

Affordable Housing Viability Assessment

Final Report

Derbyshire Dales District Council and High Peak Borough Council

January 2010

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TABLE OF CONTENTS

1	INTRODUCTION
2	METHOD, DEVELOPMENT SCENARIOS AND ASSUMPTIONS
3	AFFORDABLE HOUSING VIABILITY
4	CONCLUSIONS AND RECOMMENDATIONS
AP	PENDICES
AP	PENDIX A - INDEPENDENT ASSESSMENT OF THE AFFORDABLE HOUSING
TO	OLKIT
AP	PENDIX B - ABNORMAL COST ASSUMPTIONS21
AP	PENDIX C - DEVELOPMENT APPRAISALS 22

1 INTRODUCTION

- 1.1 Planning Policy Statement 3: Housing sets out the Governments national planning policy framework to deliver its housing objectives. It identifies the Government's commitment to providing high quality housing for people who are unable to access or afford market housing. To achieve this, PPS3 advocates a plan wide target for the amount of affordable housing to be provided that reflects an assessment of the likely economic viability of land for housing.
- 1.2 In tandem with the preparation of the Strategic Housing Land Availability Assessment (SHLAA) ekosgen developed an affordable housing toolkit to assist Derbyshire Dales and High Peak negotiate appropriate affordable housing provision associated with residential development proposals. This toolkit, which is an easy to use development appraisal, was completed in Autumn 2008.
- 1.3 ekosgen, Lambert Smith Hampton (LSH) and Cyril Sweett were commissioned in October 2009, to assess the viability of affordable housing provision in Derbyshire Dales and High Peak. The assessment comprised a two stage process:
 - independent validation of the affordable housing toolkit Cyril Sweett and LSH
 completed an independent review of the toolkit and the assumptions contained
 within it. This process culminated in a process of developer testing with a number
 of housebuilders offered the opportunity to review and comment upon the
 assumptions employed.
 - affordable housing scenario testing the two strategic housing locations (Buxton and Chapel-en-le-Frith) and a number of development scenarios were used to assess the viability of various levels of affordable housing.
- 1.4 The Independent Assessment of the Affordable Housing Toolkit prepared by LSH and Cyril Sweett in December 2009 and LSH's summary of housebuilder consultation are included at Appendix A. The Affordable Housing Toolkit has been amended in accordance with the conclusions and recommendations made by LSH and Cyril Sweett and to reflect some of the feedback received during the housebuilder consultation.
- 1.5 This report summarises the outcomes of the affordable housing scenario testing and provides recommendation on affordable housing policy for Derbyshire Dales and High Peak. It is structured as follows:
 - Chapter 2 Method, Development Scenarios and Assumptions
 - Chapter 3 Affordable Housing Viability
 - · Chapter 4 Conclusions and Recommendations



2 Method, Development Scenarios and Assumptions

Introduction

- 2.1 In October 2009 ekosgen, LSH and Cyril Sweett were commissioned by Derbyshire Dales District Council and High Peak Borough Council to undertake an assessment of affordable housing viability in Derbyshire Dales and High Peak, but excluding the area of the Peak District National Park. At this time, the strategy for the allocation of housing sites in the LDF was emerging. This strategy has now been approved by Members. Strategic Housing Sites will be identified in the Derbyshire Dales and High Peak Joint Core Strategy Plan and an Allocations Development Plan Document will be prepared to identify the remaining sites.
- 2.2 Given the strategy that has now been approved by members, it is appropriate that the affordable housing viability assessment should assess the viability of a variety of levels and types of affordable housing in accordance with the strategy and on the following basis:

Strategic locations

Affordable housing viability for the two strategic locations in Buxton and Chapel-en-le-Frith has been assessed on the basis of site information and detailed development proposals, where such information was available. Detailed site information is however, limited at this time. Reasonable assumptions have been used to fill gaps in available data. Cyril Sweett have provided assistance to inform assumptions on development costs and LSH have provided evidence of property market values, market demand and phasing.

The strategic locations will likely provide greenfield sites. It is anticipated that strategic locations will be built out in phases of approximately 60 units. These key characteristics along with other general assumptions and value and cost evidence are similar to the characteristics and assumptions used to develop the medium greenfield site development scenario (explained in more detail below) and have therefore formed the basis of phase based appraisals of the strategic locations;

All other sites

Affordable housing viability for all other sites will be assessed on the basis of a range of notional development scenarios, utilising local market evidence, housing needs, construction data and land values. The notional development scenarios test the viability of affordable housing on a housing unit basis. This approach was considered to be a closer reflection of real world scenarios than the alternative method based on percentages of total floor area.



Scenarios

Three key criteria have been used to inform the development scenario, site location (by housing market area), site size and whether the site is a greenfield or brownfield site.

Site location

The Housing Needs Assessment and Housing Market Assessment each identified a number of housing market areas in the Peak sub-region. The affordable housing toolkit developed by ekosgen, utilised five housing market areas outside the National Park and it is intended that these market areas will be the basis for the site location scenarios. The five broad markets are:

- 1. Glossop, Hayfield and Gamesley;
- Buxton;
- 3. Whaley Bridge, Chapel-en-le-Frith and New Mills;
- 4. Ashbourne; and
- Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford and Matlock Bath.

Housing market evidence for each of these areas was assembled by LSH to inform the open market values for a range of house properties including 1 and 2 bedroom apartments and 2, 3, 4 and 5 bedroom houses. Market evidence for the sale of new-build houses and apartments is severely limited at the present time. LSH have therefore made a variety of assumptions to determine robust open market values for new-build properties. These assumptions are based on evidence of average values achieved in the different areas published by Land Registry and Mouseprice.com and asking prices for new build properties taken from Rightmove.com. Further information on the evidence and calculation of average house prices is provided in the Independent Assessment of the Affordable Housing Toolkit (included at Appendix A).

Site size

We have developed a notional small and medium site for the scenario testing.

 The small site is a notional 0.5 hectares, provides a total of 15 units and comprises a mix of 5 no. 2 bedroom houses, 8 no. 3 bedroom houses and 2 no. 4 bedroom houses.



 The medium site is a notional 1.5 hectares, provides a total of 60 units and comprises a mix of 4 no. 1 bedroom apartments, 6 no. 2 bedroom apartments, 20 no. 2 bedroom houses, 24 no. 3 bedroom houses, 4 no. 4 bedroom houses and 2 no. 5 bedroom houses.

These two scenarios have been developed to reflect the type of housing development that has been typical in the study area, but also reflecting recent changes to the housing market (particularly the shift away from very significant levels of apartment development). Economies of scale apply to the development cost assumptions adopted for the small and medium site scenarios. However, The costs adopted for the 15 unit scheme are also relevant for a five unit scheme or a 20 unit scheme. The costs adopted for the 60 unit scheme are relevant for development ranging from 25 to 100 units in size.

Given that the two strategic sites in Buxton and Chapel-en-le-Frith are the only large development sites that are anticipated to come forward over the life of the LDF, we have elected not to include a large site scenario.

The Independent Assessment of the Affordable Housing Toolkit provided recommendations on updates to a number of development costs. It also includes recommendations on costs for each of the site size criteria.

Brownfield/Greenfield

The final key characteristic for the scenario based appraisal was to consider potential impact of whether the site is previously developed. Cyril Sweett provided headline development costs associated to the small and medium brownfield and greenfield sites (including site clearance, servicing and infrastructure).

Reasonable assumptions have been provided by Cyril Sweett for demolition costs and typical 'abnormal' costs associated with brownfield and greenfield sites for the notional small and medium sites. A detailed breakdown of these costs is included at Appendix B

Land Value

2.3 The land value that we have adopted in the toolkit is £500,000 per acre. This was based on evidence in the Valuation Office Agency's latest Property Market Report and their views on land values in the Derby Area. Unfortunately there was no evidence of land values



in either Derbyshire Dales or High Peak. This value was tested with the developers during the consultation process and whilst there were comments that there are variations within the study area one of the developers had adopted a similar figure in a recent site purchase.

2.4 The £500,000 per acre figure is a good base but there is clearly a need to monitor this position as and when sites are acquired in the area. This will allow the Council to update the toolkit with real market data and help provide more accurate results on the viability of sites.

Method

- 2.5 The updated and site specific data has been input into the Affordable Housing Toolkit and a variety of appraisals completed to assess the viability of various levels and mixes of affordable housing. Specifically, this included:
 - Testing the level of affordable housing utilising the Affordable Housing Toolkit to run appraisals for various levels of affordable housing to calculate the point at which development is calculated to be unviable. Chapter 3 provides conclusions on the viability level of affordable housing for each of the development scenarios and the growth locations at Buxton and Chapel-en-le Frith.
 - Testing the mix of affordable housing Previous housing needs studies have recommended a clear 80:20 split between social rented and shared ownership or discounted sale. This study has not sought to reassess the validity of this mix. However, it is not always possible to achieve a perfect 80:20 split and we have therefore assessed a variation on this mix. To assess the impact of different tenures of affordable housing on overall viability, we have also assessed a broad 50:50 split.
 - Considering and testing alternative affordable housing models such as flexible
 tenure models (i.e. rent to home buy). Other than Social Rented and Intermediate
 Housing there are numerous variations on different models being trialled and used by
 different housing associations. They are in the main based around the concept of
 stair-casing where the occupier starts in a social rented unit and in an agreed period
 of time allows the purchase of some equity in the property.

There is a great deal of difficulty in valuing this type of product as there is no certainty over value as there is no requirement on the tenant to take up the purchase option. It is our understanding that in the main housing associations will take a pessimistic view when it comes to acquiring this type of property from a developer as they will have to



assume that it is social rented and treat any income at a later date as a bonus payment.

We have not therefore appraised this type of model in the toolkit as we do not feel that it will have any impact on the viability of a scheme as RSL's will still offer a percentage based on the rent they will receive over a set period. This will have to assume that the property remains as social rented and even if they did adopt a more positive approach it would not be more valuable than intermediate housing to a developer.

 Reviewing Outputs - Reviewing the outputs of the appraisal to provide opinions on the viability of specific levels and split of affordable housing on the individual sites. Conclusions about the impact of varying levels and mixes of affordable housing on development viability are made in Chapter 3 of this report. Based on these conclusions, recommendations are given on suitable thresholds, proportions and tenure split of affordable housing for sites in Chapter 4.



3 Affordable Housing Viability

Introduction

- 3.1 This chapter provides conclusions on the viability of affordable housing within the five distinct housing market areas and against the development criteria summarised in Chapter 2. A number of appraisals were completed for the two strategic locations and each of the scenarios to identify the maximum level of affordable housing that can viably be provided.
- 3.2 The viability of affordable housing has been assessed on the basis of the assumptions agreed with the client steering group. These assumptions have been assessed and tested by Cyril Sweett and LSH. They are robust assumptions that are relevant to the majority of development sites. The assumptions will not however, be true for all sites. In such instances it will be for the developer to justify why the assumptions are not relevant and provide evidence to justify a different level of affordable housing.
- 3.3 The conclusions on affordable housing viability are broken down according to the two strategic locations and then by housing market area. The development appraisals for the strategic locations and development scenarios are included at Appendix C.

Strategic Locations

- 3.4 The two strategic locations have been approved by the Derbyshire Dales District Council and High Peak Borough Council. Both strategic locations are situated in High Peak, at Buxton and Chapel-en-le-Frith. The broad area of these two strategic locations for future housing is emerging, but the precise location and extent of the sites remains to be determined. For the purpose of assessing the viability of affordable housing associated with development of the strategic locations, we have therefore utilised the medium greenfield site development scenario. This scenario is considered to provide a reasonable comparison to one phase of a larger site and reflect the potential delivery of the strategic locations, given the character and ownership of a number of the potential sites.
- 3.5 The following levels of affordable housing were assessed to be viable in the strategic locations:

Buxton Strategic Location

- 20% affordable housing (assuming an 80:20 tenure split) is viable with a very modest adjustment to the land price or profit level.
- 20% affordable housing is also viable (with an enhanced return) assuming a 50:50 tenure split.

Chapel-en-le-Frith Strategic Location

25% affordable housing (assuming an 80:20 tenure split) is viable.



30% affordable housing is viable assuming a 50:50 tenure split.

Glossop, Hadfield and Gamesley

- 3.6 The Glossop, Hadfield and Gamesley Housing Market area has the lowest average house prices for the study area. Consequently, it is to be expected that the level of affordable housing that is viable in this area is the lowest of the five market areas. However, it has surprised us that the development scenarios demonstrate development in the Glossop housing market area to be unviable with even the lowest level of affordable housing tested.
- 3.7 The following levels of affordable housing were tested and the negative impact on development viability recorded:
 - Small greenfield development scenario a level of 13.3%¹ affordable housing is calculated to be unviable based on our existing evidence and assumptions. This is true for both 80:20 and 50:50 tenure splits.
 - Small brownfield development scenario a level of 13.3% affordable housing is calculated to be unviable based on our existing evidence and assumptions. This is true for both 80:20 and 50:50 tenure splits.
 - Medium greenfield development scenarios a level of 20% affordable housing is calculated to be unviable based on our existing evidence and assumptions. This is true for both 80:20 and 50:50 tenure splits.
 - Medium brownfield development scenario a level of 20% affordable housing is calculated to be unviable based on our existing evidence and assumptions. This is true for both 80:20 and 50:50 tenure splits.
- 3.8 Clearly in this area, the appraisal suggests that the money available for land acquisition is below the £1.2355 million per hectare assumed for site acquisition. However, evidence of land prices and consultations with housebuilders suggest that the assumed land price is not unreasonable.
- 3.9 It is possible that current economic conditions resulting in limited new build house transactions has impacted on the evidence of house values (particularly for 2 and 3 bedroom houses). The results may not support the delivery of affordable housing in the current market but the toolkit and policies will be used in the longer term and as such there needs to be an aspirational target set that could be achieved if values increase. Recommendations on the level of affordable housing are set out in Chapter 4. Developers that dispute the viability of

¹Percentage affordable housing levels for the small site scenarios rise in unusual increments due to the small number of units. Levels start at 13.3%, based on two affordable units, and increase to 20% (3 affordable units), 26.7% (4 affordable units), 33.3% (5 affordable units), 40% (6 affordable units), etc.



this level of affordable housing should be required to justify a lower requirement on a site by site basis.

Buxton

- 3.10 The Buxton housing market area has the second lowest average house prices after Glossop. House prices across a number of property types are very similar. Prices for 3 and 5 bedroom houses in Buxton are however, above the levels in the Glossop area.
- 3.11 The development scenarios in Buxton are viable with the following levels of affordable housing:

Small greenfield development scenario

- 13.3% affordable housing (assuming an 80:20 tenure split) is viable assuming a small reduction to the land price (less than £20,000).
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 13.3% and 20%.

Small brownfield development scenario

13.3% affordable housing is only viable with a reduction to the land price.
 This is true for both 80:20 and 50:50 tenure split.

Medium greenfield development scenarios

- 20 % affordable housing is viable (assuming an 80:20 tenure split) with a small reduction to the land price (less than £20,000).
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 20% and 25%.

Medium brownfield development scenario

 Affordable housing is viable at a level below 20% assuming both an 80:20 and 50:50 tenure split.

Central Whaley Bridge, Chapel-en-le-Frith and New Mills

3.12 Average house prices in the Central Whaley Bridge, Chapel-en-le-Frith and New Mills housing market area are slightly higher than other areas in High Peak, but below the values in Derbyshire Dales. The development scenarios in this area are viable with the following levels of affordable housing:

Small greenfield development scenario

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 13.3% and 20%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 20% and 26.7%.



· Small brownfield development scenario

 13.3% affordable housing is viable with a reduction to the land price. This is true for both 80:20 and 50:50 tenure split.

Medium greenfield development scenarios

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 25% and 30%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 30% and 35%.

Medium brownfield development scenario

- 20 % affordable housing is viable (assuming an 80:20 tenure split) with a small reduction to the land price (less than £20,000).
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 20% and 25%.

Ashbourne

3.13 Ashbourne benefits from the highest average house prices for the study area. The level of affordable housing that can be provided in Ashbourne is therefore higher than in each of the other market areas. The development scenarios in Ashbourne are viable with the following levels of affordable housing:

Small greenfield development scenario

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 33.3% and 40%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 40% and 46.7%.

Small brownfield development scenario

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 20% and 26.7%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 26.7% and 33.3%.

Medium greenfield development scenarios

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 50% and 55%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split)
 falls between 55% and 60%.

Medium brownfield development scenario

 The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 40% and 45%.



 The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 45% and 50%.

Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford and Matlock Bath

3.14 House prices for the Matlock housing market area are second only to Ashbourne. The area can also support a reasonably high level of affordable housing. The development scenarios in the Matlock Housing Market area are viable with the following levels of affordable housing:

Small greenfield development scenario

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 33.3% and 40%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split)
 falls between 40% and 46.7%.

· Small brownfield development scenario

 13.3% affordable housing is viable with a reduction to the land price. This is true for both 80:20 and 50:50 tenure split.

Medium greenfield development scenarios

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 35% and 40%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 40% and 45%.

· Medium brownfield development scenario

- The level of affordable housing that is viable (assuming an 80:20 tenure split) falls between 25% and 30%.
- The level of affordable housing that is viable (assuming a 50:50 tenure split) falls between 30% and 35%.
- 3.15 The various development appraisals clearly demonstrates that there is not a consistent level of affordable housing that is viable across the study area. This is not surprising given the variation in house prices. It is surprising that low levels of affordable housing (13.3% for small sites and 20% for medium sites) are unviable in each of the development scenarios in the Glossop, Hadfield and Gamesley area.
- 3.16 The table overleaf provides a summary of the results of the viability assessment by location, development scenario and tenure split.



	Strateg	Strategic Location			Housing Market Area	rea	
Development Scenario	noixuð	Chapel-en-le-Frith	Glossop, Hayfield and Gamesley	noixua	Central Whaley Bridge, Chapel-en-le-Frith and New Mills	əmuoddaA	Matlock, Darley Dale, Tanaley, Wirksworth, Middleton, Cromford and Matlock Bath
80:20 Tenure split					8		
Small Greenfield			Below 13.3%	13.3%	13.3% - 20%	33.3% - 40%	33.3% - 40%
Small Brownfield			Below 13.3%	Below 13.3%	Below 13.3%	20% - 26.7%	Below 13.3%
Medium Greenfield	Below 20%	25%	Below 20%	20%	25% - 30%	90% - 55%	35% - 40%
Medium Brownfield			Below 20%	Below 20%	20%	40% - 45%	25% - 30%
50:50 Tenure Split							
Small Greenfield			Below 13.3%	13.3% - 20%	20% - 26.7%	40% - 46.7%	40% - 46.7%
Small Brownfield			Below 13.3%	Below 13.3%	Below 13.3%	26.7% - 33.3%	Below 13.3%
Medium Greenfield	Below 20%	30%	Below 20%	20% - 25%	30% - 35%	92% - 60%	40% - 45%
Medium Brownfield			Below 20%	Below 20%	20% - 25%	45% - 50%	30% - 35%

4 Conclusions and Recommendations

Conclusions

- 4.1 It is evident from the assessment of affordable housing levels that there is not a single policy level that will work across all sites in all areas. High Peak and Derbyshire Dales currently require different levels of affordable housing within their respective areas (and outside the National Park boundary).
- 4.2 To address problems with affordability within the Sub Region the three planning authorities have each produced supplementary planning documents which set the parameters for delivering affordable housing through the planning system. The requirements of the Derbyshire Dales and High Peak planning authorities are as follows:
 - Derbyshire Dales A minimum of 45% of housing should be affordable on sites of 15 or more or where its site area is 0.5ha or more in Matlock, Ashbourne and Wirksworth. In key rural settlements 33% of all dwellings on sites of 2 or more or where the site area is 0.1ha and above are required to be provided as affordable housing. Elsewhere the District Council will generally seek a financial contribution in lieu of on-site provision.
 - High Peak A minimum of 30% of housing should be affordable on sites of 5 or more dwellings or where the site area is 0.17ha or more within settlements of less than 3000. Elsewhere there should be 30% of affordable housing on sites of more than 15 dwellings or where the site area is 0.5ha or more.
- 4.3 The approach of variable affordable housing policies is evidently appropriate based on this viability assessment.
- 4.4 It is entirely appropriate that affordable housing policy should maximise the supply of affordable housing. Affordable Housing policies should be set at a level that maximises the potential return, but recognises that such levels might not always be appropriate and provides a method by which applicants can justify a lower provision. This method should not discount the level of affordable housing in circumstances where developers have paid above the market value (accounting for affordable housing policy).
- 4.5 There are a number of approaches that Derbyshire Dales and High Peak could adopt is setting affordable housing policy. The existing policies adopt different approaches to size and location. This viability assessment confirms that site size and location have a significant bearing on the viability of affordable housing. The use of site location and size in setting affordable housing policy is supported.
- 4.6 The review and validation of the Affordable Housing Toolkit by LSH and Cyril Sweett identified higher percentage costs for a number of elements of the development cost. These



costs all increase to a greater or lesser extent based on the site of project. LSH and Cyril Sweett identified three broad size bands for development cost (<25 units, 25 – 100 units and >100 units). These size bands have been reflected as appropriate in this viability assessment. Equally, it is appropriate that these size bands are reflected in affordable housing policy.

- 4.7 The two authorities are keen to maximise the supply of affordable housing. PPS3 sets a national indicative minimum site size threshold of 15 dwellings, but identifies that Local Planning Authorities can set lower minimum thresholds where viable and practicable. The viability of lower thresholds has been tested through this assessment. Provision of some affordable housing has been demonstrated to be viable on sites below the 15 dwelling threshold in both districts (assumptions relating to development costs for the 15 unit scheme are equally relevant when applied to smaller schemes). It is therefore appropriate to require affordable housing on sites providing less than 15 dwellings.
- 4.8 The viability assessment also confirms that the level of affordable housing that is viable differs for brownfield and greenfield development sites. However, the status and associated costs of site preparation and development are not consistent on a site-by-site basis and it is there is not a consistent difference between greenfield and brownfield sites. The use of site status in determining affordable housing policy is not therefore supported. Significant abnormal costs associated with preparing or servicing a development site which were not reasonably obvious when the site purchase was agreed, would perhaps be just reasons to consider a reduction to the level of affordable housing.
- 4.9 There are a number of location specific criteria that could be used in setting affordable housing policy. These could relate to authority area, urban and rural context or housing market areas. For the purpose of the viability assessment the housing market areas identified and adopted by various past housing studies were used. These areas reflect many of the different characteristics across the two authorities and, importantly, provide the necessary level of evidence to test viability at more local levels than the authority level.

Recommendations

- 4.10 Given the results of the affordable housing viability assessment it is recommended that affordable housing requirements are determined by reference to:
 - Location (either authority area or housing market area); and,
 - Size.
- 4.11 The level of affordable housing that is viable differs between the two authority areas, with a higher level of affordable housing viable in Derbyshire Dales. However, there are also differences between housing market areas within each authority area. It would perhaps be



simplest to set a consistent level for each of the authority areas. Depending upon how the level was set, this approach would likely have one of two outcomes:

- If a modest level is set, the level of affordable housing provided might not realise the full potential supply; or,
- If a high level is set (supported by viability in the strongest market areas) it is likely
 that this level will be challenged each time an application is submitted in the
 weaker housing market areas.
- 4.12 Whilst it will potentially result in a more complex policy, different levels of affordable housing based on housing market area would realise the maximum potential supply of affordable housing. This approach should maximise the supply of affordable housing, whilst reducing the time spent assessing the viability of affordable housing on sites in weaker housing market area.
- 4.13 Across the housing market areas, site size has a significant impact on viability. There are a number of efficiencies and cost savings to developing larger sites. The impact of this is that a lower level of affordable housing is viable on smaller sites. Affordable housing policy should reflect this.
- 4.14 LSH and Cyril Sweett have identified that the additional costs of developing sites depending on the number of residential units. Higher levels of affordable housing are also viable on smaller sites in stronger housing market areas. More affordable housing is, therefore, viable on smaller sites in the housing areas in Derbyshire Dales.
- 4.15 Based on our conclusions and for these reasons set out above, we would recommend either of the following two options to affordable housing policy:

Option 1: Authority based Policy

Derbyshire Dales

45% affordable housing on sites of 25 units or more 33% affordable housing on sites of 3-24 units

High Peak

30% affordable housing on sites of 25 units or more 20% affordable housing on sites of 5-24 units

Option 2: Market Area Based Policy

- Buxton Strategic Location
 25% affordable housing on all sites
- Chapel-en-le-Frith Strategic Location



30% affordable housing on all sites

Glossop, Hadfield, Gamesley Housing Market Area
 15% affordable housing on sites of 5-24 units
 20% affordable housing on sites of 25 units or more

Buxton Housing Market Area
 20% affordable housing on sites of 5-24 units
 25% affordable housing on sites of 25 units or more

Central Whaley Bridge, Chapel-en-le-Frith, New Mills Housing Market Area
 25% affordable housing on sites of 5-24 units
 30% affordable housing on sites of 25 units or more

Ashbourne Housing Market Area
 40% affordable housing on sites of 3-24 units
 50% affordable housing on sites of 25 units or more

Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock
 Bath Housing Market Area

40% affordable housing on sites of 3-24 units 45% affordable housing on sites of 25 units or more

n.b. The minimum site size threshold has been determined in each instance by the recommended affordable housing requirement (i.e. application of a 20% requirement is relevant on schemes of 5 units or more – schemes of 4 units or less are not sufficient to require provision a complete affordable housing unit).

4.16 These targets are considered to provide a robust medium-long term target for affordable housing. From the affordable housing viability assessment their will evidently be circumstances when a lower level may be appropriate. Derbyshire Dales and High Peak can use the affordable housing toolkit to assess the viability of individual developments.

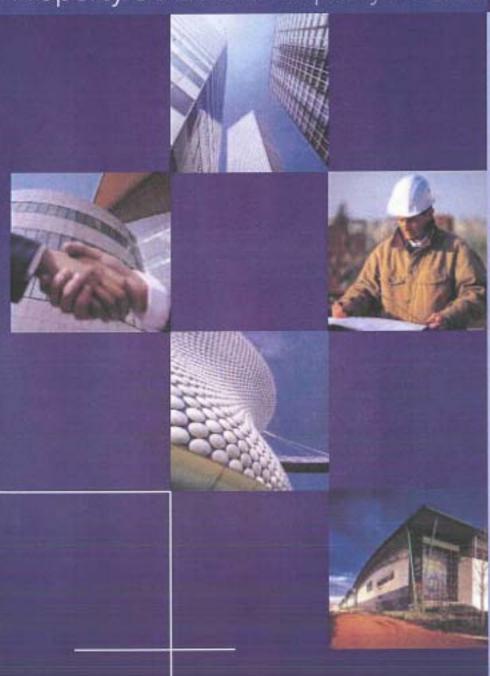
APPENDICES

APPENDIX A - Independent Assessment of the Affordable Housing Toolkit

Lambert Smith Hampton

Property Solutions

Property Solutions Property Solutio



Independent Assessment

of the

Development Appraisal Toolkit

On behalf of

Derbyshire Dales and High Peak District Councils

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Tel: 0161 242 7064 Fax: 0161 228 7354 Date: December 2009

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Contents

1	Introduction	1
2	Development Appraisal Tool Kit Review	2
3	Conclusions and Recommendations	16

1 Introduction

- 1.1 This report represents Lambert Smith Hampton's assessment of the Development Appraisal Toolkit which has been developed by ekosgen for Derbyshire Dales and High Peak District Council. We have focused our critique on the approach of the development appraisal and a range of variables, such as:
 - Unit Types and Sizes;
 - Selected Development Costs;
 - Phasing Periods;
 - Finance Costs;
 - Developer's Profit Margins; and
 - Estimated Land Values.
- 1.2 We have not commented in detail on hard build costs as these have been provided by Cyril Sweet. At this stage, without a full market review, we have only provided an initial view on the value assumptions which have been assumed.
- 1.3 Our critique is based upon a desktop review of the borough and our experience with residential development across the North West.
- 1.4 The appraisal tool kit was prepared for the specific purpose of assessing the viability of providing affordable housing on the sites within Derbyshire Dales, High Peak and the National Park. It was produced to assess sites that come forward through the development control process as well as reviewing the policy requirements of allocated sites. On this basis the tool kit was fit for purpose. Those areas where we feel the toolkit can be adapted are highlighted in the following chapter.

2 Development Appraisal Tool Kit Review

Development Costs

2.1 This section outlines LSH's view on certain aspects of the Development Appraisal Toolkit (DAT), however, many of the specific cost issues have been dealt with by Cyril Sweet within their report.

Unit Size and Construction Costs

- 2.2 We believe that the breakdown of property type and unit sizes does not accurately reflect the current development market.
- 2.3 In relation to the property type we are of the view that it is important to separate out apartment development and housing development unit types. This is because there are substantial differences between the potential size of units and in particular the cost associated with development. We would suggest that an option to include one and two bed apartments (possibly three bed as well) is included within the property type section. For housing development unit types should include, 2, 3, 4 and 5 bed units. The table below provides a break down of different property types, including the size of these units, the build costs provided by Cyril Sweet, and the total build cost per property.

Table 1

Property Type	Size of Unit (sq m)	Hard billed cost (£ per sq m)	Total billed cost per property (£)
1 bed apartment	46	1270 – 1668	58,420 - 76,728
2 bed apartment	60	1170 – 1550	70,200 – 93,000
2 bed house	74	1032 – 1319	76,368 – 97, 606
3 bed house	92	1029 – 1315	94,668 - 120,980
4 bed house	111	989 – 1264	109,779 - 140,304
5 bed house	149	940 – 1190	140,060 - 177,310

2.4 In the table above, we have introduced our own opinion on the potential size of units. These represent a slight increase on the original unit sizes which were included within the DAT. Whilst we are happy for average unit sizes to be included within the DAT when there is no

other information, we would suggest that the toolkit allows for manual input of unit sizes as these are often provided by developers.

2.5 Cyril Sweett comment in their report on Code for Sustainable Homes. Building Regulations are likely to mean that from 2010 all private housing will be built to Code level 3. As such all our base construction costs assume this standard. We recommend that a new cell is added to the DAT that allows the Council to allow a percentage increase to the base costs if a developer is providing a higher level of code for sustainable homes. This level should be linked to the increasing costs of reaching the higher standards and will need to be linked to the tables in Cyril Sweett's report.

Development Contingency Rates

- 2.6 The DAT provides an average contingency rate of 3%. We feel that 3% is within what we would usually class as a reasonable range assumption as it is possible for contingency rates to vary from 3% up to 10%. In terms of development contingency on a large site with few or no development complications such as remediation, abnormal foundations and engineering works, we feel that 3% is a reasonable assumption as a contingency allowance.
- 2.7 However on smaller sites, particularly those being brought forward by smaller development companies we feel that a 3% contingency level is too low. We would recommend that contingency allowances are linked to the size of a project and these stepped rates are included within the DAT handbook. Potentially, contingency allowance rates could be represented as shown below:

Table 2

	Stepped Cont	tingency Rates	
No. Units	<25	25-100	100+
Contingency Rate	7.5%	6%	4.5%

2.8 The above stepped rates are intended to provide an example of how the rates could be used within the DAT. Cyril Sweett have been consulted on these rates and they are comfortable with the levels proposed. We would therefore recommend that the Contingency Cell in the DAT is made a variable cell.

Professional Fees

- 2.9 The 12% rate for professional fees included within the DAT is within the generally acceptable parameters of development appraisals. Usually, professional fees can vary between 8-12% and in the current economic climate competition between companies is often driving professional fees down even further.
- 2.10 Bearing in mind, however, that the DAT is expected to be utilised by the council over a long period of time, we feel that the current low professional rates should be discounted. As with the contingency rates set out above, we feel that a stepped scale of fee rates is applied, this can be inputted by Development Control Officers as required. The table below outlines our opinion on how the rates could be stepped. Cyril Sweett has been consulted and they have accepted this approach.

Table 3

	Stepped Profess	ional Fee Rates	
No. Units	<25	25-100	100+
Professional Fee Rate	12%	10%	8%

Build Periods

- 2.11 In our opinion, the provision for a 12 month build period for the DAT is too static and should be linked to the number of units that are proposed on a site. The Build Period actually relates to the length of time the construction takes but also includes the time it takes to sell the properties, in reality it is the development period.
- 2.12 18-24 months ago developers (particularly larger ones) were often happy to assume build and sales rates of between 50-100 units per annum. In the current climate build and sales rates are more likely to be around 30-35 units per annum. The DAT needs to be applicable to development scenarios over a set period of time; therefore, the low build rates that are currently used may not be appropriate.
- 2.13 The build period in the DAT is linked to the finance rate. The finance rate is charged over half the build period to reflect the S –Curve in development finance. This is basically that costs are low at the start of the project, increase during the construction phase and decrease towards the projects completion throughout the sales period. A simple way of adopting this approach is to calculate the finance costs across half of the build period.

2.14 Based on the S-Curve approach the build period in the DAT is for half of the development period. We suggest that the following approach is adopted:

Table 4

	Build P	eriod	
No. Units	20	40	60
Build Period	6	12	18

2.15 We have assumed that for schemes over 60 units developers would phase the development and therefore finance costs would apply to more than 18 months on any one phase.

Finance Cost

- 2.16 Estimating finance costs is often the most difficult element of an appraisal as it can range depending on the current economic climate but also the size and borrowing power of the developer. When market confidence was high, prior to the credit crunch, an assumption of 2% above base rate was generally accepted as appropriate. This changed during the credit crunch to a margin above the 3 month LIBOR rate. Given the difficulties banks have had over the last 18 months, lending has become much more difficult with banks unwilling to lend to many property developers.
- 2.17 As LIBOR rates are now so low, finance rates vary dependent on developer covenant and development risk. Developers are currently reporting rates of between rates of between 5% and 6% including arrangement fees at 1%. The current uncertainties in the financial market mean it is impossible to place a static figure on finance costs at the minute. For the purposes of the appraisal we would recommend setting this level at 5% based on current trends but this needs to be reviewed regularly given constant changes in the banking climate. An arrangement fee should be added into the assumptions at 1% of total borrowings. We have reviewed developer submissions recently where arrangement fees have not been applied. This is generally for the larger volume house builders who have pre arranged loan facilities and do not refinance on a site by site basis.

Development Profit Margins

2.18 The DAT allows for just 10% profit on Gross Development Value (GDV). In our opinion, this is too low. Pre credit crunch, English Partnerships allowed for a developer profit of 15% on GDV for regeneration schemes which required gap funding, which is a more reasonable assumption when the market improves.

2.19 At present, however, developer profit margins are often dictated by their lending institution which requires a level of profit which reduces risk and helps to guarantee their investment. To obtain funding Banks are requesting developers receive profits of at least 20% of GDV given the current uncertainties with the values. Given this approach we would recommend setting the developers profit at a level of 17.5% on GDV which is not unreasonable in the current climate but would also stand up to scrutiny as and when the market improves over the coming years.

Residential End Sales Values

- 2.20 The DAT uses residential values that have been provided by the Joint Housing Needs Survey. In our opinion the use of these values in principle is a reasonable assumption, however, they should be used with caution due to changes in the market. We are currently undertaking a residential market review and will be updating these values accordingly.
- 2.21 Taking the DAT forward, we would suggest that the residential sales values are reviewed regularly (preferably every quarter). Residential value information, including new build values figures, can be purchased from the Land Registry. Depending on movement within the residential market, we would suggest that the values are updated according to the average % growth/fall in property values for the relevant market area. This way values in the DAT will be kept up to date and will be flexible to changes within the market.

Land Values

- 2.22 The DAT assumes that acceptable land values for residential development are equivalent to existing use value with an uplift of 20%. In our opinion, this assumption is inaccurate. For example, if existing use value is agricultural or industrial, the value of that land with the benefit of a residential permission is likely to be significantly higher. The VOA currently has agricultural land values at c. £5,000/acre and industrial values (Derby) at approximately £130,000/acre. In contrast, the VOA estimates that gross residential values (Derby) are around £500,000/acre.
- 2.23 One of the issues with assuming residential land values at 20% uplift on existing use value is that this, to a certain extent, fixes market price. In reality, landowners will be unwilling to part with their land until it reaches a level that they feel is equivalent to its worth. Developers are required to pay at a level equivalent to the appropriate land value. We accept that this should

reflect s106 requirements and abnormal costs, which is how they eventually calculate the Net land value of the site.

2.24 We are of the opinion that there is a minimum value for residential land which developers will have to take into account in order to successfully bid for a site and be able to build new houses. A full market review, with an examination of current land values, will help to identify a reasonable assumption of what is an acceptable gross residential land value. We would suggest that in the first instance the VOA figure for Gross Residential Land is adopted at £500,000 per acre and developers and agents should be consulted to determine whether this is reasonable or should be lowered or increased to reflect the values in the market areas to be assessed.

Development Values

Market Overview

- 2.25 LSH have undertaken an assessment of house prices across the study area to inform the viability assessment. The assessment has been based on the different market areas identified in the Strategic Housing Market Assessment. They are:
 - Glossop, Hadfield and Gamesley
 - Buxton
 - Central Whaley Bridge, Chapel-en-le-Frith and New Mills
 - Ashbourne
 - Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford and Matlock Bath
- 2.26 To obtain value information we have reviewed a number of different sources including Mouseprice.com, Land Registry and Rightmove.com. This has enabled us to assess actual selling prices as well as asking prices for new properties so that we have been able to make informed judgements about the values used in the Toolkit.
- 2.27 The following tables show the average selling price of properties in the study area taken from Mouseprice.com which is based on information updated 1st December 2009.

Glossop, Hadfield & Gamesley

	Average House Price	
1 Bedroom Properties	£102,000	
2 Bedroom Properties	£106,100	
3 Bedroom Properties	£141,300	
4 Bedroom Properties	£233,700	
5+ Bedroom Properties	£249,300	

Source: Mouseprice.com

Buxton

Average House Price
£86,600
£128,200
£145,900
£210,000
£280,700

Source: Mouseprice.com

Central - Whaley Bridge, Chapel-en-le-Frith and New Mills

	Average House Price	
1 Bedroom Properties	£94,100	
2 Bedroom Properties	£127,500	
3 Bedroom Properties	£155,300	
4 Bedroom Properties	£217,750	
5+ Bedroom Properties	£334,000	

Source: Mouseprice.com

Ashbourne

	Average House Price
1 Bedroom Properties	£161,900
2 Bedroom Properties	£151,000
3 Bedroom Properties	£172,800
4 Bedroom Properties	£264,200
5+ Bedroom Properties	£367,600

Source: Mouseprice.com

Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford and Matlock Bath

	Average House Price	
1 Bedroom Properties	£118,600	
2 Bedroom Properties	£145,400	
3 Bedroom Properties	£166,900	
4 Bedroom Properties	£251,500	
5+ Bedroom Properties	£328,100	

Source: Mouseprice.com

- 2.28 These tables formed the basis of the assessment of value but it was considered important to check these figures with Land Registry postcode data and asking prices for new and nearly new properties on Rightmove .com.
- 2.29 The Land Registry Data is presented in a different way to the Mouseprice.com data so it is not directly comparable but does give a good indication of values based on post code sectors. It is based on average sales prices achieved between July and September 2009.
- 2.30 The following tables show the values achieved in the different market areas.

March 2010 9

Glossop, Hadfield & Gamesley

	A	verage House P	rice (Postcode S	ectors)
	SK13 1	SK13 6	SK13 7	SK13 8
Flat/Maisonette	-	-		7
Terraced	£117,000	£98,500	£109,166	£107,303
Semi Detached	£146,500	£158,990	£204,800	£149,350
Detached		£215,750	£334,750	£238,153

Source: Land Registry

Buxton

	A	rerage House P	rice (Postcode S	ectors)
	SK17 6	SK17 7	SK17 8	SK17 9
Flat/Maisonette	£122,837	-	7.4	-
Terraced	£187,272	£106,625	£133,166	£147,750
Semi Detached	£238,055	£148,000	£156,125	£149,884
Detached	£288,498	12	£422,750	£329,000

Source: Land Registry

Central - Whaley Bridge, Chapel-en-le-Frith and New Mills

		Average House Price (Postcode Sectors)					
	SK22 1	SK22 2	SK22 3	SK22 4	SK23 0	SK23 7	SK23 9
Flat/Maisonette	+	£148,166	H	£80,796	-	***	-
Terraced	£140,500	-	£108,350	£118,944	£99,000	£132,500	£125,000
Semi Detached	+		£166,873	£117,928	-	£190,166	£153,750
Detached	4	-		£319,000	£190,931	£359,00	£363,750

Source: Land Registry

Ashbourne

	Ave	erage House Pric	e (Postcode Sec	tors)
	DE6 1	DE6 2	DE6 3	DE6 5
Flat/Maisonette	£115,000	-	-	
Terraced	£120,786	7	-	-
Semi Detached	£193,777	£151,250	£162,187	£165,000
Detached	£263,346	£491,250	£337,600	£338,832

Source: Land Registry

Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford and Matlock Bath

	Average House Price (Postcode Sectors)		tors)	
	DE4 2	DE4 3	DE4 4	DE4 5
Flat/Maisonette	1		£140,833	
Terraced	£149,999	£129,317	£107,055	
Semi Detached	£191,765	£156,468	£125,650	£215,785
Detached	£255,384	£290,650	£241,153	£287,545

Source: Land Registry

2.31 The Mouseprice and Land Registry data is all based on actual selling prices but takes account of all properties, new and old. As such it does not allow for the premium that is often attached to new houses. In establishing our value assumptions we also took account of the asking prices of new and nearly new properties on Rightmove.com. The following is a summary of the asking prices for properties in the different areas.

Glossop, Hadfield & Gamesley

Location	Property Details	Asking Price	
Glossop	4 Bed Detached	£379,950	
Glossop	4 Bed Detached	£340,000	
Glossop	4 Bed Detached	£259,950	

Hadfield	3 Bed Town House	£154,995	
Hadfield	3 Bed Apt	£143,950	
Hadfield	2 Bed Apt	£125,950	

Source: Rightmove.com

Buxton

Location	Property Details	Asking Price
Buxton	5 Bed Detached	£549,500
Buxton	6 Bed Detached	£415,000
Buxton	5 Bed Detached	£415,000
Buxton	4 Bed Detached	£369,995
Buxton	4 Bed Detached	£339,995
Buxton	4 Bed Detached	£330,000
Buxton	4 Bed Detached	£279,995
Buxton	5 Bed Detached	£274,950
Buxton	4 Bed Town House	£229,995
Buxton	3 Bed Detached	£204,950
Buxton	2 Bed Apartment	£108,950

Source: Rightmove.com

Central - Whaley Bridge, Chapel-en-le-Frith and New Mills

£350,000 £300,000
£300,000
£249,950
£235,000
£230,000
£220,000
£190,000

W	/haley Bridge	2 Bed Apartment	£140,000	
W	/haley Bridge	1 Bed Apartment	£114,950	

Source: Rightmove.com

Ashbourne

Location	Property Details	Asking Price
Ashbourne	4 Bed Detached	£432,950
Ashbourne	5 Bed Detached	£375,000
Ashbourne	2 Bed Apartment	£175,000
Ashbourne	4 Bed Detached	£549,950
Ashbourne	5 Bed Detached	£339,950
Ashbourne	5 Bed Detached	£334,950
Ashbourne	4 Bed Detached	£325,000
Ashbourne	4 Bed Detached	£299,950
Ashbourne	4 Bed Detached	£284,950
Ashbourne	3 Bed Detached	£237,500
Ashbourne	3 Bed Detached	£225,000
Ashbourne	3 Bed Town House	£215,000
Ashbourne	3 Bed Semi	£189,500
Ashbourne	2 Bed Apartment	£179,950
Ashbourne	2 Bed Semi	£165,000

Source: Rightmove.com

Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford and Matlock Bath

Location	Property Details	Asking Price
Tansley	5 Bed Detached	£485,000
Matlock	3 Bed Detached	£335,000
Matlock	3 Bed Detached	£325,000
Darley Dale	2 Bed Apartment	£310,000

March 2010

Matiock	3 Bed Detached	£253,000	
Matlock	3 Bed Detached	£249,000	
Darley Dale	2 Bed Cottage	£249,000	
Matlock	3 Bed Detached	£235,000	
Matlock	3 Bed Semi	£205,000	
Matlock	2 Bed Semi	£199,000	
Matlock	2 Bed Semi	£185,000	
Matlock	2 Bed Apartment	£129,950	

Source: Rightmove.com

Summary

2.32 Using the information from all the sources above as well as our own experiences in the two authority areas we have come to our views on the value assumptions to be adopted in the areas. Whilst accepting that there will always be exceptions i.e. really expensive properties, we have tried to adopt realistic assumptions that will be applicable to the majority of schemes. The table over the page provides the detail of our value assumptions.

Values	Glossop, Hadfield, Gamesley	Buxton	Chapel en le Frith, New Mills	Ashbourne	Matlock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Matlock Bath
1 bed apartment	£102,000	£100,000	£105,000	£132,000	£119,000
2 bed apartment	£120,000	£110,000	£127,000	£166,100	£145,000
2 bed house	£130,000	£128,000	£140,000	£180,000	£170,000
3 bed house	£160,000	£190,000	£200,000	5225,000	£200,000
4 bed house	£250,000	5250,000	000'0923	5300,000	6270,000
5 bed house	£300,000	5300,000	£334,000	£405,000	5350,000

3 Conclusions and Recommendations

- 3.1 LSH and Cyril Sweet have reviewed the DAT and are of the opinion that the following changes should be made:
 - The property types and size of the properties should be amended to reflect those in table
 1;
 - A new cell should be added to the DAT that automatically applies a percentage increase to the build costs if they achieve higher than code for sustainable homes level 3;
 - The cell for contingency should be variable with text added to the guidance note to explain the levels that should be applied depending on the number of units to be developed as set out in table 2;
 - As with the contingency, the cell for professional fees should be variable with text added to the guidance note to explain the levels that should be applied depending on the number of units to be developed as set out in table 3;
 - The build period should also become variable with text added to the guidance note to explain how the figure should be linked to the number of units as set out in table 4;
 - The different land values of land for agricultural, industrial and miscellaneous should be taken out and replaced by a land value based on the VOA's residential land value for Derbyshire of £500,000
 - The developers profit should be increase to 17.5% of GDV.

Derbyshire Dales and High Peak Affordable Housing Viability Study

Development Appraisal Toolkit Consultation

Date: 19 January 2010

Appraisal Toolkit Consultation

Consultations were undertaken week commencing 11 January 2010 with 3 developers and one RSL; PJ Livesey, Morris Homes, Jones Homes and Peak District Rural Housing Association. The consultation was undertaken to test and challenge the assumptions made in the toolkit and obtain developers opinions and observations.

Build costs and dwelling size

Two of the developers suggested that the unit sizes we suggested were too large and that their standard dwellings were smaller. The other developer suggested that the apartments were too small but this contradicted the views of the others. Based on the comments we amended our unit sizes to reflect the views of the consultees. The table below shows our original unit sizes and the amended version which has been adopted in the toolkit.

Unit Type	Original Unit Sizes (Sq.m)	Amended Unit sizes – Adopted in Toolkit (Sq.m)
1 Bed Apartment	46	41
2 Bed Apartment	60	55
2 Bed House	74	65
3 Bed House	92	75
4 Bed House	111	93
5 Bed House	149	120

There was a comment from one of the developers that there may be some benefit in having an additional column for other units which would allow for an assessment of larger apartments, houses, or bungalows. Whilst we accept this observation we are not recommending a change to the toolkit. The times when this will apply are rare and therefore we do not consider a change to be required.

In terms of Build costs there was an acceptance of the costs suggested in the toolkit. The general view was that the costs put forward by Cyril Sweett were within a reasonable range for Build costs in this area. In the main the developers felt that the lower end of the ranges put forward were the most suitable on the majority of sites. There were general observations put forward that building within High Peak and Derbyshire Dales can be more costly because of the shortage of skilled trades which increase costs. It was however felt that these additional costs were taken into account with the costs put forward.

The issue of dealing with residential conversions in the toolkit was raised. Build costs for these types of buildings can be considerably higher and often create difficulty in terms of the viability of providing affordable housing. It was suggested that for conversion properties sometimes housing associations are unwilling to take on these types of properties due to

management costs, etc. A flexible affordable policy which takes account of these higher costs and reflects housing association views is suggested.

Development Contingency Rates

All of the developers agreed that the original contingency of 3% was too static as there are variations linked to economies of scale with larger and smaller developments. There was an acceptance on all parts that the figures shown in our table for contingency rates were not unreasonable although some of the developers did offer alternative solutions.

One of the developers suggested it may be better to have an additional stepped rate for schemes of under 10 units where the contingency needs to be higher and a rate of 10% should be applied. Another of the developers suggested simplifying it to 5% for schemes over 30 units and 7.5% for schemes under 30 units.

Whilst all the developers' comments were valid it is our view that their suggestions lie within the ranges of acceptability shown in our recommendations and therefore there is no need to change the toolkit.

Professional Fees

As with contingency rates, there was a general acceptance that the professional fees put forward in the original toolkit were too static. There was an agreement that the suggested change provided a suitable alternative as it was more realistic in dealing with different sized sites. One of the developers did however consider that the rate of 8% was potentially too low and would prefer to see the 12% and 10% rates adopted across all schemes. Whilst taking these comments on board given the views of the other developers it is felt that there is no need to alter the amended toolkit.

Build Period

There were comments from all the developers that the 12 month build period put forward in the original toolkit did not allow enough flexibility for different sized schemes. All the developers accepted a need for different build periods depending on the size of scheme. The developers also suggested that the build periods put forward in our revised toolkit did not take account of the time it takes to set up a site and the potential interest payments on land.

There was a view that increasing each of the build periods by 3 months e.g. 6 months to 9 months for 20 units, would take account of the time for setting up the site as well as some initial interest on the land. This approach was suggested by all 3 consultees and therefore we would suggest an amendment to our build period table to take account of this. We would therefore suggest the following amended table to replace table 2 in our report:

		Build Period		
Number of Units	20	40	60	
Build Period	9	15	21	

It was accepted by all developers that it was a realistic assumption to allow the finance to be applied to schemes of up to 60 units and that anything larger would be phased and therefore the finance cost spread over the different phases.

Finance Costs

All of the developers acknowledged the difficulty in predicting finance costs in the current economic climate. It was suggested that the original 4.5% finance cost was too low and therefore a change was required.

The developers all stated that they are currently lending at rates of between 5% and 7%. It was suggested that the 5% suggested in our amendment to the toolkit was too low. However when we explained that we had also applied the 1% arrangement fee to the finance cost which in effect made it 6% all the developers were happy with the approach.

There were comments from each of the developers about the importance of monitoring finance rates to ensure that they are amended as and when there are fluctuations in the market.

Development Profit

All three of the developers consulted expressed concern at the original 10% profit on gross development value included within the toolkit. They all stated that they are currently seeing profit levels at circa 25% of gross development value as this is a lending requirement of the Banks.

There was an acceptance that this figure is currently higher than has historically been the case and when the economy starts to improve there is likely to be a reduction in the profit levels required by the Banks. While all the developers still felt 17.5% of GDV was too low and that a figure of closer to 20% of GDV would be more appropriate there was an understanding as to why it had been set at the level we have adopted.

We have taken the developers comments on board with regards to profit levels but we still feel that 17.5% profit on GDV could stand up to scrutiny. The only caveat we would suggest is that should a developer require a higher profit level they would need to justify this with proof of funding requirements or any other reason as to why a higher level of profit is justified.

Residential End Sales Values

There was a general reluctance to comment on sales values as all the developers suggested that there are massive variations within both authorities with examples of differing values within certain towns based on location within those towns.

There were however comments about the values placed on the affordable units and the discount that we have applied to social rented and intermediate housing. All the developers accepted that 65% of Open Market Value (OMV) for intermediate housing was a suitable figure and in the majority of cases would be a realistic assumption to make. However, the 45% of OMV applied to social rented properties was felt to be inappropriate given the rates that are currently being offered by housing associations within the borough's and in the wider market.

Examples were given of schemes where figures were offered to developers which amounted to 30 – 35% of OMV for social rented properties and in some cases lower where funding would not be available. It was suggested that in most cases for affordable housing provided via a Section 106 grant funding would usually not be available and therefore a reduction to the percentage of OMV should be applied. The RSL considered that there was a need to cap the amount that is paid for social rent properties as they calculate what they can pay for a property based on the rent that can be charged. Based on the views of the developers, whilst accepting this comment there is a need for a simple formula in the toolkit so we have had to base this on a percentage of OMV.

It is therefore our recommendation that 40% of OMV would be more appropriate for the social rented market. Despite the fact that the consultations have revealed potentially lower values

are currently being offered in the market over the course of the toolkits life it is felt that a 40% of OMV would be a defendable position.

Land Values

There were varying comments on land values from the developers. The first comment from all developers was that the original approach of adding a 20% uplift to an existing use value was an unrealistic approach. They commented that the way they were currently acquiring sites was on a subject to planning basis and as such they are paying residential land values for all sites.

There were different views on how land values should be dealt with within the appraisal. One of the developers felt that it was best to take the residential land value out of the appraisal and use the appraisal toolkit to calculate a residual land value. This would in essence produce the land value that could be paid for a site taking account of all costs including affordable housing. This would then need to be assessed against land values in the particular location to make a judgement on whether the amount that could be paid by the developer was realistic and would be acceptable to land owners. It is not realistic for land owners to receive below market values for their land as this will stop them selling and stifle development.

The other view was that including a figure would simplify the process and whilst it would not be 100% accurate given variations in land value across the study area a figure of £500,000 per acre did not seem unreasonable. It was suggested that there are locations where a lower figure would be appropriate and also areas where higher figures would be appropriate. It was that developers view that a £500,000 per acre figure felt like a good average assumption. One of the developers also expressed a view that it might be worth having different figures for Brownfield and Greenfield sites as well as looking at the land value attributed to refurbishment schemes.

Whilst the comments provided a useful insight into what is a difficult subject it is our view that the ideal scenario would be to set a land value for each individual site based on the market in each individual area. However this is unrealistic given the way the toolkit is intended to be used and as such to simplify this process we would recommend moving forward with the £500,000 per acre average land value across the study area as set out in our report.

Derbyshire Dales and High Peak District Councils



Affordable Housing Viability Assessment Toolkit Construction Cost Review

December 2009



con	tents	page
1	Introduction	1
2	Toolkit Hard Build Costs	1
3	Current Benchmark Costs	1
4	Benchmark Comparison with the Toolkit Rates	3
5	Other Development cost items	4
6	Code for Sustainable Homes	5
7	Inflation Forecasts	7

1.0 Introduction

This report provides a commentary on the hard build cost / m2 that have been identified within the affordable housing toolkit developed by ekosgen for Derbyshire Dales and High Peak District Councils.

We have utilised in-house benchmark cost data gathered from a number affordable housing schemes we are currently working on in the UK along with industry published data to compare against the current toolkit cost allowances.

2.0 Toolkit Hard Build Costs

The toolkit identifies the following hard build costs:

Property Type	Outside the National Park Cost / m2	Within the National Park Cost / m2	Average Areas m2
1 bed property	£1,500	£1,900	41
2 bed property	£1,350	£1,750	62
3 bed property	£1,350	£1,750	70
4 bed property	£1,350	£1,750	93

3.0 Current Benchmark Costs

From analysis of internal benchmark data for housing developments that we are or have worked on, the current benchmark ranges for constriction costs are as follows:

3.1 Private Sector

Туре	Lower £/m2	Upper £/m2	Typical Area m2
1 bedroom apartment	1,270	1,668	50
2 bedroom apartment	1,170	1,550	60
2 bedroom house	1,032	1,319	67
3 bedroom house	1,029	1,315	87
4 bedroom house	989	1,264	108
5 bedroom house	940	1,190	

3.0 Current Benchmark Costs (Cont'd)

3.2 Affordable Housing

Туре	Lower £/m2	Upper £/m2	Typical Area m2
1 bedroom apartment	1,177	1,504	60
2 bedroom apartment	1,050	1,313	70
2 bedroom house	1,005	1,284	85
3 bedroom house	998	1,275	91
4 bedroom house	962	1,229	117
5 bedroom house	950	1,216	138

The above costs include allowances for associated build costs, infrastructure costs, external works and main contractor preliminaries and overheads and profit. No allowance has been included for any demolitions or site specific abnormal items within the above costs. The costs above provide for construction to the current Building Regulations.

Factors impacting on the benchmark data:

Notwithstanding the above range identified for a typical property, actual build costs for each scheme can be impacted on by a number of factors which can increase or decrease the average cost / m2 for each unit, including:

- Ground Conditions
- External Façade and roofing treatment
- Extent of and quality of the external works, roads and associated infrastructure costs associated with and specific to the development
- Mix and volume of properties mid and end terraces, semi and detached houses and apartments within the proposed scheme
- Market Conditions and Developer specifications

Each of these items along with the associated demolition and clearance works to each site requires careful consideration and detailed costing to be undertaken to provide for an accurate budget for any particular scheme as the range of costs can vary substantially from one scheme to another.

Recently, we have received some tenders that are providing savings against anticipated build costs. This reduced level of cost is being driven by the current market and companies reducing costs to ensure turnover in lieu of profit. This reduction of cost is however typical on schemes that are being built over the next 12-18 months only.

Cyril sweett

4.0 Benchmark Comparison with the Toolkit Rates

Property outside the National Park

The likely standard of scheme that would be undertaken within the proposed council areas will be of a high standard to match the existing surroundings and we would expect the upper level of costs for each building type to be applicable.

Property within the National Park

Schemes within the National Park, will require an increased level of design and specification impacting on the following key elements:

- External Walls natural stone material
- Roofing natural slate
- Hardwood windows and doors
- Enhanced external finishes to roads, pavings, lighting, fencing and the like

In consideration of the enhancements necessary to build within the National park, we would anticipate cost increases as detailed below:

Element	Increase £/m2
External walls and detailing	150
Roofing materials	50
Purpose made windows and doors	40
Enhanced external finishes to roads, pavings, lighting, fencing and the like	150
Total	£390

The above allowances provide for a 30% uplift on the upper level base cost identified previously.

The above increase is only a high level review, a detailed cost model based upon a defined specification of requirements would be required to be priced to enable an accurate construction cost model to be developed.



5.0 Other Development cost items

The toolkit identifies the following on cost associated with the developments costs and we have commented below on these allowances:

Item	DAT Allowance	Comments
Contingency	3%	Subject to the size of scheme, the range of contingency can be between 2.5% and 7.5% on the construction costs to provide for design development and construction risk.
		For a scheme with 100+ units we would anticipate a contingency of 4.5%. Schemes between 25-100 units would be at 6% and below 25 should be around 7.5%.
Professional Fees	12%	The allowance for professional fees can be dependent upon the value of the construction works being undertaken.
		On schemes of 100+ units the fee level can be around the 8% and on smaller schemes of 25-100 units the fee level can be around 10% and below 25 units the fee can be 12%.
		Market conditions will also impact on the fee levels as reduced fees are achieved during a recession as firms look to secure income but can increase as market conditions and workload improve.



6.0 Code for Sustainable Homes

The benchmark data for the costs of typical schemes noted above provides for Code 3 being achieved to the affordable houses.

Homes provided as private are currently not required to be developed to Code 3 Standards.

From April 2010, proposed new changes to part L2 - Approved Document L2A: Conservation of fuel and power (New buildings other than dwellings) Approved Document L2B: Conservation of fuel and power (Existing buildings other than dwellings), are due to come into force.

This change in the Building Regulations will require all new private homes to comply with what is effectively the current Code 3 Standard for Energy Consumption.

Following on from this, the Government has set out proposals to achieve zero carbon on all new homes by 2016. This is effectively capturing the requirements of Code 6. Within this period, it is also expected that Code 4 will become required for affordable housing by 2014.

Cyril Sweett has worked with the Department for Communities and Local Government to provide a Cost Analysis of The Code for Sustainable Homes published in July 2008.

The study provides cost advice associated with achieving each level of The Code.

The tables below have been abstracted from the report and are provided as guidance only on the anticipated costs and are subject to varying factors that can influence each scheme and its surrounding environment. The costs need to read in-conjunction with the detailed report.

The increases identified below to achieve each level of the Code would need to be applied to the benchmark costs identified within Section 3.0 above as follows, subject to the actual standards and regulations in force when the relevant schemes are to be built:

Private Housing - Code 1 to 6

Affordable Housing - Code 3 to 6



6.0 Code for Sustainable Homes (Cont'd)

Anticipated Cost Increases:

Table	4.1: Detached	house					
CSH Level	Mandatory (£)	Energy (f)	Water (f)	Flexible (f)	Total cost(£)	Cost £ per m²	Percentage increase on 2000 Building Regs
Best Ca	se (Market tow	n scenario v	vith low e	cological va	lue and lov	/flood rist	k)
1	£490	£275	£0	£0	£765	£7	1%
2	£490	£1,648	£0	£50	£2,188	£19	2%
3	£490	£3,916	£125	£220	£4,751	£41	5%
4	6490	£9,868	£125	£1,110	£11,593	£100	13%
5	£490	£17,132	£2,625	£1,600	£21,847	£188	24%
6	£490	£32,752	£2,625	£1,950	£37,817	£326	41%
Mediu	m Case (Market	town scene	rio with m	edium ecol	logical valu	e and low	flood riski
1	£490	£275	£0	£0	£765	£7	1%
2	6490	£1,648	60	£120	£2,258	£19	2%
3	£490	£3,916	£125	£460	€4,991	£43	5%
4	£490	€9,868	£125	£1,250	£11,733	£101	13%
5	£490	£17,132	€2,625	£1,950	£22,197	£191	24%
6	£490	£32,752	£2,625	£2,950	£38,817	£335	43%
	Case (Small scal	e scenario v	vith high e	cological va	lue and me	dium/hig	h flood risk)
1	£490	£275	£0	£30	£795	67	1%
2	6490	€1,648	£0	£585	£2,723	£23	3%
3	£490	£3,916	£125	£1,110	£5,641	649	6%
4	£490	£10,914	£125	£2,000	£13,529	£117	15%
5	£490	€22,367	£2,625	£3,350	£28,832	£249	32%
6	£490	£40,228	£2,625	64,190	€47,533	£410	52%

CSH Lovel	Mandatory (f)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost £ per m³	Percentage Increase on 2000 Building Regs
Bast Ca	se (Market Tow	n scenario v	with low e	cological va	lue and lov	v flood risk	0
1	£490	£275	£0	£10	£775	£B	1%
2	£490	£1,648	£0	£220	£2,358	£23	3%
3	£490	£3,692	£125	£620	£4,927	£49	7%
4	£490	£7,115	£125	£1,270	£9,000	£89	12%
5	f490	£12,353	£2,625	£2,060	£17,528	£174	23%
6	£490	£24,822	£2,625	£3,270	£31,207	£309	41%
	m Case (Market	town scena	rio with m	edium ecol	ogical valu	e and low	flood risk)
1	£490	£275	10	£30	£795	£8	1%
2	£490	£1,648	£0	£460	£2,598	£26	3%
3	£490	£3,692	£125	£720	£5,027	£50	7%
4	£490	£7,115	£125	£1,760	£9,490	f94	13%
5	£490	£12,953	£2,625	£3,270	£18,738	£186	25%
6	£490	£24,822	£2,625	£3,810	£31,747	£314	42%
Worst	Case (Small scal	le scenario v	vith high e	cological v	due and me	dium/hig	h flood risk)
1	£490	£275	£0	£120	£885	£9	1%
2	£490	£1,648	£0	£745	£2,883	£29	4%
3	£490	£3,916	£125	£1,270	£5,801	£57	8%
4	6490	£5,880	£125	£1,920	€8,415	£83	11%
5	6490	£13,292	f2,625	£3,810	£20,217	£200	27%
6	£490	£29,393	£2,625	£5,160	£37,668	£373.0	50.07%



6.0 Code for Sustainable Homes (Cont'd)

Anticipated Cost Increases (Cont'd):

latine	4.3: Flat			W	-		The second second
CSH Level	Mandatory (£)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost£ perm2	Percentage increase on 2006 Building Regs
Best Ca	se (Urban reger	neration sca	nario with	lowecolog	ical value a	ed low fic	ood risk)
1	60	£460	£0	€0	£460	£8.	1%
2	£0	£1,648	£0	£115	£1,763	£30	2%
3	60	£2,622	£125	£145	£2,892	£49	4%
4	£0	£4,782	£125	£580	£5,487	£93	7%
5	£0	£8,289	£805	£1,170	£10,264	£174	13%
6	£0	£16,775	£805	£1,500	£19,080	£323	24%
Mediu	m Case (Market	town scena	rio with n	nedium ecol	iogical valu	e and low	flood risk)
1	£0	£275	£0	£10	£285	£5	0%
2	£0	£1,648	£0	£115	£1,763	£30	2%
3	EO	£2,622	£125	£175	£2,922	£50	4%
4	60	£5,054	£125	£880	£6,059	£103	8%
5	60	£9,962	£805	£1,500	£12,267	£208	15%
6	60	£18,596	£805	£1,850	£21,251	£360	27%
Worst	Case (City Infill	scenario wit	h high ec	ological valv	ue and med	ium/high	flood risk)
1	f0	£460	£0	£40	£500	£8	196
2	f0	£1,648	£0	£205	£1,853	£31	2%
3	fO	£2,622	£125	£420	£3,167	£54	4%
4	£0	£5,054	£125	£1,020	£6,199	£105	8%
5	£0	£12,055	£805	£1,850	£14,710	£249	19%
6	60	£18,430	€805	£3,320	£22,555	£382	28%

7.0 Inflation Forecasts

The costs identified within Section 3 are current day (3q 2009) cost allowances.

The current publicised construction cost forecasts as provided by the BCIS provides for the following quarterly all-in Tender Price Indices:

Year	Q1	Q2	Q3	Q4	Annual Adjustment
2009			215	213	
2010	211	209	208	207	-1.9%
2011	208	210	211	213	2.4%
2012	215	218	221	223	3.7%
2013	225	229	231	234	4.0%
2014	236				

The current forecasts do not go beyond the 1st quarter 2014 and all the above factors are forecasts only. Each development will need to factor in inflation costs to suit the

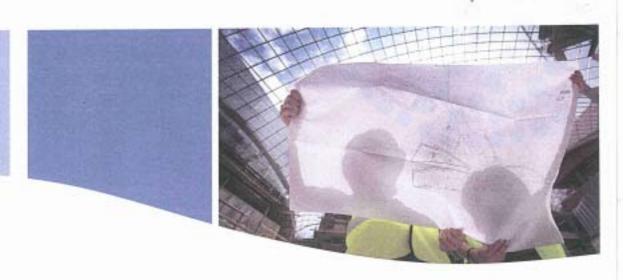


proposed programme of build to enable the anticipated out-turn costs to be established.



Appendix B – Abnormal Cost Assumptions

Derbyshire Dales and High Peak District Councils



Affordable Housing Viability Assessment
Toolkit Construction Cost Review
Stage 2

January 2010



con	tents	page
1	Introduction	1
2	Development Scenario A - Small Site (15 units)	2
	2.1 Brownfield site	2
	2.2 Greenfield site	3
3	Development Scenario B - Medium Site (60 units)	4
	3.1 Brownfield site	4
	3.2 Greenfield site	5

1.0 Introduction

This report advises on the associated development costs, which were excluded from the first stage cost review, that would be applicable to the proposed 15 and 60 unit development scenarios that form the second stage of the Derbyshire Dales and High Peak Affordable Housing Study.

The first stage house build costs included for:

Build costs

Infrastructure (Site Roads) / External Works

Main contractor preliminaries and overheads and profit.

In addition to these costs, the development scenarios need to consider the following cost headings:

Demolitions / site clearance

Ground treatment / excavations

Service Diversions / Supplies

Enhanced Infrastructure costs outside the site boundary

An estimate of these associated development costs has been identified for the 15 and 60 unit development scenarios for both greenfield and brownfield sites.

At this stage the costs provided are only high level indicative costs as each site would be subject to the necessary investigations and reports that would determine the associated scope of works that would need to be undertaken relevant to the particular site location and conditions. The costs could therefore vary substantially from the indicative allowances identified in this report.



2.0 Development Scenario A - Small Site (15 units)

2.1 Brownfield Site

We would anticipate that the 15 unit development scenario on a brownfield site would include the following additional development costs:

Item	Cost Heading	Budget Cost £	Notes
1.	Demolition of existing buildings	75,000	Allowance only.
2.	Site preparation	50,000	Assumed avg 500mm strip excavation and removal off site
3.	Disposal of contaminated ground	22,000	Extra for 5% of the excavated material classified as non hazardous (80%) and non hazardous (20%)
4.	Allowance for ground obstructions / soft spots	7,500	Allowance for existing basements / large foundation removal
5.	Surface treatments	10,000	Allowance for trim and fill to formation levels
6.	Provision for gas and geotextile membranes /	7,000	Assumed required to all properties
7,	Allowance for retaining walls	5,000	Allowance only
8.	Allowance for incoming services	0	Included within the base build costs
9.	Allowance for service diversions	40,000	Allowance for minor diversions
10.	Allowance for highways works	10,000	Allowance for works beyond the site boundary
11.	Piling	0	Assumed not necessary
	TOTAL BUDGET	226,500	



2.0 Development Scenario A - Small Site (15 units)

2.2 Greenfield Site

We would anticipate that the 15 unit development scenario on a greenfield site would include the following additional development costs:

Item	Cost Heading	Budget Cost £	Notes
1.	Site preparation	25,000	Assumed avg 300mm strip excavation and removal off site
2.	Allowance for ground obstructions / soft spots	5,000	Allowance for existing basements / large foundation removal
3.	Surface treatments	10,000	Allowance for trim and fill to formation levels
4.	Allowance for retaining walls	5,000	Allowance only
5.	Allowance for incoming services	0	Included within the base build costs and assumes existing capacity in the area
6.	Allowance for service diversions	0	Assumed not applicable
7.	Allowance for highways works	10,000	Allowance for works beyond the site boundary
8.	Piling	0	Assumed not necessary
	TOTAL BUDGET	55,000	



3.0 Development Scenario B - Medium Site (60 units)

3.1 Brownfield Site

We would anticipate that the 60 unit development scenario on a brownfield site would include the following additional development costs:

Item	Cost Heading	Budget Cost £	Notes
1.	Demolition of existing buildings	200,000	Assumed 2 storey existing buildings / units to the site
2.	Site preparation	151,000	Assumed avg 500mm strip excavation and removal off site
3.	Disposal of contaminated ground	114,000	Extra for 5% of the excavated material classified as non hazardous (70%) and non hazardous (30%)
4.	Allowance for ground obstructions / soft spots	20,000	Allowance for existing basements / large foundation removal
5.	Surface treatments	30,000	Allowance for trim and fill to formation levels
6.	Provision for gas and geotextile membranes /	23,000	Assumed required to all properties
7.	Allowance for retaining walls	20,000	Allowance only
8.	Allowance for incoming services	0	Assumes existing site supplies
9.	Allowance for service diversions	100,000	Allowance for minor diversions
10.	Allowance for highways works	50,000	Allowance for works beyond the site boundary
11.	Piling	0	Assumed not necessary
	TOTAL BUDGET	708,000	



3.0 Development Scenario B - Medium Site (60 units)

3.2 Greenfield Site

We would anticipate that the 60 unit development scenario on a greenfield site would include the following additional development costs:

Item	Cost Heading	Budget Cost £	Notes
1.	Site preparation	90,000	Assumed avg 300mm strip excavation and removal off site
2.	Allowance for ground obstructions / soft spots	10,000	Allowance for existing basements / large foundation removal
3.	Surface treatments	30,000	Allowance for trim and fill to formation levels
4.	Allowance for retaining walls	20,000	Allowance only
5.	Allowance for incoming services	0	Includes allowance for new site supplies
6.	Allowance for service diversions	0	Assumed not applicable
7.	Allowance for highways works	50,000	Allowance for works beyond the site boundary
8.	Piling	0	Assumed not necessary
	TOTAL BUDGET	200,000	



APPENDIX C - Development Appraisals

AND THE PARTY	PART A	SITE INFORMAT	TION			
Site Name			Buxton			
Site Address Site size (ha)	0% Affordable Medium Sits 1.5					
	PART B - COSTS					
Existing Land Use (EUV)	Information to Calcu (Overage)		Area of Site (ha) Information to Cal Land Value			
Land Acquisition	£1,853		N.			
Demolition and Clearance	E0		£			
Construction Fees	£4,381 £458,		£4,36° £458			
Maria Cara Cara Cara Cara Cara Cara Cara		On the latest of	The professional fees rate	is dependant in the total		
Professional Fee Rates	105		mumber of properties to be assisted	Seveloped, It will gonerate hosity		
Abnomals (ne Ari Financial Contribution)	£200,	000	£200	000		
Build Costs Sub-Total	£6,693	,107	£5,035	,857		
Sustainable Homes Level (CSH)	£0.0	10	£X			
Build Costs Total	£6,893	£6,893,107		,857		
Contingency	£262,		£262.			
Continguous Rates	6.0		The conlingency rate is dep of properties to be days	reped, it will generate		
Finance	£413,51	05.41	£302	NO.		
Finings Period	21 No.	ms.	The framer parted is depen properties to be developed at	lant on the total number of will generate automatically		
Total Construction Costs	£7,569	594	£5,600	,149		
Developers profit	£1,601 £9,471		£1,601			
Total Costs	Control of the last of the las		L.			
WILLIE OF SELECT CONCRET	PA	RT C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total		
1 bed apartment	2	£100,000	£200,000	THE PERSON NAMED IN COLUMN		
2 bed apartment	4	£120,000	£480,000			
2 bed house 3 bed house	15 21	£130,000 £200,000	£1,950,000 £4,200,000	£8,580,000		
4 bed house	4	£275,000	£1,100,000			
5 bed house	2	£325,000	6650,000			
THE R. LEWIS CO., LANSING, MICH.		Social Rent		The second second		
1 bed apartment 2 bed apartment	2 2	£40,000 £48,000	£80,000 £96,000			
2 bed house	4	E52,000	£208,000	E544,000		
3 bed house	2	£80,000	£160,000			
4 bed house 5 bed house	0	£110,000 £130,000	£0 £0			
THE RESIDENCE OF THE PARTY OF T	STATE OF THE STATE	ared Ownership	THE RESERVE OF THE PERSON NAMED IN	Name and Address of the Owner, where		
1 bed apartment	0	£65,000	60			
2 bed apartment	0	£78,000	EO			
2 bed house		£84,500 £130,000	£84,500 £130,000	£214,500		
3 bed house 4 bed house	0	£178,750	E0			
5 bed house	0	£211,250	£0			
AND DESCRIPTIONS OF THE PERSON NAMED IN COLUMN 1		liscounted Sale	A STATE OF THE PARTY OF THE PAR			
1 bed apartment	0	£65,000	£0			
2 bed apartment 2 bed house	0	£78,000 £84,500	E0 E0	10		
3 bed house	0	£130,000	60			
4 bed house	0	£178,750	ED CO			
5 bed house		£211,250	E0 Sale Value	£9,338,500		
STREET, STREET			Disposal Costs	£186,770		
AND DESCRIPTION OF THE PERSON NAMED IN			Total Scheme Value	£9,161,730		
	PART E-	VIABILITY INDICA				
	Residual Balance/Deficit		Surplus Profit (Overage)	Indicative Land Value		
			£39,437	£1,945,021		

	PART A -	SITE INFORMATI	STATE OF THE PARTY		
Site Name Site Address	90% Affordable	Central-Whaley Bno	dge, Chapel en le Frith, New Mills		
Site size (ha)	Medium Site 1.5				
	PA	RT B - COSTS		CONTRACTOR OF THE PARTY OF THE	
Existing Land Use (EUV)	Information to Calcut (Overage) is		Area of Site (ha) Information to Calc Land Value	in Part II	
Land Acquisition	£1,853;	250	N/A £0		
Demolition and Clearance	£0 £4,381,1	can	E4.381/	ean and	
Construction Fees	£458,1		£458,1	69	
Professional Fee Rates	10%	Harris Harris Street Control of the		s dependant on the total eveloped. It will generate cally	
Abnormals (see AH Firencial Contribution)	£200,000		£200,0		
Build Costs Sub-Total	£6,893,	107	£5,019,	857	
Sustainable Homes Level (CSH)	0.03		60		
Increase	£6,891;		(5,039,	857	
Build Costs Total Contingency	£262.9		£262,9		
Contingency Rates	6.0		The conlinguity rate is depti of properties to be devel	lipid. If will generate:	
Finance	£413,58	8,41	£302,3	Options for the contract of th	
Finance Period	21 Mon	this	The figures period is depend properties to be developed it of	and en the lotal number of will generate automatically	
Total Construction Costs	(7.569)	594	£5,605,	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN 2 IN COL	
Developers profit	£1,598, £9,168,	776	£1,596,		
Total Costs	A STATE OF THE PARTY OF THE PAR	RT C - VALUES	TO SHOW THE PARTY OF THE PARTY	Of the last of the	
VALUE OF DEVELOPMENT	100	THE RESERVE AND DESCRIPTION OF THE PERSON NAMED IN		Total	
(Mean of Peak Sub Region)	Number of Units	Market Sale	alue of Units	Total	
1 bed apartment	3	£105,000	£105,000		
2 bed apartment	3	£127,000	£381,000		
2 bed house 3 bed house	13 19	£140,000 £210,000	£1,820,000 £3,990,000	E8,066,000	
4 bed house	4	£275,000	£1,100,000		
5 bed house	2	£335,000	£670,000		
	the second of	Social Rent	THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSON NAMED IN COLUMN TRANSPORT NAMED IN COLUMN TWO PERSON NAMED IN COLUMN TRANSPORT NAMED IN COLUMN TWO PERSON NAMED		
1 bed apartment	3	£42,000	£126,000		
2 bed apartment 2 bed house	2 5	£50,800 £56,000	£101,800 £280,000	E843,600	
3 bed house	4	£84,000	£330,000	E649,000	
4 bed house	0	£110,000	EO		
5 bed house	0	£134,000 ared Ownership	EO		
		101010170	£0	DESCRIPTION OF THE	
1 bed apartment 2 bed apartment	0	E68,250 E82,550	£82,550		
2 bed house	2	E91,000	£182,000	£401,050	
3 bed house	1	£136,500	£136,500	THE PARTY OF THE P	
4 bed house	0	£178,750	60		
5 bed house	0	£217,750 seconded Sale	60		
The state of the s		£88.250	100	THE CHIEF OF STREET	
1 bed apartment 2 bed apartment	0	£82,550	E0		
2 bed house	0	E91,000	E0	to	
3 bed house	0	£136,500	E0		
4 bed house 5 bed house	0	£178,750 £217,750	£0 £0		
A Designation of the last of t	Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, which i	THE RESERVOIR DE	Sale Value	E9,310,650	
	NAME OF TAXABLE PARTY.		Disposal Costs	£186,213	
The second second		NA DRI PER INTERNA	Total Scheme Value	E9,124,437	
er de Assault et A	PART E » V	IABILITY INDICA	NAME OF TAXABLE PARTY.	Barrier WW	
	Residual Balance/Delicit		Surplus Profit (Overage)	Indicative Land Value	
	THE RESIDENCE OF THE PARTY OF T		£41,834	£1,022,511	

	PART A	SITE INFORMATIO		TAGE CO.	
Site Name Site Address	senteld 13.3% Affordable	Glossop,	Hadfield, Gamesley		
Site size (ha)	Seriend 10.0 % Pylonesses	Small S	ite 0.5	ACCUPATION AND PARTY OF	
Contract of the last	PA	RT B - COSTS	The second second		
Existing Land Use (EUV)	Information to Calcu (Overage)	in Part E	Area of Site (ha) Cost of Area Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£817,		N/A £0		
Demolition and Clearance Construction	£1,136		£1,136,7	54	
Fees	£143,0		£143,0	10	
Professional Fee Bales	tes.		The professional fires rate is number of properties to be de automotic	veloped. It will generate	
Abnormals (inc AH Financial Contribution)	£55,0	00	£55,00	0	
Build Costs Sub-Total	E1,952	514	£1,334,7	64	
Sustainable Homes Level (CSH)	0.03	0	60		
Increase Build Costs Total	£1,952	514	£1,334,7	64	
Contingency	£85,2	57	€85,25		
Continge say Rates	15		The consequency rate is depen- of properties to be develo- automatic	pod. it will generate	
Finance	£117,15	0.87	£80,083	W11	
Finance Period	9 400		The finance period is deposed properties to be developed, it w	et on the total number of Ill generate automatically	
Total Construction Costs	E2,154	922	£1,500,1		
Developers profit	£417.4 £2.672		E417,43		
Total Costs	STATE OF THE OWNER, WHEN THE PARTY OF	MAN THE RESERVE OF THE PARTY OF	THE RESERVE OF THE PERSONS	NACH THE	
VALUE OF DEVELOPMENT	PA	RT C - VALUES	THE RESERVE OF THE PARTY OF THE		
(Mean of Peak Sub Region)	Number of Units	Val Market Sale	pe of Units	Total	
1 bed apartment	0	£102,000	£0		
2 bed apartment	0	£120,000	E0		
2 bed house 3 bed house	3 8	£130,000 £180,000	£390,000 £1,440,000	£2,330,000	
4 bed house	2	£250,000	£500,000		
5 bed house	0	E300,000 Signal Rent	EO		
1 bed spartment	0	£40,800	£0	MITTER VALUE	
2 bed apartment	0	£48,000	£0		
2 bed house 3 bed house	2 0	£52,000 £72,000	£104,000 £0	E104,000	
4 bed house	o o	£100,000	60		
5 bed house	.0	£120,000	03		
		cared Ownership	E0 E		
1 bed spartment 2 bed spartment	0	£78,000	EO.		
2 bed house	0	E84,500	ED	EO	
3 bed house	0	£117,000 £162,500	03 03		
4 bed house 5 bed house	0	£195,000	EO		
NAME OF TAXABLE PARTY.		iscounted Sale	Mary In Militer State of	Marie Control	
1 bed apartment	0	£66,300	60		
2 bed apartment 2 bed house	0	£78,000 £84,500	EO EO	60	
3 bed house	0	£117,000	E0	A MANAGEMENT	
4 bed house 5 bed house	0	£162,500 £195,000	£0 £0		
Control of the Contro	SHARP OF THE PARTY OF	THE PERSON NAMED IN	Sale Value	£2,434,000	
Section 1. Company of the last	military and the same	THE RESERVE AND ADDRESS.	Disposal Costs	E48,680 E2,385,320	
	DARTE	VIABILITY INDICAT	Total Scheme Value	Expendition	
	PARTE-		rplus Profit	Secretary Land Holes	
	residual Balance/Deficit		Overage)	Indicative Land Value	
			E187,033	E467,702	

Site Name	PART A	- SITE INFORMATIO	Hadfield, Gamesley			
	ownfield 13.3% Affordable		inciniti, Califering			
itle size (ha)	Small Site 0.5					
	P. Commission of the Commissio	ART B - COSTS				
xisting Land Use (EUV)		% ulate Excess Profit) in Part E	Area of Site (ha) Cost of Area Information to Calculate Indicative Land Value in Part E			
and Acquisition (EUV + 20%)	£617	7,750	N/A			
emolition and Clearance		0	£0			
onstruction		6,754 1,530	£1,136,7 £154,53			
ees	£13*	1,000	The professional lens rate is	dependant on the total		
Professional Fee Hates	17.		mimber of properties to be de automatic	veloped. It will garrers ally.		
bnormals (sec AH Financial Contribution)		,000	£151,00			
Build Costs Sub-Total	€2,06	0.034	(1,442,2	84		
ustainable Homes Level (CSH)	£0	.00	E0			
Build Costs Total	£2,06	0.034	£1,442,2	94		
ontingency	£85	,257	£853			
The state of the s	AT IN THE REAL PROPERTY.		The contingency rate is displicated to be developed.	dant on the total nimi		
Contingency Mates			of properties to be develo			
inance	£123,	902.07	£865	Cantill State		
Tinance Perce	9 Mo	NTA I	The finance period is depende properties to be deviceed. It w	nt ein this Intal number Il Generate aummalie		
Total Construction Costs	F2 26	8.093	£1,644,0			
evelopers profit		A31	£417,43			
Total Costs	£2,68	6.324	£1,881,4	33		
	P	ART C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Vali Market Sale	ue of Units	Total		
1 bed spartment	0	£102,000	EO	SETTING THE		
2 bed apartment	0	€120,000	EO			
2 bed house	3 8	£130,000 £180,000	£390,000 £1,440,000	£2,330,000		
3 bed house 4 bed house		£250,000	£500,000			
5 bed house	0	£300,000	£0			
		Social Rent	STREET, SQUARE, SQUARE,			
1 bed apartment	0	£40,800	03			
2 bed apartment	0	£48,000 £52,000	E0 E104,000	0404.000		
2 bed house 3 bed house	2 0	E72,000	£104,000	£104,000		
4 bed house	0	£100,000	£0			
5 bed house	0	£120,000	£0			
THE RESERVE TO SHARE THE PARTY OF THE PARTY		hared Ownership		THE RESERVE OF THE PARTY OF THE		
1 bed apartment	0	£66,300 £78,000	£0 £0			
2 bed apartment 2 bed house	0	£84,500	60	60		
3 bed house	0	£117,000	£0			
4 bed house	0	£162,500	£0			
5 bed house	.0	£195,000 Discounted Stills	£0			
			50	STATE OF THE PARTY OF		
1 bed apartment 2 bed apartment	0	£66,300 £78,000	£0 £0			
2 bed house	0	£84,500	60	EO		
3 bed house	0	£117,000	60	The second		
4 bed house 5 bed house	0	£162,500 £195,000	03			
3 Sed House		1.100,000	Sale Value	£2,434,000		
and provide the second of		STATE OF THE OWNER, WHEN	Disposal Costs	£48,680		
AND RESIDENCE OF THE PARTY OF T		NAME OF TAXABLE PARTY.	Total Scheme Value	£2,385,320		
PORT OF STREET	PART E	VIABILITY INDICATO		OTHER DESIGNATION OF THE PERSON OF THE PERSO		
	Residual Balance/Deficit		plus Profit Overage)	Indicative Land Value		
	Militaria - Anna Carlo Carlo Carlo		1301.004	1523,887		

	PART A	SITE INFORMATION	adfield, Gamesley	ALC: NO DESCRIPTION OF THE PERSON OF THE PER	
Site Name Site Address Gn	eerfield 20% Affordable				
Site size (ha)	PART B - COSTS				
Existing Land Use (EUV)	Information to Calcul (Overage) i	%. Iale Excess Profit	Area of Site (ha) Information to Calcul Land Value in		
and Acquisition tempition and Clearance construction	£1,853,250 £0 £4,381,688 £458,169		NIA £0 £4,381,668 £458,169		
Foolessianal Fee Italies	10	Company of the last	The professional loss rate to number of properties to be de- sulumate.	rependant on the total intoped. It will generate	
bnormals (ine AH Financial Comfibution)	6200,0	100	£200,00		
Build Costs Sub-Total	06,893,	107	8,000,03	7	
ustainable Homes Level (CSH)	E0.0	0	E0		
Build Costs Total	E6,893	107	£5,039,8		
Contingency	£262.5	101	£262,90		
Contingency Hales	6.0		of properties to be developed automatic	ed. I will generate By	
inance	E413,58	6.41	£302,39	1	
Fishing Period	21 Not		The financia period is dependent emperior to be developed. If w	it on the total resider of It generale automatical	
Total Construction Costs Developers profit Total Costs	£7,469 £1,499 £9,069	785	£5,605,1- £1,498,7 £7,104,9	35	
Total Costs	THE RESERVE AND PERSONS ASSESSMENT	RT C - VALUES	HEDOSTI BUTTONI LE		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	THE RESERVE THE PERSON NAMED IN	e of Units	Total	
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	2 4 15 21 4 2	£102,000 £120,000 £130,000 £180,000 £250,000 £300,000	£204,000 £480,000 £1,950,000 £3,780,000 £1,000,000 £600,000	£8,014,000	
	THE RESERVE TO SHARE	Social Rent			
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	2 2 4 2 0 0	£40,000 £48,000 £52,000 £72,000 £100,000 £120,000	EB1,600 E96,000 £208,000 £144,000 £0 £0	E529,600	
ARTICLE SECTION	SI SI	ared Ownership	THE OWNER OF TAXABLE PARTY.		
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	0 0 1 1 0	E86,300 E78,000 E84,500 £117,000 £162,500 £196,000	£0 £84,500 £117,000 £0 £0	E201,500	
		Discounted Sale	EO	NAME OF TAXABLE PARTY.	
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£86,300 £78,000 £84,500 £117,000 £162,500 £195,000	£0 £0 £0 £0	£0	
The state of the s	THE RESERVE OF THE PERSON	The second second	Sale Value Disposal Costs	£8,745,100 £174,902	
		-	Total Scheme Value	£8,570,198	
THE RESERVE OF THE PERSON NAMED IN	PART E	VIABILITY INDICATO	OR		
ELSELY, HELDEN	E STATE OF STREET		plus Profit	Indicative Land Value	
	Residual Balance/Deficit		Overage) 6499,184	£1,465,264	

Marie Land	PART A -	SITE INFORMATIO	CONTRACTOR OF THE PROPERTY OF	DEPOS - E		
Site Name		Glossop,	Hadfield, Gamesley			
lite Address lite size (ha)	rownfield 20% affordable	Medium S	ite 1.5			
reas area (rea)	PART B - COSTS					
xisting Land Use (EUV)		*	Area of Site (ha)	Cost of Area		
	Information to Calcul	late Excess Profit	Information to Cafe			
	(Overage) ii		Land Value i			
and Acquisition	£1,853,	250	£0			
emolition and Clearance construction	£4,381,	588	£4,381,	888		
ees	£488,9		£488,9			
THE WATER STREET			The professional fees rain a number of properties to be d	s dependent on the total		
Professional Fee Rates			automati			
bnormala (inc AH Financial Contribution)	£508.0	00	£508,0	00		
Build Costs Sub-Total	£7.231.	957	E5,378)	657		
ustalnable Homes Level (CSH)	E0.0		EO			
crease			£5,378.	567		
Build Costs Total	E7.231		E262,9			
ontingency	A.C. (1)		attended to analyzoutlasses	mant on the total		
Contingency Ratio	0.07		of properties to be devel	oped. It will unrurate		
Harrist Street, Street	NAME OF TAXABLE PARTY.	144	£322,7	1007		
inance.	E433,91	4.41				
Foliance Period	25 Mar.		The Impace period is depend proparties to be developed, it is	ent on the total number		
		Control of the second	THE RESERVE OF THE PARTY OF THE	Married Street, Square Street, Squar		
Total Construction Costs	£7,928.		E5,964,			
evelopers profit Total Costs	£1,499 £9,428		57,464			
Total Costs	The second second	RT C - VALUES	THE PARTY OF THE P	STATE OF THE STATE		
VALUE OF DEVELOPMENT		Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is t				
(Mean of Peak Sub Region)	Number of Units		lue of Units	Total		
THE PERSON NAMED IN COLUMN TWO IS NOT THE	STATE OF THE PARTY	Market Sale	NAME AND ADDRESS OF THE OWNER,	Control of the last		
1 bid spartment	2	£102,000	£204,000 £480,000			
2 bed epartment 2 bed house	4 15	£120,000 £130,000	£1,950,000	EB,014,000		
3 bed house	21	£180,000	£3,780,000			
4 bed house	4	£250,000	£1,000,000			
5 bed house	2	Social Rent	£600,000			
The same of the sa			£81,600	ELEDIN SOL		
1 bed apartment 2 bed apartment	2 2	£40,800 £48,000	£96.000			
2 bed house	4	£52,000	£208,000	£529,600		
3 bed house	2	£72,000	£144,000			
4 bed house	0	£100,000	01			
5 bed house		ared Ownership	THE RESERVE OF THE PERSON NAMED IN			
1 bed apartment	0	E66,300	60	NA FOR		
2 bed apartment	0	£78,000	£0			
2 bed house	1	£84,500	£84,500	£201,500		
3 bed house	1	£117,000 £162,500	£117,000 £0			
4 bed house 5 bed house	0	£195,000	E0			
THE RESERVE OF THE PERSON NAMED IN		iscounted Sale	AND DESCRIPTION OF THE PARTY OF			
1 bed apartment	0	£66,300	EO			
2 bed apartment	0	£78,000	E0	3121		
2 bed house	0	£84,500	EO EO	EO		
3 bed house 4 bed house	0	£117,000 £162,500	EO			
5 bed house	ő	£195,000	EO			
THE RESERVE TO SHARE THE PARTY OF		distribution of the last	Sale Value Disposal Costs	£8,745,100 £174,902		
THE RESERVE TO SHARE THE PARTY OF THE PARTY			Total Scheme Value	£8,570,198		
	PART E - 1	VIABILITY INDICAT		7-31/A 174-18		
AND RESIDENCE OF THE PERSON.			irplus Profit	Indicative Land Value		
	Residual Balance/Deficit		(Overage)			
			EB58,309	£1,100,126		

Site Address Site Late (ha)	Site Name	PART A -	SITE INFORMAT	Management of the last of the			
PART B - COSTS Area of Size (ha) Cost of Information to Calculate Excess Profit (Overvaria) in Part E Information to Calculate Excess Profit (Overvaria) in Part E Information and Clearance Information and C		Greenfield 13.3% affordable					
Area of See (ha) Cost of Castalate Excess Profit	ite size (ha)		The second secon	I Site	0.8		
Information to classatistic Excess Profit (Diverage) in Part E And Acquisition and Acquisition and Acquisition and Acquisition and Clearance construction (E)		PA	RT B - COSTS				
STATE STAT	xisting Land Use (EUV)	Information to Calculate Excess Profit		Information to C	Information to Calculate Indicative		
Final Costs	and Acquisition				N/A		
### Francis Control Finance Paries F		The second secon			The state of the s		
Processional Fool Nature Processional Fool Nature Boommaks (ex AH Francis Corristation) Build Costs Sub-Total E1992.514 E1992.514 E1992.514 E1,134,764 E1,	TAXABET CA						
Professional Fac States	ies	2140,0			The professional less rate is dependent on the tot		
Build Costs Sub-Total E1,334,764 E1,63,257 The contingeory Rinus E1,63,257 The contingeory Rinus E1,63,257 The contingeory Rinus E1,63,257 The contingeory Rinus E1,63,267 The contingeory Rinus E1,63,267 E1,60,006 E1,00,006 E1,00,006 E1,000,006 E1,000,007 E1,000,000 E1,000,000 E2,640 E1,000,000 E2,000,000 E2,640 E1,000,000 E2,000,000	Professional Fee Rates	Tr.		number of properties to b	number of properties to be developed. It will general		
End	bnormals (inc AH Financial Contribution)	£55,0	00	6.55			
Build Costs Total C1,957,514 C1,957,51		£1,952,	514	£1,3	£1,234,764		
Build Costs Total E1,95,174 E1,34,764 E1,34,764 E1,34,764 E1,32,764 E1,52,257 E1,52,25	CONGRESS AND CONTRACTOR OF THE SAME AND CONTRACT	E0.0	0		EO		
Contingency Ca5.257		£1.957	514	E1/3			
Table Tabl		10 100 000		683			
Total Construction Costs	The state of the s			The contingency rate is de	epondant on the total name		
Finance Fina	Contingency Plates	740		of preparties to be de	of properties to be developed. If will generals		
Total Construction Costs	ALL PERSONS AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO	F117.16	0.87				
Total Construction Costs E2,194,922 E1,500,007	nance	£117,15	0.07		A STATE OF THE PARTY OF THE PAR		
Total Costs E25,946 E25,946 E15,945 E1,953,553	Finance Period	3 Months The finance period is deper properties to be developed.		it will guinnate automatic			
Total Costs E249,446 E453,446 E453,455 E453,465 E453,4	Total Construction Costs	(2,154,922					
VALUE OF DEVELOPMENT Number of Units Value of Units	rvelopers profit	£453,446			£453,448		
VALUE OF DEVELOPMENT Number of Units Value of Units Total (Mean of Peak Sub Region) Number of Units Market Sale	Total Costs	£2,608,368 £1,953,553			3,863		
Mariet Sub Region Mariet Sale		PAF	RT C - VALUES				
1 bed apartment 0		Number of Units		Value of Units	Total		
2 bed spartment	1 had snortmard	0	THE RESERVE OF THE PARTY OF THE	50	Saura Andrew		
3 bed house							
A bed house 2					£2,540,000		
Seed house D E325,000 £0	The state of the s						
Titled spartment							
2 bed apartment 0	CONTRACTOR OF THE PARTY OF THE	THE RESERVE OF THE PARTY OF THE	Social Rent	THE RESIDENCE OF THE PERSON NAMED IN COLUMN 1			
2 bed house 2	1 bed spartment	0	£40,000	60			
Seed house					The Contract of		
## A bed house 0	TO THE PERSON NAMED IN COLUMN TO THE				£104,000		
Shared Ownership							
1 bed apartment 0 £55,000 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0		0	£130,000	£0			
2 bed sperment 0 E78,000 £0 2 bed house 0 £84,500 £0 3 bed house 0 £130,000 £0 4 bed house 0 £178,750 £0 5 bed house 0 £211,250 £0 Discounted Sale 1 bed apartment 0 £65,000 £0 2 bed spariment 0 £78,000 £0 2 bed house 0 £84,500 £0 3 bed house 0 £84,500 £0 5 bed house 0 £130,000 £0 4 bed house 0 £130,000 £0 5 bed house 0 £138,750 £0 5 bed house 0 £211,250 £0 Sale Value £2,444 Disposal Costs Total Scheme Value £2,491 PART E - VIABILITY INDICATOR Surplus Profit Indicative La	AND DESCRIPTION OF THE PARTY OF	Sh	ared Ownership	And the second second			
2 bed house							
3 bed house 0 £130,000 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0							
4 bed house 0 £178,750 £0 5 bed house 0 £211,250 £0 Discounted Sale 1 bed apartment 0 £65,000 £0 2 bed apartment 0 £76,000 £0 2 bed house 0 £84,500 £0 3 bed house 0 £130,000 £0 4 bed house 0 £178,750 £0 5 bed house 0 £211,250 £0 Sale Value £2,444, Disposal Costs Total Scheme Value £2,491, PART E - VIABILITY INDICATOR					60		
State Stat		0					
1 bed apartment 0 £65,000 £0 £0 2 bed apartment 0 £78,000 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0				STATE OF THE PARTY OF THE PARTY.			
2 bed apartment 0 578,000 50 50 20 60 20 60 3 bed house 0 5130,000 50 50 60 60 60 60 60 60 60 60 60 60 60 60 60		Di Contra di Con	scounted Sale				
2 bed house 0 £84,500 £0 £0 3 bed house 0 £130,000 £0 4 bed house 0 £178,750 £0 5 bed house 0 £211,250 £0 Sale Value £2,644 Disposal Costs Total Scheme Value £2,91, PART E - VIABILITY INDICATOR Surplus Profit Indicative La							
3 bed house 0 £130,000 £0 4 bed house 0 £178,750 £0 5 bed house 0 £211,250 £0 Sale Value £2,444. Disposal Costs. Total Scheme Value £2,491. PART E - VIABILITY INDICATOR Surplus Profit Indicative La							
4 bed house 0 £178,750 £0 5 bed house 0 £211,250 £0 Sale Value £2,444,					EU		
Sale Value £2,844, Disposal Costs £52,8 Total Scheme Value £2,991, PART E - VIABILITY INDICATOR Surplus Profit Indicative La	4 bed house	0	£178,750	60	ALCOHOLD NAMED IN		
Disposal Costs £52,8 Total Scheme Value £2,91, PART E - VIABILITY INDICATOR Surplus Profit Indicative La	5 bed house	0	£211,250	The second little and	£2,644,000		
Total Scheme Value £2,991, PART E - VIABILITY INDICATOR Surplus Profit Indicative La							
PART E - VIABILITY INDICATOR Surplus Profit Indicative La			STATE OF THE PARTY				
Surplus Profit Indicative La	THE RESIDENCE OF THE PARTY.	PART E - V	IABILITY INDICA		THE RESERVE AND ADDRESS OF THE PARTY OF THE		
	ALL PROPERTY AND IN	CATALOG AND		Surplus Profit	Indicative Land Value		
					1637,567		

ite Name	PARI	A - SITE INFORMATION			
	Buxton Brownfield 13.3% affordable				
te size (ha)	The second secon	Small Sit	0.5		
		PART B - COSTS			
xisting Land Use (EUV)	information to Calculate Excess Profit (Overage) in Part E		Area of Site (ha) Cost of Area Information to Calculate Indicative Land Value in Part E		
and Acquisition	£617,750		N/A	Market and the Park	
imolition and Clearance		£0	£0		
estruction		36,754 4,530	E1,136,754 E154,530		
Frefessional Fee Rates	12%		The professional fees rath it dependant on the feet number of properties to be developed. It will guite.		
pnormals (inc AH Financial Contribution)	515	1,000	automiscally. £151,000		
		60,034	E1,442,284		
Build Costs Sub-Total stainable Homes Level (CSH)					
rease		0.00	E0		
Build Costs Total		60,034 6,257	E1.442.284 585.557		
ontingency	1.8	0,207			
Continuous Rates		5%	The content of rate is dependent on the total nor of properties to be developed. It will generally		
CARLES OF LABORATOR AND LABORA	6422	602.07	£88,53	tomatically.	
nance	£123,602.07		The finance period is dependent on the total number		
Limeca Period		9 Months groupinian to be developed. If will generate			
Total Construction Costs	£2,268,893		£1,614,078		
velopers profit Total Costs	E453,446 E2722339		£453,446 £2,057,524		
Todicoss	The second second	AND DESCRIPTION OF THE PARTY OF			
VALUE OF DEVELOPMENT		ART C - VALUES	100700	3250030	
(Mean of Peak Sub Region)	Number of Units		of Units	Total	
		Market Sale			
1 bed apartment 2 bed apartment	0	£100,000 £120,000	03		
2 bed house	3	£130,000	E390,000	£2,540,000	
3 bed house	8	£200,000	£1,600,000		
4 bed house 5 bed house	2 0	£275,000 £325,000	E550,000 E0		
STATE OF THE PARTY	STREET, SQUARE,	Social Rent	NAME OF TAXABLE PARTY.	THE RESERVE TO SERVE THE PERSON NAMED IN	
1 bed apartment	0	£40,000	E0		
2 bed apartment	0	£48,000	€0		
2 bed house 3 bed house	2 0	E52,000	£104,000 £0	£104,500	
4 bed house	Ö	£80,000 £110,000	EO		
5 bed house	0	£130,000	EO		
THE R. P. LEWIS CO., LANSING, SANSAGE,		Shared Ownership			
1 bed apartment	0	£65,000 £78,000	£0 £0		
2 bed apartment 2 bed house	0	£84,500	EO	60	
3 bed house	0	£130,000	EO		
4 bad house	0	£178,750	E0		
5 bed house	0	E211,250 Discounted Sale	£0		
distance of	_	1	PR.	and the second second	
1 bed spartment 2 bed spartment	0	£65,000 £78,000	E0 E0		
2 bed house	0	£84,500	EO	10	
3 bed house	0	£130,000	£0		
4 bed house 5 bed house	0	£178,750 £211,250	£0 £0		
	STATE OF THE OWNER, WHEN	48,17,000	Sale Value	£2,644,000	
Disposal Costs				£52.880	
The second second	DADTE	- VIABILITY INDICATO	Total Scheme Value	£2,591,120	
	PARTE		lus Profit	TOTAL STREET,	
The second secon	Residual Balance/Defici	(0	verage)	Indicative Land Valu	
			21,219	£523,506	

	PART A	SITE INFORMA	TION			
Site Name Site Address	P	Buxton Greenfield 20% Affordable Medium Site 1.5 PART B = COSTS				
Site size (ha)	Greenfield 20% Affordable					
Contract Con	P.					
Existing Land Use (EUV)	Information to Calcu	% Information to Calculate Excess Profit (Overage) in Part E		Area of Site (ha) Cost of Area Information to Calculate Indicative Land Value in Part E		
Land Acquisition	£1,853	£1,853,250		N/A		
Demolition and Clearance	The same of the last of the la	60		60		
Construction Fees		E4,381,688 E458,169		E4,381,688 E458,169		
District Control of the Control of t			The professional fees rate is dependent on the tot.			
Professional Fee States			number of emperture to be automa	number of emperture to be developed. It will generate automatically.		
Abnormals (inc AH Financial Contribution)	£200)	000		£200,000		
Build Costs Sub-Total	£6,893	,107	(5,03	£5,039,857		
Sustainable Homes Level (CSH) Increase	E0.0	00	E CONTRACTOR DE	E0		
Build Costs Total	(6,893	,107	€5,03	£5,039,857		
Contingency	£282,	901		£262,901		
Contriguity Rates	60		of properties to be dea	andant on the Sotal number etoped: If will generate		
Finance	£413,58	96.41	ESO2			
Finance Pened	21 Mo	21 Months		The finance period is dependent on the total number of properties to be developed, it will generate automatically		
Total Construction Costs	77 560	17,569,594		£5,805,149		
Developers profit	£1,601,553		£1,60	£1,601,553		
Total Costs	£9,171	£9,171,147		6.702		
BOUND OF THE REAL PROPERTY.	PA	RT C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Warket Sale	Value of Units	Total		
1 bed spartment	2	£100,000	£200.000	THE STATE OF THE S		
2 bed spartment	4	£120,000	£480,000			
2 bed house	15	£130,000	£1,950,000	(8,580,000		
3 bed house 4 bed house	21	£200,000 £275,000	£4,200,000 £1,100,000			
5 bed house	2	£325,000	£650,000			
THE PERSON	THE RESIDENCE OF THE PERSON NAMED IN	Social Rent				
1 bed apartment	2	£40,000	£80,000			
2 bed apartment	2	£48,000	E96,000			
2 bed house 3 bed house	4	£52,000 £80,000	£208,000 £160,000	f.544,000		
4 bed house	0	£110,000	£0			
5 bed house	0	£130,000	£0	Ann The Parket		
	Sh	ared Ownership		Market Street Street		
1 bed apartment	0	065,000	£0			
2 bed spartment	0	£78,000	£0 £84,500	The same of the		
2 bed house 3 bed house	1	E84,500 E130,000	£130,000	E214,500		
4 bed house	0	£178,750	EO			
5 bed house	0	£211,250	03			
	C	iscounted Sale	The second second second			
1 bed apartment	0	665,000	£0			
2 bed apartment	0	£78,000 £84,500	E0 E0			
2 bed house 3 bed house	0	£130,000	£0	60		
4 bed house	0	£178,750	£0			
5 bed house	0	£211,250	E0	£0.328 £40		
		-	Sale Value Disposal Costs	£9,338,500 £186,770		
			Total Scheme Value	£9,151,730		
THE RESERVE OF THE PERSON NAMED IN	PART E-1	VIABILITY INDIC		THE PERSON NAMED IN COLUMN		
STREET, STREET	Acres en al acres de la company		Surplus Profit (Overage)	Indicative Land Value		
	Residual Balance/Deficit			73 045 AND		
			E19,417	£1,945,02H		

ite Name			Buxton			
CONTROL OF THE VICTOR OF THE V	Brownfield 20% affordable					
ite size (ha)		Medium Site 1.5 PART B - COSTS				
xisting Land Use (EUV)	information to Calculate Excess Profit (Overage) in Part II		Area of Site (ha) Cost of Area Information to Calculate Indicative Land Value in Part II			
and Acquisition	£1,853,		N/A			
emolition and Clearance	£0		03			
onstruction		£4,381,658 £488,969		E4,381,688 E480,969		
05	200		The professional less rate is	The second secon		
Professional Fee Bates				number of properties to be developed. If will general automatically.		
normals (see AH Pinancial Contribution)	£508,0	00	£508,000			
Build Costs Sub-Total	E7,231,	907	£5,178,657			
stainable Homes Level (CSH)	£0.0	0	60	The state of the s		
Build Costs Total	£7,231,	907	£5,378.6	£5,378,657		
ontingency	£262,6		£262,90			
The state of the s			The company sale is appointed on the local into			
Consingency Rutes	6.6%		of properties to be devel-			
nance	£433,91	4.41	E322.71			
	A PROPERTY OF THE PARTY.		The finance period is dependent on the total number			
Finance Period	21 Months properties to be developed. It will		CHARLES TO SHEET THE PARTY OF T			
Total Construction Costs	E7,928,722		£5,964,277			
velopers profit Total Costs	£1,601,583 £9,510,276		£1,601,653 £7,565,830			
(Car Sess)	THE RESERVE AND ADDRESS OF THE PARTY OF THE	RT C - VALUES	THE RESERVE TO SERVE THE RESERVE THE RESER	The second second		
VALUE OF DEVELOPMENT				N. STELLOW		
(Mean of Peak Sub Region)	Number of Units		ue of Units	Total		
In your of me had sent again. 10	The second second	Market Sale				
1 bed apartment 2 bed apartment	2 4	£100,000 £120,000	£200,000 £480,000			
2 bed house	15	£130,000	£1,950,000	E8,580,000		
3 bed house	21	£200,000	£4,200,000			
4 bed house 5 bed house	4 2	£275,000 £325,000	£1,100,000 £650,000			
a ded notise		Social Rent	2000,000			
1 bed apartment	2	£40,000	£80,000			
2 bed apartment	2	£48,000	£96,000			
2 bed house 3 bed house	4 2	£52,000 £80,000	£208,000 £160,000	E544,000		
4 bed house	0	£110,000	£0			
5 bed house	0	£130,000	60			
		ared Ownership				
1 bed apartment	0	£65,000 £78,000	£0 £0			
2 bed apartment 2 bed house	1	E84,500	£84,500	E214,500		
3 bed house	1	£130,000	£130,000			
4 bed house	0	E178,750	20			
5 bed house	0	E211,250 iscounted Sale	£0			
1 bed apartment	0	£55,000	0.3	There are		
2 bed apartment	0	£78,000	60			
2 bed house	0	£84,500	60	60		
3 bed house 4 bed house	0	£130,000 £178,750	£0 £0			
5 bed house	ő	£211,250	E0			
ACCOMPANY OF THE OWNER,	ALC: NAME OF STREET	AND DESCRIPTION OF THE PARTY OF	Sale Value	£9,338,500 £186,770		
A STATE OF THE PARTY OF THE PAR			Disposal Costs Total Scheme Value	£9,151,730		
	PART F-V	IABILITY INDICAT				
AND DESCRIPTION OF THE PERSON NAMED IN			rplus Profit	Indicative Land Value		
	Residual Balance/Deficit (O		Overage)			
			E378,545	£1,585,900		

	PART A	- SITE INFORMA	DOOR OF THE PERSON NAMED IN COLUMN TWO	STATE OF THE PARTY		
Site Name Site Address	Central-Whaley Bridge, Chapel en le Frith, New Mills					
Site size (ha)	Greemed 20% androate	d 20% affordable Small Ske 0.5				
	P/	RT B - COSTS				
Existing Land Use (EUV)	Information to Calcu	% Information to Calculate Excess Profit (Overage) in Part E		Area of Situ (ha) Cost of Area Information to Calculate Indicative Land Value in Part E		
Land Acquisition	€617,	£617,750		N/A		
Demolition and Clearance		60		EO		
Construction		£1,136,754 £143,010		£1,136,754 £143,010		
Fees	2140	William Control of the Control	The professional lists rate	is dependent on the total		
Professional Fee Rales			number of properties to be automa	number of properties to be developed. It will generate automatically		
Abnormals (inc AH Financial Contribution)	£55,0			£55,000		
Build Costs Sub-Total	£1,952	514	£1,334,764			
Sustainable Homes Level (CSH)	£0.0	10	8	03		
Build Costs Total	£1,952	514	£1,33	£1,334,764		
Contingency	£85,2	257	200	,257		
Coolingency Pates	7.6		of properties to be dev	perdant on the total number veloped. It will generate		
Inance	£117,15	£117,150.87 £80		086		
Finance Period	5 Mon	1 Months		The finance period is dependent on the total number of properties to be deviced. It will generate automatical		
Total Construction Costs	£2.154	£2,154,922		£1,500,107		
evelopers profit		£452,074		£452,074		
Total Costs	£2,606			2,181		
	PA	RT C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total		
1 bed apartment	0	£105,000	60	THE RESERVE OF THE PERSON NAMED IN		
2 bed apartment	0	£127,000	ED			
2 bed house	3	£140,000	£420,000	E2,440,000		
3 bed house	7	£210,000	£1,470,000 £550,000			
4 bed house 5 bed house	2 0	£275,000 £335,000	E0			
	CHARLES IN CO.	Social Rent	Name and Part of the Owner, where the Owner, which is			
1 bed apartment	0	E42,000	£0			
2 bed apartment	0	£50,800	E0			
2 bed house	2	£56,000 £84,000	£112,000 £84,000	£196,000		
3 bed house 4 bed house	0	£110,000	E0			
5 bed house	0	£134,000	E0			
	Si Si	ared Ownership				
1 bed apartment	0	£68,250	£0			
2 bed apartment 2 bed house	0	E82.550 E91.000	£0 £0			
3 bed house	0	£136,500	60	£0		
4 bed house	0	£178,750	EO			
5 bed house	0	£217,750	03	SED IN FEBRUARY		
		iscounted Sale				
1 bed apartment	0	£88,250	ED			
2 bed apartment	0	£82,550 £91,000	E0 E0			
2 bed house 3 bed house	o	£135,500	£0	£0		
4 bed house	0	£176,750	£D			
5 bed house	0	£217,750	£0	£3 646 000		
			Sale Value Disposal Cests	£2,616,000 £52,720		
			Total Scheme Value	62,583,280		
OF REAL PROPERTY.	PART E - 1	VIABILITY INDICA		THE RESERVE OF THE PERSON NAMED IN		
THE COUNTY OF	STORY OF WARRING TO		Surplus Profit	Indicative Land Value		
	Residual Balance/Deficit		(Overage) -£23,716	E631,099		
			100	1.001,000		

	PART A	- SITE INFORMA			
Site Name Site Address	Brownfield 13.3% affordable	Central-Whaley B	ridge, Chapel on le Frith, New Mills		
Site size (ha)	Small Site 0.5				
Marie Commission of the Commis	P	ART B - COSTS		The second second	
Existing Land Use (EUV)	information to Calci (Overage)		Area of Site (ha) Information to Ca Land Value		
Land Acquisition	£817		NI D		
Demolition and Clearance Construction	£1,136		£1,13	And the same of th	
Fees	£154		£154	,530	
Professional Fee Rates	12	12%		is dependent on the total developed, it will generate tically.	
Abnormals (Inc AH Financial Contribution)	£151,	£151,000		000	
Build Costs Sub-Total	£2,060,034		£1,44	2,284	
Sustainable Homes Level (CSH)	(0)	00	Đ		
Build Costs Total	£2,060	0,034	£1,44	2,284	
Contingency	E85,	257	£85,		
Gontingency Rates	110		The continuency rate is dep of properties to be sley	exped. It will generate	
inance	£123,6	02.07	£86;		
Ejounce Plented	1 Ve	I Months The finance pennd is depend. properties to be developed. If y		dant on the total number of will generate automaticall	
Total Construction Costs	£2,261	£2,268,893 £1,614,078			
Pevelopers profit	£473,683 £473, £2,742,676 £2,087				
Total Costs	AND DESCRIPTION OF THE PARTY.	ARREST MANAGEMENT			
VALUE OF DEVELOPMENT		RT C - VALUES			
(Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total	
1 bed apartment	0	£105,000	60	THE RESERVE OF THE PARTY OF	
2 bed spartment	0	£127,000	60		
2 bed house 3 bed house	3 8	£140,000 £210,000	£420,000 £1,680,000	CZ.650,000	
4 bed house	2	£275,000	£550,000		
5 bed house	0	£335,000	EO		
	THE REAL PROPERTY.	Social Rent			
1 bed apartment 2 bed apartment	0	£42,000 £50,800	£0 £0		
2 bed house	2	£56,000	£112,000	£112,000	
3 bed house	0	£84,000	60		
4 bed house 5 bed house	0	£110,000 £134,000	£0		
o ded ribose		hared Ownership	Maria Cara Cara Cara Cara Cara Cara Cara		
1 bed apartment	0	£68,250	E0	AND REAL PROPERTY.	
2 bed apartment	0	£82,550	£0		
2 bed house	0	£91,000	£0	£0	
3 bed house	0	£135,500	£0		
4 bed house 5 bed house	ő	£178,750 £217,750	60		
The second secon	Name and Address of the Owner, where	Discounted Sale		STORY STATE	
1 bed apartment	0	£68,250	E0		
2 bed apartment	0	£82,550	£0		
2 bed house	0	£91,000 £136,500	£0	to.	
3 bed house 4 bed house	ő	£178,750	£0		
5 bed house	0	£217,750	EO	The second second	
NAME OF TAXABLE PARTY.		The Real Property lies, the last	Sale Value	E2,762,000 E55,240	
			Disposal Costs Total Scheme Value	£2,706,760	
MANAGER BY	PART E-	VIABILITY INDICA		and the state of t	
AND ADDRESS OF THE OWNER, OR WHEN	STREET, STATES	THE OWNER OF TAXABLE PARTY.	Surplus Profit	Indicative Land Value	
	Residual Balance/Deficit		(Overage) £35,816	ER18,999	
			THE REAL PROPERTY.		

ite Name	OF REAL PROPERTY AND INCOME.	Central-Whaley Bridg	e, Chapel en le Frith, New Mills		
ite Address ite size (ha)	reenfield 30% Affordable	Medium 5	ite 1.5		
inte size (na)	P	ART B - COSTS	ate 1.5	STATE OF THE PERSON NAMED IN	
xisting Land Use (EUV)	Information to Calc	ulate Excess Profit in Part E	Area of Site (ha) Information to Calcu Land Value in		
and Acquisition emolition and Clearance onstruction	£1,85 £ £4,38	3,250 0 1,688	NIA £0 £4,381,688		
Professional Fee Plates	£458,169		E458,16 The professional less rate as autobar of properious to be de-	dependant on the lot veloped, it will gunira	
and a superior of the same			£200.00		
mormals (inc All Financial Contribution) Build Costs Sub-Total	£6,89		£5,039.8		
stainable Homes Level (CSH)	EO		EO		
rease	06,80		£5.039.8	700000000000000000000000000000000000000	
Build Costs Total entingency	£262	31.00.1	1262.90		
Gootingency Rates	6.	w	The creating-may rate is depos of properties to be dever- automatic	ped. It will generate	
nance.	£413,	586.41	£302.39		
Eininct Period			The finance period is depends properties to be descloped. If w	of on the lotal isombe If generate automotic	
Total Construction Costs	£1,596,776 £1,596		E5,605,1 41,50,77 E7,201,9	76	
Total Costs	STREET, SQUARE, SQUARE, SQUARE,	ART C - VALUES	STATE OF THE PARTY.		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units		ue of Units	Total	
1 bed spertment 2 bed apertment 2 bed house 3 bed house 4 bed house 5 bed house	1 3 13 19 4 2	£105,000 £127,000 £140,000 £210,000 £275,000 £335,000	£105,000 £381,000 £1,820,000 £3,990,000 £1,100,000 £870,000	£8,086,000	
THE RESIDENCE OF STREET	CHARLES NO.	Social Rent	A STREET, SQUARE, SQUA		
1 bed spartment 2 bed spartment 2 bed house 3 bed house 4 bed house 5 bed house	3 2 5 4 0	£42,000 £50,800 £56,000 £84,000 £110,000 £134,000	£125,000 £101,600 £200,000 £335,000 £0	£343,600	
	Company of the Control of the Contro	hared Ownership			
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	0 1 2 1 0 0	068,250 E82,550 E91,000 E136,500 E178,750 E217,750	£0 £82,550 £182,000 £136,500 £0	£401,050	
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	0 0 0 0	068,250 082,550 E91,000 £136,500 £178,750 £217,750	£0 £0 £0 £0 £0	60	
NAME OF TAXABLE PARTY.	NOTICE AND DESCRIPTION OF THE PERSON.	Market State of State	Sale Value	£9,310,660	
	The second second		Disposal Costs Total Scheme Value	£186,213 £9,124,437	
COUNTY OF STREET	PART E-	VIABILITY INDICATO		AND DESCRIPTION OF THE PERSON NAMED IN	
	Residual Balance/Deficit		plus Profit Overage)	Indicative Land Value	
	MERCURI DEMINISTRATION		E41,034	£1,992,511	

		SITE INFORMA	NAME AND ADDRESS OF THE OWNER, WHEN PERSON NAMED IN			
Site Name Site Address	Brownfield 20% affordable	Central-Whaley B	ridge, Chapel on le Frith, New Mills			
Site size (ha)	V		m Site 1.			
Samuel State of State	PAF	RTB-COSTS				
Existing Land Use (EUV)	Information to Calcula (Overage) in		Area of Site (ha) Information to Cal Land Value	in Part E		
and Acquisition	£1,053,2	50	N/			
Demolition and Clearance Construction	£0 £4,381,6	88	The second secon	£4,381,688		
ees	£488,96		£488			
Professional Fee Rates		10%		is dependant on the total developed, it will generals lically.		
bnormals (inc AH Financial Contribution)	£508,00	20	£508	000		
Build Costs Sub-Total	67,231,9	£7,231,907		1,657		
ustainable Homes Level (CSH)	£0.00		£			
Build Costs Total	£7,231,907		E5,370	1,657		
ontingency	£262,90	11	£262			
Guntingency Rates	€.0%	The costs genry rate is depo-				
inance	£433,914	41	£322	719		
Vision Point	21 Mart	21 Months The finance period is depending properties to be detailed and it.				
Total Construction Costs	£7,928.7	£7,920,722 £5,964,277				
evelopers profit		£3,603,954 £7,645				
Total Costs	THE RESERVE OF THE PERSON NAMED IN	Miles and the second	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Street of the latest to		
VALUE OF DEVELOPMENT	PAR	T C - VALUES				
(Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total		
1 bed apartment	2	£105,000	£210,000	Section in the		
2 bed apartment	4	£127,000	£508,000			
2 bed house 3 bed house	15 21	£140,000 £210,000	£2,100,000 £4,410,000	EB,998,000		
4 bed house	4	£275,000	£1,100,000			
5 bed house	2	£335,000 Social Rent	£670,000			
			£84,000			
1 bed apartment 2 bed apartment	2 2	£42,000 £50,800	£101,600			
2 bed house	4	0.56,000	£224,000	£577,600		
3 bed house 4 bed house	2 0	£110,000	£168,000 £0			
5 bed house	0	£134,000	£0			
		red Ownership		The second second		
1 bed apartment	0	£82,550	£0 £0			
2 bed apartment 2 bed house	1	£91,000	£91,000	E227,500		
3 bed house	1	£136,500	£136,500			
4 bed house 5 bed house	0 0	£178,750 £217,750	E0 E0			
Name and Post Office of the Owner, where the Owner, which is the Owner, which is the Owner, where the Owner, which is the Owner, which i		scounted Sale		Contraction - No.		
1 bed apartment	0	£68,250	E0			
2 bed spartment	0	E82,550	£0 £0			
2 bed house 3 bed house	0	£91,000 £136,500	£0	EO		
4 bed house	0	£178,750	03			
5 bed house	.0	£217,750	£0 Salo Valud	£9,803,100		
MINISTER OF THE PARTY OF THE PA	AND RESIDENCE OF THE PERSON NAMED IN		Disposal Costs	£196,062		
			Total Scheme Value	£9,607,038		
	PART E - V	IABILITY INDIC	ATOR Surplus Profit	A STATE OF THE PARTY OF THE PAR		
	Residual Balance/Deficit		(Overage)	Indicative Land Value		
			62,816	£3,965,529		

Site Name	10/10/20/20/20	- SITE INFORMATION As	shbourne	
	Greenfeld 40% Affordable			
ito size (ha)	0.	Small Sit ART B - COSTS	0.5	
Control Constitution (CINI)	Ρ,	ALCOHOL: SANCE OF SAN	Area of Site (ha)	Cost of Area
xisting Land Use (EUV)	Information to Calcu	ilate Excess Profit	Information to Calc	
	(Overage)	in Part II	Land Value	
and Acquisition	£817,		N/A £0	
emolition and Clearance onstruction	£1,130		£1.136.	754
onstruction .	£143.	COLD IN COLD I	£143,0	10
Professional Fee Bales	12		The professional fees rate in number of properties to be d	i dependant on the tota evoloped. It will genera
			automati	ally
bnormals (inc AH Financial Contribution)	£65,000		£55,00	
Build Costs Sub-Total	£1,952	No.	E1,334)	/64
ustainable Homes Level (CSH) crease	0.03	00	0.3	
Build Costs Total	£1,952	5570	£1,334,	
ontingency	£85,1	257	£85,21	of idention the local basis
Conlingency Rates	15		of properties to be devel	apod. It will generate
The second secon	£117,1	0.07	£80,01	6
inance	£117,1	90.07		Allers and the second second
Finance Period	\$ Mnt	ahs	The finance period is depend. properties to be developed it s	oli generale automatic
Total Construction Costs	£2,154	,922	£1,500,	
evelopers profit	£453,276		£453,2 £1,953;	
Total Costs	£2,608	William Company of the Company of th	C1,500,	
	PA	RT C - VALUES		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units		e of Units	Total
The second secon	THE RESERVE OF THE PERSON NAMED IN	Market Sale		The second second
1 bed apartment 2 bed apartment	0	£132,000 £166,000	£0 £0	
2 bed house	1	£180,000	£180,000	£2,130,000
3 bed house	6	£225,000	£1,350,000	
4 bed house 5 bed house	2 0	£300,000 £405,000	£600,000 £0	
5 Bed house	NAME OF TAXABLE PARTY.	Social Rent	10	NAME OF TAXABLE PARTY.
1 bed apartment	0	£52,800	£0	STATE OF THE OWNER, TH
2 bed apartment	0	£66,400	60	
2 bed house	3	£72,000	£216,000	E395,000
3 bed house	2 0	£90,000 £120,000	£180,000	
4 bed house 5 bed house	0	£162,000	00	
ASSESSMENT OF THE PARTY OF THE	S	hared Ownership	TO SECURE A	
1 bed apartment	0	£85,800	60	
2 bed apartment	0	£107,900	E0	1 1 1 1 1 1 1 1
2 bed house 3 bed house	1 0	£117,000 £146,250	£117,000 £0	£117,000
4 bed house	0	£195,000	£0	
5 bed house	0	E263,250	EO	
		Discounted Sale		Name and Address of the Owner, where
1 bed apartment	0	£85,800 £107,900	£0 £0	
2 bed apartment 2 bed house	0	£117,000	100	£0
3 bed house	0	£146,250	EO	Lay Still 1 W.
4 bed house	0	£195,000	£0 E0	
5 bed house		1263,250	Sale Value	£2,643,000
THE PERSON NAMED IN COLUMN		PERSONAL PROPERTY.	Disposal Costs	£52,860
AND REAL PROPERTY.			Total Scheme Value	E2,590,140
	PART E -	VIABILITY INDICATO	R Nus Profit	THE RESERVE
	Residual Balance/Deficit		verage)	Indicative Land Value
			18,056	E836,759

	PART A	SITE INFORMA	NON	HES MY IN	
Site Name	Ashbourne				
Site Address Site size (ha)	Prowritetd 26.7% Affordable Small Site 0.5				
	PART B - COSTS				
Existing Land Use (EUV)	Information to Calcu (Overage)	% date Excess Profit	Area of Site (ha) Information to Cal Land Value		
Land Acquisition Demolition and Clearance	£617, £75,0		R75,0		
Construction Fees	£1,136,754 £184,530		E1,136 E154,	530	
ProSess imal Fee Ratus			The professional lees rate number of properties to be automat	reveloped. It will generate	
Abnormalis (inc All Financial Contribution)	£151,000		£151,	000	
Build Costs Sub-Total	£2,135	.034	£1,517		
Sustainable Homes Level (CSH) Increase	€0.0	00	60		
Build Costs Total	£2,135		£1,517	Military	
Contingency	£85,2	257	£85,2		
Contingency Rates			The continuency rate is deposit of properties to be deep automat	toped, it will generate:	
Finance	£128,10	12.07	£91,0	137	
Finance Person	0 800		The finance period is depose properties to be developed. If	ant on the total number of will generate automatically	
Total Construction Costs	£2,348	,393	£1,693		
Developers profit	£494.		£494, £2,188		
Total Costs	E2,843	Military and the same of the s	E2,100	,521	
	PA	RT C - VALUES	-alexandrasins		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Salu	Value of Units	Total	
1 bed apartment	0	£132,000	£0	THE VIEW STATE	
2 bed apartment	0	£196,000	60		
2 bed house 3 bed house	2 7	£180,000 £225,000	£360,000 £1,575,000	12,535,000	
4 bed house	2	£300,000	£600,000		
5 bed house	0	£405,000	EO		
The same of the same of		Social Rent	The same of the sa		
1 bed apartment	0	£52,800	£0 £0		
2 bed apartment 2 bed house	0 2	£65,400 £72,000	£144,000	E234,000	
3 bed house	1	£90,000	690,000	1234,000	
4 bed house	0	£120,000 £162,000	03		
5 bed house		ared Ownership	The second second second	THE RESIDENCE	
1 bed apartment	0	£85,800	£0	HOUSE OF THE	
2 bed apartment	0	£107,900	£0		
2 bed house	1	E117,000	£117,000	E117,000	
3 bed house	0	E146,250	£0		
4 bed house 5 bed house	0	E195,000 E263,250	£0 £0		
THE RESERVE AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS		Scounted Sale	ALTERNATION AND ADDRESS.		
1 bed apartment	0	£85,800	60	District Control	
2 bed apartment	0	£107,900	€0		
2 bed house	0	£117,000	ED	(0)	
3 bed house 4 bed house	0	£146,250 £195,000	E0 E0		
5 bed house	ő	£263,250	EO		
THE RESIDENCE AND ADDRESS OF THE PARTY.	COLUMN TWO	EDITOR SANCE	Sale Value	£2,886,000	
			Disposal Costs Total Scheme Value	£57,720 £2,828,260	
	DADTE	VIABILITY INDIC	The same of the sa	21,010,200	
	PARTE-	THOUSE IT I MOTO	Surplus Profit	THE REAL PROPERTY.	
	Residual Balance/Deficit		(Overage)	Indicative Land Value	
			-616,662	E639,753	

	PART /	A - SITE INFORMATIO	N		
Site Name Site Address	eenfield 55% Affordable		shbourne		
Site size (ha)	Medium Site 1.5				
		PART B COSTS			
Existing Land Use (EUV)		% culate Excess Profit e) in Part E	Area of Site (ha) Information to Cal Land Value		
and Acquisition	£1,8	53,250	NV		
Demolition and Clearance Construction		CD 01,688	£4,381		
Fees		8,169	£458,	169	
Professional Fee Rates			The professional feet rate number of properties to be automat	feveloped. It will generals	
Abnormalis (inc AH Financial Contribution)	£20	0,000	£200/	000	
Build Costs Sub-Total	26,8	93,107	(5,039	357	
ustainable Homes Level (CSH)	E	0.00	EO		
Build Costs Total	0.83	93,107	E5,039	,857	
Contingency	£26	2,901	£262;		
Contragrecy Bales		AN	The contingency rate is dops of properties to be down automat	laped. It will generate	
inance	£413	588.41	£302,		
Finance Period	21 W	lomhs	The finance period is depend properties in be developed. If	fant on the total numbers will generate automatics	
Total Construction Costs	£7,5	50,594	€5.605		
levelopers profit	£1,574,644 £1,574,644				
Total Costs	THE RESERVE	44,239	21/,111	134	
THE REPORT OF THE PERSON	P	ART C - VALUES			
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value Market Sale	e of Units	Total	
t bed spartment	0	£132,000	60		
2 bed apartment 2 bed house	0	£166,000 £180,000	£0 £1,080,000	PE 300 000	
3 bed house	16	£225,000	£3,600,000	E6,390,000	
4 bed house 5 bed house	3 2	£300,000 £405,000	£900,000 £810,000		
5 ded indise	THE OWNER WHEN	Social Rent	2810,000	- III WOOD - TO	
1 bed apartment	4	£52,800	£211,200	was and	
2 bed apartment	5	£66,400	£332,000		
2 bed house 3 bed house	10 6	£72,000 £90,000	£720,000 £540,000	£1,923,200	
4 bed house	1	£120,000	£120,000		
5 bed house	0	£162,000 Shared Ownership	£0	A STATE OF THE PARTY OF THE PAR	
1 bed apartment	0	£85,800	£0	A DESCRIPTION OF THE PERSON NAMED IN	
2 bed apartment	i	£107,900	£107,900		
2 bed house	4	E117,000	£468,000 £292,500	£868,400	
3 bed house 4 bed house	2	£146,250 £195,000	£292,500 £0		
5 bed house	0	£263,260	60		
THE RESERVE OF THE PARTY OF THE		Discounted Sale			
1 bed apartment 2 bed apartment	0	£85,800 £107,900	E0 E0		
2 bed house	0	£117,000	60	EO	
3 bed house	0	£146,250	60		
4 bed house 5 bed house	0	£195,000 £263,250	60	The Halling of	
The second second second	District of the last		Salu Value	£9,181,600 £183,632	
			Disposal Costs Total Scheme Value	£8,997,968	
THE PERSON NAMED IN	PARTE	- VIABILITY INDICATO			
A CONTRACTOR OF THE PARTY OF TH		Sun	plus Profit	Indicative Land Value	
E A	Residual Balance/Defici		Iverage) 546,078	£1,816,174	
			and the same of th	- 1,00 Tong 6 2 700	

Se Name		- SITE INFORMATIO	Ashbourne		
	Brownfield 45% Attordable Medium Site 1.5 PART B - COSTS				
ite size (ha)					
xisting Land Use (EUV)	Information to Calc	N plate Excess Profit	Area of Site (ha) Information to Calcu		
and Acquisition	(Overage) £1,85:		Land Value in Part E		
emolition and Clearance	€200			£200,000	
onstruction	£4,38		£4,381,61 £488,96		
005	£488	909	The protessional less rate is		
Professional Fee Rates			number of properties to be de- automatic	reloped. If will gener	
bnormals (inc AH Financial Contribution)	£508,000		00,8083		
Build Costs Sub-Total	£7,431	,907	£5,578,6	7	
ustainable Homes Level (CSH)	E0.	00	EO		
Build Costs Total	E7,431		E5,678,6	60	
ontingency	£262,	901	£262,90		
Contingency Rates	60		The contendency rate is depond of properties to be develo		
			automatic	illy.	
inance	£445,9	14.41	E334,71	The second second second	
Finance Period	21 Mo		The finance period is dependent properties to be developed. It will	nt on the total numb Digenurate automos	
Total Construction Costs	£0,140,722 £6,176,271				
evelopers profit	£1,685 £9,826		£1,885,391 £7,861,668		
Total Costs	THE RESIDENCE AND ADDRESS OF THE PERSON NAMED IN	Name and Address of the Owner, where			
VALUE OF DEVELOPMENT	PA .	RT C - VALUES		12000	
(Mean of Peak Sub Region)	Number of Units	Val Market Sale	lue of Units	Total	
1 bed apartment	0	£132,000	£0	Name of the last	
2 bed apartment	0	£166,000	£0		
2 bed house 3 bed house	10	£180,000 £225,000	£1,800,000 £3,825,000	£7,635,000	
4 bed house	4	E300,000	£1,200,000		
5 bed house	2	E405,000	£810,000		
TANKS IN THE PARTY OF THE PARTY	THE RESERVE OF THE PERSON NAMED IN	Social Rent			
1 bed spartment 2 bed apartment	5	£52,800 £98,400	£211,200 £332,000		
2 bed house	7	£72,000	E504,000	£1,587,200	
3 bed house 4 bed house	6 0	£90,000	£540,000 £0		
5 bed house	ő	£120,000 £162,000	EO)	CILL TON	
NAME OF TAXABLE PARTY.		nared Ownership	AND DESCRIPTION OF THE PARTY OF		
1 bed apartment	0	E85,800	£0		
2 bed apartment 2 bed house	3	£107,900 £117,000	£107,900 £351,000	£605,150	
3 bed house	1	£146,250	£146,250	1000,100	
4 bed house	0	£195,000 £263,250	£0 £0		
5 bed house		hiscounted Sale	TO THE REAL PROPERTY.	THE RESERVE OF THE PERSON NAMED IN	
t bed apartment	0	£85,800	£0	CO - WINES	
2 bed apartment	0	£107,900	£0		
2 bed house 3 bed house	0	E117,000 E146,250	£0 £0	EO	
4 bed house	0	£195,000	60		
5 bed house	0	£263,250	£0	£9,827,360	
The second secon			Sale Value Disposal Costs	£196,547	
The second second second	The second second	William Street	Total Scheme Value	19,610,801	
THE RESERVE AND DESCRIPTION OF	PART E	VIABILITY INDICAT	OR		
	Residual Balance/Deficit		rplus Profit Overage)	Indicative Land Val.	
			£195,310	£1,769,135	

		- SITE INFORMATIO		
te Name te Address	Matiock, I recrifed 26.7% affordable	Parley Dale, Tanaley, Win	ksworth, Middleton, Cromford, Mati	ock Bath
te size (ha)	argentiero 26.7 % arrondable	Small S	ite 0.5	
	P	ART B - COSTS		
isting Land Use (EUY)		ulate Excess Profit in Part E	Area of Site (ha) Information to Calcu Land Value in	
nd Acquisition		,750	NIA	
molition and Clearance Instruction	£1.13	0 6.754	E0 E1 136 754	
is a constant		010	£143,01	0
Professional Fee Rates	128		The professional fees rule a mumber of properties to be de automatic	veloped, it will genim
normals (inc AH Financial Contribution)	£55,000		£55,000)
Build Costs Sub-Total	£1,952,514		£1,334,7	и
stainable Homes Level (CSH)	£0	00	£0	
rease Duras Courts Total	10000	2,514	E13347	-
Build Costs Total		257	£85,25	
iongency	ALCOHOLD BY AND ADDRESS OF THE PARTY OF THE		The contragency rate is deputit	dant on the total num
Continguity Rates			el properties to be devero	ped. 3 will generate
THE RESIDENCE OF THE PARTY OF T	****	10.02	£80,080	
ance	£117,	150.87		CALL STREET, S
Fisance Period	9 M		The Sounce period is dependent properties to be developed. It was	il generate outomatic
Total Construction Costs		£2,154,922 £1,500,10		
relopers profit	£447,015 £447,01 £2,601,037 £1,047,1			
		ART C - VALUES		av altimate
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units		ue of Units	Total
1 bed apartment	0.	£119,000	£0	en maintaine
2 bed apartment	0.	£145,000	EO EO	
2 bed house 3 bed house	2 7	£170,000 £200,000	£340,000 £1,400,000	£2,280,000
4 bed house	2	£270,000	£540,000	
5 bed house	Ü	£350,000	03	
	THE R. P. LEWIS CO., LANSING	Social Rent	CONTRACTOR OF THE PERSON NAMED IN	
1 bed apartment 2 bed apartment	0	£47,600 £58,000	E00	
2 bed apartition	2	000,883	£135,000	C216,000
3 bed house	1	000,000	£80,000	
4 bed house 5 bed house	0	£108,000 £140,000	£0 £0	
AND DESCRIPTION OF THE PERSON		hared Ownership	STREET, SQUARE,	
1 bed spartment	0	E77,350	600	AL THE
2 bed apartment	0	£94,250	60	100000000
2 bed house 3 bed house	1 0	£110,500 £130,000	£110,500 £0	£110,500
4 bed house	0	£175,500	£0	
5 bed house	0	£227,500	EO	
The second secon		Discounfed Sale		
1 bed apartment 2 bed apartment	0	£77,350 £94,250	£0 £0	
2 bed house	0	E110,500	60	EO
3 bed house	0	E130,000	60	
4 bed house 5 bed house	0	£175,500 £227,500	60	
NAME AND ADDRESS OF THE OWNER,	A RESIDENCE OF REAL PROPERTY.	RESIDENCE OF THE PERSON NAMED IN	Sale Value	£2,606,500
		Name and Address of the Owner, where the Owner, which is the Own	Disposal Costs	£52,130
	DADE	WARD ITY INDICAT	Total Scheme Value	£2,554,370
	PARTE	VIABILITY INDICAT	DIK rplus Profit	NAME OF TAXABLE PARTY.
	Residual Balance/Deficit		Overage)	Indicative Land Valu
	Mark to the second second		E47,567	E607,248

		- SITE INFORMATION		appeal of the second	
ite Name	Matiock, E rownfield 13.3% affordable	Darley Dale, Tansley, Wirks	sworth, Middleton, Cromford, Matk	ock Bath	
ite size (ha)	TOWNSHIP (U.D.) HISTORIAN	Small Sit	0.5		
	P	ART B - COSTS			
Dristing Land Use (EUV)	(Overage	1) ulate Excess Profit) in Part E	Area of Site (ha) Information to Calcu Land Value in		
and Acquisition lemolition and Clearance onstruction	£1,13		NIA £0 £1,136,754 £154,530		
Professional Fee Ballis	£154,530		The professional free rate is number of properties to be de- partural or	dependant on the lotal veloped. It will general	
bnormals (inc AH Financial Contribution)	£151	,000	£151,00		
Build Costs Sub-Total	E2,06	0,034	E1,442.21	4	
ustainable Homes Level (CSH)	00 03		03		
Build Costs Total	£2,050,034		E1.442.21	distance in the last of the la	
cotingency	E85	M. Colonia	£85,257		
Continguing Flatin	1	5%	The contargency rate is depend of properties to be device automatic.	ped. It will generate	
inance	£123,0	£123.602.07 £86,			
Finance Period	The teance period is depon		The feature period is dependent properties to be developed. It will		
Total Construction Costs	£2,26	E2,268,893 E1,614,078			
evelopers profit	£477,799 £477.				
Total Costs	E2,74	A CONTRACTOR OF THE PARTY OF TH	£2,091,03		
	P	ART C - VALUES			
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Value Market Sale	e of Units	Total	
1 bed apartment 2 bed apartment 2 bed house 3 bed house	0 0 3 8	£119,000 £145,000 £170,000 £200,000	£0 £0 £510,000 £1,600,000	£2,650,000	
4 bed house	2	£270,000	£540,000		
5 bed house	.0	£350,000 Secial Root	100		
1 bed apartment	0	£47,800	£00	AND LABOR.	
2 bed apartment	0	£58,000	£0		
2 bed house 3 bed house	2 0	£68,000 £80,000	£136,000 £0	E136,000	
4 bed house	0	£108,000	03		
5 bed house	0	£140,000 hared Ownership	03		
1 bed apartment	0	£77,350	80	TV-STEP PAID	
2 bed apartment	0	£94,250	£0		
2 bed house 3 bed house	0	£110,500 £130,000	E0 E0	60	
4 bed house	0	£175,500	£0		
5 bed house	0	E227,500 Discounted Sale	£0		
		E77,350	60	AUGUST THE REAL PROPERTY.	
1 bed apartment 2 bed apartment	0	E94,250	000		
2 bed house	0	£110,500	£0	£0	
3 bed house 4 bed house	0	£130,000 £175,500	£0		
5 bed house	0	£227,500	E0	£2,786,000	
			Sale Value Disposal Costs	1.55,720	
STATE OF THE OWNER, TH	The State of the S	and the second	Total Scheme Value	\$2,710,280	
THE RESERVE AND DESCRIPTION OF THE PERSON NAMED IN	PART E	VIABILITY INDICATO			
	Berlinet British British		lus Profit verage)	Indicative Land Value	
	Residual Balance/Deficit		16,412	E638,403	

te Name		- SITE INFORMATION		ack Both	
	Matlock, D eenfield 40% Affordable	arriey Dale, Tansley, Wirk	sworth, Middleton, Cromford, Matte	our Bath	
te size (ha)	Medium Site 1.5				
	P	ART B - COSTS	Mark Control		
disting Land Use (EUV)	*		Area of Site (ha)	Cost of Area	
	Information to Calci (Overage)		Information to Calcul Land Value in		
and Acquisition	£1.853		N/A		
emolition and Clearance	E		€0		
onstruction	£4,381 £458		£4,381,688 £458,169		
res	1,430	100	The professional fees rate is	Maria de la companya della companya	
Professional Fee Rates			number of properties to be de-		
	£300.000		automatica		
bnormals (ins AH Financial Contribution)	£200,000 £4,093,107		£200,000		
Build Costs Sub-Total	£6,893	,107	£5,039,80	17	
ustainable Homes Level (CSH) crease	ED.	00	60		
Build Costs Total	£6,893		€5,039,85		
ontingency	£262,	901	£262,90	The state of the s	
Contingency Partes	5.5		of properties to be devoted		
	The second second	The second second	automatica	·lly	
inance	£413,5	86.41	£302,39		
THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO PE	21 Mo	and the same	The finance period is dependen	it on the social number	
Fifture Period			properties to be developed. It wi	li generate automata	
Total Construction Costs	67,569		£5,605,14		
evelopers profit Total Costs	£1,577		E1,577,65 E7,182,80		
Total Costs	THE RESERVE OF THE PERSON NAMED IN	DESCRIPTION OF THE PERSON OF T		TO DESCRIPTION	
VALUE OF DEVELOPMENT	Section 1 and 1 and 1	RT C - VALUES			
(Mean of Peak Sub Region)	Number of Units	Valu	ie of Units	Total	
	THE REAL PROPERTY.	Market Sale	BEALT CHARLES		
1 bed apartment	0	E119,000	EO		
2 bed apartment 2 bed house	10	£145,000 £170,000	£145,000 £1,700,000	£7,425,000	
3 bed house	19	E200,000	£3,800,000	11,420,000	
4 bed house 5 bed house	4 2	£270,000 £350,000	£1,080,000 £700,000		
NAME OF TAXABLE PARTY OF TAXABLE PARTY.	THE RESERVE OF THE PERSON NAMED IN	ESSO, DO	E COLUMN TO THE PARTY OF THE PA	The Laboratory Co.	
1 bed spartment	4	£47,600	E190,400	WINT BEIN	
2 bed apartment	A	£58,000	£232,000		
2 bed house 3 bed house	7	£68,000 £80,000	£476,000 £320,000	£1,218,400	
4 bed house	0	£100,000	60		
5 bed house	0	£140,000	£O		
		hared Ownership	-		
1 bed spartment 2 bed spartment	0	£77,350 £94,250	E0 E94,250		
2 bed house	3	£110,500	E331,500	£555,750	
3 bed house	1	£130,000	£130,000 £0		
4 bed house 5 bed house	0	£175,500 £227,500	E0 E0		
NAME OF TAXABLE PARTY.		Discounted Sale			
1 bed apartment	0	£77,350	60		
2 bed apartment	0	£94,250	03	111.70	
2 bed house 3 bed house		£110,500 £130,000	ED	CO	
4 bed house	0	£175,500	E0		
5 bed house	0	£227,500	Sale Value	E9,199,150	
	THE RESERVE OF THE PARTY OF THE	A PROPERTY.	Disposal Costs	£183,983	
	STATE OF TAXABLE	MARKET THE PARTY NAMED IN	Total Scheme Value	E9.015,167	
	PART E-	VIABILITY INDICATO			
Maria de la compansión de			olus Profit	Indicative Land Valu	
	tenidual Balance/Deficit	- 10	(verage)		

Site Name Site Address		a - SITE INFORMATIO Durley Dale, Tansley, Win	N ksworth, Middleton, Cromford, Mat	ock Bath	
ite size (ha)	Medium Site 1.5				
xisting Land Use (EUV)	Information to Cal	PART B - COSTS ;; culate Excess Profit) in Part E	Area of Site (ha) Information to Calcu Land Value in		
and Acquisition temolition and Clearance construction	£1,8	£1,853,250 £0 £4,197,734 £470,573		34	
Frofessional For Rates		10.1		dopendant on the tob veneped. It will genera asy.	
bnormals (ins AH Financial Contribution)	£50	8,000	£508,00		
Build Costs Sub-Total	£7,0	E7,029,557		07	
ustainable Homes Level (CSH)	£C	.00	60	THE PARTY OF THE P	
Build Costs Total	£7,0	19,557	(5,176.3	97	
ontingency	£25	1,864	£251,86		
	II COLUMN		The contingency rate is depen of properties to be develop	dact on the futal numb	
Centingenty Rates	6.0% of properties to be deve				
inance	£421,773.44 £310.		8		
Finance Paried	21 %	Central Control of the Control of th	The finance pened is depends properties to be developed. If w	et on the total number Il generate automatic	
Total Construction Costs	£7,703,195 £5,738,7		50		
evelopers profit	£1,572,321 £1		£1,572,3		
Total Costs		5,515	£7,311,0	<i>'</i> u	
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	ART C - VALUES Valu Market Sale	er of Units	Total	
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house	1 3 13 19 2 2	£119,000 £145,000 £170,000 £200,000 £270,000	£119,000 £435,000 £2,210,000 £3,800,000 £540,000	(7,804,000	
5 bed house	NAME AND ADDRESS OF THE OWNER, WHEN PERSON NAMED IN	£350,000 Social Rent	E700,000		
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	3 2 5 4 0	£47,800 £58,000 £68,000 £80,000 £108,000 £140,000	£142,800 £116,000 £340,000 £320,000 £0	£918,800	
THE RESERVE OF THE PARTY OF THE		Shared Ownership	Name and Address of the Owner, where the Owner, which is		
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	0 1 2 1 0	£77,350 £94,250 £110,500 £130,000 £175,500 £227,500	£0 £94,250 £221,000 £130,000 £0	E445,250	
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	0 0 0 0	E77,350 £94,250 £110,500 £150,000 £175,500 £227,500	60 60 60 60 60 60	co	
	-		Sale Value Disposal Costs	£9,168,050 £183,361	
	and the latest and th		Total Scheme Value	£8,584,689	
The second second second second second	PARTE	VIABILITY INDIGATO)R	Charles of	
DESCRIPTION AND DESCRIPTION OF THE PARTY OF			plus Profit	Indicative Land Value	
	Residual Balance/Deficit	(0	(verage)	E1 673 649	

	PART A	SITE INFORMATION	ALL DESCRIPTION OF THE PERSON			
ite Name ite Address	25% Affordable		Buxton			
ite size (ha)	20% Automature	Medium Sita 1.5				
	PA	PART B - COSTS				
xisting Land Use (EUV)	information to Calcu (Overage) i		Area of Site (ha) Information to Cali Land Value			
and Acquisition	£1,853,	250	NU			
emolition and Clearance	£0		£0 £4,381			
onstruction ees	£4,381, £458,1		£458,			
Froiessianni Fee Rates	The state of the said	105		is dependant on the total developed. It will general		
bnormals (ins AH Financial Contribution)	£200,0	100	E200.			
Build Costs Sub-Total	06,893	107	£5,039	857		
istalnable Homes Level (CSH)		E0.00				
crease		£6,893,107				
Build Costs Total	£0,093, £262,5		£5,039	2001		
ontingency	Annual Control of the		The contingency rate is depe	0.010		
Contingency Rates	5.00	£ IIS of properties to be dev		loped. 2 will generate.		
nance	£413,58	6.41	£302.			
France Period	21 May	21 Movems The Enance period is depend properties to be developed. If a		lant on the total number will generate automatica		
Total Construction Costs	£7.569	£7,569,594		149		
evelopers profit		£1,584,403 £1,584		403		
Total Costs	£9,153.	997	£7,189	,552		
	PAR	RT C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Va Market Sale	slue of Units	Total		
1 bed apartment	2	£100,000	E200,000	CATTON VIEW I		
2 bed apartment	ŝ	£120,000	£360,000			
2 bed house	14	£130,000	£1,820,000	E8,130,000		
3 bed house 4 bed house	20 4	£200,000 £275,000	£4,000,000 £1,100,000			
5 bed house	2	£325,000	£850,000			
STREET, SQUARE, SQUARE, SQUARE,	With the Party Miles	Social Rent	THE RESERVE TO SHARE THE PARTY OF THE PARTY			
1 bed spartment	1.	£40,000	£40,000			
2 bed apartment	2	£48,000	E95,000			
2 bed house 3 bed house	3	£52,000 £80,000	£156,000 £160,000	£452,000		
4 bed house	ő	£110,000	E0			
5 bed house	0	£130,000	EO			
	Sh	ared Ownership				
1 bed apartment	1	£65,000	£85,000			
2 bed spartment	1 3	£78,000 £84,500	£78,000 £253,500	5000 500		
2 bed house 3 bed house	2	£130,000	£260,000	£655,500		
4 bed house	0	£178,750	ED			
5 bed house	0	£211,260	60	Name and Address of the Owner, where		
		scounted Sale		THE RESERVE OF THE PARTY OF THE		
1 bed apartment	0	£65,000 £78,000	£0 £0			
2 bed apartment 2 bed house	0	£78,000 £84,500	E0	EO		
3 bed house	0	£130,000	EO			
4 bed house	0	£178,780	£0			
5 bed house	0	£211,250	£0 Sale Value	£9,218,500		
			Disposal Costs	£184,770		
THE OWNER OF TAXABLE PARTY.	THE RESERVE TO SERVE THE RESERVE THE RESERVE TO SERVE THE RESERVE THE RE	AND DESIGNATION OF THE PERSON NAMED IN	Total Scheme Value	1:9,053,730		
PERSONAL PROPERTY OF THE PERSON	PART E - V	IABILITY INDICAT	OR			
THE REAL PROPERTY.	Residual Balance/Deficit		urplus Profit (Overage)	Indicative Land Value		
	THE STATE OF THE S		£180,267	£3,864,578		

and an artist of the second	PART A -	SITE INFORMATIO			
Site Name		Central-Whaley Brid	go, Chapel en le Frith, New Mills		
ite Address ite stze (ha)	35% Affordable Medium Site 1.5				
	PA	RT B - COSTS			
xisting Land Use (EUV)	THE WEST	*	Area of Site (ha)	Cost of Area	
	Information to Calcu (Overage) i		Information to Calc Land Value		
and Acquisition	£1,853		N/A	The state of the s	
emolition and Clearance	£0		03		
onstruction	£4,381, £458,1		E4,381 E458.		
005	£430,	108	The professional less rate	s dependant on the total	
Professional Fee Rates			number of properties to be a	teveloped. It will general	
			eutomat £200,		
briormals (inc AH Pirancial Contribution)	£200,000 £6,893,107		£5,039	10/10	
Build Costs Sub-Total ustainable Homes Level (CSH)	100,000	ADDY.		ALC: NO	
crease	0.03		E0	27.0	
Build Costs Total	£6,893,	2000	05,039	0.50	
ontingency	£262,8	101	the community rate is depo		
Contingency Rates	600		of properties to be deve		
			automat		
nance	£413,58	6.41	£302,	191	
The second second	2110		The finance pened is depend	ant on the total number	
Finance Period	21 May	21 Months properties to be developed, it will gener			
Total Construction Costs			£5,605,149		
evelopers profit	£1,593,965 £1,59		£1,593 £7,199		
Total Costs	AND RESIDENCE OF PERSONS ASSESSED.	Name of the Owner, which the	27,122	Name of Street or other Designation of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, wh	
VALUE OF DEVELOPMENT	PAI	RT C - VALUES	THE RESERVE THE PARTY OF THE PA	- 1 - 100	
(Mean of Peak Sub Region)	Number of Units	V*	lue of Units	Total	
I to have an indicate where the last	A STATE OF THE PARTY OF THE PAR	Market Sale			
1 bed apartment	0	£105,000	£0		
2 bed apartment 2 bed house	12	£127,000 £140,000	£254,000 £1,680,000	£7.694.000	
3 bed house	19	£210,000	E3,990,000	E7,694,000	
4 bed house	4 2	£275,000	£1,100,000		
5 bed house	THE RESERVE OF THE PARTY OF THE	£335,000 Secial Root	£670,000		
1 bed apartment	2	£42,000	£84,000	NEW PARTY	
2 bed apartment	2	£50,800	£101,600		
2 bed house	4	£56,000	£224,000	£661,600	
3 bed house 4 bed house	3	£84,000 £110,000	£252,000 £0		
5 bed house	o l	£134,000	50	Same of the same of	
NAME AND ADDRESS OF THE OWNER, THE	Sh	ared Ownership	STORES OF STREET		
1 bed apartment	2	£68,250	£136,500		
2 bed apartment	2 2 4	£82,550	£165,100		
2 bed house 3 bed house	2	£91,000 £136,500	£364,000 £273,000	£938,600	
4 bed house	ő	£178,730	03		
5 bed house	0	£217,750	£0	Mary Labor	
		iscounted Sale			
1 bed spartment	0	£68,250	E0 E0		
2 bed apartment 2 bed house	0	£82,550 £91,000	E0 E0	10	
3 bed house	ě ě	£138,500	ED		
4 bed house 5 bed house	0	£178,750	E0 ED		
o dec nouse		£217,750	Sale Value	£9,294,200	
		-	Disposal Costs	£185,884	
THE RESERVE OF THE PERSON NAMED IN	STATE OF THE PARTY	CONTRACTOR OF STREET	Total Scheme Value	£9,108,316	
	PART E - V	MABILITY INDICAT	OR		
			And the second s		
	Residual Balance/Deficit		rplus Profit Overage)	Indicative Land Value	

Marian III	PART A	SITE INFORMA			
ite Name ite Address	Greenfield 13.3% Affordable	Gless	op, Hadfield, Gamesley		
lito size (ha)		The second secon	all Site	0.5	
	PA	RT B - COSTS			
Existing Land Use (EUV)	TOTAL NAME OF THE PARTY		Area of Site (
	Information to Calcu (Overage)			tion to Calculate Indicative Land Value in Part II.	
and Acquisition	£617,	750		N/A	
emolition and Clearance onstruction	£1,136		-	£0 £1,136,754	
ees .	£1,130 £143,			£143,010	
The state of the s	100 mg			Three rate is dependant on the lot	
Prefessional Fee Rates	12		temper, or brober	ties to be developed. If will general automatically.	
bnormals (ine AH Financial Contribution)	£55,0	00		£55,000	
Build Costs Sub-Total	£1,952	514	THE RESERVE TO SHARE	E1,334,764	
ustainable Homes Level (CSH)	6003	0		6.0	
Build Costs Total	£1,952	514	-	E1.334.764	
ontingency	£85.2	P0.5555	THE STREET	£85,257	
The second second				ate is dependent on the total num	
Cerifingency Rates	A LINE AND	7.5%		to be developed. If will generate automatically.	
inance	£117,15	0.87		£80,086	
STREET, STREET	THE RESERVE THE PROPERTY OF TH		The finance period	f is dependent on the total number	
Finance Period	Months		properties to be de-	proporties to be developed. It will generate automet	
Total Construction Costs	£2,154,922		THE RESERVOIS	£1,500,107	
Nevelopers profit	£423,0 £2,677.			£423,005 £1,923,112	
Total Costs	THE RESERVE OF THE PERSON NAMED IN			£1,923,112	
VALUE OF DEVELOPMENT		RT C - VALUES		All the second sections in the	
(Mean of Peak Sub Region)	Number of Units		Value of Units	Total	
A STATE OF THE STA		Market Sale		History and the latest and the lates	
1 bed apartment 2 bed apartment	0	£102,000 £120,000	E0		
2 bed house	3	£130,000	£390,000	£2,330,000	
3 bed house	8	£180,000	£1,440,000	22,300,000	
4 bed house 5 bed house	2 0	£250,000 £300,000	£500,000 £0	THE REAL PROPERTY.	
	Name and Address of the Owner, where	Social Hent		THE RESERVE OF THE PERSON NAMED IN	
1 bed apartment	0	£40,800	60		
2 bed apartment	0	E48,000	E0		
2 bed house 3 bed house	0	£52,000 £72,000	£62,000	£52,000	
4 bed house	ů .	£100,000	£0	THE RESERVE OF THE REAL PROPERTY.	
5 bed house	0	£120,000	03		
		ared Ownership			
1 bed apartment 2 bed apartment	0	£78,000	02		
2 bed house	1	£84,500	E84,500	€84,500	
3 bed house	0	£117,000	EO		
4 bed house 5 bed house	0	£162,500	EO		
D Dett etitise		£195,000 Sepunted Sale	£0		
1 bed spartment	0	£66,300	£0	THE R. LEWIS CO., LANSING	
2 bed apartment	0	£78,000	£0		
2 bed house	0	C84,500	60	E0	
3 bed house 4 bed house	0	£117,000 £162,500	E0 E0		
5 bed house	ő	£195,000	£0		
				ste Value £2,466,500 rai Costs £49,330	
			Total Schen		
NAME AND ADDRESS OF TAXABLE PARTY.	PART E - V	ABILITY INDICA		The second second	
CONTRACTOR OF THE PARTY OF THE	A CONTROL OF THE PARTY OF THE P		Surplus Profit	Indicative Land Value	
	Residual Balance/Deficit		(Overage) -C180.757	E494,058	
				Political Property and Property	

	PART A	SITE INFORMATION		A CHARLES	
ite Name	Brownfield 13.3% Affordable	Glossop	Hadfield, Gamesley		
ite Address ite size (ha)	Brownfield 13.3% Affordable Small Site 0,5				
	PA	RT B - COSTS			
xisting Lend Use (EUV)	Information to Calcul (Overage) in		Area of Site (ha) Information to Cak Land Value		
and Acquisition (EUV + 20%)	£617,7		NIA		
emolition and Clearance	£0 £1,138.		£0 £1,136,754		
onstruction ees		£154,530		530	
Professional Fee Rates	1			s dependant on the total levisloped. It will general cally	
bnormals (ine AH Financial Contribution)	£151,0	00	£151,0	000	
Build Costs Sub-Total	£2,060,6		E1,442	284	
istainable Homes Level (CSH)	E0.00		60		
crease			£1,442	100	
Build Costs Total entingency	E2,060,0 £85,25		EBS	Contract of the Contract of th	
oningency .	CONTRACTOR OF THE PARTY OF THE	Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, whic	The contingency rate is dept		
Contingency Rates	7.5%		of properties to be deve		
	and the state of the same of t	The state of the s	EBS		
nance	£123,603	2.07	The second secon		
Financii Period	5 Mont	S Months		ant on the lotal number will generate automatica	
Total Construction Costs	£2,268,893		£1,444,002 £423,005		
rvelopers profit		£2,691,898		007	
Total Costs	The second secon	CARLES CALLED A	Special Reserved in Street	William Printers and the	
VALUE OF DEVELOPMENT	PAR	T C - VALUES			
(Mean of Peak Sub Region)	Number of Units		lue of Units	Total	
Name and Address of the Owner, where the Owner, which is		Market Sale			
1 bed apartment 2 bed apartment	0	£102,000 £120,000	£0 £0		
2 bed house	3	£130,000	£350,000	£2,330,000	
3 bed house	8	£180,000	£1,440,000		
4 bed house 5 bed house	2 0	£250,000 £300,000	£500,000 £0		
		Social Rent	THE RESERVE OF THE PERSON NAMED IN	SOURCE STREET	
1 bed apartment	0	£40,800	EO	No Aptril 1	
2 bed apartment	0	£48,000	ÉO		
2 bed house	1	£52,000	£52,000	£52,000	
3 bed house 4 bed house	0	£100.000	£0 £0		
5 bed house	o o	£120,000	£0		
THE RESERVE OF THE PERSON NAMED IN	Sha	red Ownership	STREET, SQUARE, SQUARE		
1 bed apartment	0	£66,300	6.0		
2 bed spartment	0	£78,000 £84,500	£0 £84,500		
2 bed house 3 bed house	0	£117,000	E0	£84.500	
4 bed house	0	£182,500	EO		
5 bed house	0	£195,000	EO		
		scounted Sale			
1 bed apartment 2 bed apartment	0	£66,300 £78,000	E0 E0		
2 bed apartment 2 bed house	0	E84,500	60	EO	
3 bed house	0	£117,000	EO		
4 bed house 5 bed house	0	£162,500 £195,000	£0		
D DOU HOUSE	SHARP SHAPE	£190 000	Sale Value	12,466,500	
AND DESCRIPTION OF THE PARTY.	THE RESERVE OF THE PERSON NAMED IN	THE RESERVE TO SERVE THE RESERVE THE RESER	Disposal Costs	£49,330	
THE RESERVE THE PARTY.	STREET, SQUARE, SQUARE	-	Total Scheme Value	£2,417,170	
TO COMPANY OF THE PARTY OF THE	PART E - V	IABILITY INDICAT		TANKEN - MANAGEMENT	
	Residual Balance/Deficit		rplus Profit (Overage)	Indicative Land Value	
	No. of Control of Control		6274,228	£550,163	

	PART A - S	SITE INFORMATI	ON		
Site Name	- Anna Anna Anna Anna Anna Anna Anna Ann	Glossoy	o, Hadfield, Gamesley		
Site Address Site size (ha)	Greenfield 20% Affordable	Medium	Site 1,5		
Concession of the last of the	PAF	TB-COSTS		The same of the sa	
Existing Land Use (EUV)	information to Calcula (Overage) in		Area of Site (ha) Information to Calo Land Value	in Part E	
Land Acquisition Demolition and Clearance	£1,853,2 £0 £4,381,6		NIA E0 £4.381		
Construction Fees	£458,16		£458,1	169 or dependant on the lotal	
Professional Fee Rates	10%		mumber of properties to be disultaneat	cally.	
Abnormals (inc AH Financial Contribution)	£200,00		£200,0		
Birihi Costs Sub-Total Sustainable Homes Level (CSH)	£6,093,1	97	The same of the sa	MARCH 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Increase	£0.00		£0		
Build Costs Total	E6,893,1		£5,039	ange	
Contingency	£262,90	1	The contingency rate is depart		
Contingency Halis	6.0%		of properties to be dove automat	loped. It will generate eatly.	
Finance	£413,586	.41	£302,3	191	
Finance Period	21 Mont	ha l	The finance period is depend properties to be developed. It	ant on the total number of will generate automatically	
Total Construction Costs	E7,669,5	94	E5,605,140		
Developers profit Total Costs	£1,517,4 £9,087,0		£1,517,448 £7,122,599		
Total Costs	THE RESERVE TO SHARE SHA	The state of the later of the l			
VALUE OF DEVELOPMENT		T C - VALUES		-	
(Mean of Peak Sub Region)	Number of Units	V Market Sale	alue of Units	Total	
1 bed spatiment	2	£102,000	E204,000	No Table	
2 bed apartment	4	£120,000	£480,000	West-Sweet III	
2 bed house 3 bed house	16 20	£130,000 £180,000	£2,080,000 £3,600,000	£7,964,000	
4 bed house	4	£250,000	£1,000,000		
5 bed house	2	£300,000	000,000		
AND DESCRIPTION OF THE PERSON NAMED IN		Social Rent	210,000		
1 bed spartment 2 bed spartment		£40,800 £48,000	£40,800 £48,000		
2 bed house	2	£52,000	E104,000	£336,860	
3 bed house	2 0	£72,000	£144,000 £0		
4 bed house 5 bed house	0	£100,000 £120,000	£0 £0		
	Sha	red Ownership		THE RESERVE	
f bed apartment	1	£66,300	£66,300		
2 bed apartment	1	£78,000	£78,000 £169,000	200	
2 bed house 3 bed house	2 2	£84,500 £117,000	E234,000	£547,300	
4 bed house	0	£162,500	EO		
5 bed house	0	£195,000	EO		
		scounted Sale			
1 bed apartment	0	£66,300 £78,000	£0 £0		
2 bed apartment 2 bed house	0	E84,500	£0	EO	
3 bed house	0	£117,000	60		
4 bed house 5 bed house	0	£162,500 £195,000	100		
The second second second	THE RESERVE OF THE PERSON NAMED IN	THE OWNER OF TAXABLE PARTY.	Sale Value	£8,848,100	
		-	Disposal Costs	£176,962 £8,671,138	
	PARTE V	IABILITY INDICA	Total Scheme Value		
	PARTIES		surplus Profit	Indicative Land Value	
	Residual Balance/Deficit		(Overage)		
			-£415,906	E1,548,538	

Site Name	LAIM	- SITE INFORMATION	, Hadfield, Gamesley		
	ownfield 20% affordable	Систор	Chantelot delicency	100	
itie size (ha)	Medium Site 1.5				
	P/	ART B - COSTS	A reminer	The second second	
xisting Land Use (EUV)	information to Calcu (Overage)	in Part E	Area of Site (ha) Information to Calc Land Value		
and Acquisition	E1,852		N/A £0		
emolition and Clearance onstruction	£4.381		E4,381,888		
onstruction oes	£488.		£480,9	69	
Professional Fee Rates			The professional less rate is number of properties to be di automatic	rycloped. If will penera	
bnormals (see AH Francisi Contribution)	£508,	000	£508,0	00	
Build Costs Sub-Total	67,231	,907	£5,378,	67	
astainable Homes Level (CSH)	E0.0	00	60	MILES HE HE	
Seedse Build Costs Total	67.231	907	(5,378)	157	
ontingency	£262	ADAIL .	£262,9	01	
Company of the Compan	William Balling	A STATE OF THE PARTY OF THE PAR	The conlinguicy rate is deper	idant on the fold numb	
Contingency Pates	6,0		of properties to be deval		
inance	£433,9	14.41	£322,7	Table 1	
inance	parent.	Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, which i	1 12001	Control of the Contro	
Finance Period	21 Months The finance period is deper properties to be developed.)			dli generale automatic	
Total Construction Costs	£7,928,722 £5,96			277	
evelopers profit	£1,517,449 £1,5				
Total Costs	E9,446	ALCOHOLD BY THE REAL PROPERTY.	£7,481;		
	PA	RT C - VALUES	W. C. CHENNAMED IN		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	V: Market Sale	alue of Units	Total	
1 bed apartment	2	£102,000	£204,000		
2 bed apartment	4 16	£120,000 £130,000	£480,000 £2,080,000	C7 024 000	
2 bed house 3 bed house	20	£180,000	£3,600,000	£7,964,000	
4 bed house	4	£250,000	£1,000,000		
5 bed house	2	Social Rent	£600,000		
		£40,800	£40,800	and the same	
1 bed apartment 2 bed apartment	1	£48,000	£48,000		
2 bed house	2	£52,000	£104,000	E336,800	
3 bed house 4 bed house	2 0	£72,000 £100,000	£144,000 £0		
5 bed house	0	£120,000	03		
	S	hared Ownership			
1 bed apartment	1	£65,300	£66,300 £78,000		
2 bed apartment 2 bed house	2	£78,000 £84,500	£169,000	£547,300	
3 bed house	2	£117,000	£234,000	1000000	
4 bed house 5 bed house	0	£162,500 £196,000	£0 £0		
5 Ged House		Discounted Sale	THE RESERVE TO SHARE THE PARTY OF THE PARTY	NAME OF TAXABLE PARTY.	
1 bed spartment	0	£86,300	100	THE PERSON	
2 bed apartment	0	£78,000	20		
2 bed house	0	£84,500 £117,000	E0 E0	£0	
3 bed house 4 bed house	0	£162,500	£0		
5 bed house	Ö	£195,000	£0	€6,848,100	
The latest and the la			Sale Value Disposal Costs	£176,962	
			Total Scheme Value	EB,671,138	
THE RESERVE OF THE PERSON NAMED IN	PART E -	VIABILITY INDICA	TOR		
COLUMN TO SERVICE STATE OF THE PARTY OF THE		s	urplus Profit (Overage)	Indicative Land Value	
	Residual Balance/Deficit		LOVE BUE		

	PART A - :	SITE INFORMATI		
Site Name Site Address	reenfield 20% affordable		Buxton	
Site size (ha)		Small	Site 0.5	The second second
THE RESERVE	PAF	RTB-COSTS		
Existing Land Use (EUV)	Information to Calcula (Overage) in	Part E	Area of Site (ha) Information to Cale Land Value	in Part E
and Acquisition Demolition and Clearance Construction	£617,750 £0 £1,136,754 £143,010		NA/ E0 £1,436 £143.	754
Professional Fee Ratio	175.		The professional less rate in number of properties to be automat	s dependant on the lotal teveloped, it will generate
Uncormalis (inc AH Financial Contribution)	£85,000		£55,0	00
Build Costs Sub-Total	£1,952,8	114	(1.334	764
ustainable Homes Level (CSH)	E0.00		£0	
Huild Costs Total	£1,952,5	14	£1,334	764
Contingency	£85,25	7	£85,2	
Comingency Ratio	7.5%		The conting-only rate is depended of properties to be developed automat	toped. R will generate:
inance	E117,150	1.07	0,083	86
Finance Pence	9 Month		Ohe finance period is depend properties to be developed. It	lant on the total number of will generate automobical
Total Construction Costs	£2,154,922		£1,500,107	
evelopers profit	£438,44 £2,593,5		£438) £1,938	
Total Costs	THE RESERVE THE PERSON NAMED IN	diament of the last	ALCOHOLD IN COMPANY	THE RESERVE
VALUE OF DEVELOPMENT	and the same of the same of	T C - VALUES		AUTHORISE MINERS
(Mean of Peak Sub Region)	Number of Units		/alue of Units	Total
		Market Sale	03	with the course of the
1 bed apartment 2 bed apartment	0	£120,000	60	
2 bed house	3 7	£130,000	£390,000 £1,400,000	£2,340,000
3 bed house 4 bed house	2	£200,000 £275,000	£550,000	
5 bed house	0	£325,000	£0	
THE RESERVE OF THE PERSON NAMED IN		Social Rent	60	Market St.
1 bed apartment 2 bed apartment	0	£40,000 £48,000	60	
2 bed house	1	£52,000	£52,000	£132,000
3 bed house 4 bed house	1 0	£80,000 £110,000	EB0,000 E0	
5 bed house	0	£130,000	EO	100
		red Ownership		THE RESERVE
1 bed apartment	0	£65,000 £78,000	£0 £0	
2 bed apartment 2 bed house	1	£84,500	£84,500	E84,500
3 bed house	0	£130,000	03	
4 bed house 5 bed house	0	£178,750 £211,250	E0 C0	
		scounted Sale	Name and Address of the Owner, where	
1 bed apartment	0	D65,000	EO EO	
2 bed apartment	0	£78,000	E0 E0	
2 bed house 3 bed house	0	£84,500 £130,000	£0	60
4 bed house	0	£178,750	£0 £0	
5 bed house		£211,250	Sale Value	£2,556,500
NAME OF TAXABLE PARTY.	Name and Address of the Owner, where		Disposal Costs	£61,130
Name and Address of the Owner, where the Owner, which is the Own		ABU ITA INDIO	Total Scheme Value	£2,505,370
	PARTE-V	IABILITY INDICA	Surplus Profit	VINTONIA VINTONIA
	Residual Balance/Deficit	DANGE OF STREET	(Overage)	Indicative Land Value
			EH7,992	£586,623

	PART A -	SITE INFORMAT	TION	ELLE LINE		
Site Name	Buxton					
Site Address Site size (ha)	Brownfield 13.3% affordable Small Site 0.5					
ner area fred	PA	RT B - COSTS	1010			
Existing Land Use (EUV)		7	Area of Site (ha)	Cost of Area		
	Information to Calcul (Overage) is	ate Excess Profit	Information to Calc Land Value			
and Acquisition	€817,7		NIA			
Demolition and Clearance	60		60			
Construction	£1,136, £154,5		£1,136 £154.1			
CONTRACTOR OF THE PROPERTY OF		CONTRACTOR AND ADDRESS OF	The professional fees rate in	is dependant on the total		
Professional Fee Rates	12%		number of properties to be a automat			
Abrogemals (Inc AH Financial Contribution)	£151,0	00	£151,			
Build Costs Sub-Total	£2,060,	034	£1.442	284		
Sustainable Homes Level (CSH)	E0.00		£0			
Build Costs Total	£2,060/	034	£1,442	284		
Contingency	€85,21	57	£85,2			
Contingency Rates	150		The explangement rate is depo of properties to be deve	xged. It will generate		
inance	£123,60	2.07	£86,5			
Finance Period	\$ Mont	in an analysis of	The finance period is depend properties to be developed. If	ant on the total number of will generate automaticals		
BEIS DE LA COMPTENZA DE LA COM	£1 500	60.2	£1.614	THE PERSON NAMED IN COLUMN		
Total Construction Costs Developers profit	£2,268,893 £459,050			£459,020		
Total Costs	£2,727,	913	£2,073	098		
	PAF	RT C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total		
			03	The last of the la		
1 bed spartment 2 bed spartment	0	£100,000 £120,000	60			
2 bed house	3	£130,000	£390,000	£2,540,000		
3 bed house	0	£200,000	£1,600,000 £550,000			
4 bed house 5 bed house	2 0	£275,000 £325,000	£00			
STREET, SQUARE,	DESCRIPTION OF THE PERSON NAMED IN	Social Rent	THE RESERVE OF THE PERSON NAMED IN			
1 bed apartment	0	E40,000	£0			
2 bed apartment	0	£48,000	£0 £52,000			
2 bed house 3 bed house	0	£52,000 £80,000	£52,000 £0	£52,000		
4 bed house	ů o	£110,000	03			
5 bed house	0	£130,000	03			
		rred Ownership	-	THE RESERVE		
1 bed apartment 2 bed apartment	0	£78,000	E0 E0			
2 bed house	1	EB4,500	£84,500	E84,500		
3 bed house	0	E130,000	20	1000000		
4 bed house	0	£178,750	20			
5 bed house	0	E211,250 scounted Sale	03			
1 bed apartment	0	E85.000	60	In Lines to See		
2 bed apartment	0	£78,000	EO			
2 bed house	0	£84,500	EO	03		
3 bed house	0	£130,000	£0			
4 bed house 5 bed house	0	£178,750 £211,250	£0 £0			
THE RESERVE OF THE PERSON NAMED IN	OR OTHER DESIGNATION OF THE PERSON NAMED IN	THE OWNER OF THE OWNER, WHEN	Sale Value	£2,676,500		
A COLUMN TWO IS NOT THE OWNER.		STATE OF TAXABLE PARTY.	Disposal Costs	£53,530 £2,622,970		
The second secon	DARTE	IABILITY INDICA	Total Scheme Value	12,022,019		
	PART E-V		Surplus Profit	Indicative Land Value		
	Residual Balance/Deficit		(Overage)			
			E104.943	£549,872		

	PARIA	SITE INFORMAT				
Site Name Site Address	cerifield 25% Affordable	1000	Buxton			
Site size (ha)	Medium Site 1,5					
	PA	RTB - COSTS				
Existing Land Use (EUV)	Information to Calcu (Overage)		Area of Site (ha) Information to Cal Land Value	in Part E		
and Acquisition	£1,853		N/			
Pemolition and Clearance Construction	£4,381		The same of the sa	£0 £4,381,688		
ees	£458,		£458,			
Professional Fee Rates	107		The professional less rata number of properties to be automat	developed. It will general		
bnomals (ne AH Financial Contribution)	£200/	000	£200,	000		
Build Costs Sub-Total	£6,893	.107	£5,038	,857		
ustainable Homes Level (CSH)	E0.0	0	EO			
Build Costs Total	£6,893	107	£5,038	.857		
ontingency	£262)	11000	£262,			
The same of the sa			The contingency rate is departured	rndant on the total numb		
Contingency Rates	6.07		of properties to be deve			
Finance	£413,58	6.41	£302,			
Finance Per co	24. Mai	ithin	The finance period is depend properties to be developed. It	The Grunce period is dependent on the total number properties to be developed. It will generate outpractic		
Total Construction Costs				(149		
evelopers profit	£1,584	403	£1,584,403			
Total Costs	£9,153	997	E7,189	,652		
	PA	RT C - VALUES	Time I am a series			
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total		
1 bed apartment	2	£100,000	€200,000	TO 18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
2 bed apartment	3	£120,000	£360,000			
2 bed house 3 bed house	14 20	£130,000 £200,000	£1,820,000 £4,000,000	E8,130,000		
4 bed house	4	£275,000	£1,100,000			
5 bed house	2	€325,000	£650,000			
		Social Rent				
1 bed apartment 2 bed apartment	1 2	E40,000 E48,000	£40,000 £96,000			
2 bed house	3	£52,000	£156,000	£452,000		
3 bed house	2	£80,000	£160,000			
4 bed house 5 bed house	0	£110,000 £130,000	03 03			
	S	ared Ownership	THE RESIDENCE OF THE PARTY NAMED IN	DESCRIPTION OF THE PERSON NAMED IN		
1 bed apartment	1	£65,000	£85,000			
2 bed apartment	1	E78,000	£78,000	The second to		
2 bed house 3 bed house	3 2	£84,500 £130,000	£253,500 £260,000	£656,500		
4 bed house	Û	£178,750	EO			
5 bed house	0	£211,250	.00			
		escounted Sale				
1 bed apartment 2 bed apartment	0	£85,000 £78,000	£0 £0			
2 bed house	0	E84,500	£0	€0		
3 bed house	0	£130,000	£0	The state of the s		
4 bed house 5 bed house	0	£178,750 £211,250	00 03			
	-	441,1417	Sale Value	69,238,500		
THE R. P. LEWIS CO., LANSING, MICH.		The Real Property lies	Disposal Costs	£184,770		
	DARTE	/IABILITY INDICA	Total Scheme Value	E9,053,730		
	PARI E-		Surplus Profit	- NORTH PROPERTY OF THE PARTY OF		
	tesidual Balance/Deficit		(Overage)	Indicative Land Value		
			£100,267	E1,064,170		

ann de la company	PART A -	SITE INFORMAT	AND DESCRIPTION OF THE PARTY OF			
Site Name Site Address	Brownfield 20% affordable		Buxton			
Site size (ha)	Medium Site			King to the same		
	PA	RT B - COSTS				
Existing Land Use (EUV)	Information to Calcut (Overage) is	n Part E	Land Value	Area of Site (ha) Cost of Area Information to Calculate Indicative Land Value in Part E		
Land Acquisition Demolition and Clearance Construction	£1,853, £0 £4,381,		N// E0 E4,381			
003	£488.9	69	The professional fees rate	is dispondant on the total		
Professional Fee Hates	10%		number of properties to be a automat	early.		
bnormals (inc AH Financial Contribution)	£508,0		£508)			
Build Costs Sub-Total	E7,231,		15,378	and the same of th		
ustainable Homes Level (CSH)	E0.00		£0			
Build Costs Total Contingency	£7,231, £262,9		£5,378 £262,	001		
Confingency Rates	6.6%		The contingency rate is dops of properties to be deve automat	loped. It will generate		
Inance	£433,91	4.41	£322,	719		
Finance Perce	21 Mon	21 Months		The finance period is dependent on the total number properties to be developed. It will generate automatical		
Total Construction Costs evelopers profit	£7,928,722 £1,617,631		£5,964	931		
Total Costs	£9,546,	653	£7,582	,208		
	PAR	RT C - VALUES				
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total		
1 bed apartment	2	£100,000	E200,000	PER THE		
2 bed apartment	4	£120,000	£480,000			
2 bed house 3 bed house	16 20	£130,000 £200,000	E2,090,000 E4,000,000	£8,510,000		
4 bed house	4	£275,000	£1,100,000			
5 bed house	2	£325,000	£660,000			
		Social Rent				
1 bed apartment	1	E40,000	£40,000			
2 bed apartment 2 bed house	3	£48,000 £52,000	£48,000 £104,000	0240 000		
3 bed house	2	E80.000	£160,000	£352,000		
4 bed house	0	£110,000	£0			
5 bed house	0	£130,000 ared Ownership	£0	THE RESERVE AND ADDRESS.		
1 bed apartment		£65,000	£65,000	EUEONE		
2 bed apartment		E78,000	£78,000			
2 bed house	2 2	E84,500	£189,000	E572,000		
3 bed house	2	£130,000	E260,000			
4 bed house	0	£178,750 £211,250	E0			
5 bed house		scounted Sale	Maria de la Companya			
1 bed apartment	0	£65,000	£0	A COLUMN		
2 bed apartment	0	£78,000	EO			
2 bed house	0	E84,500	£0 £0	EO		
3 bed house 4 bed house	0	E130,000 E178,750	60			
5 bed house	ő	E211,250	60	20.10.10.0		
The second second	Market Bridge		Sale Value Disposal Costs	£9,434,000 £188,680		
		THE RESERVE OF THE PARTY OF THE	Total Scheme Value	19,245,320		
THE RESERVE OF THE PERSON NAMED IN	PART E - V	IABILITY INDICA		The same of the last of the la		
The second second	And the second		Surplus Profit	Indicative Land Value		
	Residual Balance/Deficit		(Overage)	THE RESERVE THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN THE PERSON NAMED IN THE PERSON NAMED IN		

Site Name	PARTA-	SITE INFORMATI				
	Freenfield 20,7% affordable	Central-Whatey Brit	dge, Chapel en le Frith, New Mille			
te size (ha)	Small Site 0.5					
	PA	RT B - COSTS				
xisting Land Use (EUV)	hiformation to Calculate Excess Profit (Overage) in Part E		Area of Site (ha) Information to Cak Land Value			
nd Acquisition	£817,	50	NO			
smolition and Clearance	E0		the state of the s	£0 £1,136,754		
onstruction es	£1,136, £143,0		£143,0			
Professional Fee Rates	125		The professional fees rate marker of properties to be a automate	teverapea. It will genera		
ricemals (inc All Financial Contribution)	£55,0	00	£55,0			
Build Costs Sub-Total	£1,952	514	£1.334	.764		
stainable Homes Level (CSH)	60.0	300	EO	VALUE DESCRIPTION		
rease	£1,952,		61,334			
Build Costs Total	£85.2	NAME OF TAXABLE PARTY.	£85,2			
The second secon	and the second discount of the		The contingency rate is depo			
Contingency States	7.61		of properties to be deve			
ance	£117,15	0.87	0,080			
	NAME OF TAXABLE PARTY.	CHICK STREET,	The Signific period is depend	bant on the sotal number		
Finance Pence	9 Weaths		properties to be developed. It	properties to be developed. If will generate automat		
Total Construction Costs	£2,154,922		£1,500,107 £449,673			
velopers profit Total Costs	£449,6		£449,673 £1,949,7£0			
The second second second	THE RESERVE OF THE PERSON NAMED IN	RT C - VALUES	THE RESERVE OF THE PARTY OF THE	Contract of the last		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units		alue of Units	Total		
1 bed apartment	0	£105,000	60			
2 bed apartment	0	£127,000	60			
2 bed house 3 bed house	2	£140,000 £210,000	£280,000 £1,470,000	£2,300,000		
4 bed house	2	£275,000	£550,000			
5 bed house	0	£335,000	E0	The second		
THE REAL PROPERTY.	and the second second	Social Rent		COMPANIE OF STREET		
1 bed apartment 2 bed apartment	0	£42,000 £50,800	E0 E0			
2 bed house	1	£56,000	£56,000	E140,000		
3 bed house	1	£84,000	£84,000			
4 bed house 5 bed house	0	£110,000 £134,000	£0 £0			
		ared Ownership	STREET, SQUARE,			
1 bed apartment	0	£68,250	E0			
2 bed apartment	0	E#2,550	£0	None Street Street		
2 bed house 3 bed house	2 0	£91,000 £136,500	£182,000 £0	£182,000		
4 bed house	0	£178,750	03			
5 bed house	0	£217,750	£0			
		scounted Sale		CENTER STREET		
1 bed apartment 2 bed apartment	0	£68,250 £82,550	£0 £0			
2 bed house	0	£91,000	ED	60		
3 bed house	0	£136,500	E0 E0			
4 bed house 5 bed house	0	£178,750 £217,750	£0			
NAME AND ADDRESS OF THE OWNER, WHEN PERSONS NAMED IN	Name and Address of the Owner, where	STATE OF THE PERSON.	Sale Value	£2,622,000		
THE OWNER OF THE OWNER, WHEN	THE RESERVE AND ADDRESS.	SERVICE SERVICE	Disposal Costs	£52,440 £2,569,560		
	DARTE V	IABILITY INDICA	Total Scheme Value	E2,309,500		
	PARTE		urplus Profit	Indicative Land Value		
	Residual Balance/Deficit		(Overage)			
			#ASS 946	1819,780		

Site Name	PART A	- SITE INFORMAT	NON sidge, Chapel en le Frith, New Mills		
Site Address	Brownfield 13.3% affordable				
Site size (ha)	Small Site 0.5				
	P/	ART B - COSTS	The second second		
zisting Land Use (EUV)	Information to Calcu (Overage)		Area of Site (ha) Information to Ca Land Value		
and Acquisition	£617.		N/		
emolition and Clearance	£0		0		
onstruction	£1,136	F1000	E1,130 £154		
005	£154,530		The professional fees rate	is dependant on the lote	
Professional Fee Rates	12		number of properties to be automa	developed. It will general	
binormals (inc AH Pirencial Contribution)	£151,	000	£151	,000	
Build Costs Sub-Total	E2,060	,034	£1,44	2.284	
ustainable Homes Level (CSH)	£0.0	00	6		
crease Build Costs Total	£2,060	.034	E1/44	2.284	
ontingency	£85,2		£85,		
			This consequency rate is dep		
Continuency Rates			of properties to be always		
nance	£123,64	02.07	£86,	MAN AT THE RESERVE AT THE PARTY	
Emissee Period	a Min	ithin	The firance period is depoin properties to be disseloped. If	The finance period is dependant on the total number properties to be developed. It will generate automatic.	
Total Construction Costs	E2,268,893		£1.61-	£1,614,078	
evelopers profit	£479,686			£479,685	
Total Costs	62,740	,579	£2.09	1,764	
	PA	RT C - VALUES			
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total	
1 bed apartment	0	£105,000	£0	SERVICE STREET	
2 bed apartment	0	£127,000	£0		
2 bed house	3	£140,000	£420,000	£2,650,000	
3 bed house 4 bed house	8 2	£210,000 £275,000	£1,680,000 £550,000		
5 bed house	0 0	£335,000	60		
		Social Rent	STATE OF THE OWNER, TH		
1 bed apartment	0	£42,000	E0		
2 bed apartment 2 bed house	0	£50,800 £56,000	£0 £56,000	£56,000	
3 bed house	ó	£84,000	EO	130,000	
4 bed house	0	£110,000	60		
5 bed house		£134,000 hared Ownership	THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE OWN	THE RESERVE	
1 bed spartment	0	£68,250	£0	THE WHITE OF	
2 bed apartment	0	£82,550	EO		
2 bed house	1	£91,000 £136,500	£91,000 £0	E91,000	
3 bed house 4 bed house	0	£178,750	£0		
5 bed house	0	€217,750	£0		
THE RESERVE TO SHARE THE PARTY OF THE PARTY		liscounted Sale	CARL STREET, SQUARE, S		
1 bed spartment	0	£68,250	£0 £0		
2 bed apartment 2 bed house	0	£82,550 £91,000	£0	60	
3 bed house	0	£136,500	ED		
4 bed house 5 bed house	0 0	£178,750 £217,750	E0 E0		
a cen souse	Name and Address of the Owner, where	Ex17,750	Sale Value	E2,797,000	
THE RESERVE OF THE PARTY OF THE	THE RESERVE OF THE PERSON NAMED IN	Name and Address	Disposal Costs	£55,940	
No. of Concession, Name of Street, or other party of the Concession, Name of Street, or other pa	The State of the S	THE RESERVE OF THE PERSON NAMED IN	Total Scheme Value	E2.741,060	
Name and Address of the Owner, where the Party of the Par	PART E -	VIABILITY INDIC/		LOCATION IN LINE OF THE	
	Residual Balance/Deficit		Surplus Profit (Overage)	Indicative Land Value	
	The same of the sa		17,819	0647,296	

MATERIAL DESIGNATION OF THE PARTY OF THE PAR	PART A	SITE INFORMAT				
Site Name Site Address	reenfield 35% Affontable	Central-Whaley Br	idge, Chapel en le Frith, New Mills			
Site size (ha)	Medium Site 1.5					
THE RESERVE OF THE PARTY OF THE	PA	RTB-COSTS				
Existing Land Use (EUV)	Information to Calcu (Overage)	n Part E	Area of Site (ha) Information to Cali Land Value	in Part E		
and Acquisition Demolition and Clearance Construction	£1,853,250 £0 £4,301,658 £450,169		E0 £4,381 £458,	,688		
Professional Fee Rates	The state of	ASSESSMENT OF THE PARTY.	The professional feet rate number of properties to be a sufamen	developed. It will generate		
Abnormals one AH Financial Contribution)	£200,	000	£200/	000		
Build Costs Sub-Total	£6,893,107		£5,039	A57		
Sustainable Homes Level (CSH)	60.00		EO			
Build Costs Total	£6.893	107	£5,039	,867		
Contingency	£262/	901	£262,			
Contingency Rates	6.0	4	The contingency rate is depart of properties to be done automat	loped It will generate		
inance	E413,58	6.41	E302,	391		
Finance Period	21 Mantha		The frame period is depend properties to be developed it	sant on the lotal number o will generate automotical		
Total Construction Costs				149		
Developers profit	£1,583,955		£1,593 £7,199			
Total Costs	THE RESERVE OF THE PERSON NAMED IN	RT C - VALUES		STATE OF THE PERSON NAMED IN		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	Value of Units	Total		
1 bed apartment 2 bed apartment 2 bed house 3 bed house	0 2 12 19	£105,000 £127,000 £140,000 £210,000	£0 £254,000 £1,880,000 £3,990,000	£7,594,000		
4 bed house 5 bed house	8 2	£275,000 £335,000	£1,100,000 £870,000			
THE RESERVE OF THE PARTY OF THE	STEWNSON OF THE	Social Rent	NAME AND ADDRESS OF TAXABLE PARTY.			
1 bed spartment 2 bed apartment 2 bed house 3 bed house 4 bed house	2 2 4 3 0	£42,000 £50,800 £55,000 £84,000 £110,000	£84,000 £101,600 £224,000 £252,000 £0	C661,600		
5 bed house	0 50	E134,000 lared Ownership	£0			
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	2 2 4 2 0 0	£68.250 £82,550 £91,000 £136,500 £178,750 £217,750	£136,500 £165,100 £364,000 £273,000 £0 £0	£938,600		
THE RESIDENCE OF THE RE		Discounted Sale	NAME OF STREET			
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house	0 0 0 0	£68.250 £82,550 £91,000 £136,500 £178,750	03 00 00 00 00 00	£0		
5 bed house	0	£217,750	Sale Value	£9,294,200		
			Disposal Costs Total Scheme Value	£185,884 £9,108,316		
	PART E-	VIABILITY INDICA	CONTRACTOR OF THE PARTY OF THE	THE RESERVE OF THE PARTY OF THE		
	Residual Balance/Deficit		Surplus Profit (Overage)	Indicative Land Value		
	THE STREET STREET		1255,234	E1,989,211		

William Co. Co. Co.	PART A	SITE INFORMATIO			
te Name te Address	ownfield 25% affordable	Central-Whaley Bridg	e, Chapel en le Frith, New Mills		
ite size (ha)	OWINED 25 % ENGLESSE	Medium S	ite 1.5		
manufaction of the late	PA	RT B - COSTS	The second second second		
xisting Land Use (EUV)	Information to Calcut (Overage) in		Area of Site (ha) Information to Calcu Land Value in		
and Acquisition remolition and Clearance construction	£1,653,; £0 £4,381,6		N/A ED £4,381,6	88	
Professional Fee Rates	£488,9	69	number of properties to be de	The professional bies rate is depundant on the tor number of properties to be developed, it will generate	
	£508,000		£508,00		
bnormals (see AH Financial Contribution) Build Costs Sub-Total	[27:231]		(5,378,6		
ustainable Homes Level (CSH)	£0.00		E0		
ncrease			£5,370,6	47	
Build Costs Total ontingency	£7,231,5 £262,9	1000	£262,90		
Contingency Rates	6.0%		The confuge by rate is disper- of properties to be develo- automatic	ped it will generate	
Inance	£433,914	1.41	£322,71		
Finance Period	21 Man	thu	The finance period is dependa properties to be developed, it w		
Total Construction Costs evelopers profit	£7,928.) £1,633. £9,591.	104		£5,964,277 £1,663,104 £7,427,389	
THE PARTY OF THE P	NAME OF TAXABLE PARTY.	TC-VALUES	A RESIDENCE OF THE PARTY OF THE	Harrison I	
VALUE OF DEVELOPMENT			ue of Units	Total	
(Mean of Peak Sub Region)	Number of Units	Market Sale			
11-1-1-1		CONTRACTOR AND ADDRESS OF THE PARTY OF THE P	£210,000	IN COLUMN	
1 bed apartment 2 bed apartment	2 3	£105,000 £127,000	£381,000		
2 bed house	14	£140,000	£1,960,000	£8,521,000	
3 bed house	20	£210,000	E4,200,000		
4 bed house 5 bed house	4 2	£275,000 £335,000	£1,100,000 £670,000		
CONTRACTOR DESCRIPTION OF THE PARTY OF THE P	-	Social Rent	THE RESIDENCE AND PARTY OF THE PERSON NAMED IN COLUMN 1		
1 bed apartment	1	£42,000	£42,000		
2 bed apartment	2	£50,800	£101,600		
2 bed house	3 2	£56,000 £84,000	£168,000 £168,000	£479,600	
3 bed house 4 bed house	ő	£110,000	£0		
5 bed house	Ö	£134,000	100		
A STATE OF THE PARTY OF THE PAR	Shi	rred Ownership	NAME OF TAXABLE PARTY.	THE RESERVE OF THE PARTY OF THE	
1 bed apartment	1	£00,250	£68,250		
2 bed apartment	1	E82,550	£82,550	THE SERVICE OF	
2 bed house	3 2	£91,000 £136,500	£273,000 £273,000	£696,800	
3 bed house 4 bed house	ó	£178,750	100		
5 bed house	0	£217,750	E0 .		
Contract Con		scounted Sale	THE R. P. LEWIS CO., LANSING, MICH.	The second second	
1 bed apartment	0	£68,250	E0 E0		
2 bed apartment 2 bed house	0	£82,550 £91,000	ED	to	
3 bed house	0	£136,500	EO	The second	
4 bed house	0	£178,750	£0		
5 bed house	0	E217,750	E0 Sale Value	E9,697,400	
Children of the last of the la	ELECTION OF THE	and the second	Disposal Costs	E193,948	
NAME AND ADDRESS OF THE OWNER, WHEN	ALC: NAME OF TAXABLE PARTY.		Total Scheme Value	£9,503,452	
	PART E - V	LABILITY INDICATO	AND RESIDENCE OF THE PARTY OF T		
	Residual Balance/Deficit		plus Profit Overage)	Indicative Land Value	

Carlo Sales	PART A	SITE INFORMAT	COLOR LA COLOR COL		
Site Name Site Address	Ashbourne				
Site size (ha)	Greenfield 46.7% Affordable	Sma	li Site 0.5		
THE RESERVE AND PARTY.	P/	RT B - COSTS			
Existing Land Use (EUV)	Information to Calcu (Overage)		Area of Site (ha) Information to Cale Land Value		
and Acquisition Demolition and Clearance Construction	£617, £0 £1,136		N/A E0 £1,136		
Professional Fee Italies	£143)	010	E143,0 This gentlessing a few rates	E143,010 The professional fees rate is dependent on the total number of properties to be developed. If will generally	
	£56,0	00	entomat £55,0	ically	
bnormals (re AH Financial Contribution) Build Costs Sub-Tetal	£1,952	200	£1,334		
ustainable Homes Level (CSH)	0.03		EO		
crease	CH CONTRACTOR		£1,334		
Build Costs Total ontingency	£1,952 £85,2		£85,2	111111	
Contingency Rates	13	CHARLES THE REAL PROPERTY.	The continuency rate is depo of properties to be deve automat	ioped it will generate	
Inance	£117,15	50.87	£80,0		
Finance Peried	li Mon	thin	The finance period is depend properties to be developed, it	unt on the total number of will generate automatical	
Total Construction Costs	£2,154		£1,500		
Nevelopers profit Total Costs	£452 92.607		£452; £1,952		
Total Casis	THE RESERVE OF THE PERSON NAMED IN	Management of the Control of the Con	the Contract Contract	With the second	
VALUE OF DEVELOPMENT	Marine Marine State State State	RT C - VALUES		744	
(Mean of Peak Sub Region)	Number of Units	Market Sale	Value of Units	Total	
	0	£132,000	60		
1 bed apartment 2 bed apartment	o o	£166,000	00		
2 bed house	0	£180,000	£0	£1,950,000	
3 bed house	6	£225,000	E1,350,000		
4 bed house 5 bed house	2 0	£300,000 £405,000	£600,000 £0		
A STATE OF THE OWNER, WHEN PARTY AND PARTY AND PARTY AND PARTY AND PARTY AND PARTY AND PARTY.	THE PERSON NAMED IN	Social Rent	THE RESERVE AND PERSONS ASSESSED.		
1 bed apartment	0	E52,800	£0		
2 bed spartment	0	£66,400	03		
2 bed house	3	£72,000 £90,000	£90,000	£306,000	
3 bed house 4 bed house	0	£120,000	£0		
5 bed house	0	£182,000	60		
		ared Ownership			
1 bed apartment	0	£85,800 £107,900	£0 £0		
2 bed apartment 2 bed house	2	£117,000	£234,000	£380,250	
3 bed house	1	£146,250	£148,250		
4 bed house	0	£195,000	03		
5 bed house	0	£263.250 iscounted Sale	03		
1 bed apartment	0	£85,800	60	ALEXA VALUE OF	
2 bed apartment	0	£107,900	EO		
2 bed house	0	£117,000	ED	60	
3 bed house 4 bed house	0	£146,250 £195,000	E0 E0		
5 bed house	ő	£183,000 £283,250	€0		
AND DESCRIPTION OF THE PERSON	THE RESERVE OF THE PERSON NAMED IN	Name and Address of the Owner, where the Owner, which the	Sale Value	£2,636,250	
STREET, SQUARE, SQUARE	COLUMN TO SERVICE AND ADDRESS OF THE PARTY O	College of the St.	Disposal Costs	£62,725 £2,583,625	
	DARTE	VIABILITY INDICA	Total Scheme Value	L.C.DOD.UET	
DESCRIPTION OF THE PARTY OF	The second secon		Surplus Profit	Indicative Land Value	
	Residual Balance/Deficit		(Overage)		
			623,614	£635,301	

Site Name		SITE INFORMAT	Ashbourne	
Site Address	Brownfield 33.3% Affordable			
Site size (ha)	D.	IRT B - COSTS	Site 0.5	
Existing Land Use (EUV)		WI B-00515	Area of Site (ha)	Cost of Area
Existing Land use (Euv)	Information to Calcu		Information to Cal	
	(Overage)		Land Value	
and Acquisition	£617, £75.0		N// £75.0	
Demolition and Clearance Construction	£1,136		£1,138	
ees	£154.		£154,	
Professional Fee Rates	TP.		The professional fees rate number of properties to be a	
Proposition Familia			automat	
bnormals (inc AH Financial Contribution)	£151,	£151,000 £151,		000
Build Costs Sub-Total	£2,135	034	£1,517	284
ustainable Homes Level (CSH)	0.03	ia .	60	
Europe Build Costs Total	£2,135	,034	£1,517	284
ontingency	€85,2	57	£85,2	
			The contingency rate is depr of properties to be deve	endant on the total number
Contingency Ratio			automat	
inance	£128,10	12.07	0,193	037
		THE STREET	The france period is depent	lant on the total number of
Finance Period	9 Man		properties to be developed. It	
Total Construction Costs	E2,348		£1,693	
evelopers profit	£481,		£481/ £2,175	
Total Costs	THE RESIDENCE OF THE PERSON NAMED IN	Maria Cara Cara Cara Cara Cara Cara Cara	Description of the second	NAME OF TAXABLE PARTY.
VALUE OF DEVELOPMENT		RT C - VALUES		
(Mean of Peak Sub Region)	Number of Units		/alue of Units	Total
AT COMMON TOWNS OF MANY OF MANY		Market Sale	THE OWNER WHEN PERSON NAMED IN	COLUMN TWO IS NOT
1 bed apartment 2 bed apartment	0	£132,000 £166,000	E0 E0	
2 bed house	2	£180,000	£360,000	£2,310,000
3 bed house	6	E225,000	£1,350,000 0000,000	
4 bed house 5 bed house	2 0	£300,000 £405,000	10	
And the second second	THE RESERVE TO SERVE THE RESERVE TO SERVE THE RESERVE TO SERVE THE RESERVE THE	Social Rent		
1 bed apartment	0	£52,800	60	
2 bed apartment 2 bed house	0 2	£68,400 £72,000	£0 £144,000	E214,000
3 bed house	i	E90,000	£90,000	E214/000
4 bed house	0	£120,000 £162,000	£0 £0	
5 bed house		ared Ownership		
1 bed apartment	0	E85.800	03	THE PARTY OF
2 bed apartment	0	£107,900	60	
2 bed house		£117,000 £146,250	£117,000 £146,250	£263,250
3 bed house 4 bed house	0	£195,000	£0	
5 bed house	0	£263,250	£0	
		Ascounted Sale		THE RESERVE AND ADDRESS OF THE PERSON NAMED IN
1 bed aperment	0	£85,800 £107,900	£0 £0	
2 bed apartment 2 bed house	0	£117,000	03	EO
3 bed house	0	£146,250	60	
4 bed house 5 bed house	0 0	£195,000 £263,250	E0 E0	
STATE OF THE PERSON.	Name and Address of the Owner, where		Sale Value	£2,807,250
The second second			Disposal Costs Total Scheme Value	£58,145 £2,751,105
All the latest the same of the	PART E-1	VIABILITY INDICA		-
CARL STREET, SQUARE, S	The same of the sa		Surplus Profit	Indicative Land Value
	Residual Balance/Deficit		(Overage)	
			458.534	E576,084

	PART A	SITE INFORMATION			
Site Name Site Address	Greenfield 60% Affondable	A	shbourne		
Site size (ha)	SIDDINGS OF SI CHOLOMAN	Medium Si	te 1.5		
PRINCIPLE DESCRIPTION	PA	RT B - COSTS	SE EUR LICEUR	Annual Control of the	
Existing Land Use (EUV)	Information to Calcu (Overage) i	n Part E	Area of Site (ha) Information to Calc Land Value i		
and Acquisition Demolition and Clearance Construction	£1,853, £0 £4,381, £458,1	688	N/A £0 £4,381,4 £458,3		
Professional Fee Rales	10%	The state of the state of	number of properties to be 6	all tees rate is dependant on the total erties to be developed, it will generate automatically.	
Abnormals (inc AH Financial Contribution)	£200,000 £200,			00	
Build Costs Sub-Total	£6,893,	107	£5,039,	157	
sustainable Homes Level (CSH)	0.03	0	03		
Build Costs Total	£6,893.	107	£5,039,	357	
Contingency	£262,5	901	£262,9		
Contingency Rates	6.07		The contingency rate is depri of properties to be devel automatic	oped. If will generate	
inance	£413,58	6.41	£302,3	91	
Finance Period	21 Mor	nthis .	The hounce period is depend, yeoperties to be developed. It v	ant on the fotal number o vili generale automatical	
Total Construction Costs	£7,569,	594	E5,605,		
evelopers profit	£1,599.		£1,599.0 £7,204.1		
Total Costs	£9,169.	CONTRACTOR OF THE PARTY OF	17,204		
William on policy country.	PAI	RT C - VALUES	AND DESCRIPTION OF THE PARTY OF		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Val. Market Sale	ne of Units	Total	
1 bed apartment	0	E132,000	£0		
2 bed apartment 2 bed house	0	£166,000 £180,000	£0 £720,000	£5,805,000	
3 bed house	15	£225,000	£3,375,000	Ediendinen	
4 bed house	3	£300,000	£900,000 £810,000		
5 bed house	2	E405,000 Social Rent	2.810,000		
1 bed apartment	2	£52,800	£105,600	- Tro- House	
2 bed apartment	3	E66,400	£199,200		
2 bed house	8	£72,000	£578,000 £360,000	£1,360,800	
3 bed house 4 bed house	1	£90,000 £120,000	£120,000		
5 bed house	ů.	£162,000	£0		
		ared Ownership		ALC: NAME OF STREET	
1 bed apartment 2 bed apartment	2 3	£85,800 £107,900	£171,600 £323,700		
2 bed house	0	£117,000	£935,000	£2,162,550	
3 bed house	6	£146,250	£731,250		
4 bed house 5 bed house	0	£185,000 £263,250	E0 E0		
3 Dec House		Iscounted Sale	THE RESERVE OF THE PERSON NAMED IN	CHEST PROPERTY.	
1 bed apartment	0	£85,800	£0		
2 bed apartment	0	£107,900	03		
2 bed house 3 bed house	0	£117,000 £148,250	03	£0	
4 bed house	0	£195,000	EO		
5 bed house	Ö	£283.250	E0	£9,328.360	
The state of the s			Sale Value Disposal Costs	£185,567	
	A Real Property lies		Total Scheme Value	19,141,783	
	PART E - V	VIABILITY INDICATO	OR .	The state of the last of the l	
SMID OF THE BOAT	Residual Balancetta See		plus Profit Sverage)	Indicative Land Value	
	Residual Balance/Delicit		(27)(24	£1,936,821	

	PART A	- SITE INFORMATIO		CHARLES IN
Site Name Site Address Brow	vnfield 50% Affordable		shboume	
Site size (ha)		Medium Si	te 1,5	
Continue to the state of the st	PA	ART B - COSTS		The state of the s
Existing Land Use (EUV)	Information to Calcu (Overage)		Area of Site (ha) Information to Calcu Land Value is	
and Acquisition	£1,853		N/A	
Demolition and Clearance	£4.381		E200,00	
Construction ees	£488.		E488,96	9
Professional Fee Rates	107	Contract Contract	The professional lies rate is earliber of properties to be de automatic	veloped. If will generate
Abnormals (see AH Financial Contribution)	£508)	000	£508,00	
Build Costs Sub-Total	£7,431	.907	£5,578,6	57
Sustainable Homes Level (CSH)	E0.0	00	£0	
Build Costs Total	67,431	907	£5,578,6	57
Contingency	£262,		£262,90	
Company Rates	10		The coolingency rate is depen of properties to be develop- automatic	ped. It will generate
Finance	£445,91	14.41	£334,71	
Finance Period	21 Mai	STATE OF THE PARTY	The finance period is dependa propries to be developed. If w	nt on the total number of
Total Construction Costs	E8,140	1950	(6,176,2	STATE OF THE PARTY
Developers profit	£1,702	,841	£1,702,8	41
Total Costs	£9,841		E7,879,1	18
Not the second second	PA	RT C - VALUES	The transfer of the same of th	
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	Valk Market Sale	e of Units	Total
1 bed apartment	0	£132,000	.00	STATE STATE
2 bed apartment	0	£166,000	60	
2 bed house	8	£180,000	£1,440,000 £3,600,000	£7,050,000
3 bed house 4 bed house	16 4	£225,000 £300,000	£1,200,000	
5 bed house	2	£405,000	£810,000	
AND DESCRIPTION OF THE PERSON NAMED IN		Social Rent	The state of the s	
1 bed apartment	2	E52.800	£105,600	
2 bed apartment	3 6	£85,400 £72,000	£199,200 £432,000	04 000 000
2 bed house 3 bed house	4	£90,000	£360,000	£1,096,800
4 bed house	ō	£120,000	£0	
5 bed house	0	£162,000	E0	
		nared Ownership	£171.600	CONTRACTOR OF THE PARTY OF THE
1 bed spartment 2 bed spartment	2 3	£85,800 £107,900	£323,700	
2 bed house	6	£117,000	£702,000	£1,782,300
3 bed house	4	£146,250	£585,000	1 5 12 13 13 13
4 bed house	0	£195,000	60	
5 bed house	0	£263,250 Discounted Sale	10	
		£85,800	E0	STREET, SQUARE
1 bed apartment 2 bed apartment	0	£107,900	EO	
2 bed house	0	£117,000	EO	10
3 bed house	0	£145,250	EO	
4 bed house 5 bed house	0	£195,000 £263,250	£0 £0	
S Sed House	THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	1200/200	Sale Value	£9,929,100
The second secon	Transport of the last of the l		Disposal Costs	£198,682
		- Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner,	Total Scheme Value	£9,730,518
District Hilliam Co. Co.	PARTE	VIABILITY INDICATO		THE REPORT OF THE PERSON OF TH
Ri	rsidual Balance/Deficit	(6	plus Profit Overage)	Indicative Land Value
			118,046	11,651,400

Site Name Site Address	Matlock, Da	SITE INFORMA riey Dale, Tansley,	FION Wirksworth, Middleton, Cromford, I	Autlock Bath
Site size (ha)	reenfield 26.7% affordable	Sm	all Site 0	5
	PA	RTB-COSTS		
Existing Land Use (EUV)	Information to Calcu (Overage) i		Land Valu	Cost of Ama ilculate Indicative e in Part E
Land Acquisition Demolition and Clearance Construction	£617,7 £0 £1,136	754	£1,13	
Professional Fee Rates	£143,0		The professional fres rate number of properties to be surtors:	is dependent on the lotal developed. It will generate
Abnormals (no AH Financial Contribution)	£55,0	00		000
Build Costs Sub-Total	£1,952.	.514	£1,31	4,764
ustainable Homes Level (CSH)	£0.0	0		0
crease	£1,962		£1,53	4.76A
Build Costs Total ontingency	£65,2		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	257
Contingency Hates	7.59.	and the same of th		ulopoit. It will generate
inance	£117,15	0.87		086
Finance Person	9 Mon		The finance period is deper properties to be developed.	stant on the total number of
Total Construction Costs	E2.154	922	£1,50	The state of the s
evelopers profit Total Costs	(454) (2.60)	104	£454 £1,95	,304
Total Costs	The second secon	RT C - VALUES	CHARLES IN THE	TOTAL CONTRACTOR
VALUE OF DEVELOPMENT	Number of Units	IN THE REAL PROPERTY.	Value of Units	Total
(Mean of Peak Sub Region)		Market Sale		3 3 3 5 S
1 bed apartment	0	£119,000	E0 ED	
2 bed apartment	0	£145,000	EO	
2 bed house 3 bed house	2 7	£170,000 £200,000	£340,000 £1,400,000	£2,280,000
4 bed house	2	£270,000	£540,000	
5 bed house	0	£350,000	£0	
Name and Address of the Owner, where		Social Rent		
1 bed apartment	0	£47,600	£0	
2 bed apartment 2 bed house	1	£58,000 £68,000	£68,000	£148,000
3 bed house	1	£80,000	£80,000	Etaalone
4 bed house 5 bed house	0	£108,000 £140,000	£0 £0	
S (NO HOUSE	-	ared Ownership		
1 bed apartment	0	E77,350	03	
2 bed apartment	0	£94,250	E0	
2 bed house	2 0	£110,500 £130,000	E221,000 E0	£221,000
3 bed house 4 bed house	o o	£175,500	£0	
5 bed house	0	£227,500	E0	
Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is t		escounted Sale		
1 bed apartment 2 bed apartment	0	E77,350 E94,250	£0 £0	
2 bed house	0	£110,500	60	EO
3 bed house	0	£130,000	60	
4 bed house 5 bed house	0	£175,500 £227,500	03	
THE RESERVE OF THE PARTY OF THE	THE RESERVE OF THE PERSON	THE PARTY NAMED IN	Sale Value	\$2,649,000
			Disposal Costs Total Scheme Value	£52,980 £2,596,020
E I STATE OF THE PARTY OF THE P	PART E - V	VIABILITY INDIC		
NAME OF TAXABLE PARTY.	SALES SERVICES CONTRACTOR		Surplus Profit	Indicative Land Value
	Residual Balance/Deficit		(Overage)	E645,640
			1000	E-10 E-1 TW E-10

Site Name Site Address		SITE INFORMATION DO NOT THE STREET OF THE ST	ON irksworth, Middleton, Cromford, Ma	tlock Bath
Site size (ha)		Small Site 0		
The same of the sa	PAR	TB COSTS		-
Existing Land Use (EUV)	Information to Calcula (Overage) in		Area of Site (ha) Information to Calc Land Value	in Part E
Land Acquisition	£617,75		NIA £0	
Demolition and Clearance	£0 £1,146,8	40	£1,145,	849
Construction Fees	£155,74		£155.7	42
Professional Fee Rates	125		The professional loss rate is number of properties to be a substrate	eveloped. It will program
Abnormals (sec Art Financial Contribution)	£151,00	0	£151,0	100
Build Costs Sub-Total	£2,071,3		£1,453,	591
Sustainable Homes Level (CSH)	E0.00		03	
Increase	67,071,3		£1,453	591
Build Costs Total	£88.01-		£86,0	W-10-
Contingency			- This enchange may race to depe	
Contingency Rates	2.5%		of properties to be sleve	
Finance	£124,280	45	£87,2	
Finance Prince	9 Month		The finance period is depaid properties to be developed. It	ant on the total executor of etil generale automatically
Total Construction Costs	£2,281,6	15	E1,626.	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.
Developers profit	£469,65		£469,0	53
Total Costs	£2,751,2	88	E2,096	473
	PAR	TC-VALUES		
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	V Market Salu	alue of Units	Total
1 bed apartment	.0	£119,000	£0	THE PROPERTY OF
2 bed apartment	0	£145,000	0.3	
2 bed house 3 bed house	2 8	£170,000 £200,000	£340,000 £1,000,000	£2,480,000
4 bed house	2	£270,000	£540,000	
5 bed house	0	£350,000	60	
		Social Rent		THE RESERVE
1 bed apartment	0	£47,600 £58,000	£0 £0	
2 bed apartment 2 bed house	1	£68,000	£58,000	£148,000
3 bed house	1	£80,000	£80,000	
4 bed house 5 bed house	0	£140,000	03	
	Sha	red Ownership	AND DESCRIPTION OF THE PERSON NAMED IN	
1 bed apartment	0	£77,350	EO	
2 bed apartment	0	£94,250	E0	100000
2 bed house 3 bed house	0	£110,500 £130,000	£110,500 £0	£110,500
4 bed house	0	£175,500	£0	
5 bed house	0	E227,500	60	
CONTRACTOR DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM		scounted Sale		
1 bed spartment	0	£77,350 £94,250	60	
2 bed apartment 2 bed house	0	£110,500	£00	EO
3 bed house	0	£130,000	E0	
4 bed house 5 bed house	0	£175,500 £227,500	£0 £0	
Charles and the second spile	THE RESERVE OF THE PARTY OF THE	Marie Woman or Williams	Sale Value	£2,738,500
AND DESCRIPTION OF THE PARTY OF	William Control		Disposal Costs	£54,770 £2,683,730
	DADTE	IABILITY INDICA	Total Scheme Value	Expension and
	PARI E-V		urplus Profit	SCHOOL STREET
	Residual Balance/Deficit		(Overage)	Indicative Land Value
			5.67,560	(587,257

COMPANY OF THE PARTY OF THE PAR		- SITE INFORMATIO		and the second	
Site Name Site Address Gr	Mattock, Darley Dale, Tansley, Wirksworth, Middleton, Cromford, Mattock Bath Greenfield 45% Affordable				
Site size (ha)	CONTROL 4070 PARAILUME	Medium S	lite 1.5	District Control	
	P	ART B - COSTS			
Existing Land Use (EUV)	Information to Calc (Overage)		Area of Site (ha) Information to Calc Land Value i		
and Acquisition	£1,863	3,250	N/A		
Demolition and Clearance	£4,381		£0 £4,381,6	100	
Construction	£458		£458,1	69	
Professional Fee Rates			The professional first rate is number of properties to be di automatic	eveloped. It will gonerate	
Abnormals (inc AH Financial Contribution)	£200,000 £200,0			00	
Build Costs Sub-Total	£6,893	,107	(05,039,	157	
sustainable Homes Level (CSH)	E0.	00	EO		
Build Costs Total	06,893	.107	£5,039,	157	
Contingency	£262	901	£262,0		
Contingency States	6.0	*	The confingercy rate is depart of properties to be developed automatic	oped. It will guillirate	
inance	£413,5	86.41	£302,3	91	
Finance Perice	21 Mo	nthn	The trance period is deprind properties to be developed. It is	int on the total number of All generate dictorressent	
Total Construction Costs	£7,569	,594	£5,605,		
evelopers profit	£1,575		£1,575,1 £7,181,0		
Total Costs	THE RESERVE THE PARTY NAMED IN	Name and Post Of the Owner,	27,1017		
VALUE OF DEVELOPMENT	PA	RT C - VALUES			
(Mean of Peak Sub Region)	Number of Units	Val Market Sale	lue of Units	Total	
1 bed apartment	0	£119,000	00		
2 bed apartment 2 bed house	0	£145,000 £170,000	£0 £1,700,000	000,088,33	
3 bed house	17	£200,000	£3,400,000	and the same of th	
4 bed house 5 bed house	4 2	£270,000 £350,000	£1,080,000 £700,000	ALCOMO DE LA COMO DEL COMO DE LA COMO DEL COMO DE LA CO	
NAME AND ADDRESS OF THE OWNER, WHEN	SOUTHWEST BY			والواسي بمهجرات	
1 bed apartment	2	£47,600	£95,200		
2 bed apartment 2 bed house	3 5	£58,000 £68,000	£174,000 £340,000	£929,200	
3 bed house	4	£80,000	£320,000		
4 bed house 5 bed house	0	£108,000 £140,000	£0 £0		
NAME AND ADDRESS OF THE OWNER, WHEN		hared Ownership	Contract of the last of the la	PERSONAL PROPERTY.	
1 bed apartment	2	E77,350	£154,700		
2 bed apartment 2 bed house	5	E94,250 E110,500	£282,750 £552,500	£1,379,950	
3 bed house	3	£130,000	£390,000		
4 bed house 5 bed house	0	£175,500 £227,500	100		
The second second second second second	The second secon	Discounted Sale	THE RESIDENCE OF THE PERSON NAMED IN	of the latest terminated by	
1 bed apartment	0	£77,350	£0		
2 bed apartment 2 bed house	0	£94,250 £110,500	£0 £0	60	
3 bed house	0	£130,000	£0	10	
4 bed house 5 bed house	0	£175,500 £227,500	£0 £0		
Contract of the Contract of th	STATE OF STREET	THE RESERVE TO SERVE	Sale Value	£9,189,150	
THE RESERVE OF THE PERSON NAMED IN		AND DESCRIPTION OF THE PERSON NAMED IN	Disposal Costs	£183,783 £9,005,367	
	DARTE	VIABILITY INDICAT	Total Scheme Value	Edinopiani.	
	PARTIES		rplus Profit	Additional and the second	
	Residual Balance/Deficit		Overage)	Indicative Land Value	
		THE PURPOSE	£140.167	E1,824,278	

ite Name		- SITE INFORMATIO relay Date, Tansley, Win	ksworth, Middleton, Gromford, Ma	tlock Bath
ite Address ite size (ha)	rownfield 35% affordable	Medium S	itel 1.5	
no sizo (na)	P. C. C. P.	ART B - COSTS		STATE SALES
zisting Land Use (EUV)	Information to Calc (Overage)	ulata Excess Profit	Area of Site (ha) Information to Calc Land Value	in Part E
and Acquisition emolition and Clearance onstruction	£1,85 £4,38 £4,88	1,688	NIA £0 £4,381, £488,9	668
Professional Fee Rates	10		The professional fees rate of number of properties to be di automati	r dependant on the tot systeped. It will proces
pnormals (ine AH Financial Contribution)	£508	000	£508,0	00
Build Costs Sub-Total	£7,23	1,907	E5,378,	667
istainable Homes Level (CSH)	£0.	00	03	
Build Costs Total	(7,23	1,907	£5,378,	657
ontingency	£262	901	E262,9	
	61		The contingency rate is depe of properties to be divid	ndest on the fallinum acod. It will beneate
Generagency Rates			dulantat	cally.
nance	£433,9	14.41	£322,7	19
Finance Period	21 Ms	online .	The finance period is depend properties to be developed. If	ant on the total number off generals automatic
Total Construction Costs	£7,92		E5,964.	
svelopera profit Total Costs	£1,65 £9,53		£1,059,	
TOTAL COSTS	THE RESERVE TO SHARE THE PARTY OF THE PARTY	RT C - VALUES	CHARLEST BURELING CO.	DE THE
VALUE OF DEVELOPMENT (Mean of Peak Sub Region)	Number of Units	The second second	e of Units	Total
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house	0 2 12 19 4	£119,000 £145,000 £170,000 £200,000 £270,000	£0 £290,000 £2,040,000 £3,800,000 £1,080,000	£7,910,000
5 bed house	2	£350,000 Social Rent	£700,000	
	2	£47,600	£96,200	MINER TO
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	2 4 3 0	£58,000 £68,000 £80,000 £108,000 £140,000	£116,000 £272,000 £240,000 £0 £0	E723,200
		hared Ownership	£154,700	District Control
1 bed spartment 2 bed apartment 2 bed house 3 bed house 4 bed house 5 bed house	2 2 4 2 0	£77,350 £94,250 £110,500 £130,000 £175,500 £227,500	£188,500 £442,000 £280,000 £0 £0	£1,645,200
1 bed apartment 2 bed apartment 2 bed house 3 bed house 4 bed house	0 0 0 0	E77,350 E94,250 £110,500 £130,000 £175,500	£0 £0 £0 £0	£O
5 bed house	0	£227,500	CO Sale Value	£9,678,400
STREET, SQUARE, SQUARE	of the last of the	The Real Property lies	Disposal Costs	(193,568 (9,484,832
	DARTE	VIABILITY INDICATO	Total Scheme Value	1,9,919,002
	PART E-	And the second second second	rolus Profit	NAME OF TAXABLE PARTY.
	Residual Balance/Deficit		Overage)	Indicative Land Valu
			2013 (16)	£1.860.709