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# Chilmington Green

Financial Viability  
Assessment

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JANUARY 2025

# Contents

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1	Introduction and Purpose of Report	1
2	Site and Viability Context	2
3	Policy and Guidance	4
4	Viability Model, Inputs and Outputs	6
5	S106 Viability Appraisal Cross Check	11
6	Conclusions	12
	Appendix A – Base Build Costs	13
	Appendix B – Sales Value Evidence	14
	Appendix C – Section 106 Costs (Base Case and Inclusive of s106A Application)	15
	Appendix D – Infrastructure Costs	16
	Appendix E – Appraisal Outputs	17
	Appendix F – Review Mechanism Viability Output	18

# 1 Introduction and Purpose of Report

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- 1.1 In October 2022 Hodson Developments (Ashford) Limited and associated companies (hereinafter referred to as “Hodson”) submitted an application under Section 106A of the Town and Country Planning Act 1990 to vary or discharge a number of obligations under the Chilmington Green planning permission (reference 12/00400/AS dated 6<sup>th</sup> January 2017). Quod provided a viability report, assessing the financial position of the scheme before and after the proposed changes.
- 1.2 Since October 2022 a number of changes have been made to the amendments sought under the s106A application. Scheme viability has also moved on with the passing of 2 years. Given these points this report provides an updated viability assessment, reflecting the current day viability position and updated modifications table dated 23<sup>rd</sup> December 2024. The report also has regard to the recently approved waste water treatment works and Possingham Farm site, both of which impact on infrastructure costs / timing at Chilmington Green.
- 1.3 Whilst build costs and sales values have moved modestly since 2022, very limited progress has been possible in delivering the site. The key challenges in progressing housing delivery at Chilmington Green under the current s106 remain as:
  - Opportunity to engage housebuilder partners – at present the viability review mechanism prevents engagement of the wide range of partners needed to diversify and accelerate housing delivery. This in turn has prevented the critical mass / placemaking needed to drive sales values.
  - Peak funding required – the timings and scale of infrastructure and Section 106 contributions are not proportionate to the receipts from housing delivery. This creates a level of peak funding which is in excess of that achievable on market terms.
  - Viability – the level of infrastructure and Section 106 costs is such that, even where the land cost paid by Hodson is excluded from the appraisal, the scheme cannot currently deliver a reasonable market return sufficient to engage housebuilder partners.
- 1.4 The changes sought under the s106A application would resolve the issues above, unlocking development and allowing the delivery of the whole of the 5,750 home site at scale and pace. A minimum of 10% affordable homes would continue to be secured, with a review mechanism to increase this over the life of the scheme where viable and / or where Homes England grant is available.

## 2 Site and Viability Context

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### Introduction

- 2.1 The Statement of Case prepared in October 2023 (updated October 2024) provides a general overview of the site details, planning permission and delivery to date.
- 2.2 The viability challenges of delivering new settlements such as Chilmington Green are widely acknowledged. Whilst the opportunity exists to create value through delivery of infrastructure and placemaking, the cashflow profile is inevitably challenging. Very large investments are required by a “master developer” in the early stages, with a return only realised many years later.
- 2.3 The 2013 Chilmington Green & Discovery Park AAP acknowledged the front-loaded cost profile of the required infrastructure and that viability would only have the potential to improve when the place had become established and sales values grew. The October 2014 planning committee report confirmed that officers, supported by specialist advice, were in agreement that the scheme could provide no more than 10% affordable homes in total.

### Current Status

- 2.4 The master developer, Hodson, has been successful in funding and delivering substantial infrastructure to date. In total c.£35m has been spent, delivering infrastructure and Section 106 contributions including:
  - The first new primary school
  - Local highways upgrades and site access
  - Area utilities upgrades
  - Establishment of art and community initiatives
- 2.5 The above infrastructure has been funded by a combination of Hodson's capital, private finance and a loan from Homes England (subsequently repaid with private finance at the end of its term).
- 2.6 The residents of the first new homes and the wider existing community are already benefitting from the infrastructure delivered to date. Whilst the scheme is currently stalled due to the issues set out within this report, Hodson in conjunction with its funders has identified a deliverable way forward incorporating the changes sought within the s106A application.

### Viability

- 2.7 As noted above, viability was considered at the time of the original permission and the challenges of the scheme were recognised. More recently the Quod report “Chilmington Green – Phase 2 Viability Review” dated October 2024 assessed the viability of Review Phase 2 under the mechanism set out within Schedule 23 to the section 106 agreement. This report was submitted to Ashford Borough Council (ABC) on the 18<sup>th</sup> October 2024.

- 2.8 The assessment of Review Phase 2 included updated build costs (adopting the methodology set out within the s106 agreement) and dwelling sales values, drawing on homes sold to date. Infrastructure and s106 costs for Review Phase 2 amounted to £45.5m. The assessment indicated that the output of Review Phase 2 fell £53.7m below the agreed target Benchmark Land Value. This indicates the viability challenges of the site and the barrier to delivery under the current s106 requirements.
- 2.9 As indicated later within this report, the challenges of Review Phase 2 are consistent with the scheme as a whole. In addition to the overall viability output, the practical delivery of the scheme is also prevented by the front-loaded nature of the infrastructure and s106 costs.

## 3 Policy and Guidance

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### National Policy and Guidance

- 3.1 In adopting the new National Planning Policy Framework (NPPF) in December 2024 the Secretary of State for Housing, Angela Rayner, reiterated the need to take bold action to solve the housing crisis and deliver 1.5 million new homes over 5 years. The Prime Minister confirmed the need to “put builders not blockers first” and take urgent action to make the dream of home ownership a reality for working families.
- 3.2 Paragraph 61 of the NPPF confirms the government’s objective to significantly boost the supply of homes. This means meeting the needs of a wide range of groups and ensuring that land with permission is developed without unnecessary delay.
- 3.3 Paragraph 77 of the NPPF identifies new settlements or extensions as often being the best way to deliver large numbers of homes. It is noted that the opportunity presented by existing and planned infrastructure should be taken and local planning authorities should identify ways to support rapid implementation.
- 3.4 National Planning Practice Guidance (PPG) confirms that the role for viability is primarily at plan making stage. However, viability can be relevant at individual scheme level, for example where further information / detail on infrastructure costs is developed or when significant economic changes have occurred since the local plan was brought into force (Paragraph: 007 Reference ID: 10-007-20190509).
- 3.5 National Planning Practice Guidance (Paragraph: 020 Reference ID: 23b-020-20190315) confirms that, in line with the Town and Country Planning Act 1990, planning obligations may be changed in certain circumstances. Guidance indicates that changes may be made by agreement of the local planning authority and applicant or, where the obligation is more than 5 years old, a request may be made by the applicant. An obligation may be changed where it “*no longer serves a useful purpose*” or would continue to serve a useful purpose in a modified way.
- 3.6 National Planning Practice Guidance (PPG) also includes a full Viability section, setting out a recommended approach to viability modelling and viability inputs. NPPF indicates that viability should be assessed in line with the PPG guidance and supported by appropriate evidence.

### Ashford Borough Council Policy and Guidance

- 3.7 The Ashford Local Plan 2030 recognises the importance of Chilmington Green to local housing supply, identifying at Table 1 that the scheme will deliver 2,500 of the 13,544 home target over the plan period. Detailed requirements for Chilmington Green sit separately to the Local Plan within the Area Action Plan.
- 3.8 The Local Plan notes that policies have been viability tested, though recognises that flexibility in affordable housing and other contributions may be required over market cycles. For schemes not able to meet affordable housing requirements in full, policy IMP2 supports

reassessment of viability over the delivery period, securing further contributions where possible.

- 3.9 The Chilmington Green Area Action Plan (AAP) recognises the challenges in delivering the scheme, noting at paragraph 1.19 that *“Typically, major housing development tends to have heavily ‘front loaded’ costs – especially the main elements of new infrastructure (utilities, access roads, extra off-site highway capacity, etc). It then becomes relatively more profitable at the later stages when values have become established and most of the infrastructure is in place”*.
- 3.10 Policy CG22 and supporting text of the AAP note that viability may dictate a reduced level of affordable homes or infrastructure and use of “deferred contributions” to increase this later in the scheme if possible.
- 3.11 The emerging Ashford Local Plan is at a relatively early stage and policies / guidance relevant to Chilmington Green have not yet been published.

### The Existing Section 106 Agreement

- 3.12 The existing Section 106 Agreement sets out an extensive methodology for the assessment of viability during the life of the development, with an aim to capture additional value for affordable housing delivery later in the scheme if viability allows. In summary:
- Schedule 23 to the S106 sets out the process and timings of viability submissions for each Review Phase, requiring these to be no earlier or later than specified.
  - Schedules 43 and 44 set out which inputs to the viability assessment are fixed and which will be replaced with updated evidence or actual expenditure / revenue.
  - Schedules 48 and 49 set out the approach to Benchmark Land Value (BLV) and templates for the viability assessment.
- 3.13 The process above provides a methodology for a viability re-appraisal process during the life of the scheme. This differs from an assessment of viability for the purpose of setting viable and deliverable planning obligations, which would assess all revenue and expenditure based on available evidence rather than the simplified template approach within the viability review mechanism. Notwithstanding this, the review mechanism from the s106 agreement provides a useful mechanism for updating the originally agreed viability to today and identifying the extent of any surplus or deficit. This report therefore tests both a full new viability assessment in line with PPG and the position of the scheme under the s106 templates.

## 4 Viability Model, Inputs and Outputs

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- 4.1 The s106A Application seeks to enable delivery of the scheme as a whole, both unlocking development in the short term and generating a deliverable position over the life of the scheme. A viability model for the whole scheme has therefore been prepared. Importantly, this viability model indicates the cashflow profile of the full scheme which is critical for identifying a solution which can be funded.

### Model Approach and Inputs

- 4.2 The viability model has been prepared in Excel due to the flexibility of this approach. This enables assessment of revenue and expenditure for each Review Phase and also the ability to review the cashflow at phase and scheme level. Key elements of the approach adopted are:
- Master developer model – engagement of a range of plot housebuilders is considered to be the only realistic way to deliver the scheme within a reasonable time period (and is the way most similar scale developments are delivered). The model therefore adopts a “Master Developer” structure, with plots generating a residual land value which is received by the Master Developer (Hodson) who delivers infrastructure and section 106 works / contributions.
  - Funding – a cashflow based finance calculation is adopted, with a finance rate aligned to Hodson’s current terms with its lender. The current finance agreement was entered into following a competitive process operated by Hodson’s broker. The rate of 7% plus Sterling Overnight Index Average (SONIA) therefore represents the optimum available in the market.
  - Plot housebuilder returns – in order for housebuilders to participate in delivery of the scheme a market return will be required; where this is not the case housebuilders will simply deliver elsewhere. At present a 12.5% return on private sale homes is included for plot housebuilders. This level is considered to be below typical expectations and could only be feasible where the other appraisal inputs / approaches are adopted (e.g. fully serviced land, level of risk inherent in revenue / cost assumptions, finance allowance etc). Should any of these inputs differ the return would be likely to require amendment.
  - Land cost – the land cost paid by Hodson (or the benchmark land value) is excluded. Hodson would therefore only receive this where viability improved.
  - Master developer return – no return to Hodson is included. As for land cost, any return could only be achieved where viability improved. Whilst this is clearly not a preferred approach, the opportunity to unlock and move forward the scheme creates future opportunity (albeit many years in the future).
- 4.3 The revenue and expenditure inputs are aligned to market levels and reflect evidence of actual figures to date where possible. Table 4.1 below notes the key inputs.



Table 4.1 – Revenue and Expenditure Inputs

Revenue / Expenditure Item	Input	Notes
Open Market Sale	£350 / sq.ft	Based on sales achieved to date – refer to Appendix B for details.
Intermediate	£245 / sq.ft	Current market levels and proportional to market values
Social Rent	£175 / sq.ft	
Commercial Income	£500k per acre (excl. indexation)	As per s106 schedules
Residential Sales, Marketing & Legal	3.5% on GDV	As per s106 schedules
Base Plot Construction Costs	£220 / sq.ft	BCIS, reflecting the mix of houses / apartments, inclusive of external works, quality uplift and contingency – refer to Appendix A for details
Section 106 costs	Aligned to s106 agreement	Refer to Appendix C for details
Infrastructure costs	Specialist cost consultant estimate	Refer to Appendix D for details
Professional Fees	7% on Cost	As per s106 schedules
Development Finance	7% on Cost	Minimum market level
Land Finance	3% on Cost	As per s106 schedules
SDLT	5.75%	As per s106 schedules
Master Developer Finance	11.2%	Currently secured funding, reflecting 7% + SONIA
Benchmark Land Value	£100,000 per acre (excl indexation)	As per s106 schedules (base value, excl. indexation)

## Model Outputs

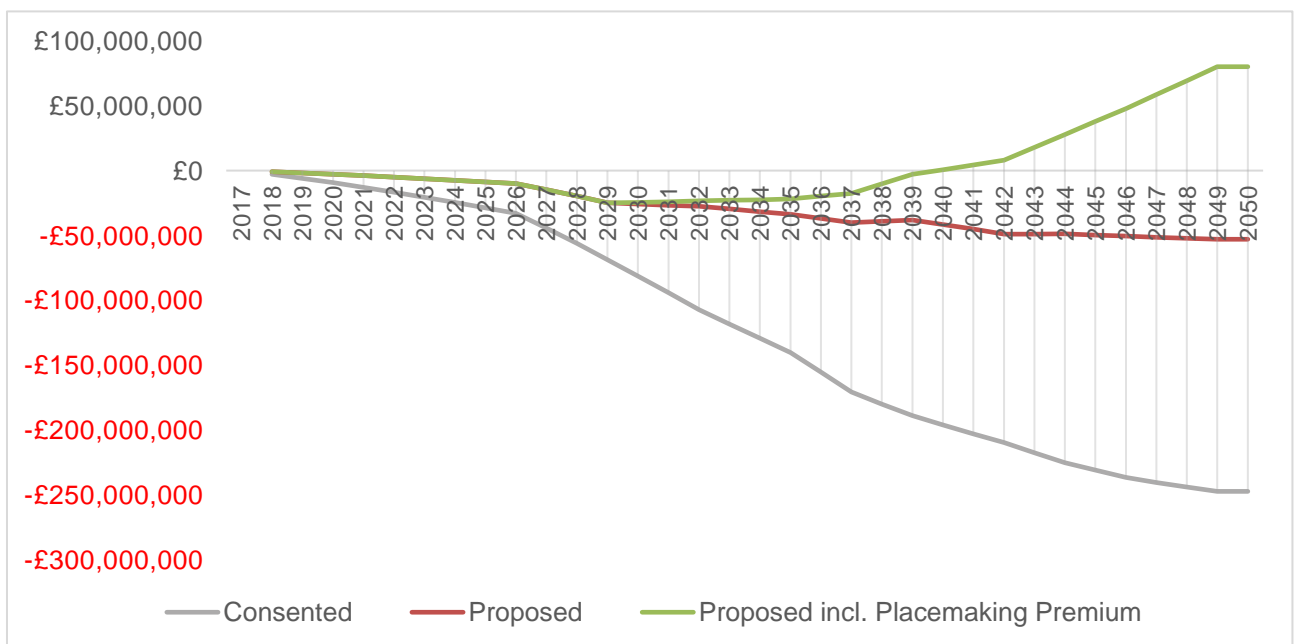
- 4.4 Table 4.2 below indicates the output of the model at plot and master developer level in the base case (i.e. aligned to the current s106 agreement) and incorporating the changes from the s106A application. Full details are provided at Appendix E and within the supporting Excel financial model.

Table 4.2 – Appraisal Summary

	Consented Base Case	s106A Application Scheme
<b>Plot Developer</b>		
<b>Income</b>		
Open Market Sale	£2,034,788,700	£2,034,788,700
Intermediate	£44,656,949	£78,588,650
Social Rent	£47,451,166	£33,877,725
Extra Care	£7,913,500	£0
Commercial Land Receipts	£3,452,540	£3,452,540
Grant Funding	£0	£0
Less Sales Agents & Legal Fees	-£74,821,937	-£75,257,504
<b>Total Plot Developer Income</b>	<b>£2,063,440,918</b>	<b>£2,075,450,111</b>
<b>Expenditure</b>		
Basebuild Construction Costs	£1,391,336,492	£1,395,079,478
Professional Fees	£97,393,554	£97,655,563
BDNG & Building Regs	28,498,519	28,498,519
Pot Developers Profit	£260,781,452	£261,528,138
Development Finance	£124,460,701	£124,793,319
<b>Total Expenditure (Pre-Land Finance &amp; SDLT)</b>	<b>£1,902,470,718</b>	<b>£1,907,555,017</b>
Land Finance	£4,829,106	£5,036,853
SDLT	£8,978,113	£9,364,349
<b>Residual Land Value (Plot Receipts Carried Forward)</b>	<b>£147,162,981</b>	<b>£153,493,893</b>
<b>Master Developer</b>		
<b>Plot Receipts (Carried Forward)</b>	<b>£147,162,981</b>	<b>£153,493,893</b>
<b>Expenditure</b>		
Strategic Infrastructure (Direct Works)	£78,656,154	£78,656,154

S106 (Obligations and Works)	£175,982,407	£76,833,413
General Overheads and Prelims	£2,503,780	£2,503,780
Consultant / Local Authority Fees	£23,865,286	£23,865,286
MD Finance Costs	£113,222,164	£24,523,995
<b>Total MD Expenditure</b>	<b>£394,229,791</b>	<b>£206,382,628</b>
<b>Residual Land Value</b>	<b>-£247,066,810</b>	<b>-£52,888,736</b>
Target Benchmark Land Value (Base value, excl. indexation)	£109,138,653	£109,138,653
<b>Total Surplus / Deficit</b>	<b>-£356,205,463</b>	<b>-£162,027,389</b>

4.5 Figure 4.1 below indicates the Master Developer cashflow graph for the base case and proposed positions.



4.6 As indicated in Table 4.2 and Figure 4.1 above, the changes within the s106A application have the following benefits:

- Overall scheme viability improves by c.£194m when applying the suggested amendments. Whilst this still results in an initial deficit to the Master Developer, this could be bridged through a placemaking premium or other factors having an equivalent impact. This type of placemaking growth can only occur where the scheme is made deliverable in its early stages and housebuilder partners are able to be attracted to deliver a critical mass of homes. Testing a 2% growth in respect of placemaking (above inflation) per review stage results in a positive position of £80m which, whilst still falling below the

benchmark target is at a level which enables the scheme to proceed (i.e. Hodson receives a positive land value). This contrasts to the situation under the current s106 requirements, where growth still results in the forecast of a substantial negative value at the end of the development.

- Peak funding requirement is also a critical factor in making the scheme both viable and deliverable, with the amendments suggested the peak debt at the midpoint of the scheme is c.£30m, compared to c.£130m in the same year in the baseline. This significant reduction of the peak funding requirement brings it within the levels which Hodson is able to raise, using its equity funding to date and debt available from its funding partners. As indicated within Figure 4.1, the peak funding within the s106A application scheme is broadly stable rather than the sharply and continuously increasing levels required under the current permission.

## 5 S106 Viability Appraisal Cross Check

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- 5.1 The appraisal approach within Section 4 of this report is considered to be the most robust method, aligned to market practice and relevant planning policy. Notwithstanding this, it is noted that the existing s106 agreement includes a viability review mechanism which enables review of a viability on a simplified basis, agreed between ABC and Hodson at the time of entering into the s106a agreement.
- 5.2 A cross check has been undertaken by adopting the methodology set out within the current s106 agreement. The outputs of this approach are:
- The scheme deficit is c.-£85m, compared to -£53m in the full viability appraisal set out within Section 4 of this report.
  - The deficit is similar in scale to that indicated by the full viability appraisal.
  - The simplified methodology therefore also confirms that changes are required in order to enable a deliverable scheme.
  - The review 3 deficit in the template is c.-£3m (including the s106A application changes) and review 4 c.-£7m. This confirms that the application to discharge reviews 3 and 4 is supported by the viability evidence.
- 5.3 Full details of the outputs of the simplified viability appraisal from the review mechanism are included at Appendix F.

## 6 Conclusions

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- 6.1 This report demonstrates the challenges currently facing the Chilmington Green development. The infrastructure requirements of the Section 106 agreement are in excess of that which is viable and are not appropriately aligned to housing delivery. This causes a level of peak funding requirement which cannot be secured in the market. The structure of the viability review mechanism is also a barrier to diversified, accelerated delivery, preventing engagement of plot housebuilder partners and achievement of the critical mass needed to achieve placemaking growth.
- 6.2 The proposed solutions detailed in the Application 2 Explanatory Statement can unlock delivery at the site, enabling the original Chilmington Green vision to be realised and contributing substantially to local housing supply. As demonstrated within this report, these changes will create a viable and fundable financial model and enable a range of delivery partners to be engaged. The proposed solutions also ensure future value can continue to be captured for additional affordable housing delivery.

# Appendix A – Base Build Costs

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### Chilmington Green, Ashford

BCIS Analysis - January 25

**BCIS Base Costs - 5 Year Maximum Age of Results**

	Median Average M2	Median Average ft2	NIA to GIA 15%	External Costs 12%	Contingency 5.0%	E/O Quality Indexed £16.57	BCIS FIGURE	Apportionment	Blended Rate
Estate Housing - Generally	£1,827.00	£169.73		£190.10	£199.60	£216.17	£216.17	92%	£198.87
Flats (Apartments) Generally	£2,016.00	£187.29	£215.38	£241.23	£253.29	£269.85	£269.85	8%	£21.59
									£220.46



# Appendix B – Sales Value Evidence

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#### Detached Housing - Chilmington Green (Last 3 Years)

Date	Address	Postcode	Type	Bedrooms	Price paid	Sq. feet	£/sqft
13/03/2024	27, Discovery Drive, Kingsnorth	TN23 3TR	Detached house	3	£410,995	1195	£344
28/09/2023	26, Discovery Drive, Kingsnorth	TN23 3TR	Detached house	3	£420,995	1195	£352
28/09/2023	25, Discovery Drive, Kingsnorth	TN23 3TR	Detached house	3	£420,995	1195	£352
28/09/2023	28, Discovery Drive, Kingsnorth	TN23 3TR	Detached house	3	£420,995	1195	£352
28/09/2023	2, Fenland Way, Chilmington Green	TN23 3UP	Detached house	3	£429,995	1227	£350
22/09/2023	24, Discovery Drive, Kingsnorth	TN23 3TR	Detached house	3	£420,995	1195	£352
26/04/2023	10, Fenland Way, Chilmington Green	TN23 3UP	Detached house	4	£536,995	1539	£349
20/01/2023	1, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£499,995	1442	£347
15/12/2022	9, Fenland Way, Chilmington Green	TN23 3UP	Detached house	3	£499,995	1389	£360
15/12/2022	1, Fenland Way, Chilmington Green	TN23 3UP	Detached house	3	£504,995	1389	£364
18/11/2022	14, Fenland Way, Chilmington Green	TN23 3UP	Detached house	3	£499,995	1389	£360
21/10/2022	2, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£534,995	1442	£371
14/10/2022	3, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£534,995	1442	£371
29/09/2022	3, Fenland Way, Chilmington Green	TN23 3UP	Detached house	2	£355,000	1012	£351
29/09/2022	12, Fenland Way, Chilmington Green	TN23 3UP	Detached house	3	£509,995	1539	£331
15/09/2022	10, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£499,995	1389	£360
15/08/2022	11, Parkland Drive, Kingsnorth	TN23 3TP	Detached house	3	£499,995	1389	£360
22/07/2022	7, Parkland Drive, Kingsnorth	TN23 3TP	Detached house	3	£394,995	1195	£331
30/06/2022	9, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£499,995	1442	£347
30/06/2022	5, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£499,995	1442	£347
23/06/2022	4, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£499,995	1442	£347
23/06/2022	6, Oxbow Court, Chilmington Green	TN23 3UL	Detached house	3	£499,995	1442	£347
31/05/2022	1, Parkland Drive, Kingsnorth	TN23 3TP	Detached house	3	£484,995	1389	£349
28/01/2022	9, Parkland Drive, Kingsnorth	TN23 3TP	Detached house	3	£394,995	1195	£331
21/12/2021	3, Parkland Drive, Kingsnorth	TN23 3TP	Detached house	3	£394,995	1195	£331
17/12/2021	5, Parkland Drive, Kingsnorth	TN23 3TP	Detached house	3	£391,245	1195	£327
				<b>Average</b>	<b>£463,966</b>	<b>-</b>	<b>£349</b>

#### Terraced Housing - Chilmington Green (Last 3 Years)

Date	Address	Postcode	Type	Bedrooms	Price paid	Sq. feet	£/sqft
15/12/2022	2, Thicket Walk, Chilmington Green	TN23 3UN	Terraced house	2	£359,995	969	£372
15/12/2022	1, Thicket Walk, Chilmington Green	TN23 3UN	Terraced house	2	£364,995	969	£377
15/12/2022	3, Thicket Walk, Chilmington Green	TN23 3UN	Terraced house	2	£364,995	969	£377
04/08/2022	21, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£337,995	969	£349
29/07/2022	25, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£324,995	969	£335
28/07/2022	9, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£323,995	969	£334
28/07/2022	23, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£334,995	969	£346
28/07/2022	27, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£337,995	969	£349
26/07/2022	13, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£324,995	969	£335
18/07/2022	11, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£327,995	969	£338
13/07/2022	19, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£324,995	969	£335
29/06/2022	5, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£325,995	969	£336
29/06/2022	17, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£334,995	969	£346
28/06/2022	7, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£319,995	969	£330
24/06/2022	15, Marsh Rise, Chilmington Green	TN23 3UF	Terraced house	2	£327,995	969	£338
				<b>Average</b>	<b>£335,795</b>	<b>-</b>	<b>£346</b>

#### Semi-Detached Housing - Chilmington Green (Last 3 Years)

Date	Address	Postcode	Type	Bedrooms	Price paid	Sq. feet	£/sqft
24/02/2023	6, Fenland Way, Chilmington Green	TN23 3UP	Semi-detached house	2	£374,995	969	£387
24/02/2023	4, Fenland Way, Chilmington Green	TN23 3UP	Semi-detached house	2	£384,995	969	£397
29/09/2022	5, Fenland Way, Chilmington Green	TN23 3UP	Semi-detached house	2	£349,995	1012	£346
29/09/2022	7, Fenland Way, Chilmington Green	TN23 3UP	Semi-detached house	2	£359,995	969	£372
28/07/2022	7, Oxbow Court, Chilmington Green	TN23 3UL	Semi-detached house	2	£315,995	969	£326
24/06/2022	8, Oxbow Court, Chilmington Green	TN23 3UL	Semi-detached house	2	£319,995	969	£330
				<b>Average</b>	<b>£350,995</b>	<b>-</b>	<b>£360</b>

# Appendix C – Section 106 Costs (Base Case and Inclusive of s106A Application)

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Section 106																										
PRIMARY TRANSPORT																										
S1001.1	TBA	35	RIF Payment M20 /9 Phases 1-3 / Bridge / Drøver		\$5,622,588	1.00	\$5,622,588	BCS All in TPI used							\$1,405,647	\$1,405,647	\$2,811,294	\$5,622,588								
S1002.2a	TBA	29	A28 High Improvements (Based on KCC Costing of Jacobs design)		\$24,525,180	1.00	\$24,525,180	BCS All in TPI used							\$3,479,500	\$3,370,983	\$4,359,205	\$4,359,285	\$4,597,002	\$24,525,180						
S1002.2b	TBA		A28 Bond (assumed start band in 2018)		\$5,385,219	1.00	\$5,385,219	BCS All in TPI used							\$1,613,415	\$1,416,495	\$1,087,164	\$426,502	\$81,810	\$5,385,219						
S1003.3	BCS All in TPI	30	Learning Link / Discovery Path / Strategic Cycle Path		\$532,000	1.53	\$813,960								\$133,000	\$266,000			\$133,000	\$532,000						
S1004.5	All in TPI	32	Bus Service Contribution		\$3,000,000	1.53	\$4,590,000								\$750,000	\$687,500	\$687,500		\$187,500	\$3,000,000						
S1005.5	All in TPI	40 & 43	Travel Plan Costs		\$68,883	1.53	\$105,392								\$22,961	\$22,961			\$22,961	\$68,883						
S1006.6	All in TPI	34	Bus vouchers		\$2,587,500	1.53	\$3,958,875								\$450,000	\$225,000	\$227,000	\$235,800	\$225,000	\$225,000	\$2,587,500					
S1007.7	All in TPI	34	Off Site Traffic Calming - Contribution 1		\$204,249	1.53	\$312,501								\$204,249					\$204,249						
S1008.8	All in TPI	34	Off Site Traffic Calming - Contribution 2		\$204,249	1.53	\$312,501								\$204,249					\$204,249						
S1009.9	TBA	43	Travel Plan Monitoring fee		\$25,000	1.00	\$25,000	BCS All in TPI used							\$4,348	\$2,174	\$2,278	\$2,174	\$2,174	\$2,430	\$2,174	\$2,173	\$2,466	\$25,000		
S1001.1	TBA	44	S106 Monitoring Fees		\$1,000,000	1.00	\$1,000,000	BCS All in TPI used							\$225,000	\$75,000	\$100,000	\$75,000	\$100,000	\$75,000	\$100,000	\$100,000	\$1,000,000			
EDUCATION																										
S2001.1	BCIS General Building Cost	19	Secondary School		\$13,549,998	1.45	\$19,647,497								\$2,258,333	\$4,516,666	\$2,258,333	\$4,516,666			\$13,549,998					
S2002.2	BCIS General Building Cost	18	Primary School 1		\$6,000,000	1.45	\$8,700,000								\$4,538,200				\$1,461,800			\$6,000,000				
S2003.3	BCIS General Building Cost	18	Primary School 2		\$6,000,000	1.45	\$8,700,000								\$150,000							\$6,000,000				
S2004.4	BCIS General Building Cost	18	Primary School 3		\$6,000,000	1.45	\$8,700,000										\$2,000,000	\$2,000,000	\$1,850,000			\$6,000,000				
S2005.5	BCIS General Building Cost	18	Primary School 4		\$4,500,000	1.45	\$6,525,000												\$150,000	\$2,000,000			\$3,850,000	\$6,000,000		
S2006.6	BCIS General Building Cost	19	Secondary School Band		\$972,000	1.45	\$1,409,400								\$333,000	\$153,000	\$0	\$0	\$0	\$178,500	\$177,000	\$43,500	\$87,000	\$0	\$4,025,000	\$4,500,000
S2007.7	BCIS General Building Cost	18	Primary School 1 Band		\$457,866	1.45	\$663,906								\$370,158	\$87,708									\$457,866	
S2008.8	BCIS General Building Cost	18	Primary School 2 Band		\$637,500	1.45	\$924,375								\$0	\$351,000	\$231,000	\$55,500	\$0	\$0					\$637,500	
S2009.9	BCIS General Building Cost	18	Primary School 3 Band		\$693,000	1.45	\$1,004,850											\$0	\$0	\$291,000	\$231,000	\$171,000			\$693,000	
S2001.1	BCIS General Building Cost	18	Primary School 4 Band		\$180,750	1.45	\$262,088											\$0	\$0	\$291,000	\$231,000	\$171,000	\$60,000		\$180,750	
COMMUNITY & SOCIAL SERVICES																										
S3001.1	ALL IN TPI	14	District Centre Community Hub		\$5,152,127	1.53	\$7,882,754										\$5,152,127								\$5,152,127	
S3002.2	ALL IN TPI	14	Professional Fees for District Centre Hub		\$618,255	1.53	\$945,930								\$309,128		\$309,128								\$618,255	
S3003.3	No Index listed	14	CMO Legal fees for land registry (District Community Hub)		\$1,500	1.00	\$1,500												\$1,500						\$1,500	
S3004.4	TBA	14	Council Legal Fees for transfer (District Community Hub)		\$1,000	1.00	\$1,000												\$1,000						\$1,000	
S3005.5			Integrated Dementia Care Services		\$0	1.00	\$0												\$0						\$0	
S3006.6			Local Hub for Elderly		\$0	1.00	\$0												\$0						\$0	
S3007.7			Co-Location with Health		\$0	1.00	\$0												\$0						\$0	
S3008.8	BCIS General Building Cost	Other	Archeological Archive		\$40,000	1.45	\$58,000								\$40,000										\$40,000	
S3009.9	OPI for Public Works	13	Cemetery		\$800,000	1.00	\$800,000																		\$800,000	
S3001.1	BCIS General Building Cost	20 - 24	Library		\$900,000	1.45	\$1,305,000										\$250,000	\$250,000	\$100,000	\$100,000			\$100,000	\$900,000		
S3001.1	BCIS General Building Cost	20 - 24	Community Learning		\$213,000	1.45	\$308,850														\$225,000			\$225,000	\$213,000	
S3001.2	BCIS General Building Cost	20 - 24	Telecare Contribution		\$26,450	1.45	\$38,353								\$26,450	\$106,500			\$106,500					\$26,450		
S3001.3	ALL IN TPI	38	Public Art		\$750,000	1.53	\$1,147,500								\$300,000	\$150,000			\$150,000					\$750,000		
S3001.4	BCIS General Building Cost	Other	Heritage interpretation		\$60,000	1.45	\$87,000								\$60,000										\$60,000	
S3001.5	BCIS General Building Cost	Other	Archeological Contribution		\$45,000	1.45	\$65,250												\$45,000						\$45,000	
S3001.6	ALL IN TPI	42	Quality Agreement		\$1,600,000	1.53	\$2,448,000								\$360,000	\$120,000	\$160,000	\$120,000	\$160,000	\$120,000	\$120,000	\$160,000	\$120,000	\$160,000	\$1,600,000	
S3001.7	ALL IN TPI	15	Local Centre Hubs (Capital Cost) - Orchard Village		\$733,971	1.53	\$1,122,976														\$733,971				\$733,971	
S3001.8	ALL IN TPI	15	Local Centre Hubs (Capital Cost) - Chilmington Brook		\$748,190	1.53	\$1,144,731																		\$748,190	
S3001.9	ALL IN TPI	15	Professional Fees on Local Centre Hubs		\$177,859	1.53	\$272,124														\$88,077	\$89,782			\$177,859	
S3002.2	No Index listed	15	CMO Legal fees for land registry (District Community Hub)		\$3,000	1.00	\$3,000														\$1,500	\$3,000			\$3,000	
S3002.1	TBA	15	Council Legal Fees for transfer (District Community Hub)		\$2,000	1.00	\$2,000														\$1,000	\$1,000			\$2,000	
S3002.2	TBA	20 - 24	Family Social Care Contribution		\$272,000	1.00	\$272,000	BCS All in TPI used									\$136,000	\$136,000						\$272,000		
S3002.3	TBA	NEW	Viability Review Fee (ABC & Consortium Professional Team)		\$240,000	1.00	\$240,000	BCS All in TPI used							\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$26,667	\$240,000		
YOUTH PROVISION																										
S4001.1	Other KCC services index	Other	Youth Services Contribution		\$239,000	1.00	\$239,000								\$59,750	\$59,750	\$119,500							\$239,000		
LANDSCAPING																										
S5001.1	OPI Public Works	11	Allotments (Phase 1)		\$313,542	1.00	\$313,542								\$313,542									\$313,542		
S5002.2	OPI Public Works	11	Allotments (Phase 2)		\$255,313	1.00	\$255,313												\$255,313					\$255,313		
S5003.3	OPI Public Works	11	Allotments (Phase 3)		\$322,500	1.00	\$322,500														\$322,500			\$322,500		
S5004.4	OPI Public Works	11	Allotments (Phase 4)		\$344,896	1.00	\$344,896																	\$344,896		
S5005.5	No Index listed	11	CMO Legal fees for land registry (Allotments Phase 1 - 4)		\$6,000	1.00	\$6,000								\$1,500				\$1,500					\$6,000		
S5006.6	TBA	11	Council Legal Fees for transfer (Allotments Phase 1 -4)		\$4,000	1.00	\$4,000	BCS All in TPI used							\$1,000				\$1,000					\$4,000		
S5007.7	BCS All in TPI	8	Informal Open Space - Phase 1		\$522,722	1.53	\$799,765								\$522,722									\$522,722		
S5008.8	BCS All in TPI	8	Informal Open Space - Phase 2		\$432,597	1.53	\$661,873														\$432,597			\$432,597		
S5009.9	BCS All in TPI	8	Informal Open Space - Phase 3		\$540,747	1.53	\$827,343														\$540,747			\$540,747		
S5001.1	BCS All in TPI	8	Informal Open Space - Phase 4		\$576,797	1.53	\$882,499																	\$576,797		
S5001.1	No Index listed	8	CMO Legal fees for land registry (IOS Phase 1 - 4)		\$6,000	1.00	\$6,000								\$1,500				\$1,500					\$6,000		
S5001.2	TBA	8	Council Legal Fees for transfer (IOS Phase 1 -4)		\$4,000	1.00	\$4,000	BCS All in TPI used							\$1,000				\$1,000					\$4,000		
S5001.3	BCS All in TPI		Ecological Mitigation - Phase 1		\$565,115	1.53	\$864,626								\$565,115									\$565,115		
S5001.4	BCS All in TPI		Ecological Mitigation - Phase 2		\$419,181	1.53	\$641,347												\$419,181					\$419,181		
S5001.5	BCS All in TPI		Ecological Mitigation - Phase 3		\$808,850	1.53	\$1,237,541												\$404,425	\$404,425				\$808,850		
S5001.6	BCS All in TPI		Ecological Mitigation - Phase 4		\$322,393	1.53	\$493,261														\$161,197	\$161,196			\$322,393	
S5001.7	OPI Public Works		Existing Woodland Management - Phase 1		\$111,694	1.00	\$111,694								\$111,694									\$111,694		
S5001.8	OPI Public Works		Existing Woodland Management - Phase 2		\$118,870	1.00	\$118,870												\$118,870					\$118,870		
S5001.9	OPI Public Works		Existing Woodland Management - Phase 3		\$143,651	1.00	\$143,651														\$71,826	\$71,825			\$143,651	
S5002.2	OPI Public Works		Existing Woodland Management - Phase 4		\$29,485	1.00	\$29,485																\$29,485			
S5002.1	BCS All in TPI		Flood Attenuation Planting - Phase 1		\$94,850	1.53	\$145,121												\$94,850					\$94,850		
S5002.2	BCS All in TPI		Flood Attenuation Planting - Phase 2		\$20,903	1.53	\$31,982												\$20,903					\$20,903		
S5002.3	BCS All in TPI		Flood Attenuation Planting - Phase 3		\$53,897	1.53	\$82,462														\$26,949	\$26,948			\$53,897	
S5002.4	BCS All in TPI		Flood Attenuation Planting - Phase 4 (G22)		\$93,879	1.53	\$143,635																	\$93,879		
S5002.5	BCS All in TPI		Incidental Open Space not Included in Informal Open Space Calcs - Phase 1		\$134,401	1.53	\$205,634								\$134,401						\$46,940	\$46,939			\$134,401	

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PROJECT MANAGEMENT																	
7700.1	AUTO	Project Management Fees @ 1.3% of Construction Costs including landscaping	£727,743	1.43	£1,040,672	1.3% of Construction Costs includin	£151,879	£129,599	£69,674	£49,607	£99,225	£27,541	£81,527	£38,977	£40,974	£38,740	£727,743
COST MANAGEMENT																	
7800.1	AUTO	Quantity Surveyor Fees @ 1.3% of Construction Costs including landscaping	£727,743	1.43	£1,040,672	1.3% of Construction Costs includin	£151,879	£129,599	£69,674	£49,607	£99,225	£27,541	£81,527	£38,977	£40,974	£38,740	£727,743
LOCAL AUTHORITY FEES																	
7900.1		County Council Approval of Travel Plan	£1,596	1.43	£2,282		£1,596										£1,596
7900.2	BCIS ALL IN TPI	CC Section 38 Inspection Fees (@ 10% of S38 Roads < £0.5m)	£120,802	1.43	£172,747		£18,800	£37,252	£5,457	£12,921	£4,992	£4,992	£6,405	£9,762	£10,459	£9,762	£120,802
7900.3	BCIS ALL IN TPI	CC Section 38 Inspection Fees (@ 3% of S38 Roads > £0.5m)	£616,387	1.43	£881,434		£95,925	£190,077	£27,843	£65,927	£25,472	£25,472	£32,681	£49,813	£53,364	£49,813	£616,387
7900.4	BCIS ALL IN TPI	CC Section 278 Inspection Fees & HA Fees(@ 10% of S278 Works < £0.5m)	£166,568	1.43	£238,192		£66,059	£65,409	£0	£19,607	£0	£0	£0	£0	£15,493		£166,568
7900.5	BCIS ALL IN TPI	CC Section 278 Inspection Fees & HA Fees(@ 3% of S278 Works > £0.5m)	£39,229	1.43	£56,097		£15,558	£15,405	£0	£4,618	£0	£0	£0	£0	£3,648		£39,229
7900.6	BCIS ALL IN TPI	S278 Legal Costs	£10,142	1.43	£14,503		£10,142										£10,142
7900.7	BCIS ALL IN TPI	S106 Legal Costs	£108,729	1.43	£155,482		£108,729										£108,729
7900.8	BCIS ALL IN TPI	County Council costs for Traffic Regulation Orders	£59,584	1.43	£85,205		£59,584										£59,584
7900.9	BCIS ALL IN TPI	S278 Bonding costs	£572,281	1.43	£818,362		£270,754	£110,537	£24,771	£46,980	£18,900	£18,000	£37,033	£18,000	£27,306	£0	£572,281
7900.1	BCIS ALL IN TPI	S38 Bonding costs	£1,908,073	1.43	£2,728,544		£548,449	£39,963	£279,934	£233,862	£180,857	£180,857	£68,927	£189,869	£185,355	£0	£1,908,073
7900.11	BCIS ALL IN TPI	S104 bonding costs	£2,156,552	1.43	£3,083,870		£375,053	£187,526	£225,032	£196,528	£187,526	£187,526	£209,654	£187,526	£187,526	£212,655	£2,156,552
7900.12	BCIS ALL IN TPI	S38 Commuted sum for non standard streetlighting & soakaways	£2,602,432	1.43	£3,721,478		£405,001	£802,519	£117,556	£278,350	£107,546	£107,546	£137,982	£210,312	£225,306	£210,312	£2,602,432
7900.13	BCIS ALL IN TPI	S278 Commuted sums	£269,975	1.43	£386,064		£107,069	£106,016	£0	£31,779	£0	£0	£0	£0	£25,111		£269,975
Consultant / Local Authority Fees			£16,689,011	1.43	£23,865,286		£3,922,053	£2,862,550	£1,484,873	£1,432,229	£1,565,030	£850,913	£1,355,330	£1,101,764	£1,189,258	£925,011	£16,689,011

						Review Apportionment												
REF	INDEX	HEAD	DESCRIPTION	TOTAL	Index	Index	1	2	3	4	5	6	7	8	9	10	Total	
Section 106																		
PRIMARY TRANSPORT																		
5100.1	TBA	35	RIF Payment M20 J9 Phases 1-3 / Bridge / Drøver	£0	1.00	£0	BCS All in TPI used						£0	£0		£0	£0	
5100.2a	TBA	29	A28 High Improvements (Based on KCC Costing of Jacobs design)	£0	1.00	£0	BCS All in TPI used						£0	£0				£0
5100.2b	TBA		A28 Bond (assumed start bond in 2018)	£0	1.00	£0	BCS All in TPI used						£0					£0
5100.3	BCIS All in TPI	30	Learning Link / Discovery Path / Strategic Cycle Path	£0	1.00	£0			£0		£0	£0	£0		£0	£0	£0	
5100.4	All in TPI	32	Bus Service Contribution	£3,000,000	1.20	£3,600,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000	£3,000,000	
5100.5	All in TPI	40 & 43	Travel Plan Costs	£0	1.20	£0	£0	£0	£0								£0	
5100.6	All in TPI	32	Bus vouchers	£0	1.20	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
5100.7	All in TPI	34	Off Site Traffic Calming - Contribution 1	£0	1.20	£0	£0		£0	£0							£0	
5100.8	All in TPI	34	Off Site Traffic Calming - Contribution 2	£0	1.20	£0			£0		£0						£0	
5100.9	TBA	43	Travel Plan Monitoring fee	£25,000	1.00	£25,000	BCS All in TPI used						£2,500	£2,500	£2,500	£2,500	£25,000	
5100.1	TBA	44	S106 Monitoring Fees	£95,000	1.00	£95,000	BCS All in TPI used						£9,500	£9,500	£9,500	£9,500	£95,000	
EDUCATION																		
5200.1	BCIS General Building Cost	19	Secondary School	£13,549,998	1.32	£17,885,997	£2,258,333	£4,516,666	£2,258,333	£4,516,666							£13,549,998	
5200.2	BCIS General Building Cost	18	Primary School 1	£4,600,000	1.32	£6,072,000	£4,600,000				£0						£4,600,000	
5200.3	BCIS General Building Cost	18	Primary School 2	£6,000,000	1.32	£7,920,000	£0				£1,500,000	£1,500,000	£1,500,000	£1,500,000			£6,000,000	
5200.4	BCIS General Building Cost	18	Primary School 3	£6,000,000	1.32	£7,920,000							£2,000,000		£2,000,000		£6,000,000	
5200.5	BCIS General Building Cost	18	Primary School 4	£0	1.32	£0							£0		£0		£0	
5200.6	BCIS General Building Cost	19	Secondary School Bond	£0	1.32	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
5200.7	BCIS General Building Cost	18	Primary School 1 Bond	£457,866	1.32	£604,383	£370,158	£87,708									£457,866	
5200.8	BCIS General Building Cost	18	Primary School 2 Bond	£0	1.32	£0	£0	£0	£0	£0	£0	£0					£0	
5200.9	BCIS General Building Cost	18	Primary School 3 Bond	£0	1.32	£0				£0	£0	£0		£0	£0		£0	
5200.1	BCIS General Building Cost	18	Primary School 4 Bond	£0	1.32	£0							£0	£0	£0		£0	
COMMUNITY & SOCIAL SERVICES																		
5300.1	ALL IN TPI	14	District Centre Community Hub	£2,000,000	1.20	£2,400,000			£0		£0		£2,000,000				£2,000,000	
5300.2	ALL IN TPI	14	Professional Fees for District Centre Hub	£150,000	1.20	£180,000		£0	£0				£150,000				£150,000	
5300.3	No Index listed	14	CMO Legal fees for land registry (District Community Hub)	£0	1.00	£0			£0				£0				£0	
5300.4	TBA	14	Council Legal Fees for transfer (District Community Hub)	£0	1.00	£0	BCS All in TPI used						£0				£0	
5300.5			Integrated Dementia Care Services	£0	1.00	£0					£0		£0				£0	
5300.6			Local Hub for Elderly	£0	1.00	£0					£0		£0				£0	
5300.7			Co-Location with Health	£0	1.00	£0					£0		£0				£0	
5300.8	BCIS General Building Cost	Other	Archeological Archive	£60,000	1.32	£79,200	£60,000										£60,000	
5300.9	OPI for Public Works	13	Cemetery	£0	1.00	£0			£0	£0	£0	£0				£0	£0	
5300.1	BCIS General Building Cost	20 - 24	Library	£0	1.32	£0			£0			£0				£0	£0	
5300.11	BCIS General Building Cost	20 - 24	Community Learning	£0	1.32	£0		£0			£0				£0	£0	£0	
5300.12	BCIS General Building Cost	20 - 24	Telecare Contribution	£0	1.32	£0											£0	
5300.13	ALL IN TPI	38	Public Art	£750,000	1.20	£900,000	£50,000	£100,000	£0	£150,000	£0	£150,000	£0	£150,000	£150,000		£750,000	
5300.14	BCIS General Building Cost	Other	Heritage interpretation	£60,000	1.32	£79,200	£60,000										£60,000	
5300.15	BCIS General Building Cost	Other	Archeological Contribution	£15,000	1.32	£19,800	£15,000										£15,000	
5300.16	ALL IN TPI	42	Quality Agreement	£200,000	1.20	£240,000	£200,000	£0					£0	£0	£0	£0	£200,000	
5300.17	ALL IN TPI	15	Local Centre Hubs (Capital Cost) - Orchard Village	£733,971	1.20	£880,765				£0	£0					£0	£733,971	
5300.18	ALL IN TPI	15	Local Centre Hubs (Capital Cost) - Chilmington Brook	£748,190	1.20	£897,828										£748,190	£748,190	
5300.19	ALL IN TPI	15	Professional Fees on Local Centre Hubs	£177,859	1.20	£213,431						£88,077			£89,782		£177,859	
5300.2	No Index listed	15	CMO Legal fees for land registry (District Community Hub)	£0	1.00	£0						£0			£0		£0	
5300.21	TBA	15	Council Legal Fees for transfer (District Community Hub)	£0	1.00	£0	BCS All in TPI used						£0		£0		£0	
5300.22	TBA	20 - 24	Family Social Care Contribution	£0	1.00	£0	BCS All in TPI used										£0	
5300.23	TBA	NEW	Viability Review Fee (ABC & Consortium Professional Team)	£0	1.00	£0	BCS All in TPI used						£0	£0	£0	£0	£0	
YOUTH PROVISION																		
5400.1	Other KCC services index	Other	Youth Services Contribution	£0	1.00	£0	£0	£0	£0								£0	
LANDSCAPING																		
5500.1	OPI Public Works	11	Allotments (Phase 1)	£313,542	1.00	£313,542	£0	£313,542									£313,542	
5500.2	OPI Public Works	11	Allotments (Phase 2)	£255,313	1.00	£255,313						£255,313					£255,313	
5500.3	OPI Public Works	11	Allotments (Phase 3)	£0	1.00	£0							£0				£0	
5500.4	OPI Public Works	11	Allotments (Phase 4)	£0	1.00	£0										£0	£0	
5500.5	No Index listed	11	CMO Legal fees for land registry (Allotments Phase 1 - 4)	£0	1.00	£0	£0			£0			£0			£0	£0	
5500.6	TBA	11	Council Legal Fees for transfer (Allotments Phase 1 - 4)	£0	1.00	£0	BCS All in TPI used						£0			£0	£0	
5500.7	BCIS All in TPI	8	Informal Open Space - Phase 1	£522,722	1.20	£627,266											£522,722	
5500.8	BCIS All in TPI	8	Informal Open Space - Phase 2	£432,597	1.20	£519,116		£522,722									£432,597	
5500.9	BCIS All in TPI	8	Informal Open Space - Phase 3	£540,747	1.20	£648,896				£432,597					£540,747		£540,747	
5500.1	BCIS All in TPI	8	Informal Open Space - Phase 4	£576,797	1.20	£692,156										£576,797	£576,797	
5500.11	No Index listed	8	CMO Legal fees for land registry (IOS Phase 1 - 4)	£0	1.00	£0											£0	
5500.12	TBA	8	Council Legal Fees for transfer (IOS Phase 1 - 4)	£0	1.00	£0	BCS All in TPI used										£0	
5500.13	BCIS All in TPI		Ecological Mitigation - Phase 1	£565,115	1.20	£678,138	£565,115										£565,115	
5500.14	BCIS All in TPI		Ecological Mitigation - Phase 2	£419,181	1.20	£503,017			£419,181								£419,181	
5500.15	BCIS All in TPI		Ecological Mitigation - Phase 3	£808,850	1.20	£970,620				£404,425	£404,425						£808,850	
5500.16	BCIS All in TPI		Ecological Mitigation - Phase 4	£322,393	1.20	£386,872							£161,197	£161,196			£322,393	
5500.17	OPI Public Works		Existing Woodland Management - Phase 1	£111,694	1.00	£111,694	£111,694										£111,694	
5500.18	OPI Public Works		Existing Woodland Management - Phase 2	£118,870	1.00	£118,870			£118,870								£118,870	
5500.19	OPI Public Works		Existing Woodland Management - Phase 3	£143,651	1.00	£143,651				£71,826	£71,825						£143,651	
5500.2	OPI Public Works		Existing Woodland Management - Phase 4	£29,485	1.00	£29,485							£29,485				£29,485	

5500.22	BCIS All In TPI		Flood Attenuation Planting - Phase 1		£94,850	1.20	£113,820		£94,850									£94,850	
5500.23	BCIS All In TPI		Flood Attenuation Planting - Phase 2		£20,903	1.20	£25,084			£20,903								£20,903	
5500.24	BCIS All In TPI		Flood Attenuation Planting - Phase 3		£53,897	1.20	£64,676					£26,949	£26,948					£53,897	
5500.25	BCIS All In TPI		Flood Attenuation Planting - Phase 4 (G22)		£93,879	1.20	£112,655							£46,940	£46,939			£93,879	
5500.26	BCIS All In TPI		Incidental Open Space not included in Informal Open Space Calcs - Phase 1		£134,401	1.20	£161,281		£134,401									£134,401	
5500.27	BCIS All In TPI		Incidental Open Space not included in Informal Open Space Calcs - Phase 2		£132,215	1.20	£158,658			£132,215								£132,215	
5500.28	BCIS All In TPI		Incidental Open Space not included in Informal Open Space Calcs - Phase 3		£0	1.20	£0											£0	
5500.29	BCIS All In TPI		Incidental Open Space not included in Informal Open Space Calcs - Phase 4		£86,730	1.20	£104,076							£86,730				£86,730	
5500.29	BCIS All In TPI	12	Discovery Park Landscaping (DP3)		£2,048,317	1.20	£2,457,980					£279,458		£232,009		£301,734	£1,235,116	£2,048,317	
5500.3	No Index listed	12	CMO Legal fees for land registry (DP 3 Area 1 - 4)		£0	1.00	£0		£0			£0		£0		£0		£0	
5500.31	TBA	12	Council Legal Fees for transfer (DP3 Area 1 - 4 Phase 1 -4)		£0	1.00	£0		BCIS All In TPI used					£0		£0		£0	
5500.32	BCIS All In TPI		Advanced Planting		£300,000	1.20	£360,000		£52,174	£26,087	£31,304	£27,339	£26,087	£26,087	£29,165	£26,087	£26,087	£300,000	
5500.33	TBA	NEW	Commuted sum for existing woodland management		£15,338	1.00	£15,338		£5,521	£0	£1,217	£0	£1,569	£1,568	£2,732	£2,731	£0	£0	
5500.34	12.50%		Professional fees in connection with Landscaping		£1,105,922	1.00	£1,105,922		£225,627	£38,130	£90,461	£120,062	£66,357	£66,357	£190,696	£29,619	£159,079	£1,105,922	
SPORTS PITCHES / PLAY SPACE																			
5600.1	BCIS All In TPI	9	Chilmington Hamlet		£1,266,000	1.20	£1,519,200			£0				£0	£1,266,000			£1,266,000	
5600.2	No Index listed	9	CMO Legal fees for land registry (Chilmington Hamlet)		£0	1.00	£0			£0								£0	
5600.3	TBA	9	Council Legal Fees for transfer (Chilmington Hamlet)		£0	1.00	£0		BCIS All In TPI used									£0	
5600.4	BCIS All In TPI		Tennis Courts (S2)		£302,791	1.20	£363,349								£302,791			£302,791	
5600.5	BCIS All In TPI	12	DP Sports Hub		£7,780,157	1.20	£9,336,188								£2,780,000		£5,000,157	£7,780,157	
5600.6	No Index listed	12	CMO Legal fees for land registry (Sports Hub)		£1,500	1.00	£1,500			£0			£0				£1,500	£1,500	
5600.7	TBA	12	Council Legal Fees for transfer (Sports Hub)		£1,000	1.00	£1,000		BCIS All In TPI used				£0				£1,000	£1,000	
5600.8	BCIS All In TPI		G14 Green Arch (S4)		£149,788	1.20	£179,746			£149,788								£149,788	
5600.9	OPI Public Works	10	PS1		£235,013	1.00	£235,013		£235,013									£235,013	
5600.1	OPI Public Works	10	PS2		£705,039	1.00	£705,039					£705,039						£705,039	
5600.11	OPI Public Works	10	PS4		£705,039	1.00	£705,039							£0	£705,039			£705,039	
5600.12	OPI Public Works	10	PS5		£705,039	1.00	£705,039											£705,039	
5600.13	OPI Public Works	12	PS6 (Discovery Park Playspace)		£656,837	1.00	£656,837		-£20,000							£676,837		£656,837	
5600.14	OPI Public Works	10	PS7		£235,013	1.00	£235,013										£235,013	£235,013	
5600.15	No Index listed	10	CMO Legal fees for land registry (Play Areas)		£0	1.00	£0		£0	£0	£0	£0		£0		£0	£0	£0	
5600.16	TBA	10	Council Legal Fees for transfer (Play Areas)		£0	1.00	£0		BCIS All In TPI used					£0	£0	£0	£0	£0	
5600.17	12.5% except PS @ 7.5%		Professional Fees in connection with Sports Pitches / Play Areas		£1,463,355	1.00	£1,463,355		£68,004	£179,977	£347,500	£0	£0	£0	£242,855	£0	£625,020	£1,463,355	
CMO																			
5700.1	BCIS ALL In TPI	5	First Operating Premises		£200,000	1.20	£240,000		£200,000									£200,000	
5700.2	BCIS ALL In TPI	5	Second Operating Premises		£0	1.20	£0		£0									£0	
5700.3	BCIS ALL In TPI	5	Start up Grant		-£150,000	1.20	-£180,000		-£150,000									-£150,000	
5700.4	BCIS ALL In TPI	5	Commercial Estate Basic Provision		£0	1.20	£0			£0								£0	
5700.5	BCIS ALL In TPI	5	Commercial Estate Second Tranche		£0	1.20	£0					£0						£0	
5700.6	BCIS ALL In TPI	5	Commercial Estate Third Tranche		£0	1.20	£0								£0			£0	
5700.6	BCIS ALL In TPI	5	Variable Deficit Grant		£0	1.20	£0		£0	£0	£0	£0						£0	
5700.7	BCIS ALL In TPI	6	Early Community Development		-£150,000	1.20	-£180,000		-£150,000	£0				£0				-£150,000	
5700.8	BCIS ALL In TPI	5	Commercial Space legal fees		£0	1.20	£0		£0	£0				£0				£0	
5700.9	BCIS ALL In TPI	5	SUD's Maintenance		£827,302	1.20	£992,762		£193,706	£62,524	£81,473	£59,621	£40,689	£89,661	£40,689	£134,527	£62,206	£827,302	
SUSTAINABLE DEVELOPMENT PROJECTS																			
5800.1	OPI for Public Works	2	CS10 Part C Carbon Offsetting contribution		£0	1.00	£0		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
S106 Subtotal					£62,134,166	1.24	£76,833,413		£8,821,596	£6,309,144	£3,813,457	£6,578,637	£2,729,360	£3,470,919	£10,619,075	£4,363,099	£5,153,435	£10,275,445	£62,134,166



# Appendix D – Infrastructure Costs

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								Review Apportionment											
REF	INDEX	HEAD	DESCRIPTION	TOTAL	Index	Index		1	2	3	4	5	6	7	8	9	10	Total	
Direct Works																			
ENABLING WORKS																			
1100.1	BCIS All In TPI		UXO / Airfield	£412,918	1.43	£590,473		£71,812	£35,906	£43,087	£37,629	£35,906	£35,906	£40,143	£35,906	£35,906	£40,717	£412,918	
1100.2	BCIS All In TPI		Contamination	£249,999	1.43	£357,499		£43,478	£21,739	£26,087	£22,783	£21,739	£21,739	£24,304	£21,739	£21,739	£24,652	£249,999	
1100.3	BCIS All In TPI		Earthworks (cut & Fill)	£499,999	1.43	£714,999		£86,957	£43,478	£52,174	£45,565	£43,478	£43,478	£48,609	£43,478	£43,478	£49,304	£499,999	
1100.4	BCIS All In TPI		Haul Roads	£266,234	1.43	£380,715		£46,301	£23,150	£27,780	£24,262	£23,150	£23,150	£25,882	£23,150	£23,153	£26,256	£266,234	
SECTION 278 HIGHWAYS																			
1200.1	BCIS All In TPI		Northern Access off A28 - Access A	£548,102	1.43	£783,786		£548,102										£548,102	
1200.2	BCIS All In TPI		Southern Access - Access C	£617,591	1.43	£883,156			£617,591									£617,591	
1200.3	BCIS All In TPI		Coulter Road - Access D	£113,795	1.43	£162,726		£113,795										£113,795	
1200.4	BCIS All In TPI		Chart Road	£500,000	1.43	£715,000			£500,000									£500,000	
1200.5	BCIS All In TPI		Maggie Hall Road Junction With Kingsnorth Road	£350,000	1.43	£500,500					£350,000							£350,000	
1200.6	BCIS All In TPI		Priority Junction off A28 - Access B	£154,018	1.43	£220,246		£154,018										£154,018	
1200.7	BCIS All In TPI		Knoll Bus Lane	£137,652	1.43	£196,843		£137,652										£137,652	
1200.8	BCIS All In TPI		Beaver Bridge bus stop extension (Drg A66)	£225,626	1.43	£322,645		£225,626										£225,626	
1200.9	BCIS All In TPI		Enhancement of Northern Access Roundabout to 40m OD High Capacity	£276,568	1.43	£395,492										£276,568		£276,568	
1200.1	BCIS All In TPI		Maggie Hall Road Footpath Improvements	£50,000	1.43	£71,500			£50,000									£50,000	
FOOTWAY / CYCLEWAY																			
1300.1	BCIS All In TPI		Temporary closures / diversions of public right of way	£50,000	1.43	£71,500		£12,500				£12,500						£50,000	
1300.2	BCIS All In TPI		Bridges over Chilmington Brook swale (15m wide)	£240,000	1.43	£343,200									£240,000			£240,000	
1300.3	BCIS All In TPI		Footways / Cycleways	£2,026,836	1.43	£2,898,375		£202,683	£202,683	£202,683	£202,683	£202,683	£202,683		£240,000	£202,683	£202,683	£2,026,836	
1300.4	BCIS All In TPI		Bridleways	£127,984	1.43	£183,017		£34,595		£81,543		£0		£11,846			£202,689	£127,984	
INFRASTRUCTURE S28 WORKS																			
1400.1a	BCIS All In TPI	6.3.1	Chilmington Avenue (Typical) - Phase 1	£936,084	1.43	£1,338,600		£936,084										£936,084	
1400.1b	BCIS All In TPI	6.3.2	Chilmington Avenue (Through Urban Square) - Phase 1	£770,478	1.43	£1,101,784		£770,478										£770,478	
1400.1c	BCIS All In TPI	6.3.3	Chilmington Avenue ( with bus stop - Typical)) - Phase 1	£559,690	1.43	£800,357		£559,690										£559,690	
1400.2	BCIS All In TPI	6.3.4	Chilmington High Street (High Street)	£514,191	1.43	£735,293		£514,191										£514,191	
1400.3	BCIS All In TPI		Chilmington Square	£1,110,092	1.43	£1,587,432		£555,046	£555,046									£1,110,092	
1400.4	BCIS All In TPI	6.3.5	Chilmington Gardens	£562,402	1.43	£804,235			£562,402									£562,402	
1400.5a	BCIS All In TPI	6.3.3	Mock Lane - (6.3.3)	£1,408,860	1.43	£2,014,670			£1,408,860									£1,408,860	
1400.5b	BCIS All In TPI		Mock Lane - section after square	£682,960	1.43	£976,633			£682,960									£682,960	
1400.6	BCIS All In TPI	Extg	Chilmington Green Road (Phase 1)	£50,000	1.43	£71,500		£50,000										£50,000	
1400.7	BCIS All In TPI	6.3.1	Avenue from Chilmington Square to Southern Access - Phase 2	£2,955,462	1.43	£4,226,311			£2,955,462									£2,955,462	
1400.8	BCIS All In TPI	6.3.9	Discovery Park Link	£1,087,386	1.43	£1,554,962			£543,693	£543,693								£1,087,386	
1400.9	BCIS All In TPI	6.3.8	Green Spine (West of Bartletts Lane)	£264,074	1.43	£377,626			£264,074									£264,074	
1400.1	BCIS All In TPI	6.3.3	Green Spine (East of Bartletts Lane)	£2,326,789	1.43	£3,327,308					£2,326,789							£2,326,789	
1400.11	BCIS All In TPI	Extg	Chilmington Green Road (Phase 2)	£174,906	1.43	£250,116				£174,906								£174,906	
1400.12	BCIS All In TPI	6.3.6	Orchard Way (Phase 3)	£2,697,006	1.43	£3,856,719						£899,002	£899,002	£899,002				£2,697,006	
1400.13	BCIS All In TPI	6.3.3	Orchard Way (Phase 4)	£1,405,803	1.43	£2,010,298										£468,601	£468,601	£1,405,803	
1400.14	BCIS All In TPI	??	Crial Lane	£1,356,144	1.43	£1,939,286									£452,048	£452,048	£452,048	£1,356,144	
1400.15	BCIS All In TPI	6.3.7	Chilmington Brook	£2,512,185	1.43	£3,592,425									£837,395	£837,395	£837,395	£2,512,185	
1400.16	BCIS All In TPI	Extg	Chilmington Green Road Phase 4	£125,339	1.43	£179,235										£125,339		£125,339	
1400.17	BCIS All In TPI	Extg	Chilmington Green Road Phase 3	£254,420	1.43	£363,821								£254,420				£254,420	
INFRASTRUCTURE SURFACE WATER DRAINAGE																			
1500.1	BCIS All In TPI		Surface Water Sewers in Open Spaces (Phase 1)	£118,831	1.43	£169,928		£59,416	£59,416									£118,831	
1500.2	BCIS All In TPI		Surface Water Sewers in Open Spaces (Phase 2)	£118,948	1.43	£170,096												£118,948	
1500.3	BCIS All In TPI		Surface Water Sewers in Open Spaces (Phase 3)	£397,902	1.43	£569,000				£59,474	£59,474							£397,902	
1500.4	BCIS All In TPI		Surface Water Sewers in Open Spaces (Phase 4)	£568,892	1.43	£813,516												£568,892	
1500.5	BCIS All In TPI		Surface Water Sewer to on site roads (Phase 1)	£288,791	1.43	£412,971		£144,396	£144,396						£189,631	£189,631	£189,631	£288,791	
1500.6	BCIS All In TPI		Surface Water Sewer to on site roads (Phase 2)	£269,746	1.43	£385,737				£134,873	£134,873							£269,746	
1500.7	BCIS All In TPI		Surface Water Sewer to on site roads (Phase 3)	£0	1.43	£0						£0						£0	
1500.8	BCIS All In TPI		Surface Water Sewer to on site roads (Phase 4)	£39,432	1.43	£56,388										£13,144	£13,144	£39,432	
1500.9	BCIS All In TPI		Attenuation Ponds (Phase 1)	£427,616	1.43	£611,491		£427,616										£427,616	
1500.1	BCIS All In TPI		Attenuation Ponds (Phase 2)	£71,232	1.43	£101,862				£71,232								£71,232	
1500.11	BCIS All In TPI		Attenuation Ponds (Phase 3)	£159,637	1.43	£226,291												£159,637	
1500.12	BCIS All In TPI		Attenuation Ponds (Phase 4)	£235,744	1.43	£337,114							£159,637					£235,744	
INFRASTRUCTURE SURFACE WATER DRAINAGE																			
1600.1	BCIS All In TPI		Off Site Foul Water Improvements	£1,504,062	1.43	£2,150,809		£1,504,062										£1,504,062	
1600.2	BCIS All In TPI		Foul Sewers to on site roads (Phase 1)	£205,253	1.43	£293,512		£102,627	£102,627									£205,253	
1600.3	BCIS All In TPI		Foul Sewers to on site roads (Phase 2)	£168,856	1.43	£241,464				£84,428	£84,428							£168,856	
1600.4	BCIS All In TPI		Foul Sewers to on site roads (Phase 3)	£0	1.43	£0												£0	
1600.5	BCIS All In TPI		Foul Sewers to on site roads (Phase 4)	£148,481	1.43	£212,328										£49,494	£49,494	£148,481	
1600.6	BCIS All In TPI		Rising main / station (Phase 1)	£994,159	1.43	£1,421,647		£497,080	£497,080									£994,159	
1600.7	BCIS All In TPI		Rising main / station (Phase 3)	£958,177	1.43	£1,370,193						£319,392	£319,392	£319,392				£958,177	
1600.8	BCIS All In TPI		Rising main / station (Phase 4)	£237,749	1.43	£339,981										£79,250	£79,250	£237,749	
1600.9	BCIS All In TPI		Upgrading existing foul outfall pipework	£275,000	1.43	£393,250		£275,000										£275,000	
DIVERSIONS IN CONNECTION WITH S278 WORKS																			
2100.1	BCIS All In TPI		Northern Access off A28	£82,215	1.43	£117,567		£82,215										£82,215	
2100.2	BCIS All In TPI		Southern Access	£92,639	1.43	£132,474			£92,639									£92,639	
2100.3	BCIS All In TPI		Coulter Road - Access D	£17,069	1.43	£24,409		£17,069										£17,069	
2100.4	BCIS All In TPI		Chart Road	£75,000	1.43	£107,250			£75,000									£75,000	
2100.5	BCIS All In TPI		Maggie Hall Road Junction With Kingsnorth Road	£52,500	1.43	£75,075					£52,500							£52,500	

2100.6	BCIS All in TPI	Secondary Signalised Access off A28	£23,103	1.43	£33,037	£23,103											£23,103
2100.7	BCIS All in TPI	Knoll Bus Lane	£20,648	1.43	£29,527	£20,648											£20,648
2100.8	BCIS All in TPI	Victoria Road / A2042 Junction - Bus Lane Prioritization	£33,844	1.43	£48,397	£33,844											£33,844
SITE RELATED UTILITIES																	
2200.1a	BCIS All in TPI	Water - Off site reinforcement (Phase 1 & 2)	£3,303,823	1.43	£4,724,467	£1,101,274		£1,101,274		£1,101,274							£3,303,823
2200.1b	BCIS All in TPI	Water - Off site reinforcement (Phase 3)	£952,177	1.43	£1,361,613							£952,177					£952,177
2200.2a	BCIS All in TPI	Water - On site infrastructure mains in connection with Infrastructure S38 (Phase 1)	£413,783	1.43	£591,710	£206,892	£206,892		£117,677	£117,677							£413,783
2200.2b	BCIS All in TPI	Water - On site infrastructure mains in connection with Infrastructure S38 (Phase 2)	£235,354	1.43	£336,556												£235,354
2200.2c	BCIS All in TPI	Water - On site infrastructure mains in connection with Infrastructure S38 (Phase 3)	£219,317	1.43	£313,623						£73,106	£73,106	£73,106				£219,317
2200.2d	BCIS All in TPI	Water - On site infrastructure mains in connection with Infrastructure S38 (Phase 4)	£266,850	1.43	£381,595									£88,950	£88,950	£88,950	£266,850
2200.3	BCIS All in TPI	Gas - Off site reinforcement	£23,731	1.43	£33,935	£23,731											£23,731
2200.4a	BCIS All in TPI	Gas - On site infrastructure mains in connection with Infrastructure S38 (Phase 1)	-£2,099,071	1.43	-£3,001,671	-£404,991	-£202,496	-£242,995	-£212,216	-£202,496	-£202,496	-£226,390	-£202,496	-£202,496			-£2,099,071
2200.4b	BCIS All in TPI	Gas - On site infrastructure mains in connection with Infrastructure S38 (Phase 2)	£0	1.43	£0												£0
2200.4c	BCIS All in TPI	Gas - On site infrastructure mains in connection with Infrastructure S38 (Phase 3)	£0	1.43	£0												£0
2200.4d	BCIS All in TPI	Gas - On site infrastructure mains in connection with Infrastructure S38 (Phase 4)	£0	1.43	£0												£0
2200.5a	BCIS All in TPI	Electricity - Off site reinforcement (Main Site) (Phase 1)	£7,448,000	1.43	£10,650,640	£1,064,000		£1,862,000		£1,862,000		£2,660,000					£7,448,000
2200.5b	BCIS All in TPI	Electricity - Off site reinforcement (Main Site) (Phase 2)	£1,941,800	1.43	£2,776,774						£1,941,800						£1,941,800
2200.6	BCIS All in TPI	Electricity - Off site reinforcement (Brisley Farm)	£281,960	1.43	£403,203	£281,960											£281,960
2200.7a	BCIS All in TPI	LV Electricity - on site infrastructure mains in connection with Infrastructure S38 (Ph1)	£661,856	1.43	£946,454	£330,928	£330,928										£661,856
2200.7b	BCIS All in TPI	LV Electricity - on site infrastructure mains in connection with Infrastructure S38 (Ph2)	£378,835	1.43	£541,734			£189,417	£189,417								£378,835
2200.7c	BCIS All in TPI	LV Electricity - on site infrastructure mains in connection with Infrastructure S38 (Ph3)	£347,750	1.43	£497,282					£115,917	£115,917	£115,917					£347,750
2200.7d	BCIS All in TPI	LV Electricity - on site infrastructure mains in connection with Infrastructure S38 (Ph4)	£424,118	1.43	£606,488									£141,373	£141,373	£141,373	£424,118
2200.8a	BCIS All in TPI	Electricity substations (Phase 1)	£600,000	1.43	£858,000	£350,000	£250,000										£600,000
2200.8b	BCIS All in TPI	Electricity substations (Phase 2)	£500,000	1.43	£715,000			£250,000	£250,000								£500,000
2200.8c	BCIS All in TPI	Electricity substations (Phase 3)	£600,000	1.43	£858,000					£200,000	£200,000	£200,000					£600,000
2200.8d	BCIS All in TPI	Electricity substations (Phase 4)	£600,000	1.43	£858,000									£200,000	£200,000	£200,000	£600,000
2200.9	BCIS All in TPI	BT - Off site diversions	£532,000	1.43	£760,760						£532,000						£532,000
2200.10a	BCIS All in TPI	BT - On site infrastructure mains in connection with Infrastructure S38 (Phase 1)	£288,325	1.43	£412,305	£144,163	£144,163										£288,325
2200.10b	BCIS All in TPI	BT - On site infrastructure mains in connection with Infrastructure S38 (Phase 2)	£146,270	1.43	£209,167				£73,135	£73,135							£146,270
2200.10c	BCIS All in TPI	BT - On site infrastructure mains in connection with Infrastructure S38 (Phase 3)	£136,435	1.43	£195,102						£45,478	£45,478	£45,478				£136,435
2200.10d	BCIS All in TPI	BT - On site infrastructure mains in connection with Infrastructure S38 (Phase 4)	£166,368	1.43	£237,906									£55,456	£55,456	£55,456	£166,368
2200.11	BCIS All in TPI	Duct crossings	£447,504	1.43	£639,931	£162,854		£92,711		£86,195		£105,744					£447,504
																	£0
Direct Works Subtotal			£55,004,304	1.43	£78,656,154	£11,510,892	£9,903,613	£5,221,754	£3,759,000	£7,445,758	£2,069,626	£6,124,946	£2,948,045	£3,101,711	£2,918,958		£55,004,304
General Overheads and Prelims																	
SITE PRELIMINARIES																	
6200.1	BCIS All in TPI	Roadsweeping of infrastructure & S38 works	£149,400	1.43	£213,642	£25,983	£12,991	£15,590	£13,615	£12,991	£12,991	£14,524	£12,991	£12,991	£14,732		£149,400
6200.2	BCIS All in TPI	Wheel wash facility (during bulk earthworks operations)	£46,140	1.43	£65,980	£8,024	£4,012	£4,815	£4,205	£4,012	£4,012	£4,486	£4,012	£4,012	£4,550		£46,140
6200.3	BCIS All in TPI	Maintenance of Unadopted Sewers	£30,000	1.43	£42,900	£5,217	£2,609	£3,130	£2,734	£2,609	£2,609	£2,917	£2,609	£2,609	£2,958		£30,000
6200.4	BCIS All in TPI	Maintenance of Unadopted Roads (Weed killing, Litter picking, Winter road salting, gully jetting and clearing)	£20,000	1.43	£28,600	£3,478	£1,739	£2,087	£1,823	£1,739	£1,739	£1,944	£1,739	£1,739	£1,972		£20,000
6200.5	BCIS All in TPI	Attendance on STATS @ 2.5%	£480,355	1.43	£686,908	£85,942	£22,428	£86,081	£11,763	£143,882	£5,800	£98,151	£7,082	£7,082	£12,144		£480,355
6200.6	BCIS All in TPI	Site Offices (Project management offices for infrastructure construction)	£250,000	1.43	£357,500	£43,478	£21,739	£26,087	£22,783	£21,739	£21,739	£24,304	£21,739	£21,739	£24,652		£250,000
FINANCE / LEGALS																	
6300.1	BCIS All in TPI	Legal Costs - related to implementation of strategic infrastructure costs	£250,000	1.43	£357,500	£50,000		£50,000		£50,000		£50,000		£50,000			£250,000
6300.2	BCIS All in TPI	Legal Costs - S278, S38, S104, Easements	£200,000	1.43	£286,000	£50,000		£50,000		£50,000		£50,000					£200,000
6300.3	BCIS All in TPI	Legal Costs - Consultant Appointments	£75,000	1.43	£107,250	£75,000											£75,000
6300.4		Part 1 & Part 2 Land Compensation Claims	£0	1.43	£0												£0
MISCELLANEOUS																	
6500.1	BCIS All in TPI	Consortium Insurance policy (project specific)	£250,000	1.43	£357,500	£43,478	£21,739	£26,087	£22,783	£21,739	£21,739	£24,304	£21,739	£21,739	£24,652		£250,000
6500.2		Unforeseen Works	£0	1.43	£0												£0
General Overheads and Prelims Subtotal			£1,750,895	1.43	£2,503,780	£390,601	£87,258	£263,876	£79,704	£308,711	£70,630	£270,630	£71,912	£121,912	£85,661		£1,750,895
Consultant / Local Authority Fees																	
STRATEGIC PLANNING AND MASTERPLAN																	
7100.1	AUTO	Planning Fees @ 1.5% of Construction Costs including landscaping	£839,703	1.43	£1,200,775	1.5% of construction costs including	£175,245	£149,537	£80,393	£57,239	£114,491	£31,778	£94,069	£44,973	£47,278	£44,700	£839,703
SITE INVESTIGATIONS																	
7200.1	BCIS All in TPI	Topographical Survey	£25,000	1.43	£35,750	£25,000											£25,000
7200.2	BCIS All in TPI	Geotechnical Survey	£300,000	1.43	£429,000	£52,174	£26,087	£31,304	£27,339	£26,087	£26,087	£29,165	£26,087	£26,087	£29,583		£300,000
7200.3	BCIS All in TPI	Archaeology	£250,000	1.43	£357,500	£43,478	£21,739	£26,087	£22,783	£21,739	£21,739	£24,304	£21,739	£21,739	£24,652		£250,000
7200.4	BCIS All in TPI	Noise Surveys	£3,000	1.43	£4,290	£3,000											£3,000
7200.5	BCIS All in TPI	Arboriculture Surveys	£30,000	1.43	£42,900	£30,000											£30,000
ENGINEERING DESIGN																	
7300.1	AUTO	Engineering Design Fees @ 5% of Construction Costs	£2,799,010	1.43	£4,002,584	5% of Construction Costs	£584,151	£498,457	£267,977	£190,796	£381,637	£105,926	£313,564	£149,911	£157,594	£148,998	£2,799,010
ECOLOGY																	
7500.1	BCIS All in TPI	Environmental Surveys	£74,480	1.43	£106,506	£74,480											£74,480
7500.2	BCIS All in TPI	Strategies and mitigation plans	£52,136	1.43	£74,554	£52,136											£52,136
7500.3	BCIS All in TPI	Dormouse translocation	£21,280	1.43	£30,430	£10,640					£10,640						£21,280
7500.4	BCIS All in TPI	Reptile translocation	£31,920	1.43	£45,646	£10,640		£10,640				£10,640					£31,920
7500.5	BCIS All in TPI	GCN Translocation	£63,840	1.43	£91,291	£31,920		£31,920									£63,840
7500.6	BCIS All in TPI	Bat Mitigation (consultancy only)	£21,279	1.43	£30,429	£7,093		£7,093					£7,093				£21,279
7500.7	BCIS All in TPI	Badger mitigation (consultancy only)	£15,960	1.43	£22,823	£7,980		£7,980									£15,960
7500.8	BCIS All in TPI	General post development monitoring	£10,640	1.43	£15,215	£2,660		£2,660			£2,660		£2,660				£10,640
SITE SUPERVISION																	
7600.1	AUTO	Infrastructure Site Supervision and Administration @ 3.4% of Construction Costs including landscaping	£1,903,327	1.43	£2,721,757	3.4% of Construction Costs includin	£397,223	£338,950	£182,224	£129,741	£259,513	£72,030	£213,223	£101,939	£107,164	£101,319	£1,903,327
7600.2	BCIS All in TPI	CDM Management	£159,600	1.43	£228,228	£27,757	£13,878	£16,654	£14,544	£13,878	£13,878	£15,516	£13,878	£13,878	£15,738		£159,600
PROJECT MANAGEMENT																	
7700.1	AUTO	Project Management Fees @ 1.3% of Construction Costs including landscaping	£727,743	1.43	£1,040,672	1.3% of Construction Costs includin	£151,879	£129,599	£69,674	£49,607	£99,225	£27,541	£81,527	£38,977	£40,974	£38,740	£727,743
COST MANAGEMENT																	
7800.1	AUTO	Quantity Surveyor Fees @ 1.3% of Construction Costs including landscaping	£727,743	1.43	£1,040,672	1.3% of Construction Costs includin	£151,879	£129,599	£69,674	£49,607	£99,225	£27,541	£81,527	£38,977	£40,974	£38,740	£727,743
LOCAL AUTHORITY FEES																	
7900.1		County Council Approval of Travel Plan	£1,596	1.43	£2,282			£1,596									£1,596

7900.2	BCIS ALL IN TPI	CC Section 38 Inspection Fees (@ 10% of S38 Roads < £0.5m)	£120,802	1.43	£172,747	£18,800	£37,252	£5,457	£12,921	£4,992	£4,992	£6,405	£9,762	£10,459	£9,762	£120,802
7900.3	BCIS ALL IN TPI	CC Section 38 Inspection Fees (@ 3% of S38 Roads > £0.5m)	£616,387	1.43	£881,434	£95,925	£190,077	£27,843	£65,927	£25,472	£25,472	£32,681	£49,813	£53,364	£49,813	£616,387
7900.4	BCIS ALL IN TPI	CC Section 278 Inspection Fees & HA Fees(@ 10% of S278 Works < £0.5m)	£166,568	1.43	£238,192	£66,059	£65,409	£0	£19,607	£0	£0	£0	£0	£15,493		£166,568
7900.5	BCIS ALL IN TPI	CC Section 278 Inspection Fees & HA Fees(@ 3% of S278 Works > £0.5m)	£39,229	1.43	£56,097	£15,558	£15,405	£0	£4,618	£0	£0	£0	£0	£3,648		£39,229
7900.6	BCIS ALL IN TPI	S278 Legal Costs	£10,142	1.43	£14,503	£10,142										£10,142
7900.7	BCIS ALL IN TPI	S106 Legal Costs	£108,729	1.43	£155,482	£108,729										£108,729
7900.8	BCIS ALL IN TPI	County Council costs for Traffic Regulation Orders	£59,584	1.43	£85,205	£59,584										£59,584
7900.9	BCIS ALL IN TPI	S278 Bonding costs	£572,281	1.43	£818,362	£270,754	£110,537	£24,771	£46,980	£18,900	£18,000	£37,033	£18,000	£27,306	£0	£572,281
7900.1	BCIS ALL IN TPI	S38 Bonding costs	£1,908,073	1.43	£2,728,544	£548,449	£39,963	£279,934	£233,862	£180,857	£180,857	£68,927	£189,869	£185,355	£0	£1,908,073
7900.11	BCIS ALL IN TPI	S104 bonding costs	£2,156,552	1.43	£3,083,870	£375,053	£187,526	£225,032	£196,528	£187,526	£187,526	£209,654	£187,526	£187,526	£212,655	£2,156,552
7900.12	BCIS ALL IN TPI	S38 Commuted sum for non standard streetlighting & soakaways	£2,602,432	1.43	£3,721,478	£405,001	£802,519	£117,556	£278,350	£107,546	£107,546	£137,982	£210,312	£225,306	£210,312	£2,602,432
7900.13	BCIS ALL IN TPI	S278 Commuted sums	£269,975	1.43	£386,064	£107,069	£106,016	£0	£31,779	£0	£0	£0	£0	£25,111		£269,975
Consultant / Local Authority Fees			£16,689,011	1.43	£23,865,286	£3,922,053	£2,862,550	£1,484,873	£1,432,229	£1,565,030	£850,913	£1,355,330	£1,101,764	£1,189,258	£925,011	£16,689,011

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# Appendix E – Appraisal Outputs

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Chilmington Green - Development Appraisal  
Master Developer Cashflow

Review Ref.	Start Year	End Year	Total Acres	Total Hectares	Total Dwellings
Full Scheme	2017	2049	925.60	351.73	5750

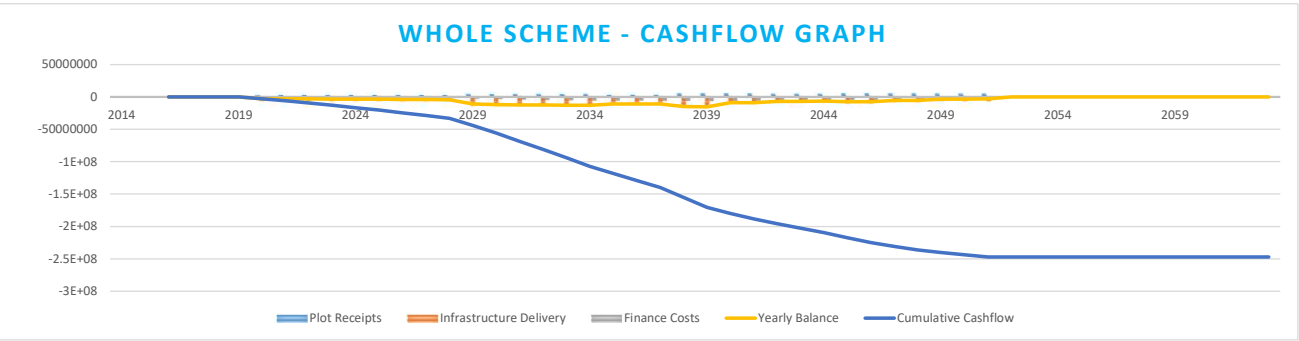
Revenue

Plot Receipts	Total Dwellings	£/Dwelling	Total £
Actual	0	£0	£0
Projected	5750	£25,592	£147,162,981
TOTAL INCOME			£147,162,981

Expenditure

Actuals	£Total		Total £
Direct Works	£0		£0
S106	£0		£0
General Overheads and Prelims	£0		£0
Consultant / Local Authority Fees	£0		£0
Projected	£Total	Indexed	Total £
Direct Works	£55,004,304	1.43	£78,656,154
S106	£133,784,694	1.32	£175,982,407
General Overheads and Prelims	£1,750,895	1.43	£2,503,780
Consultant / Local Authority Fees	£16,689,011	1.43	£23,865,286
TOTAL EXPENDITURE			£281,007,627
BALANCE (LAND & PRE-FINANCE)			-£133,844,646
MD Annual Finance Rate	11.70%		£113,222,164

Residual Land Value	-£247,066,810							
Target Benchmark Land Value	£	Acres	£Total	Indexed	Indexed Total	SDLT	SDLT Total	Total £
	£100,000	926	£92,560,000	1.12	£103,204,400	5.75%	£5,934,253	£109,138,653
Surplus / Deficit	-£356,205,463							



Chilmington Green - Development Appraisal  
Plot Sheet

Plot Summary

Model Ref	Plot Ref	Phase	Review	Acres	Hectares	Total Dwellings	Total GIA	Total NIA
				925.60	351.73	5,750	6,393,966	6,312,779

Revenue

Residential Income	Dwellings	(NIA) sq.ft	£/sq.ft	Total £
Private Sale	5,174	5,813,682	£350	£2,034,788,700
Intermediate	203	182,451	£245	£44,656,949
Social Rent	302	271,426	£175	£47,451,166
Extra Care	70	45,220	£175	£7,913,500
Commercial Income	Acres	£/Acre		Total £
Land Receipt	6	£542,000		£3,452,540
Grant Income	Dwellings	£/Dwelling		Total £
Intermediate	203	£0		£0
Social Rent	302	£0		£0
Extra Care	70	£0		£0
	%	of income		Total £
Residential Sales Agent	0.0%	£2,034,788,700		£0
Residential Sales Legal	-0.5%	£2,134,810,315		-£10,674,052
Site Wide Marketing	-3.0%	£2,138,262,855		-£64,147,886
<b>TOTAL REVENUE</b>				<b>£2,063,440,918</b>

Expenditure

Plot Construction Costs	NIA sq.ft	£/sq.ft	Total £
Private Sale	5,813,682	£220	£1,281,335,513
Intermediate	182,451	£220	£40,212,200
Social Rent	271,426	£220	£59,822,290
Extra Care	45,220	£220	£9,966,488
Construction Cost Additions	%	of cost	Total £
Residential External Works	0.0%	£1,391,336,492	£0
Construction Contingency	0.0%	£1,391,336,492	£0
Professional Fees	7.0%	£1,391,336,492	£97,393,554
Plot Abnormal Costs	Dwellings	£/Dwelling	Total £
Bio-Diversity Net Gain	5,750	£2,000	£11,500,840
Building Regulations Part F	5,750	£2,956	£16,997,679
Developers Profit	%	of	Total £
Private Sale	12.5%	£2,034,788,700	£254,348,588
Commercial	12.5%	£3,452,540	£431,568
Affordable	6.0%	£92,108,115	£5,526,487
Extra Care	6.0%	£7,913,500	£474,810
Development Finance	%	of	Total £
	7.0%	£1,778,010,017	£124,460,701
<b>TOTAL EXPENDITURE (Pre Finance &amp; SDLT)</b>			<b>£1,902,470,718</b>

RESIDUAL LAND VALUE (Pre-Finance & SDLT)

£160,970,200

## Chilmington Green - Development Appraisal

### Master Developer Cashflow

Review Ref.	Start Year	End Year	Total Acres	Total Hectares	Total Dwellings
Full Scheme	2017	2049	925.60	351.73	5750

#### Revenue

Plot Receipts	Total Dwellings	£/Dwelling	Total £
Actual	0	£0	£0
Projected	5750	£26,693	£153,493,893

**TOTAL INCOME** £153,493,893

#### Expenditure

Actuals	£Total		Total £
Direct Works	£0		£0
S106	£0		£0
General Overheads and Prelims	£0		£0
Consultant / Local Authority Fees	£0		£0
Projected	£Total	Indexed	Total £
Direct Works	£55,004,304	1.43	£78,656,154
S106	£62,134,166	1.24	£76,833,413
General Overheads and Prelims	£1,750,895	1.43	£2,503,780
Consultant / Local Authority Fees	£16,689,011	1.43	£23,865,286

**TOTAL EXPENDITURE** £181,858,633

**BALANCE (LAND & PRE-FINANCE)** -£28,364,740

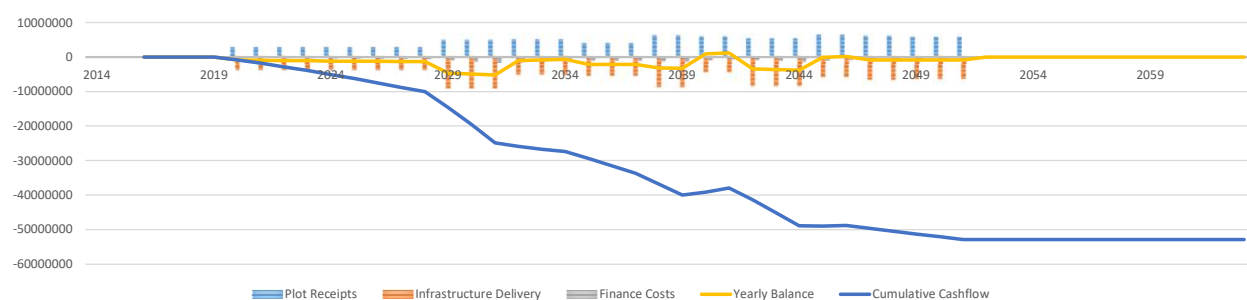
	%	Total £
MD Annual Finance Rate	11.70%	£24,523,995

**Residual Land Value** -£52,888,736

	£	Acres	£Total	Indexed	Indexed Total	SDLT	SDLT Total	Total £
Target Benchmark Land Value	£100,000	926	£92,560,000	1.12	£103,204,400	5.75%	£5,934,253	£109,138,653

Surplus / Deficit **-£162,027,389**

### WHOLE SCHEME - CASHFLOW GRAPH





Chilmington Green - Development Appraisal  
Plot Sheet

Plot Summary

Model Ref	Phase	Review	Acres	Hectares	Total Dwellings	Total GIA	Total NIA
			925.60	351.73	5,750	6,404,043	6,328,039

Revenue

Residential Income	Dwellings	(NIA) sq.ft	£/sq.ft	Total £
Private Sale	5,174	5,813,682	£350	£2,034,788,700
Intermediate	357	320,770	£245	£78,588,650
Social Rent	218	193,587	£175	£33,877,725
Extra Care	0	0	£0	£0
Commercial Income	Acres	£/Acre		Total £
Land Receipt	6	£542,000		£3,452,540
Grant Income	Dwellings	£/Dwelling		Total £
Intermediate	357	£0		£0
Social Rent	218	£0		£0
Extra Care	0	£0		£0
	%	of income		Total £
Residential Sales Agent	0.0%	£2,034,788,700		£0
Residential Sales Legal	-0.5%	£2,147,255,075		-£10,736,275
Site Wide Marketing	-3.0%	£2,150,707,615		-£64,521,228
<b>TOTAL REVENUE</b>				<b>£2,075,450,111</b>

Expenditure

Plot Construction Costs	NIA sq.ft	£/sq.ft	Total £
Private Sale	5,813,682	£220	£1,281,684,334
Intermediate	320,770	£220	£70,716,954
Social Rent	193,587	£220	£42,678,190
Extra Care	0	£0	£0
Construction Cost Additions	%	of cost	Total £
Residential External Works	0.0%	£1,395,079,478	£0
Construction Contingency	0.0%	£1,395,079,478	£0
Professional Fees	7.0%	£1,395,079,478	£97,655,563
Plot Abnormal Costs	Dwellings	£/Dwelling	Total £
Bio-Diversity Net Gain	5,750	£2,000	£11,500,840
Building Regulations Part F	5,750	£2,956	£16,997,679
Developers Profit	%	of	Total £
Private Sale	12.5%	£2,034,788,700	£254,348,588
Commercial	12.5%	£3,452,540	£431,568
Affordable	6.0%	£112,466,375	£6,747,983
Extra Care	0.0%	£0	£0
Development Finance	%	of	Total £
	7.0%	£1,782,761,698	£124,793,319
<b>TOTAL EXPENDITURE (Pre Finance &amp; SDLT)</b>			<b>£1,907,555,017</b>

RESIDUAL LAND VALUE (Pre-Finance & SDLT)

£167,895,094

# Appendix F – Review Mechanism Viability Output

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Unit Type	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	Es per ft2	Average Unit Value	Total Value	Market	Affordable	Non-Resi
Market Units													
1 Bed Apartment	Market	1	111	538	50.0	59,718	5,548	£350.00	£188,300	£20,901,300	£20,901,300		
2 Bed Apartment	Market	2	399	753	70.0	300,447	27,912	£350.00	£263,550	£105,156,450	£105,156,450		
2 Flats-over-Garages	Market	2	0	0	0.0	0	0	£350.00	£0	£0	£0		
3 Bed Apartment	Market	4	5	926	86.0	4,630	430	£350.00	£324,100	£1,620,500	£1,620,500		
2 Bed Houses	Market	2	923	850	79.0	784,550	72,887	£350.00	£297,500	£274,592,500	£274,592,500		
3 Bed Houses	Market	3	1,715	1,001	93.0	1,716,715	159,488	£350.00	£350,350	£600,850,250	£600,850,250		
4 Bed Houses	Market	4	1,638	1,335	124.0	2,186,730	203,154	£350.00	£467,250	£765,355,500	£765,355,500		
5 Bed Houses	Market	5	377	2,002	186.0	754,754	70,119	£350.00	£700,700	£264,163,900	£264,163,900		
7 Bed Houses (Hamlet)	Market	7	0	0	0.0	0	0	£350.00	£0	£0	£0		
OPEN MARKET CAPITAL VALUE		90%	5,168	1,124	104	5,807,544	539,539	£350.00	£393,313	£2,032,640,400			
Affordable Rent													
1 Bed Flat	Affordable Rent	1	10	538	50.0	5,380	499.8	£175.00	£94,150	£941,500		£941,500	
2 Bed Flat	Affordable Rent	2	29	753	70.0	21,837	2,028.7	£175.00	£131,775	£3,821,475		£3,821,475	
2 Bed House	Affordable Rent	2	58	850	79.0	49,300	4,580.1	£175.00	£148,750	£8,627,500		£8,627,500	
3 Bed House	Affordable Rent	3	114	1,001	93.0	114,114	10,601.5	£175.00	£175,175	£19,969,950		£19,969,950	
TOTAL AFFORDABLE RENT		36%	211	903	72.0	190,631	15,181.7	£175.00	£158,106	£33,360,425			
Shared Ownership													
1 Bed Flat	Shared Ownership	1	44	538	50.0	23,672	2,199.2	£245.00	£131,810	£5,799,640		£5,799,640	
2 Bed Flat	Shared Ownership	2	62	753	70.0	46,686	4,337.3	£245.00	£184,485	£11,438,070		£11,438,070	
2 Bed House	Shared Ownership	2	91	850	79.0	77,350	7,186.1	£245.00	£208,250	£18,950,750		£18,950,750	
3 Bed House	Shared Ownership	3	174	1,001	93.0	174,174	16,181.3	£245.00	£245,245	£42,672,630		£42,672,630	
TOTAL SHARED OWNERSHIP		64%	371	868	63.0	321,882	23,367.4	£245.00	£212,564	£78,861,090			
Extra Care													
1 Bed Flat	Older-Persons	1		538	50.0	0	0.0	£210.00	£112,980	£0		£0	
2 Bed Flat	Older-Persons	2		753	70.0	0	0.0	£210.00	£158,130	£0		£0	
TOTAL EXTRA CARE		0%	0	0	0.0	0	0.0	£0.00	£0	£0			
TOTAL AFFORDABLE HOUSING		10%	582	881	66.2	512,513	38,549.0	£218.96	£192,820	£112,221,515			
TOTAL HOUSING		100%	5,750	1,099	100.5	6,320,057	578,088	£339.37	£373,019	£2,144,861,915			
Commercial Land Capital Income						£ per Acre	£500,000	Net Acres	6.00	£3,000,000			£3,000,000
Other forms of Grant Funding										£0			
Social Housing Grant										£0			
Residual Surplus (Phase 1)										£0			
		100%	5,750	1,099	101	6,320,057	578,088	£340	£373,541	£2,147,861,915			
Gross Ha/ Acres													
Average market units sales values psf													
Legal and Marketing Fees (Open Market Housing) @													
Affordable Housing Transaction Costs													
Non-residential marketing													
Base Build Costs <b>Market Housing</b> (incl external works and contingency) £ per sq ft @													
Base Build Costs <b>Market Flats</b> (incl external works and contingency) £ per sq ft @													
Base Build Costs <b>Affordable Housing</b> (incl external works and contingency) £ per sq ft @													
Base Build Costs <b>Affordable Flats</b> (incl external works and contingency) £ per sq ft @													
Standard Construction for Extra-care / Vulnerable Groups - <b>Flats</b> - inc. externals and contingency													
BDNG													
Building Regs													
Construction Fees													
Open Market Dwelling Profit													
Affordable Housing Profit													
Commercial Land Profit													
Sub-Total Gross Land Value													
Infrastructure Costs (Direct Works)													
Section 106 Costs													
General Overheads and Prelims													
Local Authority Fees													
Construction Finance Costs													
Residual Land Value													
BENCHMARK LAND VALUE													
Plus Land Indexation													
SDLT @													
Legals													
Surplus / Deficit													
VIABLE/ NON-VIABLE?													
Actual Developer Return													
Actual % Return on GDV													
Actual % Return on Costs													

Finance as % of	
Costs	GDV
2.3%	2.3%

Land Price Index	Date	Base	Index	Movement	Blended
Savills Land Price Index	01/01/2016	1.0	0.9	-9%	1.1506

SDLT calculation			
250,000	150,000.0	0%	£ -
	100,000.0	2%	£ 2,000
	250,000.0	5%	£ 4,615,500
			£ 4,617,500