	Q1 0 161,250 8,063 0 17,660 17,660 35,321 52,981 0 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 1776,803 177,603 35,321 35,2881 214,603 103,614 5,365 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q.3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	470,115 Q1 1,298,861 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Poet CIL st06 Contingency Athormals Finance Fees Legals Misc. COSTS BEFORE LANK	As Above AE DINT AND PROFIT Interest Profit on cost Profit on CDV	Q1 0 161,250 8,063 0 2,419 20,790 17,660 35,321 52,981 0 0 0 0 52,000 0 0 52,000 0 0 52,007	Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 176.603 17.660 35.321 52.94.603 103.614 5.385 0 0 0 0 0 0 0 8.025	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 	776,234 Year 4 Q2 1,236,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2.029.635 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOM EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Poet CIL st06 Contingency Athormals Finance Fees Legals Misc. COSTS BEFORE LANK	As Above AE DINT AND PROFIT Interest Profit on cost	Q1 0 161,250 8,063 0 17,660 17,660 35,321 52,981 0 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 176,603 17,660 35,321 52,981 214,603 103,614 5,365 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	C3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,409,284 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,991,926 Q1 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,568,307 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,138,334 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,440,278 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 Q2 1,238,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,296,661 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2,029,635 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2.029.635 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2.029,635 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	04 0 0 0 0 0 0 0 0 0 0 0 0 0



									-																
SITE NAME		Sheltered 40%						1								r	-				T			1	
INCOME	Av Size m2	%	Number 45		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS		6	Total				Planning fee ca Planning app fe	dwgs				Build Cost BCIS	/m2 1,716	0.000	,
Market Housing	63.9	60%	27		5,500	9,487,500	1,725		LAND	Land		/unit or m2 17,949		807,695			No dwgs No dwgs under	45 45	462			Over Extra Energy	0	0.00%	6
Shared Ownership	63.9	0%	0		3,575	0	0			Stamp Duty Easements etc.		4 500/	29,885 0				No dwgs over 5	0	138 Total			Design Acc & Adpt	41		
Affordable Rent	63.9	40%	18		1,915	2,202,250	1,150		PLANNING	Legals Acquisitio	on	1.50%	12,115	42,000								Water Small Sites	0 257	0%	
Social Rent	63.9	0%	0		1,285	0	0		FLANNING	Planning Fee Architects		5.00%	20,790 364,457				Stamp duty ca Land payment	lc - Residual		807,695		Site Costs	2,015	15%	D
Grant and Subsidy	Shared Ownersh Affordable Rent				0					QS / PM Planning Consul	Itants	0.50%	36,446 72,891				Land payment			001,055					
	Social Rent				0	0				Other Profession		1.50%	109,337												
SITE AREA - Net SITE AREA - Gross	0.50 0.50		90 90			11,689,750	2,875		CONSTRUCTI	Build Cost - BCI s106 / CIL	S Based	2,015	5,794,275 1,350,000						Total	29,885	l I				
Sales per Quarter Unit Build Time	0 3	Quarters								Contingency Abnormals		2.50%	144,857 0				Stamp duty ca Land payment 125,000	Ic - Add Profit	1%	161,250					
One Baild Thile		Whole Site	Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			52,000				250,000	1%	3%						
Residual Land Value Alternative Use Value		807,695 11,250		1,615,390 22,500		RUN CIL MACE				Interest Legal and Valual	tion	6.00%	0				1,000,000 above	4% 5%	0%						
Uplift Plus /ha	0% na 300,000	0 150,000		0 300,000		Ci	losing balance =	0	SALES										Total	6,450					-
Via	ability Threshold	161,250		322,500		Check on phasing o	dwgs nos rect			Agents Legals		3.0% 0.5%	350,693 58,449				Pre CIL s106	30,000	£/ Unit (all) Total	1,350,000		LIT	% GDV 0.00%	(D
Additional Profit		797,837	£/m2 463							Misc.			0	409,141	9,203,889		Post CIL s106	30,000	£/ Unit (all)	1,350,000	Ī				
									Developers Pr	ofit % Market DV % Affordable D\	V	20.00% 6.00%			1,897,500 132,135		CIL	۵	£/m2 Total	0 1,350,000					
RESIDUAL CASH FLOW	W FOR INTEREST		Year 1		~	~	Year 2			~	Year 3		~	~	Year 4		~	~	Year 5		~	~	Year 6		
INCOME UNITS Started		Q1	Q2	Q3 5	Q4 5	Q1 5	Q2 5	Q3 5	Q4 5	Q1 5	Q2 5	Q3 5	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Shared Ownership					0	0	0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE			v	•	v	Ť	č	.,200,001	.,200,001	.,200,001	.,_00,001	.,_00,001	.,	.,	.,=20,001	.,200,001	~	-	v	č	*		~	•	v
Stamp Duty Easements etc.		29,885 0																							
Legals Acquisition		12,115																							
Planning Fee Architects		20,790 182,228		182,228																					
QS Planning Consultants		18,223 36,446		18,223 36,446																					
Other Professional		54,668		54,668																					
Build Cost - BCIS Base s106/CIL			0	214,603 50,000	429,206 100,000	643,808 150,000	643,808 150,000	643,808 150,000	643,808 150,000	643,808 150,000	643,808 150,000	643,808 150,000	429,206 100,000	214,603 50,000	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	5,365 0	10,730 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095	16,095 0	16,095 0	10,730 0	5,365 0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		52,000	-	-	-		-	-	-		-	-	-		-	-	-		-	-	-		-	-	-
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	DINT AND PROFIT	406,355	0	0 561,533	539,936	809,904	809,904	855,364	855,364	855,364	855,364	855,364	585,396	315,428	45,460	45,460	0	0	0	0	0	0	0	0	0
For Residual Valuation	h Land Interest	807,695	18,211	18,484	27,184	35,691	48,375	61,249	55,515	49,696	43,789	37,793	31,707	21,481	7,052	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV									.,															1,897,500 132,135
	Cash Flow	-1,214,050	-18,211	-580,017	-567,120	-845,595	-858,278	382,248	387,982	393,802	399,709	405,704	681,758	961,952	1,246,349	1,253,401	0	0	0	0	0	0	0	0	-2,029,635
	Opening Balance Closing Balance	0	-1,232,261	-1,812,278	-2,379,398	-3,224,992	-4,083,271	-3,701,022	-3,313,040	-2,919,239	-2,519,530	-2,113,825	-1,432,067	-470,115	776,234	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	0
CASH FLOW FOR CIL A		Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME	As Above	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE		161,250																							
Land Stamp Duty		6,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		182,228 18,223	0	182,228 18,223	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		36,446 54,668	0	36,446 54,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	214,603	429,206	643,808	643,808	643,808	643,808	643,808	643,808	643,808	429,206	214,603	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		Ŭ	Ŭ	79,784	79,784	79,784	79,784 150,000	79,784 150,000	79,784 150,000	79,784	79,784 150,000	79,784 150,000	79,784 150,000	150,000	0	0	0	0	0	0	0	0	0	0	0
Post CIL \$106 Contingency Abnormals		0	0	5,365 0	10,730 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	10,730 0	5,365 0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		52,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0	0
Misc.	DINT AND PROFIT	0	0	0 591,317	0	0 889,687	0 889,687	0 935,147	0 935,147	0 935,147	0 935,147	0 935,147	0 715,180	0 415,428	0 45,460	0 45,460	0	0	0	0	0	0	0	0	0
LET DE ONE LAND			-				,		,						.,	,	-		-	-	-	-	-	-	-
For CIL calculation	Interest		8,017	8,137	17,129	25,182	38,905	52,834	48,171	43,437	38,633	33,757	28,808	20,485	7,540	0	0	0	0	0	0	0	0	0	0
	Profit on cost Profit on GDV		-,	.,	.,			,					2,230		,	-	-	-	-	-	-		-	-	1,864,430 132,135
	Cash Flow	-534,474	-8,017	-599,454	-536,849	-914,869	-928,592	310,880	315,543	320,276	325,080	329,957	554,874	862,948	1,245,861	1,253,401	0	0	0	0	0	0	0	0	-1,996,565
1	Opening Balance	0		-1,141,945	-1,678,794		-3,522,255									1,996,565	1,996,565	1,996,565	1,996,565	1,996,565					0
	Closing Balance	-534,474	-542,491	*1,141,940	-1,070,794	-2,593,663	-3,522,255	-3,211,375	-2,895,832	-2,575,556	-2,250,475	-1,920,519	-1,365,645	-502,697	743,164	1,990,505	1,990,303	1,990,505	1,990,000	1,990,000	1,996,565	1,996,565	1,996,565	1,996,565	0





SITE NAME	Site 8	Sheltered 40%]																
INCOME Market Housing	Av Size m2 63.9	%	Number 45 27		Price £/m2 5,500		GIA m2 1,725		DEVELOPMEI LAND	Land		/unit or m2 13,345	Total	600,529]		Planning fee ca Planning app fe No dwgs No dwgs under	dwgs 45 45	rate 462	20,790		Build Cost BCIS Over Extra Energy	/m2 1,716 0 0	0.00%	i.
Shared Ownership Affordable Rent	63.9	0%	0		3,575		0			Stamp Duty Easements etc. Legals Acquisit	ion	1.50%	19,526 0 9,008	28,534			No dwgs over f	0	138 Total	0 20,790		Design Acc & Adpt Water Small Sites	0 41 1	0%	
Social Rent	63.9	-0%	.0		1,285				PLANNING	Planning Fee			20 790				Stamp duty cal	- Porkhal				Site Costs	257 2,015	15%	
Grant and Subsidy	Shared Ownersh Affordable Rent	10	Ŭ		0					Architects QS / PM Planning Consu	ltants	5.00% 0.50% 1.00%	375,707 37,571 75,141				Land payment			600,529			2,010		
SITE AREA - Not SITE AREA - Gross	Social Rent 0.50 1 0.50 1		90 90	/ha /ha	c	0 0 11,689,750	2,875		CONSTRUCT	Build Cost - BC		2,015	112,712						Total	19,526					
Sales per Quarter Unit Build Time	0	Quarters								s106 / CIL Contingency Abnormals		2.50%	1,575,000 144,857 0				Stamp duty cal Land payment 125,000	0%	1%	161,250					
Residual Land Value Alternative Use Value		Whole Site 600,529 11,250	Per ha NET 1,201,058	Per ha GROSS 1,201,058 22,500	l	RUN CIL MACI	osing balance =		FINANCE	Fees Interest Legal and Value	ation	6.00%	52,000				250,000 500,000 1,000,000 above	1% 3% 4% 5%	3% 4% 0% 4%						
Uplift Plus /h	0% ha 300,000 fiability Threshold	0 150,000 161,250		0 300,000 322,500	I	Check on phasing	osing balance = t degs nos rrect	0	SALES	Agents Legals		3.0%	350,693 58,449				Pre CIL s106	35,000 8	Total 2/ Unit (all)	6,450		ШΤ	% GDV 0.00%]
Additional Profit		557,789	Um2 323						Developers Pr	Misc.		20.00%	0	409,141	9,226,257		Post CIL s106 CIL	35,000 0	£/ Unit (all) £/m2 Total	1,575,000 0 1,575,000					-
RESIDUAL CASH FLO	DW FOR INTEREST	т	Year 1				Year 2			% Affordable D	V Year 3	6.00%			132,135 Year 4				Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	02	Q3	04	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	04	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership Affordable Rent				5	5 0 0	5 0 0	5 0 0	5 1,054,167 0 244,694	5 1,054,167 0 244,694	5 1,054,167 0 244,694	5 1,054,167 0 244,694	5 1,054,167 0 244,694	1,054,167 0 244,694	1,054,167 0 244,694	1,054,167 0 244,694	1,054,167 0 244,694	0 0 0	0 0 0	0	0	0 0	0	0 0 0	0	0
Social Rent Grant and Subsidy INCOM	Æ	0	0	0	0	0	0	0 0 1,298,861	0 0 1,298,861	0 0 1,298,861	0 0 1,298,861	0 0 1,298,861	0 0 1,298,861	0 0 1,298,861	0 0 1,298,861	0 0 1,298,861	0 0 0	0	0 0	0 0 0	0	0	0	0	0 0 0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		19,526 0 9.008																							
Planning Fee Architects		20,790 187,853		187,853																					
QS Planning Consultants Other Professional		18,785 37,571 56,356		18,785 37,571 56,356																					
Build Cost - BCIS Base s106/CIL Contingency Abnormals	•		0 0 0	214,603 58,333 5,365 0	429,206 116,667 10,730 0	643,808 175,000 16,095 0	643,808 175,000 16,095 0	643,808 175,000 16,095 0	643,808 175,000 16,095 0	643,808 175,000 16,095 0	643,808 175,000 16,095 0	643,808 175,000 16,095 0	429,206 116,667 10,730 0	214,603 58,333 5,365 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation		52,000 0																							
Agents Legals		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	ND INT AND PROP	401,890	0	578,866	556,602	834,904	834,904	880,364	880,364	880,364	880,364	880,364	602,063	323,761	45,460	45,460	0	0	0	Ö	0	0	0	0	0
For Residual Valuation	n Land Interest Profit on Costs Profit on GDV	600,529	15,036	15,262	24,174	32,885	45,902	59,114	53,724	48,252	42,698	37,061	31,340	21,358	7,052	0	0	o	0	0	0	0	D	0	0 1,897,501 132,135
	Profit on GDV Cash Flow Opening Balanc	-1,002,418 0	-15,036	-594,128	-580,776	-867,789	-880,806	359,383	364,774	370,245	375,799	381,436	665,459	953,742	1,246,349	1,253,401	0	0	0	0	0	0	0	0	-2,029,635
CASH FLOW FOR CIL	Closing Balano	-1,002,418	-1,017,455 Year 1	-1,611,583	-2,192,359	-3,060,148	-3,940,954 Year 2	-3,581,571	-3,216,797	-2,846,551	-2,470,752 Year 3	-2,089,316	-1,423,857	-470,115	776,234 Year 4	2,029,635	2,029,635	2,029,635	2,029,635 Year 5	2,029,635	2,029,635	2,029,635	2,029,635 Year 6	2,029,635	0
INCOME	As Above	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 1,298,861	Q4 1,298,861	Q1 1,298,861	Q2 1,298,861	Q3 1,298,861	Q4 1,298,861	Q1 1,298,861	Q2 1,298,861	Q3 1,298,861	Q4 0	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	04
EXPENDITURE Land		161,250																							
Stamp Duty Easements etc. Legals Acquisition		6,450 0 2,419	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects		20,790 187.853	0	0 187.853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants Other Professional		18,785 37,571 56,356	0 0	18,785 37,571 56,356	0	0 0	0 0	0	0	0 0	0	0	0	0	0 0	0	0 0 0	0 0	0 0	0 0	0 0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106	e	0	0	214,603 55,779	429,206 55,779	643,808 55,779 175,000	643,808 55,779 175,000	643,808 55,779 175,000	643,808 55,779 175,000	643,808 55,779 175,000	643,808 55,779 175,000	643,808 55,779 175,000	429,206 55,779 175,000	214,603	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0 0	0 0	5,365 0	10,730 0	16,095 0	16,095 0	16,095 0	16,095 0	175,000 16,095 0	16,095 0	16,095 0	10,730 0	5,365 0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		52,000	0	0	0	0	0	0	0	0	0 0 38,966	0	0 0 38,966	0 0 38,966	0 0 38,966	0 0 38,966	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees Legal and Valuation		0	0		0	0	0	38.966	38,966														0	0	0
Abnormals Finance Fees	ND INT AND PROF	0	0 0 0	0 0 0 576,312	0 0 0 495,715	0 0 0 890,682	0 0 0 890,682	38,966 6,494 0 936,143	38,966 6,494 0 936,143	38,966 6,494 0 936,143	6,494 0 936,143	38,966 6,494 0 936,143	38,966 6,494 0 716,175	6,494 0 440,428	6,494 0 45,460	6,494 0 45,460	0 0 0	0	0	0	0 0 0	0	0 0 0	0 0 0	0 0 0
Abnormals Finance Fees Legal and Valuation Agents Legals Misc.	Interest	0	0 0 0 8,152	0	0	0	0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0			0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0
Abronnals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAN		0	-	0 0 576,312	0 0 495,715	0 0 890,682	0 0 890,682	6,494 0 936,143	6,494 0 936,143	6,494 0 936,143	6,494 0 936,143	6,494 0 936,143	6,494 0 716,175	6,494 0 440,428	6,494 0 45,460	6,494 0 45,460	0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0

SITE NAME Site 8 Sheltered 40%



COME																								
	Av Size m2	%	Number 45		Price £/m2	GDV £	GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fe	llo dwgs 45	rate			Build Cost BCIS	/m2 1,716	
arket Housing	63.9	60%	27		5,500	9,487,500	1,725		LAND	Land		/unit or m2 8,741	Total	393,363			No dwgs No dwgs under	45 45 0	462	20,790		Over Extra Energy	0	0.00%
ared Ownership	63.9	0%	0		3,575	0	0			Stamp Duty Easements etc.			9,168 0				No dwgs over f	0	138 Total	0 20,790		Design Acc & Adpt	0 41	
ordable Rent	63.9	40%	18		1,915	2,202,250	1,150			Legals Acquisitio	'n	1.50%	5,900	15,069								Water Small Sites	1	0%
cial Rent	63.9	0%	0		1,285	0	0		PLANNING	Planning Fee			20,790				Stamp duty cal	c - Residual	_			Site Costs	257 2,015	15%
	Shared Ownership				0	0				Architects QS / PM		5.00% 0.50% 1.00%	386,957 38,696				Land payment			393,363				
TE AREA - Not	Affordable Rent Social Rent 0.50 h		90		0	0 0 11,689,750			CONSTRUCTI	Planning Consult Other Profession	ants nal	1.00% 1.50%	77,391 116,087	639,921										
TE AREA - Not TE AREA - Gross	0.50 h	a	90	/ha /ha		11,689,750	2,875			Build Cost - BCI s106 / CIL Contingency	S Based	2,015	5,794,275 1,800,000 144,857				Stamp duty cal	- Add Brofit	Total	9,168				
iles per Quarter hit Build Time	0 3 C	luarters				RUN Residual M	ACRO ctrl+r		FINANCE	Abnormals		2.30 A	0	7,739,132			Land payment 125,000 250.000	0%	1% 3%	161,250				
esidual Land Value temative Use Value		Whole Site 393,363 11,250	Per ha NET 1 786,726	Per ha GROSS 786,726 22,500		RUN CIL MACRO				Fees Interest Legal and Valuat	tion	6.00%	52,000	52,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 3%					
ilt Pius /ha Viabi	0% 300,000 lity Threshold	0 150,000 161,250		0 300,000 322,500		Closi Check on phasing de corre	ing balance = 0	0	SALES	Agents Legals		3.0%	350,693 58,449				Pre CIL s106	40,000	Total 2/ Unit (all) Fotal	4,838		ШΤ	% GDV 0.00%	
Iditional Profit		£ 319,491	Um2 185			corre	<u>ci</u>		Developers Pr	Misc.		0.5%	58,449	409,141	9,248,625		Post CIL s106	40,000	£/ Unit (all) £/m2	1,800,000			0.00%	
										% Market DV % Affordable DV	r	20.00% 6.00%			1,897,500 132,135		UL.		Total	1,800,000				
SIDUAL CASH FLOW	FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3
ITS Started arket Housing				5	5	5	5	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	1,054,167	1,054,167	1,054,167	1,054,167	0	0	0	0	0	0	0	0
ared Ownership fordable Rent					0	0	0	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0 244,694	0	0	0	0	0	0	0	0
cial Rent ant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	T	0	0	0	0	•	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	•	0	0
PENDITURE mp Duty sements etc. gals Acquisition		9,168 0 5.900																						
nning Fee		20.790				1																		
hitects		20,790 193,478 19,348		193,478 19,348																				
nning Consultants er Professional		19,348 38,696 58,043		19,348 38,696 58.043		1																1		
Id Cost - BCIS Base		JU,043	0	214.603	429.205	643.808	643.808	643.808	643.808	643.808	643.808	643.808	429.205	214.603	0	0		0	0	0	0		0	0
IID Cost - BCIS Base 36/CIL rtingency			0	214,603 66,667 5,365	133,333 10,730	200,000	200,000 16,095	200,000	200,000 16,095	200,000 16,095	200,000 16,095	200,000	133,333 10,730	66,667 5,365	0	0	0	0	0	0	0	0	0	0
normals ance Fees		52,000	0	0	0	0	0	0	0	0	0	0	0	0	0	ō	ō	0	0	0	0	ō	ō	ō
gal and Valuation		0		0	0	0	0	38.966	38.966	38.966	38.966	38.966	38.966	38.966	38.966	38.966		0	0	0	0		0	0
gals sc.		0	ō	0	0	ő	ō	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	ŏ	ō	ō	ō	0	ō	0	0
OSTS BEFORE LAND I	NT AND PROP	397,424	0	596,200	573,269	859,904	859,904	905,364	905,364	905,364	905,364	905,364	618,729	332,095	45,460	45,460	0	0	0	0	0	0	0	0
r Residual Valuation	Land Land	393,363	11,862	12,040	21,163	30,080	43,430	56,980	51,932	46,808	41,608	36,330	30,972	21,235	7,052	0	0	o	0	0	0	0	0	0
						1											-							
F	Profit on Costs Profit on GDV					1			1															
F	Profit on Costs	-790,787 0 -790,787	-11,862	-608,240 -1,410,888	-594,432	-889,983 -2,895,304	-903,333 -3,798,637	336,518	341,566	346,689	351,889	357,168	649,160	945,532	1,246,349	1,253,401	0 2,029,635	0	0 2,029,635	0 2,029,635	0	0 2,029,635	0 2,029,635	0
1	Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balano	0 -790,787 Fit	-802,648 Year 1	-1,410,888	-2,005,320	-2,895,304	-3,798,637 Year 2	-3,462,119	-3,120,553	-2,773,864	-2,421,975 Year 3	-2,054,807	-1,415,647	-470,115	776,234 Year 4		2,029,635		Year 5	0 2,029,635	2,029,635		Year 6	
SH FLOW FOR CIL AD	Profit on Costs Profit on GDV Cash Flow Opening Balans Closing Balano	0 -790,787	-802,648		-594,432 -2,005,320 Q4		-3,798,637	-3,462,119 Q3	-3,120,553 Q4	-2,773,864 Q1	-2,421,975 Year 3 Q2	-2,054,807 Q3	-1,415,647 Q4	-470,115 Q1	776,234 Year 4 Q2	2,029,635 Q3	-			0 2,029,635 Q3		0 2,029,635 Q1		0 2,029,635 Q3
F	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 -790,787 FIT Q1 0	-802,648 Year 1	-1,410,888	-2,005,320	-2,895,304	-3,798,637 Year 2	-3,462,119	-3,120,553	-2,773,864	-2,421,975 Year 3	-2,054,807	-1,415,647	-470,115	776,234 Year 4		2,029,635		Year 5	0 2,029,635 Q3 0	2,029,635		Year 6	
SH FLOW FOR CIL AL COME INCOME PENDITURE	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 790,787 PIT Q1 0 161,250	-802,648 Year 1	-1,410,888	-2,005,320	-2,895,304	-3,798,637 Year 2	-3,462,119 Q3	-3,120,553 Q4	-2,773,864 Q1	-2,421,975 Year 3 Q2	-2,054,807 Q3	-1,415,647 Q4	-470,115 Q1	776,234 Year 4 Q2	2,029,635 Q3	2,029,635		Year 5	0 2,029,635 Q3 0	2,029,635		Year 6	
FLOW FOR CIL AE SH FLOW FOR CIL AE COME INCOME PENDITURE d mp Duy sements etc.	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 790,787 Q1 0 161,250 4,838 0	-802,648 Year 1	-1,410,888 Q3 0	-2,005,320 Q4 0	-2.895,304	-3,798.637 Year 2 Q2 0 0	-3,462,119 Q3 1,298,861 0 0	-3,120,553 Q4	-2,773,864 Q1	-2,421,975 Year 3 Q2 1,298,861	-2,064,807 Q3 1,298,861 0 0	-1,415,647 Q4 1,298,861 0 0	-470,115 Q1	776,234 Year 4 Q2	2,029,635 Q3	0 0 0 0	2,029,635 Q1 0	Year 5 Q2 0	0 2,029,635 03 0 0	0 0 0		Year 6	Q3 0 0
SH FLOW FOR CIL AE SH FLOW FOR CIL AE COME PENDITURE d mp Duty sements etc. pls Acquisition	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 -790,787 Q1 0 161,250 4,838 0 2,419	-802,648 Year 1	-1,410,888 Q3 0	-2,005,320 Q4 0 0 0 0 0	-2,895,304	-3,798,637 Year 2	-3,462,119 Q3 1,298,861	-3,120,553 Q4 1,298,861 0 0	-2,773,864 Q1 1,298,861 0 0	-2.421,975 Year 3 Q2 1,298,861	-2,064,807 Q3 1,298,861	-1,415,647 Q4 1,298,861	-470,115 Q1 1,298,861 0 0	776,234 Year 4 Q2	2,029,635 Q3 1,298,861 0 0	2,029,635 Q4 0		Year 5 G2 0	0 0 0	 2,029,635 Q4 0		Year 6	
PENDITURE dis Acquisition	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 -790,787 Q1 0 161,250 4,838 0 2,419 20,790 133,478	-802,648 Year 1	-1,410.888 Q3 0 0 0 0 0 193.478	-2,005,320 Q4 0	-2.895,304	-3,798.637 Year 2 Q2 0 0	-3,462,119 Q3 1,298,861 0 0	-3,120,553 Q4 1,298,861 0 0	-2,773,864 Q1 1,298,861 0 0	-2,421,975 Year 3 Q2 1,298,861 0 0 0	-2,064,807 Q3 1,298,861 0 0 0	-1,415,647 Q4 1,298,861 0 0	-470,115 Q1 1,298,861 0 0	776,234 Year 4 Q2	2,029,635 Q3 1,298,861 0 0	0 0 0 0 0 0 0 0	2,029,635 Q1 0	Year 5 G2 0	0 0 0	0 0 0		Year 6	Q3 0 0
FLOW FOR CLL ALE OME INCOME INCOME d mp Duty als Acquisition ming Fea Naccts	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 -790,787 FIT Q1 0 161,250 4,838 0 2,419 20,790	-802,648 Year 1	-1,410.888	-2,005,320 Q4 0 0 0 0 0	-2,895,304	-3,798.637 Year 2 Q2 0 0 0 0 0 0	-3,462,119 Q3 1,298,861 0 0	-3,120,553 Q4 1,238,861 0 0 0 0	-2,773,864 Q1 1,298,861 0 0	-2,421,975 Year 3 Q2 1,298,861 0 0 0 0	-2,064,807 Q3 1,298,861 0 0 0	-1,415,547 Q4 1,298,961 0 0 0	-470,115 Q1 1,298,861 0 0 0 0	776,234 Year 4 Q2	2,029,635 Q3 1,298,861 0 0	Q4 0 0 0 0 0 0	2,029,635 Q1 0 0 0 0 0 0	Year 5 G2 0	0 0 0	0 0 0		Year 6	Q3 0 0
FILOW FOR CLL ALE OME PENDTURE d mp Duly as Aquisition ming Fee histors ming Consultants er Professional d Coat - BCIS Base	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 -790,787 FIT Q1 0 161,250 4,838 0 2,419 20,790 193,478 19,348 38,696	-802,648 Year 1	-1,410,888 -1,410,888 -2,3 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,005,320 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.895.304	-3,786.637 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.462,119 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,120,553	2,773,864 Q1 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,421,975 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,064,807 -2,364,807 	-1,415,647 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 Q2	2,029,635 Q3 1,298,861 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 5 G2 0	0 0 0	0 0 0		Year 6	Q3 0 0
F FLOW FOR CL AL OME NCOME PENDTURE or DU Anotasion mp Duy amorts etc. ab Acquisition ming Fae Photossonal of Cost. PEOS Base Territu. Cl. B.	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 .790,787 FIT 0 161,250 4,838 0 2,419 20,790 193,478 193,478 193,488 38,643 0	-802,648 Year 1	-1,410.888 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.005,320 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,895,304	-3,798,637 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 C3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,120,553	2,773,864	2,421,975 Year 3 C2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,064,807 -2,064,807 	-1,415,647 Q4 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 Q2	2,029,635 Q3 1,298,861 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,035 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 G2 0	0 0 0	0 0 0		Year 6	Q3 0 0
I BM FLOW FOR CIL AL INCOME	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc	0 -790,787 PT Q1 0 161,250 4,838 0 4,838 0 4,838 0 20,790 190,478 19,346 58,043	-802,648 Year 1	-1,410,888 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,005,320 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,895,304 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,788.637 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,120,553	2,773,864	2,421,975 Year 3 C/2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,064,807 23 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,415,647 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 Q2	2,029,635 Q3 1,298,861 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 5 G2 0	0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	Q3 0 0
P BH FLOW FOR CE. AC SH FLOW FOR CE. AC COME SH FLOW FOR CE. AC PROPERTY ACCOME PACOME PACOME ACCOME	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc	0 -790,787 -790,787 -790,787 -790,787 -9 -101,250 -4,838 0 -4,838 0 -4,838 0 -4,838 0 -4,838 0 -4,838 -5,2419 -20,790 -190,787 	-802,648 Year 1	-1,410,888 Q3 0 0 0 193,478 33,696 58,043 214,603 31,949 5,365	-2,006,320 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.895.304	-3,788,637 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,120,553 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,773,864 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,421,975 Year 3 Q2 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,064,807	-1,415,647	470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 Year 4 Q2	2,029,635 Q3 1,298,861 0 0	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 5 G2 0	0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	Q3 0 0
SH FLOW FOR CLAC SOME PENDTURE DOME PENDTURE MICOME MICO	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc	0 -790.787 -790.787 01 0 161.250 0 2.4.19 0 2.4.19 19.348 5.6.043 0 0 0 5.2.000 0 5.2.000 0	-802,648 Year 1	-1,410.888	-2,006,320 -2,006,320 0 0 0 0 0 0 0 0 0 0 0 0 0	2,285,304	-3,788,637 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,120,553 -3,120,553 -0 -1,298,861 -1,298,861 -0 0 0 0 -0 0 0 -0 0 0 -0 0 0 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,773,864 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,421,975 Year 3 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,064,807 2,064,807 1,288,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,415,647	470,115 C1 1,298,861 0 0 0 0 0 0 0 214,603 200,000 5,265 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 76,234 02 1,236,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
SA PLOW POR CL AZ COME PROMU	Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc	0 -790,787 -790,787 -790,787 -790,787 -9 -101,250 -4,838 0 -4,838 0 -4,838 0 -4,838 0 -4,838 0 -4,838 -5,2419 -20,790 -190,787 	-802,648 Year 1	-1,410,888 Q3 0 0 0 193,478 38,696 58,045 214,603 31,949 5,365 0	-2,006,320 -2,006,320 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.895.304	-3,788,637 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	.3,120,553 .3,120,553 .2,298,961 .2,298,961 .0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,773,864	2,421,975 Year 3 Q2 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,064,807	-1,415,647	470,115 Q1 1,288,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 76,234 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 2,298,861 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
s SHELOW FOR CE AC COME COME PERCIVE M M M M M M M M M M M M M M M M M M M	Prott on Costs Prott on Costs Cash Plan Goving Balanci SptTiONAL PRO As Above	0 -790.787 -790.787 01 0 161.250 0 2.4.19 0 2.4.19 19.348 5.6.043 0 0 0 5.2.000 0 5.2.000 0	-802,648 Year 1	-1,410.888	-2,006,320 -2,006,320 0 0 0 0 0 0 0 0 0 0 0 0 0	2,285,304	-3,788,637 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 (23 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,120.553	2,773,864 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,421,975 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,064,807 2,064,807 1,288,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,415,647	470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 726,234 02 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
star FLOW FOR CL A2 SAR FLOW FOR CL A2 COME PCHOFT URE amp Day ameter and amp Day amp Day a	Prott on Costs Prott on Costs Cash Plan Goving Balanci SptTiONAL PRO As Above	0 -790,787 -790,787 C1 0 161,250 161,250 4,838 0 193,478 193,478 193,478 193,478 193,478 193,478 193,478 0 0 0 0 0 0 0 0 0 0 0 0 0	-802,648 Year 1	-1,410,888 Q3 0 0 0 0 0 0 0 0 0	-2,005,320 -2,005,320 0 0 0 0 0 0 0 0 0 0 0 0 0	2,295,304	-3.788.637 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 -3,462,119 	-3,120.553	2,773,864	2,421,975 Year 3 C2 1,298,841 0 0 0 0 0 0 0 0 0 0 0 0 0	2,064,807 2,364,807 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,415,647 Q4 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 726,234 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 2,296,861 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
SH FLOW FOR CL AC SH FLOW FOR CL AC COME PROST USE and the Adjustion and the Adjusti	Profit on Costs Profit on Costs Profit on COst Cash Plaw Conving Balance DOTTONAL PROF AS Above NT AND PROF Interest	0 -790,787 -790,787 C1 0 161,250 161,250 4,838 0 193,478 193,478 193,478 193,478 193,478 193,478 193,478 0 0 0 0 0 0 0 0 0 0 0 0 0	-802,648 Year 1	-1,410,888 Q3 0 0 0 0 0 0 0 0 0	-2,005,320 -2,005,320 0 0 0 0 0 0 0 0 0 0 0 0 0	2,295,304	-3.788.637 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,462,119 -3,462,119 	-3,120.553	2,773,864	2,421,975 Year 3 C2 1,298,841 0 0 0 0 0 0 0 0 0 0 0 0 0	2,064,807 2,364,807 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,415,647 Q4 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	776,234 726,234 02 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 2,296,861 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
SA FLOW FOR CL AC COME PROMY UNE of and Dary and Da	Profit on Costs Profit on Costs Profit on GDV Costs Prev Costrong Balance DOITIONAL PROF As Above NOT AND PROF	0 -790,787 -790,787 C1 0 161,250 161,250 4,838 0 193,478 193,478 193,478 193,478 193,478 193,478 193,478 0 0 0 0 0 0 0 0 0 0 0 0 0	-302,648 Vear 1 0,2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,410.888 23 0 0 0 0 0 0 0 0 0	-2,005,320 0 0 0 0 0 0 0 0 0 0 0 0 0	2,285,304 2,1 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,788.637 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	-3.462,119 03 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	3,120,553	2,773,864	2,421,075 Vear 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,264,807	-1,415,647 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	776.234 Year 4 Q2 1.296.861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635 2,3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0		Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	



NCOME Market Housing Shared Ownership Affordsbie Rent Social Rent Grant and Subsidy SITE AREA - Net SITE AREA - Gross	Av Size m2 63.9 63.9 63.9 63.9	% 60% 0%	Number 45 27 0		Price £/m2 5,500		GIA m2 1,725		DEVELOPMEN	Land Stamp Duty		/unit or m2 4,097	Total	184,347			Planning fee ca Planning app fe No dwgs No dwgs under	45 45	rate 462	20,790		Build Cost BCIS Over Extra Energy	/m2 1,716 0	0.00%
Shared Ownership Affordable Rent Social Rent Grant and Subsidy SITE AREA - Net	63.9 63.9					9,487,500	1,725		LAND	Land		/unit or m2 4,097		184,347			No dwgs No dwgs under	45 45	462	20,790		Over Extra Energy	0	0.00%
Affordable Rent Social Rent Grant and Subsidy SITE AREA - Net	63.9	0%	0							Channe Durks														
Affordable Rent Social Rent Grant and Subsidy SITE AREA - Net	63.9	40%			3,575	0	0			Easements etc.			0				No dwgs over f	0	138 Total	0 20,790		Acc & Adpt	41	
Grant and Subsidy SITE AREA - Net			18		1,915	2,202,250	1,150			Legals Acquisiti	on	1.50%	2,765	3,452								Water Small Sites	1	0%
SITE AREA - Not		0%	0		1,285	0	0		PLANNING	Planning Fee			20,790				Stamp duty cal	c - Residual				Site Costs	257 2,015	15%
	Shared Ownersh Affordable Rent Social Rent	ip			0	0 0 0				Architects QS / PM Planning Consul Other Professio	tants	5.00% 0.50% 1.00% 1.50%	398,207 39,821 79,641 119,462	657,921			Land payment			184,347				
	0.50 0.50		90 90	/ha /ha		11,689,750	2,875		CONSTRUCT			2,015							Total	687				
Sales per Quarter Unit Build Time	0 3	Quarters								Contingency Abnormals		2.50%	2,025,000 144,857 0	7,964,132			Stamp duty cal Land payment 125,000	0%	1%	161,250				
Residual Land Value		184,347	Per ha NET 368,695	368,695			sing balance =	0	FINANCE	Fees Interest		6.00%	52,000				250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%					
Alternative Use Value Uplift Plus /	0% ha 300,000	11,250 0 150,000 161,250		22,500 0 300,000 322,500	1	RUN CIL MACR Clo	sing balance =	0	SALES	Legal and Valua	ăon	3.0%	0 350,693	52,000			above Pre CIL s106	5% 45.000 £	1% Total	1,613		LIT 9	% GDV	
Additional Profit		82,942	Um2 48			corr	ect		Developers Pr	Legals Misc.		0.5%	58,449 0	409,141	9,270,993		Post CIL s106	45,000 0	otal £/ Unit (all) £/m2	2,025,000			0.00%	0
									Developers Pr	% Market DV % Affordable D\	v	20.00% 6.00%			1,897,500 132,135		CIL	0	Total	2,025,000				
RESIDUAL CASH FLO	OW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3 Q4
UNITS Started Market Housing				5	5	5	5 0	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	5 1,054,167	1,054,167	1,054,167	1,054,167	1,054,167	0	0	0	0	0	0	0	0 0
Shared Ownership Affordable Rent Social Rent					0	0 0 0	0	0 244,694 0	0 244,694 0	0 244,694 0	0 244,694 0	0 244,694 0	0 244,694 0	0 244,694 0	0 244,694 0	0 244,694 0	0 0 0	0 0	0	0	0 0 0	0	0	0 0 0 0 0 0
Grant and Subsidy INCON	Æ	0	0	0	0	0	0	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0 1,298,861	0	0	0	0	0	0	0	0 0
EXPENDITURE Stamp Duty Easements etc.		687 0																						
Legals Acquisition Planning Fee Architects		2,765 20,790 199,103		199,103																				
QS Planning Consultants Other Professional		19,910 39,821 59,731		19,910 39,821 59,731																				
Build Cost - BCIS Base s106/CIL Contingency Abnormals	•		0 0 0	214,603 75,000 5,365 0	429,206 150,000 10,730 0	643,808 225,000 16,095 0	643,808 225,000 16,095 0	643,808 225,000 16,095 0	643,808 225,000 16,095 0	643,808 225,000 16,095 0	643,808 225,000 16,095 0	643,808 225,000 16,095 0	429,206 150,000 10,730 0	214,603 75,000 5,365 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0 0 0 0 0
Finance Fees Legal and Valuation		52,000 0																						
Agents Legals Misc.		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0 0 0 0
COSTS BEFORE LAN	ND INT AND PROP	394,807	0	613,533	589,936	884,904	884,904	930,354	930,364	930,364	930,364	930,364	635,396	340,428	45,460	45,460	0	0	0	0	0	0	0	0 0
For Residual Valuatio	n Land Interest	184,347	8,687	8,818	18,153	27,274	40,957	54,845	50,140	45,365	40,518	35,598	30,604	21,112	7,052	0	0	0	0	0	0	0	0	00
	Profit on Costs Profit on GDV Cash Flow	-579,155	-8,687	-622,351	-608,089	-912,178	-925,860	313,653	318,357	323,133	327,980	332,899	632,861	937,322	1,246,349	1,253,401	0	0	0	0	0	0	0	1,897,5 132,13 0 -2,029,6
	Opening Baland Closing Balano	0 -579,155	-587,842	-1,210,193	-1,818,282	-2,730,459	-3,656,320	-3,342,667	-3,024,310	-2,701,177	-2,373,197	-2,040,298	-1,407,437	-470,115	776,234	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635 2,0	129,635 0
CASH FLOW FOR CI	ADDITIONAL PRO	Q1	Year 1	Q3	Q4		Year 2	Q3	Q4		Year 3	-	Q4	Q1	Year 4	Q3	Q4		Year 5	Q3	Q4		Year 6	
INCOME	As Above	ui 0	Q2	us	4	Q1	Q2	1,298,861	1,298,861	Q1 1,298,861	Q2 1,298,861	Q3 1,298,861	1,298,861	1,298,861	Q2 1,298,861	1,298,861	44	Q1	Q2	43	4	Q1	Q2	4
EXPENDITURE		161,250			Ū	Ŭ	0	1,230,001	1,230,001	1,230,001	1,250,001	1,220,001	1,230,001	1,20,001	1,230,001	1,220,001	Ů	Ū	0	Ū	,	, in the second s		<u> </u>
Stamp Duty Easements etc.		1,613	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Legals Acquisition Planning Fee Architects		2,419 20,790 199,103	0	0 199,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
QS Planning Consultants Other Professional		19,910 39,821 59,731	0 0 0	19,910 39,821 59,731	0 0 0	0	0 0 0	0	0	0	0	0	0	0	0 0 0	0	0 0 0	0	0	0 0 0	0	0	0	0 0 0 0
Build Cost - BCIS Base POTENTIAL CIL	•	0	°	214,603 8,294	429,206 8,294	643,808 8,294 225,000	643,808 8,294 225.000	643,808 8,294	643,808 8,294	643,808 8,294	643,808 8,294	643,808 8,294 225,000	429,206 8,294	214,603	0	0	0	0	0	0	0	0	0	0 0
Post CIL s106 Contingency Abnormals		0	0	5,365 0	10,730 0	225,000 16,095 0	225,000 16,095 0	225,000 16,095 0	225,000 16,095 0	225,000 16,095 0	225,000 16,095 0	225,000 16,095 0	225,000 10,730 0	225,000 5,365 0	0 0 0	0 0 0	0 0 0	0 0	0	0 0 0	0 0	0 0 0	0 0	0 0 0 0
Finance Fees Legal and Valuation		52,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0 0	0	0	0	0 0 0 0
Agents Legals Misc		0 0 0 556.637	0	0	0	0	0 0 0 893 198	38,966 6,494 0 938,658	38,966 6,494 0 938,658	38,966 6,494 0 938,658	38,966 6,494 0 938,658	38,966 6,494 0 938,658	38,966 6,494 0	38,966 6,494 0 490,428	38,966 6,494 0 45 460	38,966 6,494 0 45,460	0	0	0	0	0	0	0	
	NU INT AND PROP	556,637	0	546,827	448,230	893,198	893,198	938,658	938,658	938,658	938,658	938,658	718,690	490,428	45,460	45,460	0	0	0	0	0	0	0	<u>u 0</u>
COSTS BEFORE LAN																								
COSTS BEFORE LAP	Interest Profit on cost Profit on GDV		8,350	8,475	16,804	23,780	37,535	51,495	46,865	42,165	37,394	32,552	27,637	19,349	7,513	0	0	0	0	0	0	0	0	0 0 1,856,2 132,13
	Interest Profit on cost Profit on GDV Cash Flow Openion Balance	-556,637	8,350	8,475	-465,034	23,780	37,535	51,495	46,865 313,338	42,165 318,038	37,394 322,809	32,552 327,651	27,637 552,534	19,349 789,084	7,513	0	0	0	0	0	0	0	0	0 0 1,856,2 132,13 0 -1,998,4



NCOME	Au Cha	iheltered 40%	Number		Dalara	001	614		DEVELOPMEN	17.00070							Discusion for a					Build Cost	-2	
	Av Size m2	%	Number 45		Price £/m2	GDV £	GIA m2		LAND	o cosís		/unit or m2	Total				Planning fee ca Planning app fe	iko dwgs 45	rate			Build Cost BCIS Over Extra	/m2 1,716	0.00%
larket Housing	63.9	60%	27		5,500	9,487,500	1,725		LAND	Land		/unit or m2 -719	Total	-32,347			No dwgs No dwgs under	45 45 0	462 138	20,790		Energy	0	0.00%
ared Ownership	63.9	0%	0		3,575	0	0			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 20,790		Design Acc & Adpt	0 41	
fordable Rent	63.9	40%	18		1,915	2,202,250	1,150			Legals Acquisitio	m	1.50%	-485	-485								Water Small Sites	1	0%
cial Rent	63.9	0%	0		1,285		0		PLANNING	Planning Fee			20,790				Stamp duty cal	c - Residual				Site Costs	257 2,015	15%
ent and Subsidy	Shared Ownershir									Architects OS / PM		5.00%	409,457				Land payment			-32,347				
,	Affordable Rent Social Rent	r			0	0				Planning Consult Other Profession	ants nal	1.00%	81,891 122,837	675,921										
TE AREA - Net TE AREA - Gross	0.50 h 0.50 h		90 90	/ha /ha		11,689,750	2,875			Build Cost - BCI s106 / CIL	S Based	2,015	5,794,275 2,250,000						Total	0				
ales per Quarter hit Build Time	0 3 Q	Quarters				RUN Residual N			FINANCE	Contingency Abnormals		2.50%	144,857 0	8,189,132			Stamp duty cal Land payment 125,000 250,000	c - Add Profit 0% 1%	0% 0%	161,250				
esidual Land Value ternative Use Value		Whole Site -32,347 11,250	Per ha NET F -64,694	Per ha GROSS -64,694 22,500		Cia:	sing balance = 1	D		Fees Interest Legal and Valuat		6.00%	52,000	52.000			500,000 1,000,000 above	3% 4% 5%	0% 0%					
olift Plus /ha	0% 300,000	11,250 0 150,000 161,250		0 300,000		Clos	sing balance = 0	D	SALES	-	ion	3.0%	350.693	52,000					Total	0				
	bility Threshold	161,250 £	/m2	322,500		Check on phasing o				Agents Legals Misc.		3.0% 0.5%	350,693 58,449 0	409,141	9,293,361		Pre CIL s106		E/ Unit (all) Total	2,250,000		шт	% GDV 0.00%	0
iditional Profit		-155,356	-90					1	Developers Pr	ofit % Market DV % Affordable DV	,	20.00%			1,897,500		Post CIL s106 CIL	50,000 0	£/ Unit (all) £/m2 Total	2,250,000 0 2,250,000				
ESIDUAL CASH FLOW	V FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3
COME NITS Started				5	5	5	5	5	5	5	5	5												
arket Housing ared Ownership					0	0	0	1,054,167 0	1,054,167 0	1,054,167	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	0	0	0	0	0	0	0	0
fordable Rent cial Rent					0	0	0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	0	0	0	0	0	0	0	0
nt and Subsidy INCOME		0	0	0	0	0	0	0	0	0	0 1,298,861	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE								,,		per sper 1	,	,,	10001001			,,								
mp Duty ements etc. als Acquisition		0 0 -485																						
ming Fee		20,790		004 700																				
hitects		204,728 20,473 40,946		204,728 20,473 40,946																				
ning Consultants ar Professional		40,946 61,418		40,946 61,418																				
ld Cost - BCIS Base I6/CIL			0	214,603 83.333	429,206 166.667	643,808 250.000	643,808 250.000	643,808 250.000	643,808 250.000	643,808 250.000	643,808 250.000	643,808 250.000	429,206 166.667	214,603 83.333	0	0	0	0	0	0	0	0	0	0
6/CIL tringency tormals			0	83,333 5,365 0	166,667 10,730 0	250,000 16,095 0	250,000 16,095 0	250,000 16,095 0	250,000 16,095 0	250,000 16,095 0	250,000 16,095 0	250,000 16,095 0	166,667 10,730 0	83,333 5,365 0	0 0	0	0	0	0	0	0	0	0	0
ance Fees gal and Valuation		52,000 0																						
pents gals		0	0	0	0	0	0	38,966 6.494	38,966 6.494	38,966 6.494	38,966 6.494	38,966 6.494	38,966 6,494	38,966 6,494	38,966 6.494	38,966 6.494	0	0	0	0	0	0	0	0
ISTS BEFORE LAND	INT AND PROP	399,870	0	0 630,866	606,602	909,904	909,904	955,364	955,364	955,364	955,364	955,364	652,063	348,761	45,460	45,460	0	0	0	0	0	•	0	0
																0		0	0	0	0			
r Residual Valuation	Land Interest Profit on Costs	-32,347	5,513	5,596	15,142	24,469	38,484	52,710	48,348	43,921	39,427	34,866	30,237	20,988	7,052	0	0	0			0	0	0	0
	Interest Profit on Costs Profit on GDV															-	-	0				0	0	0
	Interest Profit on Costs Profit on GDV Cash Flow Opening Balant	-32,347 -367,523 0 -367,523	5,513 -5,513 -373,036	5,596 -636,462 -1,009,498	-621,745 -1,631,243	24,469 -934,372 -2,565,615	38,484 -948,388 -3,514,003	52,710 290,787 -3,223,215	48,348 295,149 -2,928,066	299,576	39,427 304,070 -2,324,420	34,866 308,631 -2,015,788	616,562	20,988 929,111 -470,115	1,246,349	1,253,401	0	0	0	0	0	0 0 2,029,635	0	0 0 2,029,635
	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FIT	-5,513 -373,036 Year 1	-636,462 -1,009,498	-621,745 -1,631,243	-934,372 -2,565,615	-948,388 -3,514,003 Year 2	290,787 -3,223,215	295,149 -2,928,066	299,576 -2,628,490	304,070 -2,324,420 Year 3	308,631 -2,015,788	616,562	929,111 -470,115	1,246,349 776,234 Year 4	1,253,401	0	2,029,635	2,029,635 Year 5	2,029,635	0 2,029,635	2,029,635	Year 6	
ASH FLOW FOR CIL A	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FIT Q1	-5,513 -373,036	-636,462	-621,745	-934,372	-948,388 -3,514,003 Year 2 Q2	290,787 -3,223,215 Q3	295,149 -2,928,066 Q4	299,576 -2,628,490 Q1	304,070 -2,324,420 Year 3 Q2	308,631 -2,015,788 Q3	616,562 -1,399,227 Q4	929,111 -470,115 Q1	1,246,349 776,234 Year 4 Q2	1,253,401 2,029,635 Q3	0		2,029,635		0 2,029,635 Q4			0 2,029,635 Q3
SH FLOW FOR CIL A	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FIT	-5,513 -373,036 Year 1	-636,462 -1,009,498	-621,745 -1,631,243	-934,372 -2,565,615	-948,388 -3,514,003 Year 2	290,787 -3,223,215	295,149 -2,928,066	299,576 -2,628,490	304,070 -2,324,420 Year 3	308,631 -2,015,788	616,562	929,111 -470,115	1,246,349 776,234 Year 4	1,253,401	0	2,029,635	2,029,635 Year 5	2,029,635	0 2,029,635	2,029,635	Year 6	
SH FLOW FOR CIL A	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FIT Q1	-5,513 -373,036 Year 1	-636,462 -1,009,498	-621,745 -1,631,243	-934,372 -2,565,615	-948,388 -3,514,003 Year 2 Q2	290,787 -3,223,215 Q3	295,149 -2,928,066 Q4	299,576 -2,628,490 Q1	304,070 -2,324,420 Year 3 Q2	308,631 -2,015,788 Q3	616,562 -1,399,227 Q4	929,111 -470,115 Q1	1,246,349 776,234 Year 4 Q2	1,253,401 2,029,635 Q3	0	2,029,635	2,029,635 Year 5	2,029,635	0 2,029,635 Q4	2,029,635	Year 6	
SH FLOW FOR CIL A COME INCOME PENDITURE d	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FIT Q1 0	-5,513 -373,036 Year 1	-636,462 -1,009,498 Q3 0	-621,745 -1,631,243 Q4 0	-934,372 -2,565,615	-948,388 -3,514,003 Year 2 Q2	290,787 -3,223,215 Q3 1,298,861	295,149 -2,928,066 Q4 1,298,861	299,576 -2,628,490 Q1	304,070 -2,324,420 Year 3 Q2	308,631 2,015,788 03 1,298,861	616,562 -1,399,227 Q4 1,298,861	929,111 -470,115 Q1 1,298,861	1,246,349 776,234 Year 4 Q2	1,253,401 2,029,635 Q3	0	2,029,635	2,029,635 Year 5 Q2 0	2,029,635	0 2,029,635 Q4 0	2,029,635	Year 6	
SH FLOW FOR CIL A LOME INCOME PENDITURE d mp Duty emersts etc.	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FFT Q1 0 161,250 0	-5,513 -373,036 Year 1	-636,462 -1,009,498	-621,745 -1,631,243 Q4 0	-934,372 -2,565,615	-948,388 -3,514,003 Year 2 Q2	290,787 -3,223,215 Q3	295,149 -2,928,066 Q4	299,576 -2,628,490 Q1	304,070 -2,324,420 Year 3 Q2	308,631 -2,015,788 Q3	616,552 -1,399,227 Q4 1,298,861	929,111 -470,115 Q1	1,246,349 776,234 Year 4 Q2	1,253,401 2,029,635 Q3	0	2,029,635	2,029,635 Year 5	2,029,635	0 2,029,635 Q4	2,029,635	Year 6	
SH FLOW FOR CIL A COME PENDITURE of Duty sements etc. plats Acquisition mina Fee	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FTT 01 0 161,250 0 0 2,419 20,790	-5,513 -373,036 Year 1	-636,462 -1,009,498 Q3 0 0	-621,745 -1,631,243 Q4 0	-934,372 -2,565,615	-948,388 -3,514,003 Year 2 Q2	290,787 -3,223,215 Q3 1,298,861	295,149 -2,928,066 Q4 1,298,861	299,576 -2,628,490 Q1	304,070 -2,324,420 Year 3 Q2	308,631 2,015,788 03 1,298,861	616,562 -1,399,227 Q4 1,298,961	929,111 -470,115 Q1 1,298,861	1,246,349 776,234 Year 4 Q2	1,253,401 2,029,635 Q3	0	2,029,635	2,029,635 Year 5 Q2 0	2,029,635	0 2,029,635 Q4 0	2,029,635	Year 6	
SH FLOW FOR CIL A INCOME INCOME d TenDifURE d ments etc. als Acquisition vitig Fee vitig Fee vitig Fee	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 367,523 FIT 0 161,250 0 0 2,419 20,790 204,728	-5,513 -373,036 Year 1	-636,462 -1,009,498 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-621,745 -1,631,243 Q4 0 0 0 0	-934,372 -2,565,615 Q1 0 0 0 0 0	-948,388 -3,514,003 Year 2 Q2 0 0	290,787 -3,223,215 Q3 1,298,861 0 0 0	295,149 -2,928,066 Q4 1,298,861 0 0 0	299,576 -2,628,490 Q1 1,298,861 0 0 0	304,070 -2,324,420 Year 3 Q2 1,298,861 0 0 0 0	308,631 -2,015,788 Q3 1,298,861 0 0 0	616,562 -1,399,227 Q4 1,298,861 0 0 0	929,111 -470,115 Q1 1,298,861 0 0 0	1,246,349 776,234 Year 4 Q2 1,296,861 0 0 0	1,253,401 2,029,635 Q3 1,298,861 0 0 0	0 2,029,635 Q4 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CIL A NOME NCOME OF NOTURE d mp Daty emotits etc. aith Acquisition for face hitects ming Consultants for Professional	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FTT 0 161,250 0 0 2,419 20,790	-5,513 -373,036 Year 1	-636,462 -1,009,498 Q3 0 0	-621,745 -1,631,243 Q4 0 0 0 0	-934,372 -2,565,615 Q1 0 0 0 0 0	-948,388 -3,514,003 Year 2 Q2 0 0	290,787 -3,223,215 Q3 1,298,861 0 0 0	295,149 -2,928,066 Q4 1,298,861 0 0 0	299,576 -2,628,490 Q1 1,298,861 0 0 0	304,070 -2,324,420 Year 3 Q2 1,298,861 0 0 0 0	308,631 -2,015,788 Q3 1,298,861 0 0 0	616,562 -1,399,227 Q4 1,298,861 0 0 0	929,111 -470,115 Q1 1,298,861 0 0 0	1,246,349 776,234 Year 4 Q2 1,296,861 0 0 0	1,253,401 2,029,635 Q3 1,298,861 0 0 0	0 2,029,635 Q4 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CIL A OME ENCOME ENDTURE d mp Dity emots etc. ais Acquisition ming Face ming Consultants or Professional	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 367,523 FIT 0 161,250 0 0 2,419 20,790 20,790 20,473 40,945	-5,513 -373,036 Year 1	-636,462 -1,009,498 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-621,745 -1,631,243 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	034,372 -2.565,615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3,223,215 	295,149 -2,928,066 Q4 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	239,576 -2,628,490 -2,628,490 	304,070 -2,324,420 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 Q4 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	929,111 -470,115 Q1 1,298,861 0 0 0	1,246,349 776,234 Year 4 Q2 1,296,861 0 0 0	1,253,401 2,029,635 Q3 1,298,861 0 0 0	0 2,029,635 Q4 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0	2,029,635	Year 6	
BH FLOW FOR CLL A OME FENDTURE FENDTURE mp Day aments dic. aix Anguistion ming Fee Photos ming Consultaris ming Consultaris fer Professional do cost: BLGS Base TEXTNL Cl. L. do Lo 106	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FIT 0 161,250 0 0 20,700 20,700 20,702 20,473 40,946 61,418	-5,513 -373,036 Year 1	-636,462 -1,009,498 Q3 0 0 0 204,73 20,473 20,473 40,946 61,418 214,603 -15,536	-621,745 -1,631,243 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-034,372 -2,565,615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3,223,215 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	225,149 -2,928,066 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	239,576 -2,628,490	304,070 -2,324,420 Year 3 C2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 -0,4 -1,298,961 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	929,111 -470,115 	1,246,349 776,234 Year 4 Q2 1,296,861 0 0 0	1,253,401 2,029,635 Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CIL A OWE NCOME PENDT VIE als Acquisition ming Face anotas etc. als Acquisition ming consultants e frofessional M Cost - BicCB Base to Cluston M Cost - BicCB Base M Cost - BicCB Base	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-367,523 0 -367,523 FIT 0 161,250 0 0 20,700 20,700 20,702 20,473 40,946 61,418	-5,513 -373,036 Year 1	-636,462 -1,009,498 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-621,745 -1,631,243 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	034372 -2.565,615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3,223,215 	295,149 -2,928,066 -2,928,066 -2,928,066 -2,928,066 -0,00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	239,576 2,628,490 01 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	304,070 -2,324,420 Year 3 C/2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 -04 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	929,111 -470,115 0,1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,246,349 776,234 Year 4 Q2 1,296,861 0 0 0	1,253,401 2,029,635 Q3 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CLL A DOME MCOME of mp Duty mp Duty mp Duty mp Duty mp Consultants mring Consultants mring Consultants mring Consultants of Cost = 1005 Base TEVTAL CLL st CLL = 100 mingeony company	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-387,523 0 -387,523 PT 0 161,250 0 0 20,790 20,792 20,478 20,478 20,478 20,478 20,478 0 0 0 20,478 20,578	-5,513 -373,036 Year 1	-636,462 -1,009,498 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-621,745 -1.631,243 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-034.372 -2.565.615 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3.223,215 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	205,149 -2.028.066 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	299.576 2.628.490 C1 1.298.861 0 0 0 0 0 0 0 0 0 0 0 0 0	304,070 -2.324,420 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 04 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	929,111 470,115 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	1,246,349 776,234 Year 4 Q2 1,296,861 0 0 0	1,253,401 2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CLA COME PENDTURE d mp Day sensors etc. spl Acquistion mrsg Fase mrsg Day Acquistion mrsg Fase Territal, Cla Territal, Cla Territa	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-387,523 0 387,523 PT 01 161,250 0 0 24,19 20,702 20,473 40,946 61,418 0 0 52,000 0 52,000 0	-5,513 -373,036 Year 1	-636.462 -1,009.498 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 204.728 204.73 40,946 61,418 214.603 -15,365	-621,745 -1.631,243 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-034,372 -2.565,815 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	290,767 -3.223,215 	205,149 -2.028.066 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	299.576 2,628,490 Q1 1,296,861 0 0 0 0 0 0 0 0 0 0 0 0 0	304,070 -2.324,420 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 	929,111 470,115 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	1,246,349 776,234 Year 4 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,253,401 2,029,635 2,029,635 2,23 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CEL A COME BACOME of Day encode the second of the second sec	Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-387,523 0 -387,523 PT 0 161,250 0 0 20,790 20,792 20,478 20,478 20,478 20,478 20,478 0 0 0 20,478 20,578	-5,513 -373,036 Year 1	-636,462 -1,009,498 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-621,745 -1.631,243 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-034.372 -2.565.615 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3.223,215 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	205,149 -2.028.066 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	299.576 2.628.490 C1 1.298.861 0 0 0 0 0 0 0 0 0 0 0 0 0	304,070 -2.324,420 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 04 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	929,111 470,115 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	1,246,349 776,234 Year 4 Q2 1,296,861 0 0 0	1,253,401 2,029,635 Q3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
ISH FLOW FOR CIL A	Interest Profit on Casis Profit on Casis Cash Fbar Opening Balano Closing Balano Closing Balano	-387,523 0 387,523 PT 01 161,250 0 0 24,19 20,702 20,473 40,946 61,418 0 0 52,000 0 52,000 0	-5,513 -373,036 Year 1	-636,462 -1,009,498 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-621,745 -1.631,243 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-034.372 -2.565.615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3,223,215 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	295,149 -2.928,066 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	239,576 -2,628,490 -2,628,490 -1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	304,070 -2.324,420 Year 3 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 	929,111 -470,115 Q1 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	1.246,349 776,234 Q2 1.296,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,253,401 2,029,635 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,835 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
SHFLOW FOR CLL A COME PENDTURE INCOME	Interest Profit on Casis Profit on Casis Cash Fbar Opening Balano Closing Balano Closing Balano	-367,523 -367,523 FFT 01 0 161,250 0 0 0 0 20,790 20,770 20,473 40,946 61,418 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,513 -373,036 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-636,462 -1,009,498 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-621,745 -1,631,243 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-034.372 -2.565.615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3,223,215 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	295,149 -2.928,066 04 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	299,576 -2,528,490 -1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	304,070 -2,324,420 Year 3 C2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 Q3 1,298,961 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 	929,111 470,115 01 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	1,246,349 776,234 Year 4 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,253,401 2,029,635 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.029.635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CLL A SOME PENDTURE d d mp Day amerits etc. ph Acquisition manage and acquisition and acquisition for cost second base of cost second	Interest Profit on Casis Profit on Casis Cash Fbar Opening Balano Closing Balano Closing Balano	-367,523 -367,523 FFT 01 0 161,250 0 0 0 0 20,790 20,770 20,473 40,946 61,418 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,513 -373,036 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-636,462 -1,009,498 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-621,745 -1,631,243 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-034.372 -2.565.615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	290,787 -3,223,215 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	295,149 -2.928,066 04 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	299,576 -2,528,490 -1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	304,070 -2,324,420 Year 3 C2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	308,631 -2,015,788 Q3 1,298,961 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 	929,111 470,115 01 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	1,246,349 776,234 Year 4 Q2 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,253,401 2,029,635 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2.029.635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2,029,635 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	
SH FLOW FOR CLL A NOME NOT PERSON THE PERSON THE PERSON THE PERSON THE PERSON THE PERSON PER	Interest Profile on Costs Profile on Costs Coster Row Coeving Balance Coster Row As Above As Above Profile Costs Profile on cost	-367,523 -367,523 FFT 01 0 161,250 0 0 0 0 20,790 20,770 20,473 40,946 61,418 0 0 0 0 0 0 0 0 0 0 0 0 0	-5.513 -373.036 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-636,462 -1,009,498 0 0 0 0 204,723 20,473 20,473 20,473 20,473 20,473 20,473 20,473 20,473 20,473 20,473 20,460 1,5386 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	421,745 -1,631,243 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	034.372 -2.565.615 0 0 0 0 0 0 0 0 0 0 0 0 0	-948,388 -3,514,003 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	230,787 -3.223,215 0.3 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	295,149 -2,928,066 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0	239.576 2.628,490 0 1.239,891 0 0 0 0 0 0 0 0 0 0 0 0 0	304.070 -2.304.420 Year 3 02 1.298.841 0 0 0 0 0 0 0 0 0 0 0 0 0	208,631 -2,015,788 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	616,562 -1,399,227 -1 -1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	929,111 470,115 0 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0	1,246,340 776,234 72 1,296,841 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,253,401 2,029,635 2,229,635 1,298,861 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	2,029,635 Year 5 Q2 0 0	2,029,635	0 2.029,635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,029,635	Year 6	

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SITE NAME		Sheltered 40%	Number		Price	an-	GIA.		DEVELOPME	NT COSTS						1	Planning fee o	alc				Build Cost	/m2		
NUCHE	Av Size m2	76	Number 45		Price £/m2	GDV £	GIA m2		LAND			/unit or m2	Total				Planning fee c Planning app fo No dwgs		rate			Build Cost BCIS Over Extra	/m2 1,716 0	0.00%	
Market Housing	63.9	60%	27		5,500	9,487,500	1,725		DAND	Land Stamp Duty		-5,549	, crain	-249,718	1		No dwgs under No dwgs over !	45 0	462 138	20,790		Energy	0	0.0074	
Shared Ownership	63.9	0%	0		3,575	0	0			Easements etc Legals Acquisit	lion	1.50%	-3,746	-) -3.746				-	Total	20,790		Design Acc & Adpt Water	41		
Affordable Rent	63.9	40%	18		1,915	2,202,250	1,150		PLANNING				-									Small Sites Site Costs	0	0% 15%	
Social Rent	63.9	0%	0		1,285	0	0			Planning Fee Architects		5.00%	20,790 420,707	r r			Stamp duty ca Land payment	lc - Residual		-249.718			2,015		
Grant and Subsidy	Shared Owners Affordable Rent Social Rent				0 0	0				QS / PM Planning Consu Other Professio	utants onal	0.50% 1.00% 1.50%	42,071 84,141 126,212												
SITE AREA - Not SITE AREA - Gross	0.50 0.50	ha ha	90 90	/ha /ha		11,689,750	2,875		CONSTRUCT	Build Cost - BC s106 / CIL	CIS Based	2,015	5,794,27)					Total	0					
Sales per Quarter Unit Build Time	0 3	Quarters				RUN Residual I			FINANCE	Contingency Abnormals		2.50%	144,857	8,414,132			Stamp duty ca Land payment 125,000 250,000	0%	0% 0%	161,250					
Residual Land Value Alternative Use Value Uplift	0%	Whole Site -249,718 11,250 0	Per ha NET -499,437	Per ha GROSS -499,437 22,500 0		RUN CIL MACF	sing balance = tO ctrl+l sing balance =			Fees Interest Legal and Valu	ation	6.00%	52,000				500,000 1,000,000 above	3% 4% 5%	0% 0% 0% Total	o					
Plus /ha Via	a 300,000 Ibility Threshold	150,000 161,250	£/m2	300,000 322,500		Check on phasing Con	degs nos rect		SALES	Agents Legals Misc.		3.0% 0.5%	350,693 58,449		9,315,730		Pre CIL s106		E/ Unit (all) Total	2,475,000		LIT	% GDV 0.00%	0	
Additional Profit		-395,404	-229						Developers P	rofit % Market DV % Affordable D		20.00%			1,897,500		Post CIL s106 CIL	55,000 0	£/ Unit (all) £/m2 Total	2,475,000 0 2,475,000					
RESIDUAL CASH FLOV	W FOR INTERES	T Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started				5	5	5	5	5	5	5	5	5													-
Market Housing Shared Ownership Affordable Rent					0	0	0	1,054,167 0 244,694	1,054,167 0 244 694	1,054,167 0 244 694	1,054,167 0 244 694	1,054,167 0 244,694	1,054,167 0 244,694	1,054,167 0 244 694	1,054,167 0 244,694	1,054,167 0 244 694	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent Grant and Subsidy					0	0	0	244,694 0	244,694 0	244,694 0	244,504 0	244,694 0	244,694 0	244,694	244,694 0	244,694 0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	ŏ	0	0	0	ō	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 -3,746																							
Planning Fee Architects QS		20,790 210,353 21,035		210,353 21,035																					
Planning Consultants Other Professional Build Cost - BCIS Base		42,071 63,106	0	42,071 63,106 214,603	429,205	643,808	643,808	643,808	643,808	643,808	643,808	643,808	429,205	214,603	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency Abnormals			0 0	91,667 5,365 0	183,333 10,730 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	183,333 10,730 0	91,667 5,365 0	0 0 0	0 0	0	0 0	0 0 0	0 0 0	0 0	0	0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation Agents		52,000 0	0	0	0	0	0	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	0	0	0	0	0	0	o	0	0
Legals Misc. COSTS BEFORE LAND	INT AND PROP	0 405,610	0	0 0 648,200	0 623,269	0 934,904	0 934,904	6,494 980,364	6,494 980,364	6,494 980,364	6,494 980,364	6,494 980,364	6,494 668,729	6,494 357,095	6,494 45,460	6,494 45,460	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-249,718																							
	Interest Profit on Costs Profit on GDV		2,338	2,373	12,132	21,663	36,012	50,575	46,556	42,477	38,337	34,135	29,869	20,865	7,052	0	0	0	0	0	0	0	0	1	0 ,897,50 132,135
	Cash Flow Opening Balant Closing Balano	-155,891 0 -155,891	-2,338 -158,230	-650,573 -808,803	-635,401 -1,444,204	-956,567 -2,400,771	-970,915 -3,371,686	267,922	271,941	276,020	280,160	284,363 -1,991,279	600,263 -1,391,016	920,901	1,246,349 776,234	1,253,401 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635 2	0 -2	2,029,63 0
CASH FLOW FOR CIL A	ADDITIONAL PR	OFIT Q1	Year 1 Q2	03	Q4	01	Year 2	03	04	01	Year 3 Q2		04	01	Year 4 Q2	03	04	Q1	Year 5 Q2	02	04	01	Year 6 Q2	02	04
INCOME	As Above	0	0	•	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	•	
EXPENDITURE Land		161,250																							
Stamp Duty Easements etc. Legals Acquisition		0 0 2,419	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects		20,790 210.353	0	0 210.353	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants Other Professional		21,035 42,071 63,106	0 0	21,035 42,071 63,106	0	0 0	0 0	0 0	0	0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0 0	0 0	0	0	0 0 0	0 0	0 0 0
Build Cost - BCIS Base POTENTIAL CIL		0	0	214,603 -39,540	429,206 -39,540	643,808 -39,540	643,808 -39,540	643,808 -39,540	643,808 -39,540	643,808 -39,540	643,808 -39,540	643,808 -39,540	429,206 -39,540	214,603	0	ō	0	0	0	ō	0	0	0	0	0
Post CIL s106 Contingency Abnormals		0	0	5,365 0	10,730 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 16,095 0	275,000 10,730 0	275,000 5,365 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation		52,000 0	0	0	0	0	0	0 0 38.966	0 0 38.966	0 0 38.966	0 0 38.966	0 0 38.966	0 0 38.966	0 0 38.966	0 0 38.966	0 0 38.966	0	0	0	0	0	0	0	0	0
Agents Legals Misc.		0	0 0 0	0	0	0	0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	6,494 0	0 0 0	0	0	0 0	0	0 0 0	0	0	0
COSTS BEFORE LAND	DINT AND PROP	573,024	0	516,993	400,395	895,363	895,363	940,823	940,823	940,823	940,823	940,823	720,855	540,428	45,460	45,460	0	0	0	0	0	0	0	0	0
For CiL calculation	Interest Profit on cost Profit on GDV		8,595	8,724	16,610	22,865	36,639	50,619	46,007	41,327	36,576	31,754	26,860	18,593	7,495	0	0	0	0	0	0	٥	0	0	0 ,867,49 132,135
0	Cash Flow Opening Balance	-573,024 0	-8,595	-525,717	-417,005	-918,228	-932,002	307,419	312,031	316,711	321,462	326,284	551,146	739,840	1,245,906	1,253,401	0	0	0	0	0	0	0	0 -1	1,999,62
	Closing Balance	-573,024	-581,619	-1,107,336	-1,524,342	-2,442,570	-3,374,572	-3,067,153	-2,755,122	-2,438,411	-2,116,950	-1,790,666	-1,239,520	-499,680	746,226	1,999,627	1,999,627	1,999,627	1,999,627	1,999,627	1,999,627	1,999,627	1,999,627 1	,sul9,627	0



SITE NAME Site 13							1																	
INCOME Av Siz m	e % 2	Number 45		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe No dwgs	alic dwas	rate]	Build Cost BCIS Over Extra	/m2 1,716		
Market Housing 63.		*0		5.500		1,725		LAND	Land		/unit or m2 -10,417	Total	458 749			No dwgs No dwgs under	dwgs 45 45	462	20,790		Over Extra	0	0.00%	
						1,725			Stamp Duty		-10,417	0	-468,749			No dwgs under No dwgs over f	45	138	0		Energy Design	0		
Shared Ownership 63.		0		3,575		0			Easements etc. Legals Acquisit	Ion	1.50%	0 -7,031	-7,031			L		Total	20,790	1	Acc & Adpt Water	41 1		
Mordable Rent 63.	9 40%	18		1,915	2,202,250	1,150		PI ANNING													Small Sites Site Costs	0 257	0% 15%	
Social Rent 63:	9 0%	0		1,285	0	0			Planning Fee Architects		5.00%	20,790 431,957				Stamp duty cal Land payment	ic - Residual		100 740	1		2,015		
Grant and Subsidy Shared Owne Affordable Re Social Rent	rship int			0	0				QS / PM Planning Consu Other Professio	utants onal	0.50% 1.00% 1.50%	43,195 43,195 86,391 129,587	711,921			Card payment			400,743					
SITE AREA - Net 0.5 SITE AREA - Gross 0.5	0 ha 0 ha	90 90	/ha /ha		11,689,750	2,875			Build Cost - BC	IS Based	2,015	5,794,275						Total	0					
Sales per Quarter 0 Unit Build Time 3	Quarters								Contingency Abnormals		2.50%	144,857 0	8,639,132			Stamp duty cal Land payment 125,000	ic - Add Profit 0% 1%	0%	161,250					
Residual Land Value Alternative Use Value	Whole Site -468,749 11,250	Per ha NET -937,499	Per ha GROSS -937,499 22,500		RUN Residual I Cio	ising balance =	0		Fees Interest Legal and Value	100	6.00%	52,000				250,000 500,000 1,000,000 above	1% 3% 4%	0% 0% 0%						
Uplift 0% Plus./ha 300,000 Viability Threshol	0		0 300,000 322,500		Cio Check on phasing	using balance =	0	SALES	Agents		3.0%	350,693				Pre CIL s106	60,000 8	Total	0]	LIT	% GDV		1
Additional Profit	-635,452	E/m2 -368			con	rect		Developers Pr	Legals Misc.		0.5%	58,449 0	409,141	9,336,413		Post CIL s106	60,000	E/ Unit (all)	2,700,000	1		0.00%	0	1
								Developerari	% Market DV % Affordable D	v	20.00% 6.00%			1,897,500 132,135		oi.		Total	2,700,000					
RESIDUAL CASH FLOW FOR INTERE	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started			5	5	5	5	5	5	5	5	5													
Market Housing Shared Ownership				0	0	0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent	1			0	0	0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	Ĭ	v	ŭ	0	Ť	ŭ	1,200,001	1,230,001	1,250,001	1,200,001	1,00,001	1,6.00,001	1,200,001	.,230,001	7,699,991	v		·	v	v	Ť	v	v	
Stamp Duty Easements etc. Legals Acquisition	0 0 -7,031																							
Planning Fee	20,790																							
Architects QS Planning Consultants Other Professional	215,978 21,598 43,196 64,793		215,978 21,598 43,196 64,793																					
	04,135		214 603	429 205	643.808	643 808	643,808	643 808	643,808	643 808	643.808	429 205	214 603											
Build Cost - BCIS Base s106/CIL		0	100,000	200,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	200,000	100,000	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	5,365 0	10,730 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	10,730 0	5,365 0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	52,000 0																							
Agents Legals	0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PRO	0F 411.324	0	0	639.936	959 904	959 904	1 005 364	1 005 364	1 005 364	1 005 364	1 005 364	685.396	365.428	45 460	45.450	0	0	0	0	0	ů.	0	0	
																-					-			
For Residual Valuation Lan Interes Profit on Cost Profit on GD ¹	d -468,749 it s	0	0	9,122	18,857	33,539	48,441	44,765	41,034	37,247	33,403	29,502	20,742	7,052	0	0	0	0	0	0	0	0	0	0 1,897,50 132,13
	<i>,</i>		-665.533	-649.057		-993.442				256.251	260.094													
Cash Flow Opening Bala Closing Balan	57,425 n: 0 n: 57,425	0 57,425	-665,533	-649,057	-978,761 -2,235,926	-993,442 -3,229,369	245,057	248,733 -2,735,579	252,464	256,251	260,094	583,964 -1,382,806	912,691	1,246,349	1,253,401 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	0 2,029,635	-2,029,6
CASH FLOW FOR CIL ADDITIONAL P	ROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0	0
EXPENDITURE	161,250																							
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ŏ	0	0	0
Planning Fee	20,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
Architects	215,978 21,598	0	215,978 21,598 43,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	43,196 64,793	0	43,196 64,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
US Planning Consultants Other Professional	1	0	214,603	429,205	643,808	643,808	643,808	643,808	643,808	643,808	643,808	429,206	214,603	0	0	0	0	0	0	0		0	0	0
Planning Consultants Other Professional Build Cost - BCIS Base	0	· · ·	+63,545	-63,545	-63,545 300,000	-63,545 300,000	-63,545 300,000	-63,545 300,000	-63,545 300,000	-63,545 300,000	-63,545 300,000	-63,545 300,000	300 000	0	0		0	0	p	0		P	0	
Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL	0		5,365	10,730 0	16,095	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	10,730	5,365	0	0	0	0	0	ő	0	ŏ	0	0	0
Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency	0	0	0,360			0	a	U		0	0			-	-	-			J	0		U	0	
Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals	0	0	0									0	0	0	0	0	0	0						0
Parning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Cordingercy	0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Panning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 1016 Contingency Abnormals Finance Fees Legal and Valuation Agents	0 0 52,000	0 0 0 0	0	0	0	0 0	0	0 38.966	0 38.966	0 38.966	0 38.966	38.966	38.966	38.966	38,966	0	0	0	0	0	0	0 0	0	0
Panning Consultants Other Professional Other Professional Build Cost - BcICs Base POTENTIAL CIL Post CIL 1:106 Contingency Automatis Finance Foxes Logal and Valuation Agents Logals Mac.	0 0 52,000 0 0 0	0		0 0 0 0	0 0 0 0	0	0 38,966 6,494 0	0 38,966 6,494 0	0 38,966 6,494 0	0 38,966 6,494 0	0 38,966 6,494 0	38,966 6,494 0	38,966 6,494 0	38,966 6,494 0	6,494 0	0	0	0 0 0	0 0 0 0	0	0	0 0 0	0	
Panning Consultants Other Professional Buld Cost - BCIS Base POTENTIAL CIL Post CIL 1016 Contingency Abnormats Finance Fees Legal and Valuation Agents	0 0 52,000 0 0 0	0 0 0 0 0 0 0	0 0	0	0 0 0 0	0	0	0 38.966	0 38.966	0 38.966	0 38,966 6,494	38,966 6,494	38.966	38.966	38,966 6,494 0 45,460	-	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0	
Panning Consultaria Offer Privatisania Bald Cont Revisional Privato El 2013 Base Privato El 2013 Privato El 2013 Contegorio Privato El 2013 Altorema Prance Field Prance Field Base Contragerio Visional Prance Field Prance Field Contragerio Visional Prance Field Contragerio Visio	0 0 52,000 0 0 0	0	0 0 0 0 0 501,988	0 0 0 376,391	0 0 0 0 896,358	0 0 0 0 896,358	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	38,966 6,494 0 721,851	38,966 6,494 0 565,428	38,966 6,494 0 45,460	6,494 0 45,460	0	0 0	0 0 0	0 0 0 0 0	0	0	0	0 0 0 0	0 0 0
Parong Condurts Other Protession Bald Cost Rots Base POTENTIL Cost Post Cli State Post Cli State Contegory Accuma Lugai and Valation Accuma State Base State Costs BEFORE LAND INT AND PKS Costs BEFORE LAND INT AND PKS Costs BEFORE LAND INT AND PKS PKS Cli calculation Before and the state PKS Cli calculation	0 0 52,000 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 38,966 6,494 0	0 38,966 6,494 0	0 38,966 6,494 0	0 38,966 6,494 0	0 38,966 6,494 0	38,966 6,494 0	38,966 6,494 0	38,966 6,494 0	6,494 0	0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0	0 0 0 0 0	0	0
Panning Constants Other Protession Under Protession Under Protession Under Protession Under Protect Under Un	0 0 52,000 0 0 0 0 582,024	0	0 0 0 0 0 501,988	0 0 0 376,391	0 0 0 0 896,358	0 0 0 0 896,358	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	38,966 6,494 0 721,851	38,966 6,494 0 565,428	38,966 6,494 0 45,460	6,494 0 45,460	0	0 0	0	0 0 0 0 0	0	0	0	0	0 0 0 1,868,08 132,13
Penning Consultaria Otto Professional Data Cost Alcas Pauz Class Reso Porzentik, Los Contigency Aucumas Lugal and Valation Cost12 BEFORE LAND INT AND PRC Cost12 BEFORE LAND INT AND PRC Cost12 BEFORE LAND INT AND PRC Cost12 December 2010 Profile and Disc	0 0 52,000 0 0 0 0 582,024	0	0 0 0 0 0 501,988	0 0 0 376,391	0 0 0 0 896,358	0 0 0 0 896,358	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	0 38,966 6,494 0 941,819	38,966 6,494 0 721,851	38,966 6,494 0 565,428	38,966 6,494 0 45,460	6,494 0 45,460	0	0 0	0 0 0 0 0	0 0 0 0 0 0	0	0 0 0 0 0 0	0	0	0
Parong Condurts Other Protession Build Cost RoS Base Prot Charlos Cost Para Cit. NOS Para Cit. NOS Para Cit. NOS Costingency Accomate Legal and Valation Costin BEFORE LAND MT AND PRO For Cit. catulation For Cit. catulation	0 0 52,000 0 0 0 0 582,024	0 0 0 8,730	0 0 0 0 501,988 8,861	0 0 0 376,391 16,524	0 0 0 896,358 22,418	0 0 0 896,358 36,199	0 38,996 6,494 0 941,819 50,188	0 38,966 6,494 0 941,819 45,585	0 38,966 6,494 0 941,819 40,913	0 38,966 6,494 0 941,819 36,171	0 38.966 6,494 0 941,819 31,358	- 38,966 6,494 0 721,851 26,473	38,966 6,494 0 565,428 18,215	38,966 6,494 0 45,460 7,486	6,494 0 45,460 0	0 0 0	0 0 0	0 0 0 0 0 0 2,000,217	0 0 0 0 0 0 0 2,000,217	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0	0 0 0 1,868,0 132,13



		Site 14 S	iheltered 40%							1																			
	NCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee cal	e durr	rat-			Build Cost	/m2					
										LAND			/unit or m2	Total				No dwgs	45				Over Extra	1,/16	0.00%				
								1,725			Stamp Duty		-15,387	0	-692,423				45	138	0		Design	0					
	hared Ownership		0%					0			Easements etc.	ion	1.50%	0 -10,386	-10,386					Total	20,790		Water	41					
	ffordable Rent		40%	18				1,150		PLANNING													Small Sites Site Costs	0 257	0% 15%				
	ocial Rent	63.9	0%	0		1,285	0	0		-	Planning Fee Architects		5.00%					Stamp duty calc	- Residual		-692 423			2,015					
	rant and Subsidy	Affordable Rent	P			0 0 0	0				QS / PM Planning Consu	itants Inal	0.50%	44,321 88,641	729,921														
	ITE AREA - Not ITE AREA - Gross	0.50 h 0.50 h	a	90 90	/ha /ha		11,689,750	2,875		CONSTRUCT	Build Cost - BC	IS Based	2,015							Total	0								
	ales per Quarter nit Build Time	0 3 0	Quarters								Contingency		2.50%	144,857	8,864,132			Land payment 125.000	0%	0%	161,250								
N N </td <td>esidual Land Value</td> <td></td> <td>-692,423</td> <td>Per ha NET P -1,384,845</td> <td>-1,384,845</td> <td></td> <td>Clos</td> <td>ing balance = 1</td> <td>D</td> <td>FINANCE</td> <td>Interest</td> <td></td> <td>6.00%</td> <td></td> <td></td> <td></td> <td></td> <td>500,000 1,000,000</td> <td>3% 4%</td> <td>0%</td> <td></td> <td></td> <td></td> <td></td> <td></td>	esidual Land Value		-692,423	Per ha NET P -1,384,845	-1,384,845		Clos	ing balance = 1	D	FINANCE	Interest		6.00%					500,000 1,000,000	3% 4%	0%									
Table 1000 UNIT 1000 <th 1000<="" colspan="4" t<="" td="" unit=""><td>lplift Plus /ha</td><td>300,000</td><td>0 150,000</td><td></td><td>0 300,000</td><td>1</td><td>Clos</td><td>sing balance = 0</td><td>D</td><td>SALES</td><td></td><td>tion</td><td>3.0%</td><td>-</td><td>52,000</td><td></td><td></td><td></td><td></td><td>Total</td><td>0</td><td></td><td>UT</td><td>% GDV</td><td></td></th>	<td>lplift Plus /ha</td> <td>300,000</td> <td>0 150,000</td> <td></td> <td>0 300,000</td> <td>1</td> <td>Clos</td> <td>sing balance = 0</td> <td>D</td> <td>SALES</td> <td></td> <td>tion</td> <td>3.0%</td> <td>-</td> <td>52,000</td> <td></td> <td></td> <td></td> <td></td> <td>Total</td> <td>0</td> <td></td> <td>UT</td> <td>% GDV</td> <td></td>				lplift Plus /ha	300,000	0 150,000		0 300,000	1	Clos	sing balance = 0	D	SALES		tion	3.0%	-	52,000					Total	0		UT	% GDV	
<th bit="" colspan="2" of="" set="" set<="" td="" the="" with=""><td>Idditional Profit</td><td></td><td></td><td>m2 -508</td><td></td><td></td><td></td><td></td><td></td><td></td><td>Legals Misc.</td><td></td><td></td><td></td><td>409,141</td><td>9,352,385</td><td></td><td>Post CIL s106</td><td>T 65,000</td><td>£/ Unit (all)</td><td></td><td></td><td></td><td>0.00%</td><td>0</td></th>	<td>Idditional Profit</td> <td></td> <td></td> <td>m2 -508</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Legals Misc.</td> <td></td> <td></td> <td></td> <td>409,141</td> <td>9,352,385</td> <td></td> <td>Post CIL s106</td> <td>T 65,000</td> <td>£/ Unit (all)</td> <td></td> <td></td> <td></td> <td>0.00%</td> <td>0</td>		Idditional Profit			m2 -508							Legals Misc.				409,141	9,352,385		Post CIL s106	T 65,000	£/ Unit (all)				0.00%	0		
OMM CAU CAU <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>Developers Pr</th> <th>% Market DV</th> <th>v</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>CIL</th> <th>0</th> <th>£/m2</th> <th>0 2,925,000</th> <th></th> <th></th> <th></th> <th></th>										Developers Pr	% Market DV	v						CIL	0	£/m2	0 2,925,000								
Normal biase in the section of the section		FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3				
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Cash Por 681.024 6.865 465.982 368.824 619.324 633.114 306.280 310.885 315.548 220.281 325.685 548.930 660.966 1.245.923 1.253.401 0 0 0 0 0 0 0 0 0 0 0	NCOME OPENITURE OPENITURE and Day and Day and Case and Ca	Interest Porte on oper	0 0 2,419 20,790 22,160 44,321 66,481 0 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 221,603 22,160 44,321 66,481 214,603 47,550 5,385 0 0 0 0 0 486,983	0 0 0 429,206 -87,550 10,730 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-87,550 325,000 16,095 0 0 0 0 0 0 0 897,354	0 0 0 0 0 643,808 487,550 325,000 16,095 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 643,858 0 325,000 16,095 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 643,808 487,550 325,000 16,095 0 0 38,996 6,494 0 942,814	-87,550 325,000 16,095 0 0 38,966 6,494 0 942,814	-87,550 325,000 16,095 0 0 38,966 6,494 942,814	0 0 0 429,206 467,550 325,000 10,730 0 0 38,965 6,494 0 722,846	0 0 0 0 214,803 325,000 5,385 5,385 0 0 38,966 6,494 0 0 38,966 6,494 0 0 599,428	0 0 38,966 6,494 0 45,460	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0								
	NCOME of an app Day app Day ap	Interest Profit on GSP	0 0 2,419 20,790 22,160 44,321 66,481 0 0 0 52,000 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 221,603 22,160 44,321 66,481 214,603 47,550 5,385 0 0 0 0 0 486,983	0 0 0 429,206 -87,550 10,730 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-87,550 325,000 16,095 0 0 0 0 0 0 0 897,354	0 0 0 0 0 643,808 487,550 325,000 16,095 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 643,858 0 325,000 16,095 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 643,808 487,550 325,000 16,095 0 0 38,996 6,494 0 942,814	-87,550 325,000 16,095 0 0 38,966 6,494 0 942,814	-87,550 325,000 16,095 0 0 38,966 6,494 942,814	0 0 0 429,206 467,550 325,000 10,730 0 0 38,965 6,494 0 722,846	0 0 0 0 214,803 325,000 5,385 5,385 0 0 38,966 6,494 0 599,428	0 0 38,966 6,494 0 45,460	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					
	Recover de de la construit de	Interest Profit on GSP	0 0 2,419 221,600 222,600 44,321 66,481 66,481 0 0 552,000 0 0 559,024	0 0 0 0 0 0 0 8,865	0 0 221,603 22,160 44,321 66,481 214,603 87,550 0 0 0 0 0 486,983 8,998	0 0 429,206 -87,550 10,730 0 0 0 352,386 16,438	-87,550 325,000 16,095 0 0 0 0 0 897,354 21,970	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 643,808 -87,550 225,000 16,025 0 0 38,966 6,494 0 942,814 49,757	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 543,808 437,550 0 335,500 0 0 0 0 0 0 0 0 0 0 0 942,814 40,499	-87,550 325,000 16,085 0 0 38,966 6,494 0 942,814 35,766	-87,550 325,000 16,095 0 38,966 6,494 0 942,814 30,962	0 0 0 0 423,206 -87,550 325,000 0 0 338,966 6,494 0 722,846 26,086	0 0 0 0 0 214,603 325,000 5,865 0 0 0 38,966 6,404 0 590,428	0 0 6,494 0 45,460 7,478	0 0 0 0 0 0 0 38,966 6,494 0 45,460	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				

INCOME		Sheltered 40%							1															
	Av Size m2	%	Number 45		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS							Planning fee o Planning app fe	alc dwgs 45	rate			Build Cost BCIS	/m2 1,716	
Market Housing	63.9	60%	27		5,500	9,487,500	1,725		LAND	Land		/unit or m2 -20,358	Total	-916,096			No dwgs No dwgs under	45 45 0	462	20,790		Over Extra Energy	0	0.00%
Shared Ownership	63.9	0%	0		3,575	0	0			Stamp Duty Easements etc.			0				No dwgs over 5	0	138 Total	0 20,790		Design Acc & Adpt	0 41	
Affordable Rent	63.9	40%	18		1,915	2,202,250	1,150			Legals Acquisiti	on	1.50%	-13,741	-13,741								Water Small Sites	1	0%
Social Rent	63.9	0%	0		1,285	0	o		PLANNING	Planning Fee			20,790				Stamp duty ca	lc - Residual	_			Site Costs	257 2,015	15%
Grant and Subsidy	Shared Owners!				0	0				Architects QS / PM		5.00% 0.50%	454,457 45,446				Land payment			-916,096				
	Affordable Rent Social Rent				0	0				Planning Consul Other Professio	nal	1.00% 1.50%	90,891 136,337	747,921										
SITE AREA - Net SITE AREA - Gross	0.50 0.50	ha ha	90 90	/ha /ha		11,689,750	2,875		CONSTRUCT	ION Build Cost - BCI s106 / CIL	S Based	2,015	5,794,275						Total	0				
Sales per Quarter Unit Build Time	0 3	Quarters								Contingency Abnormals		2.50%	144,857 0	9,089,132			Stamp duty ca Land payment 125,000	0%	0%	161,250				
Residual Land Value		Whole Site -916,096	Per ha NET -1,832,192	Per ha GROSS -1,832,192			ing balance =	D	FINANCE	Fees Interest		6.00%	52,000				250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%					
Alternative Use Value Uplift Plus /	0% ha 300,000	11,250 0 150,000		22,500 0 300,000			sing balance =	D	SALES	Legal and Valua	tion		0	52,000			above	5%	0% Total	0				
v	/iability Threshold	161,250	E/m2	322,500		Check on phasing d	legs nos ect			Agents Legals Misc.		3.0% 0.5%	350,693 58,449 0	409,141	9,368,356		Pre CIL s106		E/ Unit (all) Total	3,150,000		ШΤ	% GDV 0.00%	0
Additional Profit		-1,115,548	-647						Developers P	ofit % Market DV		20.00%			1,897,500		Post CIL s106 CIL	70,000 0	£/ Unit (all) £/m2 Total	3,150,000 0 3,150,000				
RESIDUAL CASH FLO	OW FOR INTERES	т	Year 1				Year 2			% Affordable D	/ Year 3	6.00%			132,135 Year 4				Year 5				Year 6	
INCOME UNITS Started		ut	u2	u3 5	Q4 5	Q1 5	Q2 5	Q3 5	Q4 5	Q1 5	Q2 5	Q3 5	04	Q1	92	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3 G
Market Housing Shared Ownership					0	0	0	1,054,167	1,054,167	1,054,167	1,054,167	1,054,167	1,054,167 0	1,054,167 0	1,054,167 0	1,054,167 0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	244,694 0	0	0	0	0	0	0	0	0
Grant and Subsidy INCON	WE	0	0	0	0	0	0	0	0 1,298,861	0	0 1,298,861	0 1,298,861	0 1,298,861	0	0 1,298,861	0 1,298,861	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc. Legals Acquisition		0 0 -13,741																						
Planning Fee Architects		20,790		227.228																				
QS Planning Consultants		22,723 45,446		22,723 45,446																				
Other Professional		68,168		68,168																				
Build Cost - BCIS Base s106/CIL	e		0	214,603 116,667	429,206 233,333	643,808 350,000	643,808 350,000	643,808 350,000	643,808 350,000	643,808 350,000	643,808 350,000	643,808 350,000	429,206 233,333	214,603 116,667	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	5,365 0	10,730 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	16,095 0	10,730 0	5,365 0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation Agents		52,000 0	0	0	0	0	0	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	38,966	0				0		0	0
Legals Misc.		0	0	0	0	0	0	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ND INT AND PROP	422,614	0	700,200	673,269	1,009,904	1,009,904	1,055,364	1,055,364	1,055,364	1,055,364	1,055,364	718,729	382,095	45,460	45,460	0	0	0	0	0	0	0	0
For Residual Valuation	in Land	-916,096																						
	Interest Profit on Costs Profit on GDV		0	0	3,101	13,246	28,594	44,171	41,181	38,146	35,066	31,940	28,766	20,496	7,052	0	0	0	0	0	0	0	0	0 1,89 132
	Cash Flow Opening Baland	493,482 0	0	-700,200	-676,370	-1,023,150	-1,038,497	199,326	202,316	205,351	208,431	211,558	551,366	896,271	1,246,349	1,253,401	0	0	0	0	0	0	0	0 -2,02
L	Closing Balano	493,482	493,482	-206,718	-883,087	-1,906,237	-2,944,734	-2,745,408	-2,543,092	-2,337,741	-2,129,309	-1,917,752	-1,366,386	-470,115	776,234	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635	2,029,635 2	2,029,635
CASH FLOW FOR CIL	L ADDITIONAL PRI	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	01	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	01	Year 6 Q2	03 0
INCOME	As Above	0	0		0	0	0	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	1,298,861	0	0	0	0	0	0	0	0
EXPENDITURE Land		161,250																						
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 2,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		20,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		227,228 22,723 45,446	0	227,228 22,723 45,446	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		45,446 68,168	0	45,446 68,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	e	0	0	214,603	429,206	643,808	643,808	643,808	643,808	643,808	643,808	643,808	429,205	214,603	0	ō	0	0	0	0	0	0	0	0
Post CIL s106		0	0	-111,555 5,365	-111,555	-111,555 350,000 16,095	-111,555 350,000 16,095	-111,555 350,000 16,095	-111,555 350,000 16,095	-111,555 350,000 16,095	-111,555 350,000 16,095	-111,555 350,000 16,095	-111,555 350,000 10,730	350,000 5,365	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	0	0	16,095	0	0	0	0	16,095	0	0	0	0	0	0	0	0	0	0	o	0	0
Finance Fees		52,000 0	0	0	0	0	0 0	0	0	0	0	0 0	0	0	0	0	0	0	0 0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	38,966 6,494	0	0	0	0	0	0	0	0
			0	0 471,978	0 328,381	0 898,349	0	0 943,809	0 943,809	0 943,809	0 943,809	0 943,809	0 723,841	0 615,428	0 45,460	0 45,460	0	0	0	0	0	0	0	0
Legal and Valuation	ND INT AND PROF	600,024	0	4/1,9/8																				
Legal and Valuation Agents Legals Misc. COSTS BEFORE LAN	ND INT AND PROF	600,024	0	4/1,9/8	520,551	000,040	620,349	245,022																
Legal and Valuation Agents Legals Misc.	Interest	600,024	9,000	9,135	16,352	21,523	35,321	49,326	44,740	40,086	35,361	30,566	25,698	17,459	7,469	0	0	0	0	0	0	0	0	0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LAN		-600,024 0	9,000				35,321 -933,670							17,459 665,974	7,469	0	0	0	0	0	0	0	0	0 1,86

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9		Site 11	Site 12	Site 13	Site 14	Site 15
		Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40%	Sheltered 40% S	Sheltered 40%					
Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
	ha ha	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45	0.50 0.50 45
Mix Market	Buy	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%
Intermediate to B		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Affordable Rent		40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%	40.00%
Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	£/ha	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500
	£ site	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250	11,250
•	£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
	£ site	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
	£/ha	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500	322,500
	£ site	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250	161,250
Net £	£/ha £/ha £ site	4,101,382 4,101,382 2,050,691	3,687,050 3,687,050 1,843,525	3,272,718 3,272,718 1,636,359	2,858,386 2,858,386 1,429,193	2,444,054 2,444,054 1,222,027	2,029,722 2,029,722 1,014,861	1,615,390 1,615,390 807,695	1,201,058 1,201,058 600,529	786,726 786,726 393,363	368,695	-64,694 -64,694 -32,347	-499,437 -499,437 -249,718	-937,499 -937,499 -468,749	-1,384,845 -1,384,845 -692,423	-1,832,192 -1,832,192 -916,096
	£ site	2,236,375	1,996,327	1,756,279	1,516,231	1,276,183	1,036,135	797,837	557,789	319,491	82,942	-155,356	-395,404	-635,452	-875,500	-1,115,548
	£/m2	1,296	1,157	1,018	879	740	601	463	323	185	48	-90	-229	-368	-508	-647

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS. The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd

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