



**North Christchurch**

Base 3

**DRAFT**

14/12/2011

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
Large detached and semi-detached	105
<b>Total Units</b>	<b>849</b>
<b>Total Revenue</b>	<b>£171,235,738</b>
<b>Total Costs excl Land</b>	<b>-£147,265,397</b>
<b>LAND VALUE</b>	<b>£23,970,340</b>
<b>LAND VALUE PER NET ACRE</b>	<b>£376,548</b>
<b>LAND PER GROSS ACRE</b>	<b>£260,469</b>
<b>NPV Analysis</b>	
<b>Whole Site NPV (post land sale costs)</b>	<b>£12,718,006</b>
<b>NPV per Net Acre</b>	<b>£196,957</b>
<b>NPV per Gross Acre</b>	<b>£138,198</b>

NB: SDLT at 4% and Agents Fees at 1.5%

7.43%



Base Stack

North Christchurch

Update 14/12/2011

Base 3

Summary	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market/Affordable Split	
										Market	Affordable
<b>Affordable</b>											
Flats		0				0	0	£0	£0		
Houses		212				19001	204475	£119	£24,410,000		
<b>Affordable Totals</b>		212	25%			19001	204475	£119	£24,410,000		£24,410,000
<b>Market</b>											
Flats		0				0	0	£0	£0		
Houses		637				57003	613425	£239	£146,460,000		
<b>Market Totals</b>		637	75%			57003	613425	£239	£146,460,000	£146,460,000	
<b>TOTAL (market &amp; affordable)</b>		849	100%			76005	817900	£208.91	£170,870,000		
<b>Land &amp; Density Statistics</b>											
Gross Acres							92.027				
Net developable acres (all tenures)							63.658				
Net developable acres (private only)							47.744				
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				
<b>Marketing Costs</b>											
Fees and marketing costs (market)							4.00%		(£5,858,400)	(£5,858,400)	
Fees & costs (affordable)							1.00%		(£244,100)		-£244,100
<b>Standard Build Costs (incl external works, drainage, utilities etc, fees, prelims &amp; contingencies £ per sq ft)</b>											
Market Houses/flats (ave)							£90.00		(£55,208,250)	(£55,208,250)	
Affordable Houses/flats (ave)							£90.00		(£18,402,750)		(£18,402,750)
<b>Average &amp; Total</b>							(£90.00)		(£73,611,000.00)		
<b>Developer Margin</b>											
Private							22.5%		(£32,953,500)		
Affordable							6.0%		(£1,464,600)		
Overall Margin							20.1%				
<b>Clean, serviced, blended site value</b>									£56,738,400		
Serviced Land value per square foot							£69.37				
Serviced land value as % of GDV							33.21%				
Average Blended value per net acre							£891,299				
<b>Commercial/retail/medi value only</b>									£365,738		
<b>ABNORMALS</b>											
See Anormals tab for detail											
Totals							(£13,495,965)				
Contingency on all abnormals			5.00%	Included in total			£0				-£13,495,965
<b>S106 CONTRIBUTIONS</b>											
See s106 tab for detail											
Totals							(£12,991,698)				(£12,991,698)
Total Build/site costs, incl abnormals & s106							(£100,098,663)				
Abnormals/devel acre							(£416,092)				
<b>Pre-Finance Land Value</b>									30,616,475		
Finance CostsFrom Cash Flow							Rate 6.50%				
							Years		(£5,116,113)		
Deductions for land transaction costs (SDLT, Legals, agents etc)							6.00%		(£1,530,022)		
<b>Net Land Value</b>									£23,970,340		
<b>Flat Land Value per net acre</b>									£371,216.18		
<b>Flat Land Value per gross acre</b>									£260,469.35		



LAND TRADING MODEL	Total net Acres	Years											Total
		0	1	2	3	4	5	6	7	8	9	10	
<b>Land Sales</b>		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Residential Acres (Net of s106)	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
Number Market Units (per acre)	13.3	0.0	64	64	64	64	64	64	64	64	64	64	637
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
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	£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	£5,673,840	£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
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	-£469,611	-£4,226,498
Estimated non-highways CIL/Tariff or s106 contribution (per dwelling)		£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	-£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		-£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
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
Interest on positive balance in previous period @	0.0%									£0	£0	£0	£0
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
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	
<b>Net Present Value</b>		-£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

Clean Serviced Land value

-£26,487,663

-£5,116,113

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	IRR (Pre 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 (Post Finance)
													7.5%

Base Data	
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	-£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



**Unit Mix:**

Date: 14/12/2011

Base 3

Site Details:

North Christchurch

Total Mix (Affordable & Private)	Density Range (per Ha)	Units	%	Ave Size Sq		Price	Price psf	GDV (If all private)	Option Adjuster	Option 1 Mix
				ft	Total Sq ft					
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
<b>Total Houses</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		<b>230</b>
<b>Totals/Aves</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		

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	
<b>Total Aff Houses</b>		<b>212</b>		<b>964</b>	<b>204475</b>	<b>115,114</b>	<b>119</b>	<b>24,410,000</b>	
<b>Totals/Averages</b>		<b>212</b>	<b>100%</b>	<b>964</b>	<b>204475</b>	<b>115,114</b>	<b>119</b>	<b>24,410,000</b>	

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
<b>Total Mkt Houses</b>		<b>637</b>		<b>963</b>	<b>613425</b>	<b>230,012</b>	<b>239</b>	<b>146,460,000</b>
<b>Totals/Averages</b>		<b>637</b>	<b>100%</b>	<b>963</b>	<b>613425</b>	<b>230,012</b>	<b>239</b>	<b>146,460,000</b>
<b>All Tenures</b>		<b>849</b>			<b>817900</b>			<b>170,870,000</b>



# Land Budget

Date

Site Name: 

North Christchurch
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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	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
FRA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				0
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
<b>Totals</b>				<b>13,495,965</b>

North Christchurch

Potential s106 Costs & Contributions

Base 3

14-Dec-11

### 1. Indicative Transport Costs

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

				Option 3
				Relocate allotments but underground powerlines
<b>Key information</b>				
Developable area (including ancillary 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
<b>Land use information</b>				
				Ha
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
<b>Residential units</b>				
Residential @ 20-25 dph				105
Residential @ 25-30 dph				234
Residential @ 30-35 dph				410
Residential @ 35-40 dph				100
<b>Total</b>				<b>849</b>

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

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 database or a relevant Transport Assessment.

Residential:	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

	Assumed sqm:	Two-way trip rate (per 100sqm)	Assumed trips	
<b>Retail 3 units</b> 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

<b>Community centre</b> 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	
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<b>Health centre</b> 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
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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 currently exempt from VAT.

Dorset Heathland Interim Planning Framework

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

Administration charge = 2% of contribution, subject to minimum of £50, maximum of £1,000. £1,000.00

**TOTAL: £1,450,463.50**



0

**North Christchurch**

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14/12/2011

Headline Sensitivity Summary:

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

NB: SDLT at 4% and Agents Fees at 1.5%

6.78%



Base Stack

North Christchurch

Update 14/12/2011

Base 3

Summary	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market/Affordable Split	
										Market	Affordable
<b>Affordable</b>											
Flats		0				0	0	£0	£0		
Houses		255				22801	245370	£119	£29,292,000		
<b>Affordable Totals</b>		255	30%			22801	245370	£119	£29,292,000		£29,292,000
<b>Market</b>											
Flats		0				0	0	£0	£0		
Houses		594				53203	572530	£239	£136,696,000		
<b>Market Totals</b>		594	70%			53203	572530	£239	£136,696,000	£136,696,000	
<b>TOTAL (market &amp; affordable)</b>		849	100%			76005	817900	£202.94	£165,988,000		
<b>Land &amp; Density Statistics</b>											
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)							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				
<b>Marketing Costs</b>											
Fees and marketing costs (market)							4.00%		(£5,467,840)	(£5,467,840)	
Fees & costs (affordable)							1.00%		(£292,920)		-£292,920
<b>Standard Build Costs (incl external works, drainage, utilities etc, fees, prelims &amp; contingencies £ per sq ft)</b>											
Market Houses/flats (ave)							£90.00		(£51,527,700)	(£51,527,700)	
Affordable Houses/flats (ave)							£90.00		(£22,083,300)		(£22,083,300)
<b>Average &amp; Total</b>							(£90.00)		(£73,611,000.00)		
<b>Developer Margin</b>											
Private							22.5%		(£30,756,600)		
Affordable							6.0%		(£1,757,520)		
Overall							20%				
<b>Clean, serviced, blended site value</b>									£54,102,120		
Serviced Land value per square foot							£66.15				
Serviced land value as % of GDV							32.59%				
Average Blended value per net acre							£849,886				
<b>Commercial/retail/medi value only</b>									£365,738		
<b>ABNORMALS</b>											
See Anormals tab for detail											
Totals							(£13,495,965)				
Contingency on all abnormals			5.00%	Included in total			£0				-£13,495,965
<b>S106 CONTRIBUTIONS</b>											
See s106 tab for detail											
Totals							(£12,991,698)				-£12,991,698
Total Build/site costs, incl abnormals & s106							(£100,098,663)				
Abnormals/devel acre							(£416,092)				
<b>Pre-Finance Land Value</b>									27,980,195		
Finance CostsFrom Cash Flow							Rate	6.50%			
							Years		(£4,780,167)		
Deductions for land transaction costs (SDLT, Legals, agents etc)								6.00%			(£1,392,002)
<b>Net Land Value</b>									£21,808,026		
<b>Flat Land Value per net acre</b>									£337,729.54		
<b>Flat Land Value per gross acre</b>									£236,972.96		



LAND TRADING MODEL	Total net Acres	Years											Total
		0	1	2	3	4	5	6	7	8	9	10	
<b>Land Sales</b>		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Residential Acres (Net of s106)	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	<b>£849,886</b>	£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											-£ 11,957,524.20
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	-£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
Net position at end of period incl interest		-£12,381,924	-£3,586,118	-£392,910	-£354,385	£3,286,718	£3,330,825	£3,588,660	£3,846,494	£3,966,690	£3,966,690	£5,410,212	£10,680,952
Net Present Value Discount Rate	<b>7.5%</b>	1.075	1.000	0.930	0.865	0.805	0.749	0.697	0.648	0.603	0.561	0.522	
<b>Net Present Value</b>		-£13,310,569	-£3,586,118	-£365,498	-£306,661	£2,645,678	£2,494,123	£2,499,712	£2,492,380	£2,390,942	£2,224,132	£2,821,877	£0

Clean Serviced Land value

-£26,487,663

-£4,780,167

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	IRR (Pre finance)
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	8.9%
												IRR (Post Finance)	
												7.5%	

Base Data	
Estimated Site Value (NPV - see cell t23) pre sales costs	£11,957,524
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	-£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



**Unit Mix:**

Date: 14/12/2011

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
<b>Total Houses</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		<b>230</b>
<b>Totals/Aves</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		

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	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	
<b>Total Aff Houses</b>		<b>255</b>		<b>964</b>	<b>245370</b>	<b>115,096</b>	<b>119</b>	<b>29,292,000</b>	
<b>Totals/Averages</b>		<b>255</b>	<b>100%</b>	<b>964</b>	<b>245370</b>	<b>115,096</b>	<b>119</b>	<b>29,292,000</b>	

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
<b>Total Mkt Houses</b>		<b>594</b>		<b>963</b>	<b>572530</b>	<b>230,012</b>	<b>239</b>	<b>136,696,000</b>
<b>Totals/Averages</b>		<b>594</b>	<b>100%</b>	<b>963</b>	<b>572530</b>	<b>230,012</b>	<b>239</b>	<b>136,696,000</b>

<b>All Tenures</b>		<b>849</b>			<b>817900</b>			<b>165,988,000</b>
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# Land Budget

Date

Site Name:

**North Christchurch**

All Uses	Option Selector	
	92.03	Acres
Gross Area	37.24	Ha

Residential

Net Residential Area	63.66	Acres
	25.76	Ha

Commercial/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
FRA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				0
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
General Contingency		5.00%		642,665
<b>Totals</b>				<b>13,495,965</b>

North Christchurch

Potential s106 Costs & Contributions

Base 3

14-Dec-11

1. Indicative Transport Costs

	Scheme	Indicative Cost	Source
Identified schemes	Transport Contributions Scheme	£4,226,498	
		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		
	Margin	£122,528		



DETAILED 132KV ESTIMATE

Scheme Name **PWA Line Christchurch**  
Date **9th April 2010**

Item	Quantity	Unit	Materials	Contractor	Subsidiary	TOTAL			
			Rate	Rate	Rate	MATERIALS	CONTRACTOR	SUBSID	TOTAL
<b>SEALING END COMPOUNDS CIVIL</b>									
Site Clearance	2	site		10		0	20	0	20
Fencing	2	site		10		0	20	0	20
Shingling	2	site		5		0	10	0	10
Consultant	2	site		5		0	10	0	10
Contingency	1	lot		6		0	6	0	6
<b>SUBSTATION CIVIL COSTS</b>						<b>0</b>	<b>66</b>	<b>0</b>	<b>66</b>
<b>132KV CABLE INSTALLATION</b>									
Heavy Duty 1000sq mm Single Core Cable x2 Double circuit									
Cable	1.7	km route	1080	750		1836	1275	0	3111
Rural Excavation, Installation and Backfill	6	Set of 6 m route	23	27		138	162	0	300
Earthing	1.7	m route	100	50		170	85	0	255
Route Finding	1.7	km		10		0	17	0	17
Contingency	1	lot		456		0	456	0	456
<b>132KV CABLE COSTS</b>						<b>2144</b>	<b>2127</b>	<b>0</b>	<b>4271</b>
<b>132KV DOUBLE CIRCUIT LINE WORK</b>									
Foundations									
L7M DT	2			70		0	140	0	140
Tower steelwork									
L7M DT E6 32.7tonnes	2		47			94	0	0	94
Tower erection									
L7M	2		45			90	0	0	90
Tower Fittings	2			6		0	12	0	12
Conductor work									
Transfer conductors to new tower	4	span		40		0	160	0	160
Dismantle	5	span		8		0	40	0	40
Downleads	2	tower		12		0	24	0	24
Dismantle tower									
Light tower	6	tower		15		0	90	0	90
NEOS fibre optic	1	lot			250	0	0	250	250
Contingency	1	lot		82		0	90	0	90
<b>132KV LINE WORK</b>						<b>184</b>	<b>556</b>	<b>250</b>	<b>990</b>
<b>SUBSTATION CIVIL COSTS</b>						<b>0</b>	<b>66</b>	<b>0</b>	<b>66</b>
<b>132KV CABLE COSTS</b>						<b>2144</b>	<b>2127</b>	<b>0</b>	<b>4271</b>
<b>132KV LINE WORK</b>						<b>184</b>	<b>556</b>	<b>250</b>	<b>990</b>
<b>TOTAL</b>						<b>2328</b>	<b>2749</b>	<b>250</b>	<b>5327</b>

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
Archeology/environment			50			50
NR (adjacent to railway)				100		100
<b>PROJECT RISKS TOTAL</b>						<b>910</b>

Labour and materials less contingencies	£4,775,000
Contingencies	£552,000
Project Risks	£910,000
<b>Total Costs less mark up</b>	<b>£6,237,000</b>
Grand Total with mark up 30 per cent	<b>£8,108,100</b>

## 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
<b>Key information</b>				
Developable area (including ancillary 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 ppl/ household				1952.7
<b>Land use information</b>				
				Ha
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
<b>Residential units</b>				
Residential @ 20-25 dph				105
Residential @ 25-30 dph				234
Residential @ 30-35 dph				410
Residential @ 35-40 dph				100
<b>Total</b>				<b>849</b>

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					
<b>Tariff Values:</b>					
<b>Residential</b>	<b>Daily Additional Trips</b>				
1 Bed		5			
2 Bed		6			
3 Bed		7			
4 Bed		8			
Other development types	To be based on information from the TRICS database or a relevant Transport Assessment.				
Residential:	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 (per 100sqm) trips	Assumed	
<b>Retail 3 units</b>	Assumed sqm:				
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
<b>Community centre</b>					
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		
<b>Health centre</b>					
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
Assume paid in stages and therefore admin charge of 2% applies (to max of £1500)					£1,500.00
<b>TOTAL</b>					<b>£4,226,498.11</b>

Note: Payment is currently exempt from VAT.

Dorset Heathland Interim Planning Framework

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			
<b>Assumptions:</b>					
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 minimum of £50, maximum of £1,000.					£1,000.00
<b>TOTAL:</b>					<b>£1,450,463.50</b>



0

**North Christchurch**

Base 3

**DRAFT**

14/12/2011

Headline Sensitivity Summary:

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

NB: SDLT at 4% and Agents Fees at 1.5%

5.54%



Base Stack

North Christchurch

Update 14/12/2011

Base 3

Summary	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market/Affordable Split	
										Market	Affordable
<b>Affordable</b>											
Flats		0				0	0	£0	£0		
Houses		297				26602	286265	£119	£34,174,000		
<b>Affordable Totals</b>		<b>297</b>	<b>35%</b>			<b>26602</b>	<b>286265</b>	<b>£119</b>	<b>£34,174,000</b>		<b>£34,174,000</b>
<b>Market</b>											
Flats		0				0	0	£0	£0		
Houses		552				49403	531635	£239	£126,932,000		
<b>Market Totals</b>		<b>552</b>	<b>65%</b>			<b>49403</b>	<b>531635</b>	<b>£239</b>	<b>£126,932,000</b>	<b>£126,932,000</b>	
<b>TOTAL (market &amp; affordable)</b>		<b>849</b>	<b>100%</b>			<b>76005</b>	<b>817900</b>	<b>£196.98</b>	<b>£161,106,000</b>		
<b>Land &amp; Density Statistics</b>											
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				
Sq ft per net acre (all tenures)							12848				
Average market units sales values psf							£238.76				
<b>Marketing Costs</b>											
Fees and marketing costs (market)							4.00%		(£5,077,280)	(£5,077,280)	
Fees & costs (affordable)							1.00%		(£341,740)		-£341,740
<b>Standard Build Costs (incl external works, drainage, utilities etc, fees, prelims &amp; contingencies £ per sq ft)</b>											
Market Houses/flats (ave)							£90.00		(£47,847,150)	(£47,847,150)	
Affordable Houses/flats (ave)							£90.00		(£25,763,850)		(£25,763,850)
<b>Average &amp; Total</b>							(£90.00)		(£73,611,000.00)		
<b>Developer Margin</b>											
Private							23.5%		(£29,829,020)		
Affordable							7.0%		(£2,392,180)		
Overall							20.0%				
<b>Clean, serviced, blended site value</b>									£49,854,780		
Serviced Land value per square foot							£60.95				
Serviced land value as % of GDV							30.95%				
Average Blended value per net acre							£783,165				
<b>Commercial/retail/medi value only</b>											
		Acreage	Ave Rate								
		0.91	400000						£365,738		
<b>ABNORMALS</b>											
See Anormals tab for detail											
Totals							(£13,495,965)				
Contingency on all abnormals			5.00%	Included in total			£0				-£13,495,965
<b>S106 CONTRIBUTIONS</b>											
See s106 tab for detail											
Totals							(£12,991,698)				(£26,487,663)
Total Build/site costs, incl abnormals & s106							(£100,098,663)				
Abnormals/devel acre							(£416,092)				
<b>Pre-Finance Land Value</b>									23,732,855		
Finance CostsFrom Cash Flow							Rate	6.50%			
							Years		(£4,238,922)		
Deductions for land transaction costs (SDLT, Legals, agents etc)								6.00%	(£1,169,636)		
<b>Net Land Value</b>									£18,324,297		
<b>Flat Land Value per net acre</b>									£283,778.85		
<b>Flat Land Value per gross acre</b>									£199,117.65		



LAND TRADING MODEL	Total net Acres	Years											Total
		0	1	2	3	4	5	6	7	8	9	10	
<b>Land Sales</b>		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Residential Acres (Net of s106)	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
Residential Value per acre	<b>£783,165</b>	£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	£49,854,780
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	£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
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	-£469,611	-£4,226,498
Estimated non-highways CIL/Tariff or s106 contribution (per dwelling)		£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	-£973,911.06	-£8,765,200
Other abnormals		£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		-£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
Interest on positive balance in previous period @	0.0%									£0	£0	£0	£0
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	<b>7.5%</b>	1.075	1.000	0.930	0.865	0.805	0.749	0.697	0.648	0.603	0.561	0.522	
<b>Net Present Value</b>		<b>-£10,662,034</b>	<b>-£3,850,708</b>	<b>-£637,310</b>	<b>-£583,399</b>	<b>£2,366,024</b>	<b>£2,213,308</b>	<b>£2,219,257</b>	<b>£2,213,604</b>	<b>£2,134,931</b>	<b>£1,985,983</b>	<b>£2,600,343</b>	<b>£0</b>

Clean Serviced Land value

-£26,487,663

-£4,238,922

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	IRR (Pre finance)
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	8.8%
													IRR (Post Finance)
													7.5%

<b>Base Data</b>	
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



**Unit Mix:**

Date: 14/12/2011

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)									4.0087	
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
<b>Total Houses</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		<b>230</b>
<b>Totals/Aves</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		

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	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	
<b>Total Aff Houses</b>		<b>297</b>		<b>964</b>	<b>286265</b>	<b>115,083</b>	<b>119</b>	<b>34,174,000</b>	
<b>Totals/Averages</b>		<b>297</b>	<b>100%</b>	<b>964</b>	<b>286265</b>	<b>115,083</b>	<b>119</b>	<b>34,174,000</b>	

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
<b>Total Mkt Houses</b>		<b>552</b>		<b>963</b>	<b>531635</b>	<b>230,012</b>	<b>239</b>	<b>126,932,000</b>
<b>Totals/Averages</b>		<b>552</b>	<b>100%</b>	<b>963</b>	<b>531635</b>	<b>230,012</b>	<b>239</b>	<b>126,932,000</b>
<b>All Tenures</b>		<b>849</b>			<b>817900</b>			<b>161,106,000</b>



# Land Budget

Date

Site Name:

**North Christchurch**

All Uses	Option Selector	
	92.03	Acres
Gross Area	37.24	Ha

Residential

Net Residential Area	63.66	Acres
	25.76	Ha

Commercial/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
FRA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				0
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
General Contingency		5.00%		642,665
<b>Totals</b>				<b>13,495,965</b>

North Christchurch

Potential s106 Costs & Contributions

Base 3

14-Dec-11

1. Indicative Transport Costs

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

### 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
<b>Key information</b>			
Developable area (including ancillary 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 ppl/ household			1952.7
<b>Land use information</b>			
		Ha	
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 (x2 units)			0.07
Community centre (x1)			0.04
Health centre (x1)			0.3
<b>Residential units</b>			
Residential @ 20-25 dph			105
Residential @ 25-30 dph			234
Residential @ 30-35 dph			410
Residential @ 35-40 dph			100
<b>Total</b>			<b>849</b>

Approximate South East Dorset Transport Contributions Scheme Calculation:

		Cost per trip			
		691.21			
<i>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</i>					
<b>Tariff Values:</b>					
<b>Residential</b>	<b>Daily Additional Trips</b>				
1 Bed		5			
2 Bed		6			
3 Bed		7			
4 Bed		8			
Other development types To be based on information from the TRICS database or a relevant Transport Assessment.					
Residential: 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
	Assumed sqm:	Two-way trip rate (per 100sqm)	Assumed trips		
<b>Retail 3 units</b>					
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
<b>Community centre</b>					
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	
<b>Health centre</b>					
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
Assume paid in stages and therefore admin charge of 2% applies (to max of £1500)					£1,500.00
<b>TOTAL</b>					<b>£4,226,498.11</b>

Note: Payment is currently exempt from VAT.

Dorset Heathland Interim Planning Framework

Value per person (April 2010, updated annually)		1149			
<i>Note: Need to obtain April 2011 cost.</i>					
Cost per house		1723.5			
Cost per flat		1034.1			
<b>Assumptions:</b>					
20-25dph (large detached/ semi detached)	Assume all houses				£180,967.50
25-30dph (medium detached/ semi detached)	Assume all houses				£403,296.00
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
Administration charge = 2% of contribution, subject to minimum of £50, maximum of £1,000.					£1,449,463.50
					£1,000.00
<b>TOTAL:</b>					<b>£1,450,463.50</b>



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
Large detached and semi-detached	105
<b>Total Units</b>	<b>849</b>
<b>Total Revenue</b>	<b>£156,589,738</b>
<b>Total Costs excl Land</b>	<b>-£141,188,569</b>
<b>LAND VALUE</b>	<b>£15,401,169</b>
<b>LAND VALUE PER NET ACRE</b>	<b>£241,936</b>
<b>LAND PER GROSS ACRE</b>	<b>£167,354</b>
<b>NPV Analysis</b>	
<b>Whole Site NPV (post land sale costs)</b>	<b>£7,003,174</b>
<b>NPV per Net Acre</b>	<b>£108,455</b>
<b>NPV per Gross Acre</b>	<b>£76,099</b>

NB: SDLT at 4% and Agents Fees at 1.5%

4.47%



Base Stack

North Christchurch

Update 14/12/2011

Base 3

										Market/Affordable Split	
Summary	Tenure	Nos	100%	Sqm	Sq ft	Tot sqm	Tot sq ft	£/sq ft	GDV	Market	Affordable
<b>Affordable</b>											
Flats		0				0	0	£0	£0		
Houses		339				30402	327160	£119	£39,056,000		
<b>Affordable Totals</b>		<b>339</b>	<b>40%</b>			<b>30402</b>	<b>327160</b>	<b>£119</b>	<b>£39,056,000</b>		<b>£39,056,000</b>
<b>Market</b>											
Flats		0				0	0	£0	£0		
Houses		509				45603	490740	£239	£117,168,000		
<b>Market Totals</b>		<b>509</b>	<b>60%</b>			<b>45603</b>	<b>490740</b>	<b>£239</b>	<b>£117,168,000</b>	<b>£117,168,000</b>	
<b>TOTAL (market &amp; affordable)</b>		<b>849</b>	<b>100%</b>			<b>76005</b>	<b>817900</b>	<b>£191.01</b>	<b>£156,224,000</b>		
<b>Land &amp; Density Statistics</b>											
Gross Acres							92.027				
Net developable acres (all tenures)							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				
<b>Marketing Costs</b>											
Fees and marketing costs (market)							4.00%		(£4,686,720)	(£4,686,720)	
Fees & costs (affordable)							1.00%		(£390,560)		-£390,560
<b>Standard Build Costs (incl external works, drainage, utilities etc, fees, prelims &amp; contingencies £ per sq ft)</b>											
Market Houses/flats (ave)							£90.00	?	(£44,166,600)	(£44,166,600)	
Affordable Houses/flats (ave)							£90.00		(£29,444,400)		(£29,444,400)
Average & Total							(£90.00)		(£73,611,000.00)		
<b>Developer Margin</b>											
Private							24.0%	?	(£28,120,320)		
Affordable							8.0%		(£3,124,480)		
Overall							20.0%				
<b>Clean, serviced, blended site value</b>										<b>£46,290,920</b>	
<b>Serviced Land value per square foot</b>											
Serviced Land value per square foot							£56.60				
Serviced land value as % of GDV							29.63%				
<b>Average Blended value per net acre</b>											
							£727,180				
<b>Commercial/retail/medi value only</b>											
		Acreage	Ave Rate							£365,738	
<b>ABNORMALS</b>											
See Anormals tab for detail											
Totals							(£13,495,965)				
Contingency on all abnormals			5.00%	Included in total			£0				-£13,495,965
<b>S106 CONTRIBUTIONS</b>											
See s106 tab for detail											
Totals							(£12,991,698)				-£12,991,698
<b>Total Build/site costs, incl abnormals &amp; s106</b>											
							(£100,098,663)				
<b>Abnormals/devel acre</b>											
							(£416,092)				
<b>Pre-Finance Land Value</b>										<b>20,168,995</b>	
<b>Finance CostsFrom Cash Flow</b>											
						Rate	6.50%				
						Years				(£3,784,773)	
<b>Deductions for land transaction costs (SDLT, Legals, agents etc)</b>											
							6.00%			(£983,053)	
<b>Net Land Value</b>										<b>£15,401,169</b>	
<b>Flat Land Value per net acre</b>											
										£238,509.88	
<b>Flat Land Value per gross acre</b>											
										£167,354.01	



LAND TRADING MODEL	Total net Acres	Years											Total
		0	1	2	3	4	5	6	7	8	9	10	
<b>Land Sales</b>		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Residential Acres (Net of s106)	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	<b>£727,180</b>	£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)													
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
Land Purchase incl SDLT etc		<b>-£ 7,426,483.74</b>											<b>-£ 7,426,483.74</b>
Statutory highways costs/contributions (per dwelling)		£0	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£469,611</b>	<b>-£4,226,498</b>
Estimated non-highways CIL/Tariff or s106 contribution (per dwelling)	£0	£0	<b>-£973,911.06</b>	<b>-£973,911.06</b>	<b>-£973,911.06</b>	<b>-£973,911.06</b>	<b>-£973,911.06</b>	<b>-£973,911.06</b>	<b>-£973,911.06</b>	<b>-£973,911.06</b>	<b>-£973,911.06</b>	£0	<b>-£8,765,200</b>
Other abnormals	£0	£0	<b>-£6,747,983</b>	<b>-£3,373,991</b>	<b>-£3,373,991</b>	£0	£0	£0	£0	£0	£0	£0	<b>-£13,495,965</b>
Promotion costs Per unit	-£500	<b>-£424,400</b>											<b>-£424,400</b>
Net revenue position in period		<b>-£7,850,884</b>	<b>-£3,562,412</b>	<b>-£188,421</b>	<b>-£188,421</b>	£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%		<b>-£510,307</b>	<b>-£741,864</b>	<b>-£754,112</b>	<b>-£766,359</b>	<b>-£544,439</b>	<b>-£337,377</b>	<b>-£130,315</b>				<b>-£3,784,773</b>
Interest on positive balance in previous period @	0.0%									£0	£0	£0	£0
Net position at end of period incl interest		<b>-£7,850,884</b>	<b>-£4,072,720</b>	<b>-£930,285</b>	<b>-£942,533</b>	£2,647,797	£2,641,131	£2,848,193	£3,055,255	£3,185,570	£3,185,570	£4,629,092	£8,396,187
Net Present Value Discount Rate	<b>7.5%</b>	1.075	1.000	0.930	0.865	0.805	0.749	0.697	0.648	0.603	0.561	0.522	
<b>Net Present Value</b>		<b>-£8,439,700</b>	<b>-£4,072,720</b>	<b>-£865,382</b>	<b>-£815,604</b>	£2,131,372	£1,977,680	£1,983,934	£1,979,688	£1,920,118	£1,786,156	£2,414,458	£0

Clean Serviced Land value

-£26,487,663

-£3,784,773

Annual Cash Flow														IRR (Pre finance)
Annual Cash Flow		<b>-£7,850,884</b>	<b>-£3,562,412</b>	<b>-£188,421</b>	<b>-£188,421</b>	£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		<b>-£7,850,884</b>	<b>-£11,413,296</b>	<b>-£11,601,717</b>	<b>-£11,790,139</b>	<b>-£8,375,983</b>	<b>-£5,190,413</b>	<b>-£2,004,842</b>	£1,180,728	£4,366,298	£7,551,868	£12,180,960		IRR (Post Finance)
														7.5%

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	<b>-£469,610.90</b>	<b>-£469,610.90</b>	<b>-£469,610.90</b>	<b>-£469,610.90</b>	<b>-£469,610.90</b>	<b>-£469,610.90</b>	<b>-£469,610.90</b>	<b>-£469,610.90</b>	<b>-£4,226,498</b>
	Potential total incl additional transport costs									
Non-Highways s106		<b>-£973,911</b>	<b>-£973,911</b>	<b>-£973,911</b>	<b>-£973,911</b>	<b>-£973,911</b>	<b>-£973,911</b>	<b>-£973,911</b>	<b>-£973,911</b>	£8,765,200
Other Direct Abnormals										£13,495,965



**Unit Mix:**

Date: 14/12/2011

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)									4.0087	
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
<b>Total Houses</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		<b>230</b>
<b>Totals/Aves</b>		<b>849</b>	<b>100%</b>	<b>963</b>	<b>817900</b>	<b>230,012</b>	<b>239</b>	<b>195,280,000</b>		

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	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	
<b>Total Aff Houses</b>		<b>339</b>		<b>964</b>	<b>327160</b>	<b>115,074</b>	<b>119</b>	<b>39,056,000</b>	
<b>Totals/Averages</b>		<b>339</b>	<b>100%</b>	<b>964</b>	<b>327160</b>	<b>115,074</b>	<b>119</b>	<b>39,056,000</b>	

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
<b>Total Mkt Houses</b>		<b>509</b>		<b>963</b>	<b>490740</b>	<b>230,012</b>	<b>239</b>	<b>117,168,000</b>
<b>Totals/Averages</b>		<b>509</b>	<b>100%</b>	<b>963</b>	<b>490740</b>	<b>230,012</b>	<b>239</b>	<b>117,168,000</b>
<b>All Tenures</b>		<b>849</b>			<b>817900</b>			<b>156,224,000</b>



# Land Budget

Date

Site Name: **North Christchurch**

All Uses	Final Master Plan Areas	
	Gross Area	92.03 Acres
		37.24 Ha

Option 3
31.14
6.89
16.96
4
58.99

Residential

Net Residential Area		
	63.66 Acres	
	25.76 Ha	

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
FRA/alleviation measures				0
Archeology		28,500	1	28,500
Ecology				0
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
General Contingency		5.00%		642,665
<b>Totals</b>				<b>13,495,965</b>

North Christchurch

Potential s106 Costs & Contributions

Base 3

14-Dec-11

1. Indicative Transport Costs

	Scheme	Indicative Cost	Source
Identified schemes	Transport Contributions Scheme	£4,226,498	
		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		
	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
<b>Key information</b>				
Developable area (including ancillary 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				1852.7
<b>Land use information</b>				
				Ha
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
<b>Residential units</b>				
Residential @ 20-25 dph				105
Residential @ 25-30 dph				234
Residential @ 30-35 dph				410
Residential @ 35-40 dph				100
<b>Total</b>				<b>849</b>

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				
<b>Tariff Values:</b>				
<b>Residential</b>	<b>Daily Additional Trips</b>			
1 Bed		5		
2 Bed		6		
3 Bed		7		
4 Bed		8		
Other development types	To be based on information from the TRICS database or a relevant Transport Assessment.			
<b>Residential:</b>	<b>Assumptions:</b>			
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 (per 100sqm)	Assumed trips	
<b>Retail 3 units</b>	Assumed sqm:	300	182,398	164
Trics results for convenience store used. Town centre sites excluded. 9 sites listed between 96sqm to 500sqm. Assume 70% are pass-by trips.				
<b>Community centre</b>				
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.				
<b>Health centre</b>	N/A		N/A	N/A
TRICS Surveys 2003 to 2010. Sites with between 40sqm and 1220sqm floorspace. Two-way trip rate 7am to 7pm.		350	87,231	305
Assume paid in stages and therefore admin charge of 2% applies (to max of £1500)				£1,500.00
<b>TOTAL</b>				<b>£4,226,498.11</b>
Note: Payment is currently exempt from VAT.				
<b>Dorset Heathland Interim Planning Framework</b>				
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		
<b>Assumptions:</b>				
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
Administration charge = 2% of contribution, subject to minimum of £50, maximum of £1,000.				£1,449,463.50
				£1,000.00
<b>TOTAL:</b>				<b>£1,450,463.50</b>