

T 14/12/2011

7.43%

Headline Sensitivity Summary:

Sensitivities	Option 3	
	25%	
Flats and small terraced housing	100	
Small semi-detached and terraced	410	
Medium detached and semi-detached	234	
	234	
Large detached and semi-detached	105	
Total Units	849	
Total Revenue	£171,235,738	
	LTTT,233,730	
Total Costs excl Land	-£147,265,397	
LAND VALUE		
	£23,970,340	
LAND VALUE PER NET ACRE	£274 E49	
	£376,548	
LAND PER GROSS ACRE	£260,469	
	1200,407	
NPV Analysis		
Whole Site NPV (post land sale costs)	£12,718,006	NB: SDLT at 4% and Agents Fees at 1.5%
NPV per Net Acre	£196,957	
	· · ·	
NPV per Gross Acre	£138,198	

PDF created with pdfFactory Pro trial version <u>www.pdffactory.com</u>



Summary Affordable		k North Christchurch						Update	14/12/2011	warket/And	Base 3
Affordable	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market	Affordable
						0					
Flats		0				0	0	£0	£0		
Houses		212 212	05%			19001	204475	£119	£24,410,000		604 440 000
Affordable Totals Market		212	25%			19001	204475	£119	£24,410,000		£24,410,000
Flats		0				0	0	£0	£0		
Houses		637				57003	613425	£0 £239	£0 £146,460,000		
Market Totals		637	75%			57003	613425	£239	£146,460,000	£146,460,000	
TOTAL (market & affordable)	+	849	100%			76005	817900	£208.91	£170,870,000	2140,400,000	
Land & Density Statisitcics											
Gross Acres							92.027				
Net developable acres (all tenures)							63.658				
Net developable acres (private only)							47.744 13.33				
Dwelling density net per acre (all tenures) Dwelling density net per hectare							32.95				
Sq ft per net acre (all tenures)							12848				
Average market units sales values psf							£238.76				
•											
Marketing Costs											
Fees and marketing costs (market )							4.00%		(£5,858,400)	(£5,858,400)	
Fees & costs (affordable)							1.00%		(£244,100)		-£244,100
Standard Build Casta (incl avtarnal works, drainage											
Standard Build Costs (incl external works, drainage, utilities etc, fees, prelims & contingenies £ per sq ft							1				
									/	<i>/</i>	
Market Houses/flats (ave)							£90.00		(£55,208,250)	(£55,208,250)	
Affordable Houses/flats (ave)							£90.00		(£18,402,750)		(£18,402,750)
Average & Total							(£90.00)		(£73,611,000.00)		
Developer Margin	+										
Private							22.5%		(£32,953,500)		
Affordable							6.0%		(£32,953,500) (£1,464,600)		
							20.1%		(21/101/000)		
Overall Margin							20.1%				
Clean, serviced, blended site value Serviced Land value per square foot							£69.37		£56,738,400		
Serviced land value as % of GDV							33.21%				
Average Blended value per net acre							£891,299				
		0	Aux Data	1							
Commercial/retail/medi value only		Acreage 0.91	Ave Rate 400000						£365,738		
		0.71	400000						1303,738		
ABNORMALS											
See Anormals tab for detail											
Totals				-			(£13,495,965)				
Contingency on all abnormals			5.00%	Included in to	otal		£0		-£13,495,965		
S106 CONTRIBUTIONS											
See s106 tab for detail											
Totals							(£12,991,698)		-£12,991,698		(£26,487,663)
Totais							(E12,991,090)		-E12,991,090		(E20,407,003)
Total Build/site costs, incl abnormals & s106							(£100,098,663)				
Abnormals/devel acre							(£416,092)				
	+						(2410,072)				
									30,616,475	1	
Pre-Finance Land Value						Rate	6.50%			1	
Pre-Finance Land Value						Year			(£5,116,113)		
									( ),		
Finance CostsFrom Cash Flow	c)						6.00%		(£1,530,022)		
Finance CostsFrom Cash Flow	c)						6.00%		(£1,530,022)		
Finance CostsFrom Cash Flow Deductions for land transaction costs (SDLT, Legals, agents et	c)						6.00%				
Finance CostsFrom Cash Flow	c)						6.00%		(£1,530,022) £23,970,340		
Finance CostsFrom Cash Flow Deductions for land transaction costs (SDLT, Legals, agents et	c)						6.00%				
Finance CostsFrom Cash Flow Deductions for land transaction costs (SDLT, Legals, agents et Net Land Value	c)						6.00%				
Finance CostsFrom Cash Flow Deductions for land transaction costs (SDLT, Legals, agents et Net Land Value	c)						6.00%		£23,970,340		
Finance CostsFrom Cash Flow Deductions for land transaction costs (SDLT, Legals, agents et Net Land Value Flat Land Value per net acre	c)						6.00%		£23,970,340 £371,216.18		
Finance CostsFrom Cash Flow Deductions for land transaction costs (SDLT, Legals, agents et	c)						6.00%		£23,970,340		

#### North Christchurch: Net Present Value/Cashflow

AH 25%

Base 3

Private

75%



							Years	5						
LAND TRADING MODEL	Total net Acres	0	1	2	3	4	5	6	7	8	9	10	Total	
Land Sales		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		1
Residential Acres (Net of \$106)	63.7	0.0	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	63.66	
Number Units (Total)	849	0.0	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	849	
Market Acres	47.74	0.0	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	47.74	1
Number Market Units (per acre)	13.3	0.0	64	64	64	64	64	64	64	64	64	64	637	1
Affordable	15.9	0.0	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	15.91	1
Number Affordable Units (per acre)	13.3	0.0	21	21	21	21	21	21	21	21	21	21	212	
Employment	1.5					0.914							0.91	
Local centre(Retail/medical)	1.5												0.00	
Residential Value per acre	£891,299	£0	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£56,738,400	-
Employment Value per acre	£250,000	£0	£0	£0	£0	£228,586	£0	£0	£0	£0	£0	£0	£228,586	
Local Centre Value per acre Revenue From Other Sources (Grant, Ground Rent Sales etc)	£800,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	-
Estimated Serviced Land Value Revenue			£5.673.840	£5.673.840	£5.673.840	£5.902.426	£5.673.840	£5.673.840	£5.673.840	£5.673.840	£5.673.840	£5.673.840	£56,966,986	Oliver Construction devices
Estimated serviced Land Value Revenue		£0	£5,673,840	£5,673,840	£5,673,840	£5,902,426	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,673,840	£5,6/3,840	£30,900,980	Clean Serviced Land value
Land Purchase incl SDLT etc		-£ 13,486,750.36											-£ 13,486,750.36	
Statutory highways costs/contributions (per dwelling)		£0	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611		-£4,226,498	1
Estimated non-highways CIL/Tariff or s106 contribution (per dwelling)	£0	£0	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	£0	-£8,765,200	1
Other abnormals	£0	£0	-£6,747,983	-£3,373,991	-£3,373,991	£0	£0	£0	£0	£0	£0	£0	-£13,495,965	-£26,487,663
Promotion costs Per unit	-£500	-£424,400											-£424,400	
Net revenue position in period		-£13,911,150	-£2,517,664	£856,327	£856,327	£4,458,904	£4,230,318	£4,230,318	£4,230,318	£4,230,318	£4,230,318	£5,673,840	£16,568,173	1
Interest on borrowings in previous period @	6.50%		-£904,225	-£1,067,873	-£1,012,212	-£956,550	-£666,722	-£391,751	-£116,780				-£5,116,113	-£5,116,113
Interest on positive balance in previous period @	0.0%							1		£0	£0	£0	£0	1
Net position at end of period incl interest		-£13,911,150	-£3,421,889	-£211,546	-£155,885	£3,502,354	£3,563,596	£3,838,567	£4,113,538	£4,230,318	£4,230,318	£5,673,840	£11,452,060	1
Net Present Value Discount Rate	7.5%	1.075	1.000	0.930	0.865	0.805	0.749	0.697	0.648	0.603	0.561	0.522		]
Net Present Value		-£14,954,487	-£3,421,889	-£196,787	-£134,892	£2,819,257	£2,668,423	£2,673,787	£2,665,414	£2,549,845	£2,371,949	£2,959,381	-£0	1

												ļ	IRR (Pre
Annual Cash Flow		-£13,911,150	-£2,517,664	£856,327	£856,327	£4,458,904	£4,230,318	£4,230,318	£4,230,318	£4,230,318	£4,230,318	£5,673,840	finance)
Cumulative Cash Flow		-£13,911,150	-£16,428,815	-£15,572,488	-£14,716,161	-£10,257,257	-£6,026,939	-£1,796,621	£2,433,697	£6,664,015	£10,894,333	£16,568,173	9.0%
													IRR (Po
Base Data													Finance
Estimated Site Value (NPV - see cell t23) pre sales costs	£13,486,750												7.5%

Dase Dala	
Estimated Site Value (NPV - see cell t23) pre sales costs	£13,486,750
Gross Area of Site in acres	92.0
Site Value per EQUALISED Gross Acre	£146,551
Net Area of Site in acres	63.7
Site Value per EQUALISED Net Acre	£211,862

Highways Costs, Contributions & other Abnormals	Yr 1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Totals
Highways s106 Sub-t	tal -£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£4,226,498
Potential total incl additional transport c	sts									
Non-Highways s106	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	£8,765,200
Other Direct Abnormals										£13,495,965



#### Unit Mix:

Base 3

Site Details:

Date: 14/12/2011

#### North Christchurch

Total Mix (Affordable & Private)	Density Range (per Ha)	Units	%	Ave Size Sq ft	Total Sq ft	Price	Price psf	GDV (If all private)	Option Adjuster	Option 1 Mix
Generic Type (range)									3.2435	
Flats & small 2b Terraced House	40-45	100	12%	650	65000	165,000	254	16,500,000		72
2/3b Houses - Terraced & SD	35-40	410	48%	850	348500	200,000	235	82,000,000		62
3/4b Houses - SD and small detached	25-35	234	28%	1100	257400	270,000	245	63,180,000		53
4/5b House - Detached and large SD	20-25	105	12%	1400	147000	320,000	229	33,600,000		43
Total Houses		849	100%	963	817900	230,012	239	195,280,000		230
Totals/Aves		849	100%	963	817900	230,012	239	195,280,000		

Note: All private residential values based on desk-top/web research

Affordable		Units	%	Size Sq ft	Total Sq ft	Price (% MV)	Price psf*	GDV	AH Revenue:MV Adjuster
Generic Type (range)									50.00%
Flats & small 2b Terraced House	40-45	25	12%	650	16250	82,500	127	2,062,500	
2/3b Houses - Terraced & SD	35-40	103	48%	850	87125	100,000	118	10,250,000	
3/4b Houses - SD and small detached	25-35	59	28%	1100	64350	135,000	123	7,897,500	
4/5b House - Detached and large SD	20-25	26	12%	1400	36750	160,000	114	4,200,000	
Total Aff Houses		212		964	204475	115,114	119	24,410,000	
Totals/Averages		212	100%	964	204475	115,114	119	24,410,000	

Private		Units	%	Size Sq ft	Total Sq ft	Price	Price psf	GDV
Generic Type (range)								
Flats & small 2b Terraced House	40-45	75	12%	650	48750	165,000	254	12,375,000
2/3b Houses - Terraced & SD	35-40	308	48%	850	261375	200,000	235	61,500,000
3/4b Houses - SD and small detached	25-35	176	28%	1100	193050	270,000	245	47,385,000
4/5b House - Detached and large SD	20-25	79	12%	1400	110250	320,000	229	25,200,000
Total Mkt Houses		637		963	613425	230,012	239	146,460,000
Totals/Averages		637	100%	963	613425	230,012	239	146,460,000
		•						
All Tenures		849			817900			170,870,000



# Land Budget

Date

Site Name:

# North Christchurch

All Uses	Option Selector	
	92.03	Acres
Gross Area	37.24	Ha

Residential		
	63.66	Acres
Net Residential Area	25.76	Ha

Commercial/economic

0.91	Acres
0.37	На

Other

27.46	Acres
11.11	Ha



## Abnormals:

Base 3

Date: 14/12/2011

Site Details: North Christchurch

		Unit Cost	Quantity	Total Cost
132kv Overhead Line Diversion/grounding	See estimate from Scottsi Southern Power	8,108,100	1	8,108,100
11kv Diversion	Est	120	100	12,000
Highways (s278)				0
Site Clearance, Remediation	Allotment relocation (allowance)	150,000	1	150,000
FRA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				
s278 Commuted Sums				0
Other Highways Abnormals	Improvements further west on A35	1,600,000	1	1,600,000
Utilities: Supply Abnormals	Gas Infrastructure - Somerfield Roundabout	375,000	1	375,000
	Electricity connection from new primary sub-stn	375	100	37,500
Utilities: Foul	Lyndhurst Road Sewer Upgrade	250,000	1	250,000
SUDS	Assume min surface storage for 28ha	30,000	31.14	934,200
Noise Mitigation		1,358,000	1	1,358,000
Ground conditions/foundations				0
Sustainability/on-site renewable energy				0
Code				0
				0
General Contingency		5.00%		642,665
Totals				13,495,965



North Christchurch

### Potential s106 Costs & Contributions Base 3 14-Dec-11

### 1. Indicative Transport Costs

	Scheme	Indicative Cost	Source
Identified schemes	Scheme Transport Contributions Scheme	Indicative Cost	Source
	Sub-Total	£4,226,498	

## 2. Indicative Non-Highway Costs

Requirement	Contribution likely	Source
SANGS	£1,450,464	
Primary Education		
Secondary Education	£5,444,616	
6 <sup>th</sup> form Education		
Library Provision		
Fire and Rescue Service		
Open Space	£1,870,120	
Community Hall		
Swimming Pool		
Health		
Commuted sums		
Council's Legal & other Costs		
Sub-Total	£8,765,200	
TOTALS	£12,991,698	

N	Margin	£138,198	
---	--------	----------	--

## Red line area for Christchurch Options

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option
Developable area (for housing)	8.09	13.68	31.14	25.27	25.76
Open space	1.72	2.98	6.89	5.57	6.38
SANG	4.24	7.33	16.96	13.72	15.62
Link Road	2.53	2.53	4	4	5.1
Totals	16.58	26.52	58.99	48.56	52.86

#### Without SANG

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option
Developable area (for housing)	8.09	13.68	31.14	25.27	25.76
Open space	1.72	2.98	6.89	5.57	6.38
Link Road	2.53	2.53	4	4	5.1
Totals	12.34	19.19	42.03	34.84	37.24

\* This is lower as allotment provision is outside of site in super allotment and children's play space falls within PPS3 developable area. Open space measured based on 849 dwellings

\*\* Based on 8ha/ 1,000 people but outside of site area

\*\*\* Includes spine road and spine road spurs

\*\*\*\* The remaining area within the southern area comprises additional open space

#### North Christchurch Urban Extension Summary of Options

		C	Option 3
		R	Relocate allotments but underground powerlines
Key information			
Developable area (including ancilliary uses)			31.14
Non-developable area			15.3
Number of residential units			849
Market housing (65%)			551.85
Affordable housing (35%)			297.15
Population at 2.3 pp/ household			1952.7
Land use information		H	la
Residential @ 20-25 dph			7.68
Residential @ 25-30 dph			7.68
Residential @ 30-35 dph			7.68
Residential @ 35-40 dph			7.68
Retail (x3 units)			0.07
Community centre (x1)			0.04
Health centre (x1)			0.3
Residential units			
Residential @ 20-25 dph			105
Residential @ 25-30 dph			234
Residential @ 30-35 dph			410
Residential @ 35-40 dph			100
Total			849

Approximate South East Dorset Transport Contributions Scheme Calculation:

Approximate South East Dorset Transport Contri			
Cost per trip	691.21		
Note: Seeking to confirm 2011/12 cost due to apply from April. Currently using 2010/11. However, will remain unknown as index linked every April to the BCIS All in tender price index			
Tariff Values: Residential 1 Bed	Daily Additional Trips		
2 Bed 3 Bed 4 Bed	6 7 8		
Other development types	To be based on information from the TRICS data	base or a relevant Transport Assessment.	
Residential:	Assumptions:		
20-25dph (large detached/ semi detached) 25-30dph (medium detached/ semi detached) 30-35dph (small semi-detached/ terrace) 35-40dph (terrace and apartments)	Assume all 4 bed Assume all 3 bed Assume 50% 2 bed & 50% 3 bed Assume all 2 bed		£580,616.40 £1,132,201.98 £1,842,074.65 £345,605.00
		Two-way trip rate (per Assumed	
Retail 3 units	Assumed sqm:	100sqm) trips	
Trics results for convenience store used. Town centre sites excluded. 9 sites listed between 96sqm to 500sqm. Assume 70% are pass-by trips.	300	182.398 164	£113,467.79
Community centre Assume less than 250sqm given the site area in HA. Of 8 sites listed in TRICS, all of which have GFA exceeding 200sqm. All have site areas exceeding 0.20HA and therefore we can probably assume our community centre will be smaller. May still need to be added as possibly > 5 trips per day. Will exclude at present however. Health centre TRICS Surveys 2003 to 2010. Sites with between 40sqm and 1220sqm floorspace. Two-way trip rate	N/A	N/A N/A	
7am to 7pm.	350	87.231 305	£211,032.29
Assume paid in stages and therefore admin charge of 2% applies (to max of $\pounds1500$ )			£1,500.00
TOTAL			£4,226,498.11
Note: Payment is currenly exempt from VAT.			
Dorset Heathland Interim Planning Framework			
Value per person (April 2010, updated annually) Note: Need to obtain April 2011 cost.	1149	l i i i i i i i i i i i i i i i i i i i	
Cost per house Cost per flat	1723.5 1034.1		
Assumptions:			
20-25dph (large detached/ semi detached) 25-30dph (medium detached/ semi detached) 30-35dph (small semi-detached/ terrace) 35-40dph (terrace and apartments)	Assume all houses Assume all houses Assume all houses Assume 20% are flats and 80% are houses		£180,967.50 £403,299.00 £706,635.00 £158,562.00 £1,449,463.50
Administration charge = 2% of contribution, subject to	o minimum of £50, maximum of £1,000. TOTAL:		£1,000.00 <b>£1,450,463.50</b>

## PDF created with pdfFactory Pro trial version <u>www.pdffactory.com</u>

WHITELEAF Consulting	0		
North Christchurch		Base 3	DRAFT

14/12/2011

6.78%

Headline Sensitivity Summary:

Sensitivities	Option 3	
	30%	
Flats and small terraced housing	100	
	410	
Small semi-detached and terraced	410	
Medium detached and semi-detached	234	
Large detached and semi-detached	105	
Total Units	849	
Total Revenue	£166,353,738	
Total Costs excl Land	-£144,545,712	
LAND VALUE	£21,808,026	
LAND VALUE PER NET ACRE	£342,580	
LAND PER GROSS ACRE	£236,973	
NPV Analysis		
Whole Site NPV (post land sale costs)	£11,275,945	NB: SDLT at 4% and Agents Fees at 1
NPV per Net Acre	£174,625	
NPV per Gross Acre	£122,528	



	Base Stack			North	Christch	nurch		Update	14/12/2011	warket/And	Base 3
Summary	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market	Affordable
Affordable						0					
Flats		0				0	0	EO	£0		
Houses		255 255	2001			22801	245370	£119	£29,292,000		000 000 000
Affordable Totals Market		255	30%			22801	245370	£119	£29,292,000		£29,292,000
Flats		0				0	0	£0	£0		
Houses		594				53203	572530	£0 £239	£136,696,000		
Market Totals		594	70%			53203	572530	£239	£136,696,000	£136,696,000	
TOTAL (market & affordable)		849	100%			76005	817900	£202.94	£165,988,000	E130,070,000	
Land & Density Statisitcics											
Gross Acres							92.027				
Net developable acres (all tenures)							63.658				
Net developable acres (private only)							44.561				
Dwelling density net per acre (all tenures) Dwelling density net per hectare							13.33 32.95				
Sq ft per net acre (all tenures)							12848				
Average market units sales values psf							£238.76				
Marketing Costs											
Fees and marketing costs (market )							4.00%		(£5,467,840)	(£5,467,840)	
Fees & costs (affordable)							1.00%		(£292,920)		-£292,920
							<b></b>				
Chandend Duild Cooks (inclastication) works designed											
Standard Build Costs (incl external works, drainage, utilities etc, fees, prelims & contingenies £ per sq ft											
									(	(	
Market Houses/flats (ave)							£90.00		(£51,527,700)	(£51,527,700)	
Affordable Houses/flats (ave)							£90.00		(£22,083,300)		(£22,083,300)
Average & Total							(£90.00)		(£73,611,000.00)		
Doveloper Margin											
Developer Margin									(		
Private Affordable							22.5% 6.0%		(£30,756,600) (£1,757,520)		
									(E1,757,520)		
Overall							20%				
Clean, serviced, blended site value									£54,102,120		
Serviced Land value per square foot Serviced land value as % of GDV							£66.15 32.59%				
							32.39%				
								1			
Average Blended value per net acre							£849,886				
		Acreage	Ave Rate						00/5 700		
Commercial/retail/medi value only		0.91	400000						£365,738		
ABNORMALS											
See Anormals tab for detail											
Totals							(£13,495,965)				
Contingency on all abnormals			5.00%	Included in t	otal		£0		-£13,495,965		
S106 CONTRIBUTIONS											
See s106 tab for detail											
Totals							(£12,991,698)		-£12,991,698		(£26,487,663)
							(0100.000.((0))				
Total Build/site costs, incl abnormals & s106							(£100,098,663)				
Abnormals/devel acre							(£416,092)				
Pre-Finance Land Value									27,980,195		
									27,900,195		
Finance CostsFrom Cash Flow						Rate	6.50%		(0.1.700.1.(7))		
						Years		ļ	(£4,780,167)	4	
Deductions for land transaction costs (SDLT, Legals, agents et	c)						6.00%		(£1,392,002)		
Deductions for fand transaction costs (DDE1, Ecguis, agents et							0.0070		(11,372,002)		
										4	
Net Land Value									£21,808,026		
Elat Land Value nor not ears									£227 720 F.4		
Flat Land Value per net acre									£337,729.54		
Flat Land Value per gross acre									£236,972.96		
										1	
							1	1	1	1	

Net position at end of period incl interest

Net Present Value Discount Rate

Net Present Value

AH

-£12,381,924

1.075

-£13,310,569

7.5%

-£3,586,118

1.000

-£3,586,118

Private

North Christchurch: Net Present Value/Cashflow	Base 3	30%	70%										14/12/2011
							Years	6					
LAND TRADING MODEL	Total net Acres	0	1	2	3	4	5	6	7	8	9	10	Total
Land Sales		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	1
Residential Acres (Net of \$106)	63.7	0.0	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	63.66
Number Units (Total)	849	0.0	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	849
Market Acres	44.56	0.0	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	44.56
Number Market Units (per acre)	13.3	0.0	59	59	59	59	59	59	59	59	59	59	594
Affordable	19.1	0.0	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	19.10
Number Affordable Units (per acre)	13.3	0.0	25	25	25	25	25	25	25	25	25	25	255
Employment	1.5					0.914							0.91
Local centre(Retail/medical)	1.5												0.00
Residential Value per acre	£849,886	£0	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£54,102,120
Employment Value per acre	£250,000	£0	£0	£0	£0	£228,586	£0	£0	£0	£0	£0	£0	£228,586
Local Centre Value per acre	£800,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Revenue From Other Sources (Grant, Ground Rent Sales etc)													
Estimated Serviced Land Value Revenue		£0	£5,410,212	£5,410,212	£5,410,212	£5,638,798	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£5,410,212	£54,330,706
Land Purchase incl SDLT etc		-£ 11,957,524.20											-£ 11,957,524.2
Statutory highways costs/contributions (per dwelling)		£0	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611		-£4,226,498
Estimated non-highways CIL/Tariff or s106 contribution (per dwelling)	£0	£0	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	£0	-£8,765,200
Other abnormals	£0	£0	-£6,747,983	-£3,373,991	-£3,373,991	£0	£0	£0	£0	£0	£0	£0	-£13,495,965
Promotion costs Per unit	-£500	-£424,400											-£424,400
Net revenue position in period		-£12,381,924	-£2,781,292	£592,699	£592,699	£4,195,276	£3,966,690	£3,966,690	£3,966,690	£3,966,690	£3,966,690	£5,410,212	£15,461,119
Interest on borrowings in previous period @	6.50%		-£804,825	-£985,609	-£947,084	-£908,558	-£635,865	-£378,030	-£120,196				-£4,780,167
Interest on positive balance in previous period @	0.0%									£0	£0	£0	£0

-£26,487,663

Clean Serviced Land value

-£4,780,167

												I	IRR (Pre
													finance)
Annual Cash Flow		-£12,381,924	-£2,781,292	£592,699	£592,699	£4,195,276	£3,966,690	£3,966,690	£3,966,690	£3,966,690	£3,966,690	£5,410,212	8.9%
Cumulative Cash Flow		-£12,381,924	-£15,163,217	-£14,570,518	-£13,977,819	-£9,782,543	-£5,815,853	-£1,849,163	£2,117,527	£6,084,217	£10,050,907	£15,461,119	
													IRR (Post
													Finance)
Base Data													7.5%
Estimated Site Value (NPV - see cell t23) pre sales costs	£11,957,524												1.370
	00.0											-	

-£354,385

0.865

-£306,661

£3,286,718

0.805

£2,645,678

£3,330,825

0.749

£2,494,123

£3,588,660

0.697

£2,499,712

£3,846,494

0.648

£2,492,380

£3,966,690

0.603

£2,390,942

£3,966,690

0.561

£2,224,132

-£392,910

0.930

-£365,498

Gross Area of Site in acres	92.0
Site Value per EQUALISED Gross Acre	£129,934
Net Area of Site in acres	63.7
Site Value per EQUALISED Net Acre	£187,840

Highways Costs, Contributions & other Abnormals	Yr 1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Totals
Highways s106 Sub-total	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£4,226,498
Potential total incl additional transport costs										
Non-Highways s106	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	£8,765,200
Other Direct Abnormals										£13,495,965



£5,410,212

0.522

£2,821,877

£10,680,952

£0



## Unit Mix:

Base 3

Site Details:

North Christchurch

Total Mix (Affordable & Private)	Density Range (per Ha)	Units	%	Ave Size Sq ft	Total Sq ft	Price	Price psf	GDV (If all private)	Option Adjuster	Option 1 Mix
Generic Type (range)									3.2435	
Flats & small 2b Terraced House	40-45	100	12%	650	65000	165,000	254	16,500,000		72
2/3b Houses - Terraced & SD	35-40	410	48%	850	348500	200,000	235	82,000,000		62
3/4b Houses - SD and small detached	25-35	234	28%	1100	257400	270,000	245	63,180,000		53
4/5b House - Detached and large SD	20-25	105	12%	1400	147000	320,000	229	33,600,000		43
Total Houses		849	100%	963	817900	230,012	239	195,280,000		230
Totals/Aves		849	100%	963	817900	230,012	239	195,280,000		

14/12/2011

Date:

Note: All private residential values based on desk-top/web research

									AH
									Revenue:MV
Affordable		Units	%	Size Sq ft	Total Sq ft	Price (% MV)	Price psf*	GDV	Adjuster
Generic Type (range)									50.00%
Flats & small 2b Terraced House	40-45	30	12%	650	19500	82,500	127	2,475,000	
2/3b Houses - Terraced & SD	35-40	123	48%	850	104550	100,000	118	12,300,000	
3/4b Houses - SD and small detached	25-35	70	28%	1100	77220	135,000	123	9,477,000	
4/5b House - Detached and large SD	20-25	32	12%	1400	44100	160,000	114	5,040,000	
Total Aff Houses		255		964	245370	115,096	119	29,292,000	
Totals/Averages		255	100%	964	245370	115,096	119	29,292,000	]

Private		Units	%	Size Sq ft	Total Sq ft	Price	Price psf	GDV
Generic Type (range)								
Flats & small 2b Terraced House	40-45	70	12%	650	45500	165,000	254	11,550,000
2/3b Houses - Terraced & SD	35-40	287	48%	850	243950	200,000	235	57,400,000
3/4b Houses - SD and small detached	25-35	164	28%	1100	180180	270,000	245	44,226,000
4/5b House - Detached and large SD	20-25	74	12%	1400	102900	320,000	229	23,520,000
Total Mkt Houses		594		963	572530	230,012	239	136,696,000
Totals/Averages		594	100%	963	572530	230,012	239	136,696,000
All Tenures		849			817900			165,988,000



# Land Budget

Date

Site Name:

# North Christchurch

All Uses	Option Selector	
	92.03	Acres
Gross Area	37.24	Ha

Residential			_
	63.66	Acres	
Net Residential Area	25.76	Ha	

Commercial/economic

0.91	Acres
0.37	На

Other

27.46	Acres
11.11	Ha



### Abnormals:

Base 3

Date: 14/12/2011

## Site Details: North Christchurch

		Unit Cost	Quantity	Total Cost
132kv Overhead Line Diversion/grounding	See estimate from Scottsi Southern Power	8,108,100	1	8,108,100
11kv Diversion	Est	120	100	12,000
Highways (s278)				0
Site Clearance, Remediation	Allotment relocation (allowance)	150,000	1	150,000
RA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				
s278 Commuted Sums				0
Other Highways Abnormals	Improvements further west on A35	1,600,000	1	1,600,000
Jtilities: Supply Abnormals	Gas Infrastructure - Somerfield Roundabout	375,000	1	375,000
	Electricity connection from new primary sub-stn	375	100	37,500
Utilities: Foul	Lyndhurst Road Sewer Upgrade	250,000	1	250,000
SUDS	Assume min surface storage for 28ha	30,000	31.14	934,200
Noise Mitigation		1,358,000	1	1,358,000
Ground conditions/foundations				0
Sustainability/on-site renewable energy				0
Code				0
				0
General Contingency		5.00%		642,665
Fotals				13,495,965
			Ī	



North Christchurch

### Potential s106 Costs & Contributions Base 3 14-Dec-11

### 1. Indicative Transport Costs

	Scheme	Indicative Cost	Source
Identified schemes	Scheme Transport Contributions Scheme	Indicative Cost	Source
	Sub-Total	£4,226,498	

## 2. Indicative Non-Highway Costs

Requirement	Contribution likely	Source
SANGS	£1,450,464	
Primary Education		
Secondary Education	£5,444,616	
6 <sup>th</sup> form Education		
Library Provision		
Fire and Rescue Service		
Open Space	£1,870,120	
Community Hall		
Swimming Pool		
Health		
Commuted sums		
Council's Legal & other Costs		
Sub-Total	£8,765,200	
TOTALS	£12,991,698	
	SANGS Primary Education Secondary Education 6 <sup>th</sup> form Education Library Provision Fire and Rescue Service Open Space Community Hall Swimming Pool Health Commuted sums Council's Legal & other Costs Sub-Total	SANGS       £1,450,464         Primary Education       £5,444,616         6 <sup>th</sup> form Education       1         Library Provision       1         Fire and Rescue Service       1         Open Space       £1,870,120         Community Hall       1         Swimming Pool       1         Health       1         Council's Legal & other Costs       1         Sub-Total       £8,765,200

	Margin	£122,528	
--	--------	----------	--

#### DETAILED 132KV ESTIMATE

Scheme Name PWA Line Christchurch

9th April 2010 Date

Item         Quantify         Unit         Rate         Rate         MATERIALS         CONTRACTOR         SUBSID         TOTAL           SEALING END COMPOUNDS CIVIL         2         state         10         0         20         0         20         0         20         0         20         0         20         0         20         0         20         0         20         0         20         0         20         0         10         0         10         0         10         0         10         0         10         0         10         0         10         0         10         0         10         0         10         0         10         0         10         0         6         0         6         0         6         6         10         0         10         0         10         0         10         0         10         0         10				Marcalate		0.1.1.1			TOTA	
SEALING END COMPOUNDS CIVIL Site Construct         2         site site 2         10         0         0         0         20         0         20           Section Component Pencing Singling         2         site         5         0         100         0         20         0         20				Materials	Contractor	Subsidiary			TOTAL	
Site Clearance Factoring Sintegring         2 2 2 2 2 3         3 site site site site 2 2 2         3 site site site 2 2         1 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Item	Quantity	Unit	Rate	Rate	Rate	MATERIALS	CONTRACTOR	SUBSID	TOTAL
Faching Singling         2         site 2         site 2         si	SEALING END COMPOUNDS CIVIL									
Faching Singling         2         site 2         site 2         si	Site Clearance	2	site		10		0	20	0	20
Consultant         2         site         5         0         10         0         10           Contingency         1         lot         6         0         6         0         6         0         6           SUBSTATION CIVIL COSTS         -         -         -         -         0         66         0         66           12XV CABLE INSTALLATION         -         -         -         -         -         -         -         -         0         66         0         61         -	Fencing	2								
Contingency         1         Ixt         Ixt         6         0         6         0         6           SUBSTATION CIVIL COSTS         I         Ixt	Shingling	2	site		5		0	10	0	10
USATION CIVIL COSTS         Image: control of the	Consultant	2	site		5		0	10	0	10
132KV CABLE INSTALLATION         Image: Problem of the second of the	Contingency	1	lot		6		0	6	0	6
Heavy Duty         1000sq mm Single Core Cable 32 Double dirout         I.7.         Km route         1080         750         I.836         1275         0         3111           Cable Rural Excavation, Installation and Backfill Sealing First Incenthing         1.7.         Km route         1080         750         1836         1275         0         3111           Sealing First Incenthing         1.7.         Km route         100         50         138         162         0         300         255           Route Finding         1.7.         Km         10         0         0         17         0         17           Contingencey         1         lot         456         0         456         0         456         0         456           132KV DABLE COSTS         1         lot         456         70         2144         2127         0         4271           Foundations         2         47         70         0         140         0         140           Tower stelework         2         47         70         94         0         0         12           Tower stelework         2         span         40         0         160         0         12	SUBSTATION CIVIL COSTS						0	66	0	66
Cable Rural Excavation, Installation and Backfill         1.7         km route         1080         750         1836         1275         0         3111           Rural Excavation, Installation and Backfill         6         Set of 6         23         27         138         162         0         300           Earthing         1.7         km         100         0         17         0         17           Route Finding         1.7         km         10         0         17         0         17           Contingencey         1         lot         456         0         456         0         456           132KV CABLE COSTS         1         lot         456         0         140         0         140           Tower steekwork         1         lot         45         70         0         140         0         140           Tower steekwork         2         47         70         94         0         0         90         90         90         12         12         12         12         12         12         12         12         12         12         12         12         12         12         12         12         12	132KV CABLE INSTALLATION									
Rural Excivation, Installation and Backfill         Image: Bail of Entiting	Heavy Duty 1000sq mm Single Core Cable x2 Double circuit									
Sealing Ends inc earthing Earthing         6 b in route         Set of 6 in m route         23 in m         27 in m         138 in 162 bit         162 bit         0 bit         300 bit         300 bit <th< td=""><td></td><td>1.7</td><td>km route</td><td>1080</td><td>750</td><td></td><td>1836</td><td>1275</td><td>0</td><td>3111</td></th<>		1.7	km route	1080	750		1836	1275	0	3111
Route Finding         1.7         km         10         0         17         0         17           Contingencey         1         lot         466         0         456         0         456         0         456           132KV CABLE COSTS         1         lot         466         2144         2127         0         4271           132KV DOUBLE CIRCUIT LINE WORK         2         47         70         0         140         0         140           Foundations L7M DT Tower steelwork L7M DT Tower steelwork         2         477         70         94         0         0         90           100         12         0         140         0         160         90         160         90           100         160         160         160         160         160         160         160         160           10mmeter         4         span         48         20         24         0         25         250         250         200         160         160           10mmeter         5         span         48         25         0         90         25         250         250         250         250         250		6	Set of 6	23	27		138	162	0	300
Contingencey       1       lot       456       0       456       0       456         132KV CABLE COSTS       1       1       lot       1       2       2       2       2       2       2       1 <td>Earthing</td> <td>1.7</td> <td>m route</td> <td>100</td> <td>50</td> <td></td> <td>170</td> <td>85</td> <td>0</td> <td>255</td>	Earthing	1.7	m route	100	50		170	85	0	255
132KV CABLE COSTS     132KV DOUBLE CIRCUIT LINE WORK     Image: Constraint of the state	Route Finding	1.7	km		10		0	17	0	17
132KV DOUBLE CIRCUIT LINE WORK     Image: space of the sp	Contingencey	1	lot		456		0	456	0	456
Foundations LTM DT Tower steelwork         2         2         47         70         0         140         0         140           Tower steelwork         2         47         70         94         0         0         94           L7M DT E6 32.7tonnes         2         47         45         6         90         0         0         94           L7M Tower steelwork         2         45         6         0         12         0         12           Tower steelwork         2         45         6         0         12         0         12           Tower steelwork         2         5         span         46         0         12         0         12           Tower steings         2         tower         12         0         140         0         40           Dismantle tower         5         span         46         0         12         0         24         0         24           Dismantle tower         6         tower         15         250         0         90         0         90         250         250         250         250         250         250         250         250         250 <t< td=""><td>132KV CABLE COSTS</td><td></td><td></td><td></td><td></td><td></td><td>2144</td><td>2127</td><td>0</td><td>4271</td></t<>	132KV CABLE COSTS						2144	2127	0	4271
L7M DT       2       -       70       0       140       0       140         Tower steelwork       2       47       94       0       0       94         L7M DT EG 32.7tonnes       2       45       90       0       0       94         Tower erection       2       45       90       0       0       90         Tower Fittings       2       45       6       0       12       0       12         Conductor work       2       5       span       40       0       160       0       160         Dismantle       5       span       40       8       0       40       0       160         Downleads       2       tower       12       0       24       0       24         Dismantle tower       6       tower       12       0       24       0       24         Dismantle tower       6       tower       15       250       0       90       0       90         XEOS fibre optic       1       lot       82       0       90       0       90       90         32KV LINE WORK       I       lot       E       0	132KV DOUBLE CIRCUIT LINE WORK									
Tower stelework         2         47         47         94         0         0         94           L7M DT E6 32.7tonnes         2         45         90         0         0         90         12         12         12         160         90         40         90         40         40         40         8         90         40         90         40 <td< td=""><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td></td<>					-					
L7M DT E6 32.7tonnes       2       47       94       0       0       94         L7M DT E6 32.7tonnes       2       45       90       0       0       90         L7M DT E6 32.7tonnes       2       45       6       90       0       0       90         Tower Fittings       2       45       6       0       12       0       12         Conductor work       2       5       span       40       0       160       0       160         Dismantle       5       span       8       0       40       0       160       0       160         Downleads       2       tower       12       0       24       0       24       0       24         Dismantle tower       6       tower       15       250       0       90       250       250       250         Contingencey       1       lot       82       0       90       0       90       <		2			70		0	140	0	140
L7M       2       45       90       0       0       90       90         Tower Fittings Conductor work       2       6       0       12       0       12         Transfer conductors to new tower       4       span       40       0       160       0       160       0       160         Dismantle       2       tower       12       0       24       0       24       0       24       0       24       0       24       0       24       0       24       0       24       0       250       250       0       90       0       90       90       90       90       90       24       90       250 <td>L7M DT E6 32.7tonnes</td> <td>2</td> <td></td> <td>47</td> <td></td> <td></td> <td>94</td> <td>0</td> <td>0</td> <td>94</td>	L7M DT E6 32.7tonnes	2		47			94	0	0	94
Tower Fittings Conductor work Transfer conductors to new tower226012012Dismantle4span40016001600160Downleads2tower12024024Dismantle tower Light tower Contingencey6tower15250090090SUBSTATION CIVIL COSTS1lot82090090090UBSTATION CIVIL COSTS066066		•		45				0	0	22
Conductor work Transfer conductors to new tower4 4 5span40 80160 00160 0Dismantle2tower12024024Downleads2tower12024024Dismantle tower Light tower6tower15250090090NEOS fibre optic1lot8209009090Contingencey1lot82090090SUBSTATION CIVIL COSTS066066	L/M	2		45			90	0	0	90
Transfer conductors to new tower4span4001600160Dismantle2tower12024024Dismantle tower2tower12024024Dismantle tower6tower15250090090Light tower1lot82090090250250Contingencey1lot8209009090132KV LINE WORK110184556250990SUBSTATION CIVIL COSTS066066066		2			6		0	12	0	12
Downleads         2         tower         12         0         24         0         24           Dismantle tower Light tower         6         tower         15         250         0         90         0         90         90         90         250	Transfer conductors to new tower									
Dismantle tower Light tower NEOS fibre optic         6 1         tower lot         15         250         0         90         0         90	Dismantle	5	span		8		0	40	0	40
Light tower     6     tower     15     0     90     0     90       NEOS fibre optic     1     lot     15     250     0     0     250     250       Contingencey     1     lot     82     0     90     0     90     90       132KV LINE WORK     Image: state states	Downleads	2	tower		12		0	24	0	24
NĒOS fibre optic         1         lot         250         0         0         250         250           Contingencey         1         lot         82         0         90         0         9							-			
Contingencey         1         lot         82         0         90         0         90           132KV LINE WORK         1         lot         82         0         90         0         90         90           SUBSTATION CIVIL COSTS         0         66         0         66         0         66					15	250				
132KV LINE WORK         184         556         250         990           SUBSTATION CIVIL COSTS         0         66         0         66					82	250				
SUBSTATION CIVIL COSTS 0 66 0 66										
	132KV LINE WORK						184	556	250	990
132KV CABLE COSTS         2144         2127         0         4271           132KV LINE WORK         184         556         250         990	132KV CABLE COSTS 132KV LINE WORK						2144 184	2127 556	0 250	4271 990
							104	000	200	550
TOTAL 2328 2749 250 5327	TOTAL						2328	2749	250	5327

PROJECT RISKS		1	2	3	4	5	TOTAL		
Additional Design fees overhead liner				80			80		
Additional foundations (poor ground)						180	180		
Cable cost increase					200		200		
NEOS additional cost			50				50		
Operational requirements (ERTS)						250	250		
							0		
Archeoloy/enviroment				50			50		
NR (adjacent to railway)					100		100		
PROJECT RISKS TOTAL							910	0	910
TROLET NORO TOTAL							510	•	510
Labour and materials less contingencies Contingencies								£4,775,000 £552,000	
Project Risks						£910,000			
Total Costs less mark up						£6,237,000			
Grand Total with mark up 30 per cent						£8,108,100			

## Red line area for Christchurch Options

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option
Developable area (for housing)	8.09	13.68	31.14	25.27	25.76
Open space	1.72	2.98	6.89	5.57	6.38
SANG	4.24	7.33	16.96	13.72	15.62
Link Road	2.53	2.53	4	4	5.1
Totals	16.58	26.52	58.99	48.56	52.86

#### Without SANG

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option
Developable area (for housing)	8.09	13.68	31.14	25.27	25.76
Open space	1.72	2.98	6.89	5.57	6.38
Link Road	2.53	2.53	4	4	5.1
Totals	12.34	19.19	42.03	34.84	37.24

\* This is lower as allotment provision is outside of site in super allotment and children's play space falls within PPS3 developable area. Open space measured based on 849 dwellings

\*\* Based on 8ha/ 1,000 people but outside of site area

\*\*\* Includes spine road and spine road spurs

\*\*\*\* The remaining area within the southern area comprises additional open space

#### North Christchurch Urban Extension Summary of Options

		Option 3
		Relocate allotments but underground powerlines
Kev information		
Developable area (including ancilliary uses)		31.14
Non-developable area		15.3
Number of residential units		849
Market housing (65%)		551.85
Affordable housing (35%)		297.15
Population at 2.3 pp/ household		1952.7
Land use information		На
Residential @ 20-25 dph		7.68
Residential @ 25-30 dph		7.68
Residential @ 30-35 dph		7.68
Residential @ 35-40 dph		7.68
Retail (x3 units)		0.07
Community centre (x1)		0.04
Health centre (x1)		0.3
Residential units		
Residential @ 20-25 dph		105
Residential @ 25-30 dph		234
Residential @ 30-35 dph		410
Residential @ 35-40 dph		100
Total		849

#### Approximate South East Dorset Transport Contributions Scheme Calculation:

Approximate obtain Last Dorset mansport contra			
Cost per trip	691.21		
Note: Seeking to confirm 2011/12 cost due to apply from April. Currently using 2010/11. However, will remain unknown as index linked every April to the BCIS All in tender price index			
Tariff Values: Residential 1 Bed 2 Bed	Daily Additional Trips 5 6		
3 Bed 4 Bed	7		
Other development types	To be based on information from the TRICS dat	abase or a relevant Transport Assessment.	
Residential:	Assumptions:		
20-25dph (large detached/ semi detached) 25-30dph (medium detached/ semi detached) 30-35dph (small semi-detached/ terrace) 35-40dph (terrace and apartments)	Assume all 4 bed Assume all 3 bed Assume 50% 2 bed & 50% 3 bed Assume all 2 bed	£1,1: £1,8	80,616.40 32,201.98 42,074.65 45,605.00
		Two-way trip rate (per Assumed	
Retail 3 units	Assumed sqm:	100sqm) trips	
Trics results for convenience store used. Town centre sites excluded. 9 sites listed between 96sqm to 500sqm. Assume 70% are pass-by trips.	300	182.398 164 £1 <sup>.</sup>	13,467.79
Community centre Assume less than 250sqm given the site area in HA. Of 8 sites listed in TRICS, all of which have GFA exceeding 200sqm. All have site areas exceeding 0.20HA and therefore we can probably assume our community centre will be smaller. May still need to be added as possibly > 5 trips per day. Will exclude at present however. Health centre TRICS Surveys 2003 to 2010. Sites with between 40sqm and 1220sqm floorspace. Two-way trip rate 7am to 7pm.	N/A 350	N/A N/A 87.231 305 £2'	11,032.29
Assume paid in stages and therefore admin charge of 2% applies (to max of £1500)			£1.500.00
TOTAL			26,498.11
Note: Payment is currenly exempt from VAT.			
Dorset Heathland Interim Planning Framework			
Value per person (April 2010, updated annually) Note: Need to obtain April 2011 cost.	1149		
Cost per house Cost per flat	1723.5 1034.1		
Assumptions:			
20-25dph (large detached/ semi detached) 25-30dph (medium detached/ semi detached) 30-35dph (small semi-detached/ terrace) 35-40dph (terrace and apartments)	Assume all houses Assume all houses Assume all houses Assume 20% are flats and 80% are houses	£4( £7( £1)	80,967.50 03,299.00 06,635.00 58,562.00 49,463.50
Administration charge = 2% of contribution, subject t	o minimum of £50, maximum of £1,000. TOTAL:		£1,000.00 <b>50,463.50</b>

PDF created with pdfFactory Pro trial version www.pdffactory.com

WHITELEAF Consulting	0			
North Christchurch		Base 3	DRAFT	14/12/2011

Headline Sensitivity Summary:

Sensitivities	Option 3	
	35%	
Elate and small torraced housing	100	
Flats and small terraced housing	100	
Small semi-detached and terraced	410	
Medium detached and semi-detached	234	
Large detached and semi-detached	105	
Total Units	849	
Total Revenue	£161,471,738	
Total Costs excl Land	-£143,147,440	
LAND VALUE	£18,324,297	
LAND VALUE PER NET ACRE	£287,855	
LAND PER GROSS ACRE	£199,118	
NPV Analysis		
Whole Site NPV (post land sale costs)	£8,952,626	NB: SDLT at 4% and Agents Fees at 1.5%
NPV per Net Acre	£138,645	
NPV per Gross Acre	£97,282	

5.54%



	Base Stack	ζ		North	Christch	nurch		Update	14/12/2011	Market/And	Base 3
Summary	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market	Affordable
Affordable											
Flats		0				0	0	£0	£0		
Houses		297				26602	286265	£119	£34,174,000		
Affordable Totals		297	35%			26602	286265	£119	£34,174,000		£34,174,000
Market											
Flats		0				0	0	£0	£0		
Houses		552				49403	531635	£239	£126,932,000		
Market Totals		552	65%			49403	531635	£239	£126,932,000	£126,932,000	
TOTAL (market & affordable)		849	100%			76005	817900	£196.98	£161,106,000		
Land & Density Statisitcics											
Gross Acres							92.027				
Net developable acres (all tenures)							63.658				
Net developable acres (private only)							41.378				
Dwelling density net per acre (all tenures)							13.33				
Dwelling density net per hectare							32.95 12848				
Sq ft per net acre (all tenures) Average market units sales values psf							£238.76	-			
Average market units sales values psi							1238.70				
Marketing Costs											
Fees and marketing costs (market )							4.00%		(£5,077,280)	(£5,077,280)	
Fees & costs (affordable)							1.00%		(£341,740)		-£341,740
Standard Build Costs (incl external works, drainage,											
utilities etc, fees, prelims & contingenies £ per sq ft											
Market Houses/flats (ave)							£90.00		(£47,847,150)	(£47,847,150)	
Affordable Houses/flats (ave)							£90.00		(£25,763,850)		(£25,763,850)
Average & Total							(£90.00)		(£73,611,000.00)		
Development Manaka									-		
Developer Margin								-			
Private							23.5%		(£29,829,020)		
Affordable							7.0%		(£2,392,180)		
Overall							20.0%				
Clean, serviced, blended site value Serviced Land value per square foot							£60.95		£49,854,780		
Serviced land value per square root Serviced land value as % of GDV							30.95%				
Average Blended value per net acre							£783,165				
		Acreage	Ave Rate								
Commercial/retail/medi value only		0.91	400000						£365,738		
ABNORMALS											
See Anormals tab for detail											
Totals			5.000	<b>.</b>			(£13,495,965)	-			
Contingency on all abnormals			5.00%	Included in t	otal		£0		-£13,495,965		
S106 CONTRIBUTIONS											
See s106 tab for detail											
Totals							(£12,991,698)		-£12,991,698		(£26,487,663)
							,,0,0,		,,.,		, _,,,000)
Total Build/site costs, incl abnormals & s106							(£100,098,663)	1			
Abnormals/devel acre							(£416,092)	1			
Pre-Finance Land Value									23,732,855		
Finance CostsFrom Cash Flow						Rate	6.50%				
						Years			(£4,238,922)		
Deductions for land transaction costs (SDLT, Legals, agents et	c)						6.00%		(£1,169,636)		
Net Land Value									£18,324,297	]	
Elat Land Value por pot acro									£283,778.85		
Flat Land Value per net acre									L203,//8.85		
Flat Land Value per gross acre									£199,117.65		
										<u> </u>	

#### Zorr

#### North Christchurch: Net Present Value/Cashflow

AH 35%

Base 3

Private

65%

			Years											
LAND TRADING MODEL	Total net Acres	0	1	2	3	4	5	6	7	8	9	10	Total	
Land Sales		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Residential Acres (Net of \$106)	63.7	0.0	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	63.66	
Number Units (Total)	849	0.0	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	849	
Market Acres	41.38	0.0	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	41.38	
Number Market Units (per acre)	13.3	0.0	55	55	55	55	55	55	55	55	55	55	552	
Affordable	22.3	0.0	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	22.28	
Number Affordable Units (per acre)	13.3	0.0	30	30	30	30	30	30	30	30	30	30	297	
Employment	1.5					0.914							0.91	
Local centre(Retail/medical)	1.5												0.00	
													£49.854.780	
Residential Value per acre	£783,165	£0	£4,985,478	£4,985,478	£4,985,478	£4,985,478	£4,985,478	£4,985,478	£4,985,478	£4,985,478	£4,985,478	£4,985,478		
Employment Value per acre	£250,000	£0	£0	£0	£0	£228,586	£0	£0	£0	£0	£0	£0	£228,586	
Local Centre Value per acre Revenue From Other Sources (Grant. Ground Rent Sales etc)	£800,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Estimated Serviced Land Value Revenue	-	f0	£4.985.478	£4.985.478	£4.985.478	£5.214.064	£4.985.478	£4.985.478	£4.985.478	£4.985.478	£4.985.478	£4.985.478	£50.083.366	Clean Serviced Land value
	-	EU	E4,903,470	E4,903,470	E4,903,470	£3,214,004	E4,903,470	£4,903,470	E4,903,470	E4,903,470	E4,903,470	E4,903,470	L30,003,300	Clear Serviced Land Value
Land Purchase incl SDLT etc		-£ 9,493,770.95											-£ 9,493,770.95	
Statutory highways costs/contributions (per dwelling)		£0	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611		-£4,226,498	
Estimated non-highways CIL/Tariff or s106 contribution (per dwelling)	£0	£0	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	£0	-£8,765,200	
Other abnormals	£0	£0	-£6,747,983	-£3,373,991	-£3,373,991	£0	£0	£0	£0	£0	£0	£0	-£13,495,965	-£26,487,663
Promotion costs Per unit	-£500	-£424,400											-£424,400	
Net revenue position in period		-£9,918,171	-£3,206,026	£167,965	£167,965	£3,770,542	£3,541,956	£3,541,956	£3,541,956	£3,541,956	£3,541,956	£4,985,478	£13,677,532	
Interest on borrowings in previous period @	6.50%		-£644,681	-£853,073	-£842,155	-£831,237	-£586,152	-£355,925	-£125,698				-£4,238,922	-£4,238,922
Interest on positive balance in previous period @	0.0%									£0	£0	£0	£0	1
Net position at end of period incl interest		-£9,918,171	-£3,850,708	-£685,108	-£674,190	£2,939,305	£2,955,804	£3,186,031	£3,416,258	£3,541,956	£3,541,956	£4,985,478	£9,438,611	
Net Present Value Discount Rate	7.5%	1.075	1.000	0.930	0.865	0.805	0.749	0.697	0.648	0.603	0.561	0.522		]
Net Present Value		-£10,662,034	-£3,850,708	-£637,310	-£583,399	£2,366,024	£2,213,308	£2,219,257	£2,213,604	£2,134,931	£1,985,983	£2,600,343	£0	

												IRR (Pre
												finance)
Annual Cash Flow	-£9,918,171	-£3,206,026	£167,965	£167,965	£3,770,542	£3,541,956	£3,541,956	£3,541,956	£3,541,956	£3,541,956	£4,985,478	8.8%
Cumulative Cash Flow	-£9,918,171	-£13,124,197	-£12,956,233	-£12,788,268	-£9,017,726	-£5,475,770	-£1,933,814	£1,608,142	£5,150,098	£8,692,054	£13,677,532	
												IRR (Post
												Finance)

Base Data	
Estimated Site Value (NPV - see cell t23) pre sales costs	£9,493,771
Gross Area of Site in acres	92.0
Site Value per EQUALISED Gross Acre	£103,162
Net Area of Site in acres	63.7
Site Value per EQUALISED Net Acre	£149,137

Highways Costs, Contributions & other Abnormals	Yr 1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Totals
Highways s106 Sub-total	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£4,226,498
Potential total incl additional transport costs										
Non-Highways s106	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	£8,765,200
Other Direct Abnormals										£13,495,965



7.5%

PDF created with pdfFactory Pro trial version <u>www.pdffactory.com</u>



#### Unit Mix:

Base 3

Site Details:

Date: 14/12/2011

#### Density Range (per Ave Size Sq GDV (If all Option Total Mix (Affordable & Private) Ha) Option 1 Mix Units % ft Total Sq ft Price psf private) Adjuster Price 4.0087 Generic Type (range) 254 Flats & small 2b Terraced House 40-45 100 650 65000 165,000 16,500,000 72 12% 82,000,000 2/3b Houses - Terraced & SD 35-40 410 48% 850 348500 200,000 235 62 63,180,000 53 3/4b Houses - SD and small detached 25-35 234 28% 1100 257400 270,000 245 43 4/5b House - Detached and large SD 20-25 105 12% 1400 147000 320,000 229 33,600,000 Total Houses 849 100% 963 817900 230,012 239 195,280,000 230 Totals/Aves 849 817900 230,012 239 195,280,000 100% 963

North Christchurch

Note: All private residential values based on desk-top/web research

									AH Revenue:MV
Affordable		Units	%	Size Sq ft	Total Sq ft	Price (% MV)	Price psf*	GDV	Adjuster
Generic Type (range)									50.00%
Flats & small 2b Terraced House	40-45	35	12%	650	22750	82,500	127	2,887,500	
2/3b Houses - Terraced & SD	35-40	144	48%	850	121975	100,000	118	14,350,000	
3/4b Houses - SD and small detached	25-35	82	28%	1100	90090	135,000	123	11,056,500	
4/5b House - Detached and large SD	20-25	37	12%	1400	51450	160,000	114	5,880,000	
Total Aff Houses		297		964	286265	115,083	119	34,174,000	
Totals/Averages		297	100%	964	286265	115,083	119	34,174,000	

Private		Units	%	Size Sq ft	Total Sq ft	Price	Price psf	GDV
Generic Type (range)								
Flats & small 2b Terraced House	40-45	65	12%	650	42250	165,000	254	10,725,000
2/3b Houses - Terraced & SD	35-40	267	48%	850	226525	200,000	235	53,300,000
3/4b Houses - SD and small detached	25-35	152	28%	1100	167310	270,000	245	41,067,000
4/5b House - Detached and large SD	20-25	68	12%	1400	95550	320,000	229	21,840,000
Total Mkt Houses		552		963	531635	230,012	239	126,932,000
Totals/Averages		552	100%	963	531635	230,012	239	126,932,000
All Tenures		849			817900			161,106,000



# Land Budget

Date

Site Name:

# North Christchurch

All Uses	Option Selector	
	92.03	Acres
Gross Area	37.24	Ha

Residential			_
	63.66	Acres	
Net Residential Area	25.76	Ha	

Commercial/economic

0.91	Acres
0.37	На

Other

27.46	Acres
11.11	Ha



### Abnormals:

Base 3

Date: 14/12/2011

## Site Details: North Christchurch

		Unit Cost	Quantity	Total Cost
132kv Overhead Line Diversion/grounding	See estimate from Scottsi Southern Power	8,108,100	1	8,108,100
11kv Diversion	Est	120	100	12,000
Highways (s278)				0
Site Clearance, Remediation	Allotment relocation (allowance)	150,000	1	150,000
RA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				
s278 Commuted Sums				0
Other Highways Abnormals	Improvements further west on A35	1,600,000	1	1,600,000
Jtilities: Supply Abnormals	Gas Infrastructure - Somerfield Roundabout	375,000	1	375,000
	Electricity connection from new primary sub-stn	375	100	37,500
Utilities: Foul	Lyndhurst Road Sewer Upgrade	250,000	1	250,000
SUDS	Assume min surface storage for 28ha	30,000	31.14	934,200
Noise Mitigation		1,358,000	1	1,358,000
Ground conditions/foundations				0
Sustainability/on-site renewable energy				0
Code				0
				0
General Contingency		5.00%		642,665
Fotals				13,495,965
			Ī	



North Christchurch

### Potential s106 Costs & Contributions Base 3 14-Dec-11

### 1. Indicative Transport Costs

	Scheme	Indicative Cost	Source
Identified schemes	Scheme Transport Contributions Scheme	Indicative Cost	Source
	Sub-Total	£4,226,498	

## 2. Indicative Non-Highway Costs

Requirement	Contribution likely	Source
SANGS	£1,450,464	
Primary Education		
Secondary Education	£5,444,616	
6 <sup>th</sup> form Education		
Library Provision		
Fire and Rescue Service		
Open Space	£1,870,120	
Community Hall		
Swimming Pool		
Health		
Commuted sums		
Council's Legal & other Costs		
Sub-Total	£8,765,200	
TOTALS	£12,991,698	
	SANGS Primary Education Secondary Education 6 <sup>th</sup> form Education Library Provision Fire and Rescue Service Open Space Community Hall Swimming Pool Health Commuted sums Council's Legal & other Costs Sub-Total	SANGS       £1,450,464         Primary Education       £5,444,616         6 <sup>th</sup> form Education       1         Library Provision       1         Fire and Rescue Service       1         Open Space       £1,870,120         Community Hall       1         Swimming Pool       1         Health       1         Council's Legal & other Costs       1         Sub-Total       £8,765,200

Margin	£97,282	
--------	---------	--

#### Red line area for Christchurch Options

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option
Developable area (for housing)	8.09	13.68	31.14	25.27	25.76
Open space	1.72	2.98	6.89	5.57	6.38
SANG	4.24	7.33	16.96	13.72	15.62
Link Road	2.53	2.53	4	4	5.1
Totals	16.58	26.52	58.99	48.56	52.86

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option
Developable area (for housing)	8.09	13.68	31.14	25.27	25.7
Open space	1.72	2.98	6.89	5.57	6.3
Link Road	2.53	2.53	4	4	5
Totals	12.34	19.19	42.03	34.84	37.2

\* This is lower as allotment provision is outside of site in super allotment and children's play space falls within PPS3 developable area. Open space measured based on 849 dwellings \*\* Based on 8ha/ 1,000 people but outside of site area

\*\*\* Includes spine road and spine road spurs

\*\*\*\* The remaining area within the southern area comprises additional open space

#### North Christchurch Urban Extension Summary of Options

			Option 3
			Relocate allotments but underground powerline
Key information			
Developable area (including ancilliary uses)			31.14
Non-developable area			15.3
Number of residential units			849
Market housing (65%)			551.85
Affordable housing (35%)			297.15
Population at 2.3 pp/ household			1952.7
Land use information			На
-			
Residential @ 20-25 dph			7.68
Residential @ 25-30 dph			7.68
Residential @ 30-35 dph			7.68
Residential @ 35-40 dph			7.68
Retail (x3 units)			0.07
Community centre (x1)			0.04
Health centre (x1)			0.3
Residential units			
Residential @ 20-25 dph			105
Residential @ 25-30 dph			234
Residential @ 30-35 dph			410
Residential @ 35-40 dph		1	100
Total			849

#### Approximate South East Dorset Transport Contributions Scheme Calculation:

Cost per trip	691.21			
Note: Seeking to confirm 2011/12 cost due to apply				
from April. Currently using 2010/11. However, will				
remain unknown as index linked every April to the				
BCIS All in tender price index				
Dolo fullin londor piloo nidox				
Tariff Values:				
Residential	Daily Additional Trips			
1 Bed	5			
2 Bed	6			
3 Bed	7			
4 Bed	8			
Other development types	To be based on information from the TRICS data	ibase or a re	elevant Transport Assessment	
Residential:	Assumptions:			
Nebidential.	Assumptions.			
20-25dph (large detached/ semi detached)	Assume all 4 bed			£580,616.40
25-30dph (medium detached/ semi detached)	Assume all 3 bed			£1,132,201.98
30-35dph (small semi-detached/ terrace)	Assume 50% 2 bed & 50% 3 bed			£1,842,074.65
35-40dph (terrace and apartments)	Assume all 2 bed			£345,605.00
		Two-way		
		trip rate		
			Assumed	
	Assumed sqm:	100sqm)	trips	
Retail 3 units				
Trics results for convenience store used. Town				
centre sites excluded. 9 sites listed between 96sqm				
to 500sqm. Assume 70% are pass-by trips.	300	182.398	164	£113,467.79
Community centre				
Assume less than 250sqm given the site area in HA.				
Of 8 sites listed in TRICS, all of which have GFA				
exceeding 200sqm. All have site areas exceeding				
0.20HA and therefore we can probably assume our				
community centre will be smaller. May still need to				
be added as possibly > 5 trips per day. Will exclude				
at present however.	N/A	N/A	N/A	
Health centre				
TRICS Surveys 2003 to 2010. Sites with between				
40sqm and 1220sqm floorspace. Two-way trip rate				
7am to 7pm.	350	87.231	305	£211.032.29
ram to rpm.	330	07.231	303	1211,032.29
Assume paid in stages and therefore admin charge				
of 2% applies (to max of £1500)				£1,500.00
TOTAL				£4,226,498.11
Note: Payment is currenly exempt from VAT.				
Dorset Heathland Interim Planning Framework				
Dorset Heatmand Interim Flamming Framework				
Vite				
Value per person (April 2010, updated annually)	1149			
Note: Need to obtain April 2011 cost.				
Cost per house	1723.5			
Cost per flat	1034.1			
Assumptions:				
20-25dph (large detached/ semi detached)	Assume all houses			£180.967.50
25-30dph (medium detached/ semi detached)	Assume all houses			£403,299.00
30-35dph (small semi-detached/ terrace)	Assume all houses			£706,635.00
35-40dph (terrace and apartments)	Assume 20% are flats and 80% are houses			£158,562.00
				£1,449,463.50
Administration charge = 2% of contribution, subject to				£1,000.00
	TOTAL:			£1,450,463.50

PDF created with pdfFactory Pro trial version <u>www.pdffactory.com</u>

WHITELEAF Consulting	0			
North Christchurch		Base 3	DRAFT	14/12/2011

Headline Sensitivity Summary:

Sensitivities	Option 3	
	40%	
Flats and small terraced housing	100	
Small semi-detached and terraced	410	
Medium detached and semi-detached	234	
	201	
Large detached and semi-detached	105	
Total Units	849	
Total Revenue	£156,589,738	
	100,007,700	
Total Costs excl Land	-£141,188,569	
LAND VALUE	£15,401,169	
	£15,401,169	
LAND VALUE PER NET ACRE	£241,936	
	2211,700	
LAND PER GROSS ACRE	£167,354	
NPV Analysis Whole Site NPV (post land sale costs)	67 002 174	
	£7,003,174	NB: SDLT at 4% and Agents Fees at 1.5%
NPV per Net Acre	£108,455	
	2.00,400	
NPV per Gross Acre	£76,099	
	~: 0,000	

4.47%



	Base Stack	ζ		North	Christch	nurch		Market/Allo	Base 3		
Summary	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market	Affordable
Affordable		0				0	0	10	50		
Flats Houses		339				30402	0 327160	£0 £119	£0 £39,056,000		
Affordable Totals		339	40%			30402	327160	£119	£39,056,000		£39,056,000
Market			4078			30402	527100	LIII	£37,030,000		237,000,000
Flats		0				0	0	£0	£0		
Houses		509				45603	490740	£239	£117,168,000		
Market Totals		509	60%			45603	490740	£239	£117,168,000	£117,168,000	
TOTAL (market & affordable)		849	100%			76005	817900	£191.01	£156,224,000		
Land & Density Statisitcics											
Gross Acres Net developable acres (all tenures)							92.027 63.658				
Net developable acres (private only)							38.195				
Dwelling density net per acre (all tenures)							13.33				
Dwelling density net per hectare							32.95				
Sq ft per net acre (all tenures)							12848				
Average market units sales values psf							£238.76	-			
Marketing Costs											
Fees and marketing costs (market )							4.00%		(£4,686,720)	(£4,686,720)	
Fees & costs (affordable)							4.00%		(£4,686,720) (£390,560)	(14,000,720)	-£390,560
							1.0070		(1370,300)		E370,300
Standard Build Costs (incl external works, drainage,											
utilities etc, fees, prelims & contingenies £ per sq ft											
Market Houses/flats (ave)							£90.00	?	(£44,166,600)	(£44,166,600)	
Affordable Houses/flats (ave)							£90.00		(£29,444,400)		(£29,444,40
Average & Total							(£90.00)		(£73,611,000.00)		
Developer Margin											
Private							24.0%	?	(£28,120,320)		
Affordable							8.0%		(£3,124,480)		
Overall							20.0%				
Clean, serviced, blended site value									£46,290,920		
Serviced Land value per square foot							£56.60				
Serviced land value as % of GDV							29.63%				
Average Blended value per net acre							£727,180				
		Acreage	Ave Rate								
Commercial/retail/medi value only		0.91	400000						£365,738		
ABNORMALS											
ABNORWALS											
See Anormals tab for detail											
Totals							(£13,495,965)				
Contingency on all abnormals			5.00%	Included in to	otal		£0		-£13,495,965		
S106 CONTRIBUTIONS											
See s106 tab for detail											
Totals							(£12,991,698)		-£12,991,698		(£26,487,663
							(046				
Total Build/site costs, incl abnormals & s106							(£100,098,663)				
Abnormals/devel acre							(£416,092)				
Pre-Finance Land Value									20,168,995		
									20,100,995		
Finance CostsFrom Cash Flow						Rate	6.50%				
						Years	5		(£3,784,773)		
Deductions for land transaction costs (CDLT, Londo counts at							( 00%		(0002.052)		
Deductions for land transaction costs (SDLT, Legals, agents etc	c)						6.00%		(£983,053)		
Net Land Value									£15,401,169		
										]	
										4	
Flat Land Value per net acre									£238,509.88		
Flat Land Value per gross acre									£167,354.01		
P 3 30. 0										1	
								I	I	J	

#### North Christchurch: Net Present Value/Cashflow

AH 40%

Base 3

Private

60%

							Years	5						1
LAND TRADING MODEL	Total net Acres	0	1	2	3	4	5	6	7	8	9	10	Total	
Land Sales		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Residential Acres (Net of \$106)	63.7	0.0	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	63.66	
Number Units (Total)	849	0.0	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	84.9	849	
Market Acres	38.19	0.0	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	38.19	
Number Market Units (per acre)	13.3	0.0	51	51	51	51	51	51	51	51	51	51	509	
Affordable	25.5	0.0	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	25.46	
Number Affordable Units (per acre)	13.3	0.0	34	34	34	34	34	34	34	34	34	34	339	
Employment	1.5					0.914							0.91	
Local centre(Retail/medical)	1.5												0.00	
Residential Value per acre	£727,180	£0	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£46,290,920	
Employment Value per acre	£250,000	£0	£0	£0	£0	£228,586	£0	£0	£0	£0	£0	£0	£228,586	
Local Centre Value per acre	£800,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Revenue From Other Sources (Grant, Ground Rent Sales etc)			0											
Estimated Serviced Land Value Revenue		£0	£4,629,092	£4,629,092	£4,629,092	£4,857,678	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£4,629,092	£46,519,506	Clean Serviced Land value
Land Purchase incl SDLT etc		-£ 7,426,483.74											-£ 7,426,483.74	
Statutory highways costs/contributions (per dwelling)		£0	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611	-£469,611		-£4,226,498	
Estimated non-highways CIL/Tariff or s106 contribution (per dwelling)	£0	£0	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	-£973,911.06	£0	-£8,765,200	
Other abnormals	£0	£0	-£6,747,983	-£3,373,991	-£3,373,991	£0	£0	£0	£0	£0	£0	£0	-£13,495,965	-£26,487,663
Promotion costs Per unit	-£500	-£424,400											-£424,400	
Net revenue position in period		-£7,850,884	-£3,562,412	-£188,421	-£188,421	£3,414,156	£3,185,570	£3,185,570	£3,185,570	£3,185,570	£3,185,570	£4,629,092	£12,180,960	
Interest on borrowings in previous period @	6.50%		-£510,307	-£741,864	-£754,112	-£766,359	-£544,439	-£337,377	-£130,315				-£3,784,773	-£3,784,773
Interest on positive balance in previous period @	0.0%							1		£0	£0	£0	£0	1
Net position at end of period incl interest		-£7,850,884	-£4,072,720	-£930,285	-£942,533	£2,647,797	£2,641,131	£2,848,193	£3,055,255	£3,185,570	£3,185,570	£4,629,092	£8,396,187	1
Net Present Value Discount Rate	7.5%	1.075	1.000	0.930	0.865	0.805	0.749	0.697	0.648	0.603	0.561	0.522		1
Net Present Value		-£8,439,700	-£4,072,720	-£865,382	-£815,604	£2,131,372	£1,977,680	£1,983,934	£1,979,688	£1,920,118	£1,786,156	£2,414,458	£0	

											ſ	IRR (Pre finance)
Annual Cash Flow	-£7,850,884	-£3,562,412	-£188,421	-£188,421	£3,414,156	£3,185,570	£3,185,570	£3,185,570	£3,185,570	£3,185,570	£4,629,092	8.6%
Cumulative Cash Flow	-£7,850,884	-£11,413,296	-£11,601,717	-£11,790,139	-£8,375,983	-£5,190,413	-£2,004,842	£1,180,728	£4,366,298	£7,551,868	£12,180,960	0.0%
												IRR (Post
											L	Finance)

Base Data	
Estimated Site Value (NPV - see cell t23) pre sales costs	£7,426,484
Gross Area of Site in acres	92.0
Site Value per EQUALISED Gross Acre	£80,699
Net Area of Site in acres	63.7
Site Value per EQUALISED Net Acre	£116,662

Highways Costs, Contributions & other Abnormals	Yr 1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Totals
Highways s106 Sub-total	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£469,610.90	-£4,226,498
Potential total incl additional transport costs										
Non-Highways s106	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	-£973,911	£8,765,200
Other Direct Abnormals										£13,495,965



7.5%

PDF created with pdfFactory Pro trial version <u>www.pdffactory.com</u>



#### Unit Mix:

Base 3

Site Details:

Date 14/12/2011

#### North Christchurch Density Range (per Ave Size Sq GDV (If all Option Total Mix (Affordable & Private) Ha) Option 1 Mix Units % ft Total Sq ft private) Adjuster Price Price psf 4.0087 Generic Type (range) Flats & small 2b Terraced House 100 650 65000 165,000 16,500,000 72 40-45 12% 254 82,000,000 2/3b Houses - Terraced & SD 35-40 410 48% 850 348500 200,000 235 62 63,180,000 53 3/4b Houses - SD and small detached 25-35 234 28% 1100 257400 270,000 245 43 4/5b House - Detached and large SD 20-25 105 12% 1400 147000 320,000 229 33,600,000 Total Houses 849 100% 963 817900 230,012 239 195,280,000 230 849 817900 230,012 239 195,280,000 Totals/Aves 100% 963

Note: All private residential values based on desk-top/web research

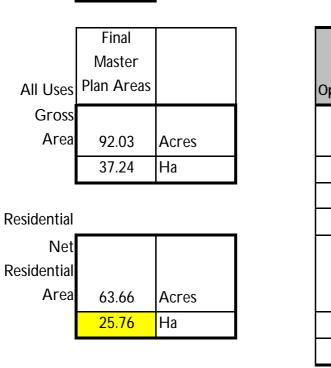
0.65		l la ta	%	Size Ca ft			Duine auft		AH Revenue:MV Adjuster
Affordable		Units	%	Size Sq ft	Total Sq ft	Price (% MV)	Price psf*	GDV	-
Generic Type (range)									50.00%
Flats & small 2b Terraced House	40-45	40	12%	650	26000	82,500	127	3,300,000	
2/3b Houses - Terraced & SD	35-40	164	48%	850	139400	100,000	118	16,400,000	
3/4b Houses - SD and small detached	25-35	94	28%	1100	102960	135,000	123	12,636,000	
4/5b House - Detached and large SD	20-25	42	12%	1400	58800	160,000	114	6,720,000	
Total Aff Houses		339		964	327160	115,074	119	39,056,000	
Totals/Averages		339	100%	964	327160	115,074	119	39,056,000	1

Private		Units	%	Size Sq ft	Total Sq ft	Price	Price psf	GDV
Generic Type (range)								
Flats & small 2b Terraced House	40-45	60	12%	650	39000	165,000	254	9,900,000
2/3b Houses - Terraced & SD	35-40	246	48%	850	209100	200,000	235	49,200,000
3/4b Houses - SD and small detached	25-35	140	28%	1100	154440	270,000	245	37,908,000
4/5b House - Detached and large SD	20-25	63	12%	1400	88200	320,000	229	20,160,000
Total Mkt Houses		509		963	490740	230,012	239	117,168,000
Totals/Averages		509	100%	963	490740	230,012	239	117,168,000
All Tenures		849			817900			156,224,000

## Land Budget

Site Name: North Christchurch

Date



Option 3	
31.14 6.89 16.96	
4	
58.99	

42.03 Excl SANGs

al/economic

0.91	Acres
0.37	Ha

Other

27.46	Acres
11.11	Ha



### Abnormals:

Base 3

Date: 14/12/2011

## Site Details: North Christchurch

		Unit Cost	Quantity	Total Cost
132kv Overhead Line Diversion/grounding	See estimate from Scottsi Southern Power	8,108,100	1	8,108,100
11kv Diversion	Est	120	100	12,000
Highways (s278)				0
Site Clearance, Remediation	Allotment relocation (allowance)	150,000	1	150,000
RA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				
s278 Commuted Sums				0
Other Highways Abnormals	Improvements further west on A35	1,600,000	1	1,600,000
Jtilities: Supply Abnormals	Gas Infrastructure - Somerfield Roundabout	375,000	1	375,000
	Electricity connection from new primary sub-stn	375	100	37,500
Utilities: Foul	Lyndhurst Road Sewer Upgrade	250,000	1	250,000
SUDS	Assume min surface storage for 28ha	30,000	31.14	934,200
Noise Mitigation		1,358,000	1	1,358,000
Ground conditions/foundations				0
Sustainability/on-site renewable energy				0
Code				0
				0
General Contingency		5.00%		642,665
Fotals				13,495,965
			Ī	



North Christchurch

### Potential s106 Costs & Contributions Base 3 14-Dec-11

### 1. Indicative Transport Costs

	Scheme	Indicative Cost	Source
Identified schemes	Scheme Transport Contributions Scheme	Indicative Cost	Source
	Sub-Total	£4,226,498	

## 2. Indicative Non-Highway Costs

Requirement	Contribution likely	Source
SANGS	£1,450,464	
Primary Education		
Secondary Education	£5,444,616	
6 <sup>th</sup> form Education		
Library Provision		
Fire and Rescue Service		
Open Space	£1,870,120	
Community Hall		
Swimming Pool		
Health		
Commuted sums		
Council's Legal & other Costs		
Sub-Total	£8,765,200	
TOTALS	£12,991,698	
	SANGS Primary Education Secondary Education 6 <sup>th</sup> form Education Library Provision Fire and Rescue Service Open Space Community Hall Swimming Pool Health Commuted sums Council's Legal & other Costs Sub-Total	SANGS       £1,450,464         Primary Education       £5,444,616         6 <sup>th</sup> form Education       1         Library Provision       1         Fire and Rescue Service       1         Open Space       £1,870,120         Community Hall       1         Swimming Pool       1         Health       1         Council's Legal & other Costs       1         Sub-Total       £8,765,200

Margin	£76,099
--------	---------

## Red line area for Christchurch Options

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option
Developable area (for housing)	8.09	13.68	31.14	25.27	25.76
Open space	1.72	2.98	6.89	5.57	6.38
SANG	4.24	7.33	16.96	13.72	15.62
Link Road	2.53	2.53	4	4	5.1
Totals	16.58	26.52	58.99	48.56	52.86

#### Without SANG

Land use	Option 1	Option 2	Option 3	Option 4	Masterplan option	
Developable area (for housing)	8.09	13.68	31.14	25.27	25.76	
Open space	1.72	2.98	6.89	5.57	6.38	
Link Road	2.53	2.53	4	4	5.1	
Totals	12.34	19.19	42.03	34.84	37.24	

\* This is lower as allotment provision is outside of site in super allotment and children's play space falls within PPS3 developable area. Open space measured based on 849 dwellings

\*\* Based on 8ha/ 1,000 people but outside of site area

\*\*\* Includes spine road and spine road spurs

\*\*\*\* The remaining area within the southern area comprises additional open space

#### North Christchurch Urban Extension Summary of Options

				Option 3	
				Relocate allotments but underground powerlines	
Key information					
Developable area (including ancilliary uses)				31.14	
Non-developable area				15.3	
Number of residential units				849	
Market housing (65%)				551.85	
Affordable housing (35%)				297.15	
Population at 2.3 pp/ household				1952.7	
Land use information				На	
Residential @ 20-25 dph				7.68	
Residential @ 25-30 dph				7.68	
Residential @ 30-35 dph				7.68	
Residential @ 35-40 dph				7.68	
Retail (x3 units)				0.07	
Community centre (x1)				0.04	
Health centre (x1)				0.3	
Residential units					
Residential @ 20-25 dph				105	
Residential @ 25-30 dph				234	
Residential @ 30-35 dph				410	
Residential @ 35-40 dph				100	
Total				849	

#### Approximate South East Dorset Transport Contributions Scheme Calculation:

Cost per tr Note: Seeking to confirm 2011/12 cost due to app from April. Currently using 2010/11. However, wi remain unknown as index linked every April to the BCIS All in tender price index	ly I		
Tariff Values: Residential 1 Bed 2 Bed 3 Bed 4 Bed	Daily Additional Trips 5 6 7 8		
Other development types	To be based on information from the TRICS dat	abase or a relevant Transport Assessment.	
Residential:	Assumptions:		
20-25dph (large detached/ semi detached) 25-30dph (medium detached/ semi detached) 30-35dph (small semi-detached/ terrace) 35-40dph (terrace and apartments)	Assume all 4 bed Assume all 3 bed Assume 50% 2 bed & 50% 3 bed Assume all 2 bed		£580,616.40 £1,132,201.98 £1,842,074.65 £345,605.00
Retail 3 units	Assumed sqm:	Two-way trip rate (per Assumed 100sqm) trips	
Trics results for convenience store used. Town centre sites excluded. 9 sites listed between 96sq to 500sqm. Assume 70% are pass-by trips.		182.398 164	£113.467.79
Community centro Assuma less tima 250cm offens the site area in HA. Of 8 sites listed in TRICS, all of which have GFA exceeding 2005m. All have site areas exceeding 0.20HA and therefore we can probably assume our community centre will be smaller. May still need to be added as possibly > 5 trips per day. Will exclude at present however. Health centre TRICS Surveys 2003 to 2010. Sites with between 40sgm and 1220sgm floorspace. Two-way trip rate 7 zm to 7pm.	A.	N/A N/A	2115,407.73
	350	87.231 305	£211,032.29
Assume paid in stages and therefore admin charge of 2% applies (to max of £1500) TOTA			£1,500.00 £4,226,498.11
Note: Payment is currenly exempt from VAT.			
Dorset Heathland Interim Planning Framework			
Value per person (April 2010, updated annually) Note: Need to obtain April 2011 cost. Cost per house Cost per flat	1149 1723.5 1034.1		
Assumptions:			
22-554ph (lorge detached/semi detached) 25-504ph (medium detached/semi detached) 20-554ph (small semi-detached/terrace) 35-404ph (terrace and apartments) Administration charge = 2% of contribution, subject	Assume all houses Assume all houses Assume 10 houses Assume 20% are flats and 80% are houses It to minimum of £50, maximum of £1,000. TOTAL:		£180,967.50 £403,299.00 £706,635.00 £158,562.00 £1,449,463.50 £1,000.00 £1,459,463.50