

Residual Values in Swanage using McCarthy & Stone scenario sales prices, 50% affordable housing and £100 per sqm CIL.

Development Control Model - Swanage M&S sales 50% AH E100CIL.xls - Microsoft Excel

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Site Reference Details		Site Details	
Site Reference Number		Site	
Application Number		Address	
Site Location	Purbeck	Site Details	Swanage 50% AH M&S data
Scheme Description			

TOTAL NUMBER OF UNITS		DENSITY (per hectare)		AFFORDABLE UNITS		
Dwellings	40	Dwellings	100.0			
% Wheelchair Units				Total	Quantity	% of All Units
					20.0	50%
				Social rent	18.0	45%
				Intate / Affble rent	2.0	5%

REVENUE AND COSTS		RESIDUAL VALUE	
Total scheme revenue	£ 4,900,000	Whole scheme	£ 56,000
Total scheme costs	£ 4,844,000	Per hectare	£ 140,000
		Per dwelling	£ 1,000
		Per market dwelling	£ 3,000

Contribution to revenue from:		PUBLIC SUBSIDY (GRANT)	
Market housing	£ 4,000,000	Whole Scheme	£ -
Affordable Housing	£ 900,000	Per Social Rental dwelling	£ -
- Social rent	£ 672,000	Per New Build HomeBuy dwelling	£ -
- New Build HomeBuy	£ 228,000	Per Intermediate / Affordable Rent dwelling	£ -
- Intermediate / Affordable Rent	£ -		
- Discount Market	£ -		
- Local Sale	£ -		
Capital Contribution	£ -		
Commercial Elements	£ -		

Contribution to costs from:		Alternative Site Values		Against residual	
Market housing	£ 2,353,000	Existing Use Value	£ -	£ -	
Affordable Housing	£ 1,736,000	Acquisition Cost	£ -	£ -	
- Social rent	£ 1,562,000	Alternative Use Value 1	£ -	£ -	
- New Build HomeBuy	£ 174,000	Alternative Use Value 2	£ -	£ -	
- Intermediate / Affordable Rent	£ -	Alternative Use Value 3	£ -	£ -	
- Discount Market	£ -				
- Local Sale	£ -				
Land Finance	£ -	<- Land Finance costs on Page 10 completed?			
Planning Obligations	£ 122,000				
Total Exceptional Costs	£ 633,000				
Commercial Elements	£ -				

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Residual Values in Swanage using Three Dragons Toolkit sales prices, 50% affordable housing and £100 per sqm CIL.

Development Control Model - Swanage 3D sale 50%£100CIL.xls - Microsoft Excel

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Site Reference Details		Site Details	
Site Reference Number		Site	
Application Number		Address	
Site Location	Purbeck	Site	Swanage 3D prices 50% AH
Scheme Description		Details	

TOTAL NUMBER OF UNITS		DENSITY (per hectare)		AFFORDABLE UNITS	
Dwellings	40	Dwellings	100.0		
% Wheelchair Units					
				Total	20.0 50%
				Social rent	18.0 45%
				Inrate / Affble rent	2.0 5%

REVENUE AND COSTS		RESIDUAL VALUE	
Total scheme revenue	£ 5,551,000	Whole scheme	£ 726,000
Total scheme costs	£ 4,825,000	Per hectare	£ 1,815,000
		Per dwelling	£ 18,000
		Per market dwelling	£ 36,000

Contribution to revenue from:		PUBLIC SUBSIDY (GRANT)	
Market housing	£ 4,500,000	Whole Scheme	£ -
Affordable Housing	£ 929,000	Per Social Rental dwelling	£ -
- Social rent	£ 672,000	Per New Build HomeBuy dwelling	£ -
- New Build HomeBuy	£ 257,000	Per Intermediate / Affordable Rent dwelling	£ -
- Intermediate / Affordable Rent	£ -		
- Discount Market	£ -		
- Local Sale	£ -		
Capital Contribution	£ 122,000		
Commercial Elements	£ -		

Contribution to costs from:		Alternative Site Values		Against residual	
Market housing	£ 2,456,000	Existing Use Value	£ -	£ -	£ -
Affordable Housing	£ 1,736,000	Acquisition Cost	£ -	£ -	£ -
- Social rent	£ 1,562,000	Alternative Use Value 1	£ -	£ -	£ -
- New Build HomeBuy	£ 174,000	Alternative Use Value 2	£ -	£ -	£ -
- Intermediate / Affordable Rent	£ -	Alternative Use Value 3	£ -	£ -	£ -
- Discount Market	£ -				
- Local Sale	£ -				
Land Finance	£ -				
Planning Obligations	£ -				
Total Exceptional Costs	£ 633,000				
Commercial Elements	£ -				

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Residual values in Swanage using current advertised sales price for previously-owned McCarthy & Stone retirement flat, 50% Affordable Housing and £100 per sqm CIL.

Development Control Model - Swanage local sale 50%AH £100 CIL.xls - Microsoft Excel

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Site Reference Details		Site Details	
Site Reference Number		Site	
Application Number		Address	
Site Location	Purbeck	Site	Swanage swanage prices 50% AH
Scheme Description		Details	

TOTAL NUMBER OF UNITS		DENSITY (per hectare)		AFFORDABLE UNITS	
Dwellings	40	Dwellings	100.0		
% Wheelchair Units					
				Total	20.0 50%
				Social rent	18.0 45%
				Infant / Affble rent	2.0 5%

REVENUE AND COSTS		RESIDUAL VALUE	
Total scheme revenue	£ 6,701,000	Whole scheme	£ 1,508,000
Total scheme costs	£ 5,193,000	Per hectare	£ 3,770,000
		Per dwelling	£ 38,000
		Per market dwelling	£ 75,000

Contribution to revenue from:		PUBLIC SUBSIDY (GRANT)	
Market housing	£ 5,700,000	Whole Scheme	£ -
Affordable Housing	£ 1,001,000	Per Social Rental dwelling	£ -
- Social rent	£ 672,000	Per New Build HomeBuy dwelling	£ -
- New Build HomeBuy	£ 329,000	Per Intermediate / Affordable Rent dwelling	£ -
- Intermediate / Affordable Rent	£ -		
- Discount Market	£ -		
- Local Sale	£ -		
Capital Contribution	£ -		
Commercial Elements	£ -		

Contribution to costs from:		Alternative Site Values		Against residual
Market housing	£ 2,702,000	Existing Use Value	£ -	£ -
Affordable Housing	£ 1,736,000	Acquisition Cost	£ -	£ -
- Social rent	£ 1,562,000	Alternative Use Value 1	£ -	£ -
- New Build HomeBuy	£ 174,000	Alternative Use Value 2	£ -	£ -
- Intermediate / Affordable Rent	£ -	Alternative Use Value 3	£ -	£ -
- Discount Market	£ -			
- Local Sale	£ -			
Land Finance	£ -			
Planning Obligations	£ 122,000			
Total Exceptional Costs	£ 633,000			
Commercial Elements	£ -			

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