

Quod

Chilmington Green

Financial Viability Assessment

JANUARY 2025

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1 Introduction and Purpose of Report

- 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 6th 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 23rd 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

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 18th 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

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 and 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

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
Social Rent	£175 / sq.ft	proportional to market values
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

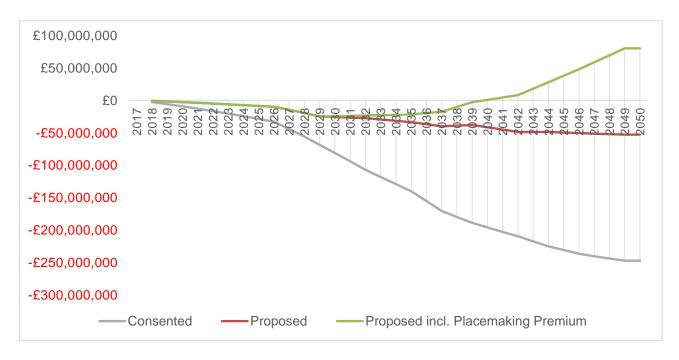
4.4 Table 4.2 below indicates the output of the model at plot and master developer level in the base case (i.e. aligned to the current s106 agreement) and incorporating the changes from the s106A application. Full details are provided at Appendix E and within the supporting Excel financial model.

Table 4.2 – Appraisal Summary

	Consented Base Case	s106A Application Scheme
Plot Developer		
Income		
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
Total Plot Developer Income	£2,063,440,918	£2,075,450,111
Expenditure		
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
Total Expenditure (Pre-Land Finance & SDLT)	£1,902,470,718	£1,907,555,017
Land Finance	£4,829,106	£5,036,853
SDLT	£8,978,113	£9,364,349
Residual Land Value (Plot Receipts Carried Forward)	£147,162,981	£153,493,893
Master Developer		
Plot Receipts (Carried Forward)	£147,162,981	£153,493,893
Expenditure		
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
Total MD Expenditure	£394,229,791	£206,382,628
Residual Land Value	-£247,066,810	-£52,888,736
Target Benchmark Land Value (Base value, excl. indexation)	£109,138,653	£109,138,653

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

- 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

- 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

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

Detached Housing - Chilmington Green (Last 3 Years)

Date	Address	Postcode	Туре	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
	•			Average	£463,966	-	£349

Terraced Housing - Chilmington Green (Last 3 Years)

Date	Address	Postcode	Туре	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
				Average	£335,795	-	£346

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

Date	Address	Postcode	Туре	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
				Average	£350,995	-	£360

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

ection 106																		_
RIMARY TRA	NSPORT																	
	TRA	35	RIF Payment M20 J9 Phases 1-3 / Bridge / Drover	£5,622,588	1.00	£5 622 588	BCIS All In TPI used							£1 405 647	£1.405.647		£2,811,294	£5,
5100.2a	TBA	29	A28 High Improvements (Based on KCC Costing of Jacobs design)	£24,525,180	1.00		BCIS All In TPI used	£3,479,500	£3,370,983	£4,359,205	£4,359,205	£4,359,285	£4,597,002					£24
5100.2b	TBA		A28 Bond (assumed start bond in 2018)	£5,385,219	1.00	£5,385,219	BCIS All In TPI used	£1,613,415	£1,416,495	£1,087,164	£757,833	£428,502	£81,810					£5,
5100.3	BCIS All In TPI	30	Learning Link / Discovery Path / Strategic Cycle Path	£532,000	1.53	£813,960			£133,000	£266,000				£133,000				£
5100.4	All In TPI	32	Bus Service Contribution	£3,000,000	1.53	£4,590,000		£750,000		£687,500		£687,500		£687,500			£187,500	£3
5100.5	All In TPI	40 & 43	Travel Plan Costs	£68,883	1.53	£105,392		£22,961	£22,961	£22,961								
5100.6	All In TPI	32	Bus vouchers	£2,587,500	1.53	£3,958,875		£450,000	£225,000	£270,000	£235,800	£225,000	£225,000	£251,550	£225,000	£225,000	£255,150	£
	All In TPI	34	Off Site Traffic Calming - Contribution 1	£204,249	1.53	£312,501		£204,249										4
5100.8	All In TPI	34	Off Site Traffic Calming - Contribution 2	£204,249	1.53	£312,501				£204,249								£
5100.9	TBA	43	Travel Plan Monitoring fee	£25,000	1.00	£25,000	BCIS All In TPI used	£4,348	£2,174	£2,609	£2,278	£2,174	£2,174	£2,430	£2,174	£2,173	£2,466	
	TBA	44	S106 Monitoring Fees	£1,000,000	1.00	£1,000,000	BCIS All In TPI used	£225,000	£75,000	£100,000	£75,000	£100,000	£75,000	£75,000	£100,000	£75,000	£100,000	£
DUCATION																		
5200.1	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							£1
5200.2	BCIS General Building Cost	18	Primary School 1	£6,000,000	1.45	£8,700,000		£4,538,200		£1,461,800								£6
5200.3	BCIS General Building Cost	18	Primary School 2	£6,000,000	1.45	£8,700,000		£150,000		£2,000,000	£2,000,000	£1,850,000						£6
5200.4	BCIS General Building Cost	18	Primary School 3	£6,000,000	1.45	£8,700,000						£150,000	£2,000,000		£3,850,000			£6
5200.5	BCIS General Building Cost	18	Primary School 4	£4,500,000	1.45	£6,525,000									£475,000		£4,025,000	£4
5200.6	BCIS General Building Cost	19	Secondary School Bond	£972,000	1.45	£1,409,400		£333,000	£153,000	£0	£0	£0	£178,500	£177,000	£43,500	£87,000	£0	£
5200.7	BCIS General Building Cost	18	Primary School 1 Bond	£457,866	1.45	£663,906		£370,158	£87,708									£
	BCIS General Building Cost	18	Primary School 2 Bond	£637,500	1.45	£924,375		£0	£351,000	£231,000	£55,500	£0	£0					£
	BCIS General Building Cost	18	Primary School 3 Bond	£693,000	1.45	£1,004,850					£0	£0	£291,000	£231,000	£171,000			£
	& SOCIAL SERVICES	18	Primary School 4 Bond	£180,750	1.45	£262,088								£0	£120,750	£60,000		£
	& SOCIAL SERVICES ALL IN TPI	14	District Centre Community Hub	£5,152,127	1.53	£7,882,754				£5,152,127								£5
	ALL IN TPI	14 14	District Centre Community Hub Professional Fees for District Centre Hub	£5,152,127 £618,255	1.53	£7,882,754 £945,930			£309,128	£5,152,127 £309.128								£
5300.2	ALL IN TPI No Index listed			£618,255 £1,500	1.53	£945,930 £1,500			±309,128	£309,128 £1,500								
5300.3	No Index listed TRA	14	CMO Legal fees for land registry (District Community Hub) Council Legal Fees for transfer (District Community Hub)	£1,500 £1,000	1.00	£1,500 £1,000	BCIS All In TPI used			£1,500 £1.000								
5300.4	IDA	14	Integrated Dementia Care Services	£1,000 £0	1.00	£1,000 £0	acio All In 111 used			21,000		£0		£0				
5300.5			Local Hub for Elderly	£0	1.00	£0						£0		£0				
5300.6			Co-Location with Health	£0	1.00	£0						£0		£0				
5300.7	BCIS General Buildina Cost	Other	Archeological Archive	£40.000	1.45	£58,000		£40.000				10		EU				
	OPI for Public Works	13	Cemetery	£800.000	1.00	£800.000		140,000		£250.000	£250.000	£100.000	£100.000				£100.000	£
5300.5	BCIS General Building Cost	20 - 24	Library	£900,000	1.45	£1,305,000				£225.000	1250,000	1100,000	£225,000			£225.000	£225,000	£
5300.11	BCIS General Building Cost	20 - 24	Community Learning	£213,000	1.45	£308,850			£106.500	1223,000		£106,500	1223,000			1225,000	1225,000	£
5300.12	BCIS General Building Cost	20 - 24	Telecare Contribution	£26,450	1.45	£38,353		£26.450	2100,300			2100,300						
	All IN TPI	38	Public Art	£750.000	1.53	£1.147.500		£300,000	£150,000		£150,000			£150,000				
	BCIS General Building Cost	Other	Heritage interpretation	£60,000	1.45	£87,000		£60,000	2130,000		2250,000			2130,000				
	BCIS General Building Cost	Other	Archeological Contribution	£45,000	1.45	£65,250		£45,000										
	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	£
5300.17		15	Local Centre Hubs (Capital Cost) - Orchard Village	£733.971	1.53	£1,122,976		2500,000	2120,000	2100,000	1110,000	2100,000	£733,971	2220,000	2100,000	1110,000	2100,000	
5300.18	ALL IN TPI	15	Local Centre Hubs (Capital Cost) - Chilmington Brook	£748.190	1.53	£1.144.731										£748.190		f
	ALL IN TPI	15	Professional Fees on Local Centre Hubs	£177,859	1.53	£272,124							£88.077			£89,782		£
5300.2	No Index listed	15	CMO Legal fees for land registry (District Community Hub)	£3,000	1.00	£3,000							£1.500			£1,500		
5300.21	TRA	15	Council Legal Fees for transfer (District Community Hub)	£2,000	1.00	£2,000	BCIS All In TPI used						£1,000			£1,000		
	TRA	20 - 24	Family Social Care Contribution	£272.000	1.00	£272.000	BCIS All In TPI used			£136.000		£136.000				,		£
	TBA	NEW	Viability Review Fee (ABC & Consortium Professional Team)	£240,000	1.00	£240.000	BCIS All In TPI used		£26,667	£26.667	£26,667	£26,667	£26.667	£26.667	£26.667	£26.667	£26,664	£
OUTH PROVI	SION																	
	Other KCC services index	Other	Youth Services Contribution	£239,000	1.00	£239,000		£59,750	£59,750	£119,500								£
ANDSCAPING						,												
	OPI Public Works	11	Allotments (Phase 1)	£313,542	1.00	£313,542		£313,542										£
	OPI Public Works	11	Allotments (Phase 2)	£255,313	1.00	£255,313					£255,313							£
	OPI Public Works	11	Allotments (Phase 3)	£322,500	1.00	£322,500								£322,500				£
	OPI Public Works	11	Allotments (Phase 4)	£344,896	1.00	£344,896											£344,896	£
5500.5	No Index listed	11	CMO Legal fees for land registry (Allotments Phase 1 - 4)	£6,000	1.00	£6,000		£1,500			£1,500			£1,500			£1,500	
	TBA	11	Council Legal Fees for transfer (Allotments Phase 1 -4)	£4,000	1.00	£4,000	BCIS All In TPI used	£1,000			£1,000			£1,000			£1,000	
5500.7	BCIS All In TPI	8	Informal Open Space - Phase 1	£522,722	1.53	£799,765		£522,722										£
5500.8	BCIS All In TPI	8	Informal Open Space - Phase 2	£432,597	1.53	£661,873					£432,597							£
5500.9	BCIS All In TPI	8	Informal Open Space - Phase 3	£540,747	1.53	£827,343								£540,747				£
5500.1	BCIS All In TPI	8	Informal Open Space - Phase 4	£576,797	1.53	£882,499											£576,797	£
5500.11	No Index listed	8	CMO Legal fees for land registry (IOS Phase 1 - 4)	£6,000	1.00	£6,000		£1,500			£1,500			£1,500			£1,500	
5500.12	TBA	8	Council Legal Fees for transfer (IOS Phase 1 -4)	£4,000	1.00	£4,000	BCIS All In TPI used	£1,000			£1,000			£1,000			£1,000	
5500.13	BCIS All In TPI		Ecological Mitigation - Phase 1	£565,115	1.53	£864,626		£565,115										£
5500.14	BCIS All In TPI		Ecological Mitigation - Phase 2	£419,181	1.53	£641,347				£419,181								£
	BCIS All In TPI		Ecological Mitigation - Phase 3	£808,850	1.53	£1,237,541						£404,425	£404,425					£
5500.16	BCIS All In TPI		Ecological Mitigation - Phase 4	£322,393	1.53	£493,261								£161,197	£161,196			£
	OPI Public Works		Existing Woodland Management - Phase 1	£111,694	1.00	£111,694		£111,694										£
	OPI Public Works		Existing Woodland Management - Phase 2	£118,870	1.00	£118,870				£118,870								£
5500.17	OPI Public Works		Existing Woodland Management - Phase 3	£143,651	1.00	£143,651						£71,826	£71,825					£
5500.17 5500.18	OPI Public Works				1.00	£29.485								£29,485				4
5500.17 5500.18 5500.19			Existing Woodland Management - Phase 4	£29.485														
5500.17 5500.18 5500.19 5500.2	OPI Public Works		Existing Woodland Management - Phase 4 Flood Attenuation Planting - Phase 1	£29,485 £94,850	1.53	£145,121		£94,850										
5500.17 5500.18 5500.19 5500.2 5500.21	OPI Public Works OPI Public Works BCIS All In TPI		Flood Attenuation Planting - Phase 1	£94,850	1.53	.,		£94,850		£20.903								1
5500.17 5500.18 5500.19 5500.2 5500.21 5500.22	OPI Public Works OPI Public Works		Flood Attenuation Planting - Phase 1 Flood Attenuation Planting - Phase 2		1.53 1.53	£145,121		£94,850		£20,903		£26.949	£26.948					£
5500.17 5500.18 5500.19 5500.2 5500.21 5500.22 5500.23	OPI Public Works OPI Public Works BCIS All In TPI BCIS All In TPI		Flood Attenuation Planting - Phase 1	£94,850 £20,903	1.53	£145,121 £31,982		£94,850		£20,903		£26,949	£26,948	£46.940	£46,939			£

5500.26	BCIS All In TPI		Incidental Open Space not included in Informal Open Space Calcs - Phase 2	£132,215	1.53	£202,289				£132,215								£132,215
5500.27 5500.28	BCIS All In TPI BCIS All In TPI		Incidental Open Space not included in Informal Open Space Calcs - Phase 3	£0 £86.730	1.53 1.53	£0 £132.697						£0		£86.730				£0 £86.730
5500.28	BCIS All In TPI	12	Incidental Open Space not included in Informal Open Space Calcs - Phase 4 Discovery Park Landscaping (DP3)	£2,056,813	1.53	£132,697 £3,146,924			£276.453		£237.750			£85,730 £298.569		£1.244.041		£2,056,813
5500.25	No Index listed	12	CMO Legal fees for land registry (DP 3 Area 1 - 4)	£6,000	1.00	£6,000			£1,500		£1,500			£1,500		£1,500		£6.000
5500.31	TBA	12	Council Legal Fees for transfer (DP3 Area 1 - 4 Phase 1 - 4)	£4,000	1.00	£4,000	BCIS All In TPI used		£1,000		£1,000			£1,000		£1,000		£4,000
5500.32	BCIS All In TPI		Advanced Planting	£300,000	1.53	£459,000		£52,174	£26,087	£31,304	£27,339	£26,087	£26,087	£29,165	£26,087	£26,087	£29,583	£300,000
5500.33 5500.34		NEW	Commuted sum for existing woodland management	£15,338	1.00	£15,338	of Pro Fees	£5,521	£0	£1,217 £90.461	£0	£1,569	£1,568	£2,732	£2,731	£0	£0	£15,338
	HES / PLAY SPACE		Professional Fees in connection with Landscaping	£1,105,922	1.00	£1,105,922	of Pro Fees	£225,627	£38,130	190,461	£120,062	£66,357	£66,357	£190,696	£29,619	£159,079	£119,534	£1,105,922
5600.1	BCIS All In TPI	9	Chilmington Hamlet	£1,266,000	1.53	£1,936,980			£1,266,000									£1,266,000
5600.2	No Index listed	9	CMO Legal fees for land registry (Chilmington Hamlet)	£1,500	1.00	£1,500			£1,500									£1,500
5600.3	TBA	9	Council Legal Fees for transfer (Chilmington Hamlet)	£1,000	1.00	£1,000	BCIS All In TPI used		£1,000									£1,000
5600.4 5600.5	BCIS All In TPI BCIS All In TPI		Tennis Courts (S2)	£302,971	1.53 1.53	£463,546		£20,000	£302,971		£1 391 000	£1,391,000			£2 488 079	£2 488 078		£302,971
5600.5	No Index listed	12 12	DP Sports Hub CMO Legal fees for land registry (Sports Hub)	£7,778,157 £3.000	1.53	£11,900,580 £3.000		£20,000			£1,391,000	£1,391,000 £1.500			12,488,079	£2,488,078 £1.500		£7,778,157 £3.000
5600.7	TBA	12	Council Legal Fees for transfer (Sports Hub)	£2,000	1.00	£2,000	BCIS All In TPI used					£1,000				£1,000		£2,000
5600.8	BCIS All In TPI		G14 Green Arch (S4)	£149,788	1.53	£229,176			£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 5600.12	OPI Public Works OPI Public Works	10 10	PS4 PS5	£705,039 £705.039	1.00 1.00	£705,039 £705.039							£705,039			£705.039		£705,039 £705.039
5600.12	OPI Public Works	12	PS6 (Discovery Park Playspace)	£676,837	1.00	£676,837								£676,837		1703,033		£676,837
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)	£7,500	1.00	£7,500		£1,500		£1,500			£1,500			£1,500	£1,500	£7,500
5600.16 5600.17	TBA 12.5% except PS @ 7.5%	10	Council Legal Fees for transfer (Play Areas)	£5,000	1.00	£5,000	BCIS All In TPI used of Pro Fees	£1,000	£215.157	£1,000 £88.442	£173.875	£174.188	£1,000 £88.442	£84.605	£311.010	£1,000	£1,000 £29.689	£5,000
5600.17 CMO	12.5% except PS @ 7.5%		Professional Fees in connection with Sports Pitches / Play Areas	£1,597,362	1.00	£1,597,362	uj PTO FEES	£32,189	±215,157	188,442	±1/3,875	±1/4,188	±88,442	±84,605	±311,010	£399,765	£29,689	£1,597,362
5700.1	BCIS ALL In TPI	5	First Operating Premises	£200,000	1.53	£306,000		£200,000										£200,000
5700.2	BCIS ALL In TPI	5	Second Operating Premises	£250,000	1.53	£382,500		£250,000										£250,000
5700.3	BCIS ALL In TPI	5	Start up Grant	£150,000	1.53	£229,500		£150,000										£150,000
5700.4 5700.5	BCIS ALL In TPI BCIS ALL In TPI	5	Commercial Estate Basic Provision Commercial Estate Second Tranche	£2,921,000 £2,190,750	1.53 1.53	£4,469,130 £3,351,848			£2,921,000			£2,190,750						£2,921,000 £2,190,750
5700.5	BCIS ALL III TPI	5	Commercial Estate Third Tranche	£2,190,750 £2.190,750	1.53	£3,351,848						12,190,730		£2 190 750				£2,190,750 £2.190,750
5700.6	BCIS ALL In TPI	5	Variable Deficit Grant	£3,400,000	1.53	£5,202,000		£1,360,000	£680,000	£680,000	£680,000							£3,400,000
5700.7	BCIS ALL In TPI	6	Early Community Development	£250,000	1.53	£382,500		£200,000	£50,000									£250,000
5700.8	BCIS ALL In TPI	5	Commercial Space legal fees	£6,000	1.53	£9,180			£2,000			£2,000		£2,000				£6,000
5700.9	BCIS ALL In TPI E DEVELOPMENT PROJECTS	5	SUD's Maintenance	£827,302	1.53	£1,265,772		£193,706	£62,524	£81,473	£59,621	£40,689	£89,661	£40,689	£134,527	£62,206	£62,206	£827,302
	OPI for Public Works	2	CS10 Part C Carbon Offsetting contribution	£2,300,000	1.00	£2,300,000		£400,000	£200,000	£240,000	£209,600	£200,000	£200,000	£223,600	£200,000	£200,000	£226,800	£2,300,000
S106 Subtota	al			£133,784,694	1.32	£175,982,407		£20,364,418	£17,321,142	£21,943,348	£16,143,605	£12,929,968	£10,429,553	£8,194,536	£9,979,926	£6,953,107	£9,525,092	£133,784,694
General Ove	rheads and Prelims																	
General Ove	NARIES																	
6200.1	NARIES BCIS ALL IN TPI		Roodsweeping of infrastructure & 538 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
6200.1 6200.2	NARIES BCIS ALL IN TPI 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
6200.1	NARIES BCIS ALL IN TPI		Wheel wash facility (during bulk earthworks operations) Maintenance of Unadopted Sewers	.,		.,.												.,
6200.1 6200.2 6200.3 6200.4 6200.5	NARIES BCIS ALL IN TPI		Wheel wash facility (during bulk earthworks operations) Maintenance of Unadopted Sewers Maintenance of Unadopted Roads (Weed killing, Litter picking, Winter road salting, gully jetting and clearing) Attendance on STATS @ 2.5%	£46,140 £30,000 £20,000 £480,355	1.43 1.43 1.43 1.43	£65,980 £42,900 £28,600 £686,908		£8,024 £5,217 £3,478 £85,942	£4,012 £2,609 £1,739 £22,428	£4,815 £3,130 £2,087 £86,081	£4,205 £2,734 £1,823 £11,763	£4,012 £2,609 £1,739 £143,882	£4,012 £2,609 £1,739 £5,800	£4,486 £2,917 £1,944 £98,151	£4,012 £2,609 £1,739 £7,082	£4,012 £2,609 £1,739 £7,082	£4,550 £2,958 £1,972 £12,144	£46,140 £30,000 £20,000 £480,355
6200.1 6200.2 6200.3 6200.4 6200.5 6200.6	NARIES BCIS ALL IN TPI		Wheel wash facility (during bulk earthworks operations) Maintenance of Unadopted Sewers Maintenance of Unadopted Sewers Maintenance of Unadopted Moads (Weed killing, Litter picking, Winter road salting, gully jetting and clearing)	£46,140 £30,000 £20,000	1.43 1.43 1.43	£65,980 £42,900 £28,600		£8,024 £5,217 £3,478	£4,012 £2,609 £1,739	£4,815 £3,130 £2,087	£4,205 £2,734 £1,823	£4,012 £2,609 £1,739	£4,012 £2,609 £1,739	£4,486 £2,917 £1,944	£4,012 £2,609 £1,739	£4,012 £2,609 £1,739	£4,550 £2,958 £1,972	£46,140 £30,000 £20,000
6200.1 6200.2 6200.3 6200.4 6200.5 6200.6 FINANCE / LE	NARIES BCIS ALL IN TPI GGALS		Wheel wash facility (during bulk earthworks operations) Maintenance of Unadopted Social Sweets Maintenance of Unadopted Social Weed killing, Ulter picking, Winter rood soiting, gully jetting and clearing) Attendance on STATS @ 2.5% Site Offices (Project management offices for infrastructure construction)	£46,140 £30,000 £20,000 £480,355 £250,000	1.43 1.43 1.43 1.43 1.43	£65,980 £42,900 £28,600 £686,908 £357,500		£8,024 £5,217 £3,478 £85,942 £43,478	£4,012 £2,609 £1,739 £22,428	£4,815 £3,130 £2,087 £86,081 £26,087	£4,205 £2,734 £1,823 £11,763	£4,012 £2,609 £1,739 £143,882 £21,739	£4,012 £2,609 £1,739 £5,800	£4,486 £2,917 £1,944 £98,151 £24,304	£4,012 £2,609 £1,739 £7,082	£4,012 £2,609 £1,739 £7,082 £21,739	£4,550 £2,958 £1,972 £12,144	£46,140 £30,000 £20,000 £480,355 £250,000
6200.1 6200.2 6200.3 6200.4 6200.5 6200.6	NARIES BCIS ALL IN TPI		Wheel wash facility (during bulk earthworks operations) Maintenance of Unadopted Sewers Maintenance of Unadopted Roads (Weed killing, Litter picking, Winter road salting, gully jetting and clearing) Attendance on STATS @ 2.5%	£46,140 £30,000 £20,000 £480,355	1.43 1.43 1.43 1.43	£65,980 £42,900 £28,600 £686,908		£8,024 £5,217 £3,478 £85,942	£4,012 £2,609 £1,739 £22,428	£4,815 £3,130 £2,087 £86,081	£4,205 £2,734 £1,823 £11,763	£4,012 £2,609 £1,739 £143,882	£4,012 £2,609 £1,739 £5,800	£4,486 £2,917 £1,944 £98,151	£4,012 £2,609 £1,739 £7,082	£4,012 £2,609 £1,739 £7,082	£4,550 £2,958 £1,972 £12,144	£46,140 £30,000 £20,000 £480,355
6200.1 6200.2 6200.3 6200.4 6200.5 6200.6 FINANCE / LE	NARIES BCIS ALL IN TPI BCIS BLILIN TPI BCIS BLILIN TPI BCIS BLILIN TPI		Wheel wash facility (during bulk earthworks operations) Maintenance of Unadopted Sewers Maintenance of Unadopted Roads (Weed killing, Litter picking, Winter road salting, gully jetting and clearing) Attendance on STATS @ 2.5% Site Offices (Project management offices for infrastructure construction) Legal Costs - related to implementation of strategic infrastructure costs	£46,140 £30,000 £20,000 £480,355 £250,000	1.43 1.43 1.43 1.43 1.43	£65,980 £42,900 £28,600 £686,908 £357,500		£8,024 £5,217 £3,478 £85,942 £43,478	£4,012 £2,609 £1,739 £22,428	£4,815 £3,130 £2,087 £86,081 £26,087	£4,205 £2,734 £1,823 £11,763	£4,012 £2,609 £1,739 £143,882 £21,739	£4,012 £2,609 £1,739 £5,800	£4,486 £2,917 £1,944 £98,151 £24,304	£4,012 £2,609 £1,739 £7,082	£4,012 £2,609 £1,739 £7,082 £21,739	£4,550 £2,958 £1,972 £12,144	£46,140 £30,000 £20,000 £480,355 £250,000
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G200.1 G200.2 G200.3 G200.4 G200.5 G200.6 G300.1 G300.2 G300.3 G300.4 MISCELLANG G500.1 G500.	NARIES BCS ALLIN TPI	_	Wheel wash facility (during bulk earthworks operations) Maintenance of Unadopted Sewers Meditine Construction Legal Costs: - Research of Costs of Programmers Legal Costs: - Research of Costs of Programmers Legal Costs: - Research of Costs of Costs of Programmers Legal Costs: - Consultant Appointments Pert 1.8 Part 2 Land Compensation Claims Consortium Insurance policy (project specific) Uniforcisen Works Planning Fees @ 1.5% of Construction Costs including landscaping Tapographical Survey Archaeology Noise Surveys Archaeology Noise Surveys Archaeology Noise Surveys Engineering Design Fees @ 5% of Construction Costs Environmental Surveys Strategies and mitigation plans Domnouse translocation Republic translocation Republic translocation Republic translocation Republic translocation Republic translocation Republic remoderator, consultancy only) Badger mitigation (consultancy only)	£46,140 £30,000 £480,335 £250,000 £200,000 £250,000 £0 £1,75,000 £0 £1,750,000 £250,000 £0 £1,750,000 £30,000 £30,000 £30,000 £30,000 £31,000 £31,000 £31,000 £31,000 £31,000 £31,000 £31,000 £31,000 £31,000 £31,000 £31,000	1.43 1.43 1.43 1.43 1.43 1.43 1.43 1.43	£65,980 £42,900 £88,600 £88,508 £357,500 £107,250 £0 £357,500 £357,500 £357,500 £357,500 £42,200 £42,200 £42,200 £42,200 £42,200 £42,200 £42,200 £43,2		£8,024 £5,217 £13,478 £85,942 £43,478 £50,000 £50,000 £75,000 £43,478 £300,601 £175,245 £25,000 £30,000 £30,000 £52,114 £43,478 £3,000 £30,000 £52,114 £10,640	£4,012 £2,639 £1,739 £22,428 £21,739 £21,739 £57,258 £149,537 £16,087 £21,739	£4,815 £3,130 £2,087 £6,081 £50,000 £50,000 £50,000 £26,087 £31,304 £26,087 £31,304 £26,087	£4,205 £2,784 £1,823 £11,763 £22,783 £22,783 £79,704 £57,239 £27,339 £22,783	£4,012 £1,739 £143,882 £11,739 £143,882 £13,000 £50,000 £50,000 £11,739 £114,491 £26,087 £21,739 £381,637	£4,012 £2,609 £1,739 £5,800 £21,739 £70,630 £31,778 £31,778 £31,778	£4,486 £2,917 £1,944 £88,151 £24,304 £50,000 £50,000 £24,304 £270,630 £94,069 £29,165 £24,304 £313,564	£4,012 £2,609 £1,739 £7,082 £21,739 £71,912 £44,973 £21,739	£4,012 £2,609 £1,739 £7,082 £21,739 £50,000 £21,739 £121,912 £47,278 £47,278 £21,6087 £21,739	£4,550 £2,958 £1,972 £12,144 £24,652 £24,652 £85,661	£46,140 £30,000 £20,000 £480,355 £250,000 £200,000 £75,000 £0 £0 £1,750,895 £339,703 £25,000 £300,000 £2,000 £300,000 £3,000 £3,000 £3,000 £2,799,010 £74,480 £52,136 £21,280 £31,920 £63,840 £21,279 £15,660

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

													view Apportionm					
REF	INDEX	HEAD	DESCRIPTION	TOTAL	Index	Index		1	2	3	4	5	6	7	8	9	10	Total
ion 106																		
MARY TRA																		
5100.1 5100.2a	TBA TBA	35	RIF Payment M20 J9 Phases 1-3 / Bridge / Drover A28 High Improvements (Based on KCC Costing of Jacobs design)	£0 £0	1.00 1.00	£0 £0	BCIS All In TPI used BCIS All In TPI used	£0	£0	£0	£0	£0	£0	£0	£0		£0	£0 £0
5100.2a 5100.2b	TBA	29	A28 Bond (assumed start bond in 2018)	£0	1.00	£0	BCIS All In TPI used	£0	£0	£0	£0	£0	£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	£3,000,0
	All In TPI	40 & 43	Travel Plan Costs	£0	1.20	£0		£0	£0	£0								£0
	All In TPI	32	Bus vouchers	£0	1.20	£0		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	All In TPI All In TPI	34 34	Off Site Traffic Calming - Contribution 1 Off Site Traffic Calming - Contribution 2	£0 £0	1.20 1.20	£0 £0		£0		£0 £0	£0	£0		£0			£0	£0
5100.9	TBA	43	Travel Plan Monitorina fee	£25.000	1.00	£25.000	BCIS All In TPI used	£2.500	£2.500	£2.500	£2.500	£2.500	£2.500	£2.500	£2.500	£2.500	£2.500	£25.00
5100.1	TBA	44	S106 Monitoring Fees	£95,000	1.00	£95,000	BCIS All In TPI used	£9,500	£9,500	£9,500	£9,500	£9,500	£9,500	£9,500	£9,500	£9,500	£9,500	£95,00
UCATION																		
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							£13,549,9
5200.2	BCIS General Building Cost	18	Primary School 1	£4,600,000	1.32	£6,072,000		£4,600,000		£0		£0						£4,600,0
5200.3 5200.4	BCIS General Building Cost BCIS General Building Cost	18 18	Primary School 2 Primary School 3	£6,000,000 £6,000,000	1.32 1.32	£7,920,000 £7,920,000		£0				£1,500,000	£1,500,000	£1,500,000	£1,500,000 £2,000,000	£2,000,000	£2,000,000	£6,000,0 £6,000,0
5200.4	BCIS General Building Cost BCIS General Building Cost	18 18	Primary School 4	£6,000,000 £0	1.32	£7,920,000 £0									£2,000,000 £0	12,000,000	£2,000,000 £0	£6,000,0 £0
5200.6	BCIS General Building Cost	19	Secondary School Bond	£0	1.32	£0		£0	£0	£0	£0	£0	£0	£0	£O	£0	£0	£0
5200.7	BCIS General Building Cost	18	Primary School 1 Bond	£457,866	1.32	£604,383		£370,158	£87,708									£457,86
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	& SOCIAL SERVICES	18	Primary School 4 Bond	£0	1.32	£0								£0	£0	£0		£0
	& SOCIAL SERVICES ALL IN TPI	14	District Centre Community Hub	£2,000,000	1.20	£2,400,000				£0		£0		£2,000,000				£2,000,0
	ALL IN TPI	14	Professional Fees for District Centre Hub	£150,000	1.20	£180,000			£0	£0		20		£150,000				£150,00
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	BCIS All In TPI used			£0				£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 5300.9	BCIS General Building Cost OPI for Public Works	Other 13	Archeological Archive Cemetery	-£60,000 £0	1.32 1.00	-£79,200 £0		-£60,000		£0	£0	£0	£0				£0	-£60,00
5300.9	BCIS General Building Cost	20 - 24	Library	£0	1.32	£0				£0	10	EU	£0			£0	£0	£0
5300.11	BCIS General Building Cost	20 - 24	Community Learning	£0	1.32	£0			£0	20		£0	20			20	20	£0
5300.12	BCIS General Building Cost	20 - 24	Telecare Contribution	£0	1.32	£0		£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		£750,00
5300.14	BCIS General Building Cost	Other	Heritage interpretation	-£60,000	1.32	-£79,200		-£60,000										-£60,00
5300.15 5300.16	BCIS General Building Cost ALL IN TPI	Other	Archeological Contribution	-£15,000 -£200.000	1.32 1.20	-£19,800 -£240.000		-£15,000 -£200.000	£0	£0	£0	£0	£0	£0	£0	£0	£0	-£15,00 -£200.00
	ALL IN TPI	42 15	Quality Agreement Local Centre Hubs (Capital Cost) - Orchard Village	-£200,000 £733,971	1.20	£880,765		-£200,000	£U	£U	£U	£U	£0 £733,971	£U	£U	£U	£U	£733,97
	ALL IN TPI	15	Local Centre Hubs (Capital Cost) - Orchard Vinlage Local Centre Hubs (Capital Cost) - Chilmington Brook	£748,190	1.20	£897,828							1/33,9/1			£748,190		£748,19
	ALL IN TPI	15	Professional Fees on Local Centre Hubs	£177,859	1.20	£213,431							£88,077			£89,782		£177,85
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	BCIS All In TPI used						£0			£0		£0
5300.22	TBA	20 - 24	Family Social Care Contribution	£0	1.00	£0	BCIS All In TPI used			£0		£0						£0
5300.23 LITH PROV	TBA	NEW	Viability Review Fee (ABC & Consortium Professional Team)	£0	1.00	£0	BCIS All In TPI used		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Other KCC services index	Other	Youth Services Contribution	£0	1.00	fO		£0	£0	£0								f0
NDSCAPIN		Other		20	1.00	20		20	20	20								20
	OPI Public Works	11	Aliatments (Phase 1)	£313,542	1.00	£313,542		£0	£313,542									£313,54
	OPI Public Works	11	Allotments (Phase 2)	£255,313	1.00	£255,313					£255,313							£255,31
5500.3	OPI Public Works	11	Allatments (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 5500.6	No Index listed TRA	11 11	CMO Legal fees for land registry (Allotments Phase 1 - 4) Council Legal Fees for transfer (Allotments Phase 1 - 4)	£0 £0	1.00 1.00	£0 £0	BCIS All In TPI used	£0 £0			£0 £0			£0 £0			£0 £0	£0
5500.6	BCIS All In TPI	8	Informal Open Space - Phase 1	£522.722	1.00	£627.266	DELO ALI NI 171 USEO	EU	£522.722		EU			LU			EU	£522.7
	BCIS All In TPI	8	Informal Open Space - Phase 2	£432,597	1.20	£519,116					£432,597							£432,5
5500.9	BCIS All In TPI	8	Informal Open Space - Phase 3	£540,747	1.20	£648,896								£540,747				£540,7
5500.1	BCIS All In TPI	8	Informal Open Space - Phase 4	£576,797	1.20	£692,156											£576,797	£576,7
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	BCIS All In TPI used											£0
5500.13 5500.14	BCIS All In TPI BCIS All In TPI		Ecological Mitigation - Phase 1	£565,115	1.20	£678,138		£565,115		C410.101								£565,1
5500.14 5500.15	BCIS All In TPI BCIS All In TPI		Ecological Mitigation - Phase 2 Ecological Mitigation - Phase 3	£419,181 £808.850	1.20 1.20	£503,017 £970.620				£419,181		£404.425	£404,425					£419,1 £808.8
	BCIS All In TPI BCIS All In TPI		Ecological Mitigation - Phase 3 Ecological Mitigation - Phase 4	£808,850 £322.393	1.20	£970,620 £386.872						1404,425	1404,425	£161.197	£161.196			£808,83
	OPI Public Works		Existing Woodland Management - Phase 1	£322,393 £111,694	1.00	£111,694		£111,694						2204,137	2201,130			£111,69
	OPI Public Works		Existing Woodland Management - Phase 2	£118,870	1.00	£118,870		,		£118,870								£118,8
	OPI Public Works		Existing Woodland Management - Phase 3	£143,651	1.00	£143,651						£71,826	£71,825					£143,65
	OPI Public Works		Existing Woodland Management - Phase 4		1.00									£29,485				

5500.21 5500.22	BCIS All In TPI BCIS All In TPI		Flood Attenuation Planting - Phase 1 Flood Attenuation Planting - Phase 2	£94,850 £20,903	1.20 1.20	£113,820 £25,084		£94,850		£20,903								£94,850 £20,903
			Flood Attenuation Planting - Phase 3	£53,897	1.20	£64,676						£26,949	£26,948					£53,897
5500.24	BCIS All In TPI		Flood Attenuation Planting - Phase 4 (G22)	£93,879	1.20	£112,655								£46,940	£46,939			£93,879
5500.25	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
5500.26	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
	BCIS All In TPI		Incidental Open Space not included in Informal Open Space Calcs - Phase 3	£0	1.20	£0												£0
	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
	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 5500.31	No Index listed	12	CMO Legal fees for land registry (DP 3 Area 1 - 4)	£0	1.00	£0	BCIS All In TPI used		£0 £0		£0 £0			£0		£0		£0 £0
	BCIS All In TPI	12	Council Legal Fees for transfer (DP3 Area 1 - 4 Phase 1 - 4) Advanced Planting	£0 £300,000	1.00 1.20	£0 £360,000	BLIS All In 1PI used	£52,174	£0 £26,087	£31,304	£0 £27,339	£26,087	£26,087	£0 £29,165	£0 £26,087	£0 £26,087	£29,583	£300,000
5500.32		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	£15,338
5500.34		INEW	Professional Fees in connection with Landscaping	£1,105,922	1.00	£1,105,922	of Pro Fees	£225.627	£38.130	£90.461	£120.062	£66.357	£66.357	£190.696	£29.619	£159.079	£119.534	£1,105,922
	HES / 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		9	Council Legal Fees for transfer (Chilmington Hamlet)	£0	1.00	£0	BCIS All In TPI used		£0									£0
	BCIS All In TPI		Tennis Courts (S2)	£302,791	1.20	£363,349								£302,791				£302,791
	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
	No Index listed	12	CMO Legal fees for land registry (Sports Hub)	£1,500	1.00	£1,500				£0 £0		£0				£1,500		£1,500
5600.7	TBA BCIS All In TPI	12	Council Legal Fees for transfer (Sports Hub) G14 Green Arch (S4)	£1,000 £149,788	1.00 1.20	£1,000 £179,746	BCIS All In TPI used		£149,788	±0		£0				£1,000		£1,000 £149,788
	OPI Public Works	10	PS1	£235,013	1.00	£235,013		£235,013	1143,700									£235,013
	OPI Public Works	10	PS2	£705,039	1.00	£705,039		1233,013			£705,039							£705,039
	OPI Public Works	10	PS4	£705,039	1.00	£705,039					,		£0	£705,039				£705,039
	OPI Public Works	10	PSS	£705,039	1.00	£705,039											£705,039	£705,039
5600.13	OPI Public Works	12	PSG (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
	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		10	Council Legal Fees for transfer (Play Areas)	£0	1.00	£0	BCIS All In TPI used	£0		£0			£0			£0	£0	£0
	12.5% except PS @ 7.5%		Professional Fees in connection with Sports Pitches / Play Areas	£1,463,355	1.00	£1,463,355	of Pro Fees	£68,004	£179,977	£347,500	£0	£0	£0	£242,855	£0	£625,020	£0	£1,463,355
CMO	OCIC ALL II- TOL		Clast Connection Connection	c200.000	1.20	£240,000		6200.000										C200.000
	BCIS ALL In TPI BCIS ALL In TPI	5	First Operating Premises Second Operating Premises	£200,000 £0	1.20 1.20	£240,000 £0		£200,000 £0										£200,000 £0
	BCIS ALL IN TPI	5	Start up Grant	-£150,000	1.20	-£180,000		-£150,000										-£150,000
	BCIS ALL In TPI	5	Commercial Estate Basic Provision	£0	1.20	£0		2230,000	£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
	BCIS ALL In TPI	6	Early Community Development	-£150,000	1.20	-£180,000		-£150,000	£0									-£150,000
	BCIS ALL In TPI	5	Commercial Space legal fees	£0	1.20	£0			£0			£0		£0				£0
	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	£62,206	£827,302
	E 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	£0

Appendix D – Infrastructure Costs

											Rei	view Apportionm	ent				
REF IN	DEX	HEAD	DESCRIPTION	TOTAL	Index	Index	1	2	3	4	5	6	7	8	9	10	Total
Direct Works																	
ENABLING WORK	is .																
	CIS 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
	CIS All In TPI CIS All In TPI		Contomination Earthworks (cut & Fill)	£249,999 £499.999	1.43 1.43	£357,499 £714.999	£43,478 £86.957	£21,739 £43.478	£26,087 £52.174	£22,783 £45.565	£21,739 £43.478	£21,739 £43.478	£24,304 £48.609	£21,739 £43.478	£21,739 £43,478	£24,652 £49.304	£249,999 £499.999
	CIS 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 HIG																	
	CIS All In TPI		Northern Access off A28 - Access A Southern Access - Access C	£548,102 £617,591	1.43 1.43	£783,786 £883.156	£548,102	£617.591									£548,102 £617.591
	CIS All In TPI		Coulter Road - Access D	£113,795	1.43	£162,726	£113,795	1017,331									£113,795
	CIS All In TPI		Chart Road	£500,000	1.43	£715,000		£500,000									£500,000
	CIS All In TPI CIS All In TPI		Magpie Hall Road Junction With Kingsnorth Road Priority Junction off A28 - Access B	£350,000 £154,018	1.43 1.43	£500,500 £220,246	£154,018			£350,000							£350,000 £154,018
	CIS All In TPI		Knoll Bus Lane	£137,652	1.43	£196,843	£137,652										£137,652
	CIS All In TPI		Beaver Bridge bus stop extension (Drg A66)	£225,626	1.43	£322,645	£225,626										£225,626
	CIS All In TPI CIS All In TPI		Enhancement of Northern Access Roundabout to 40m OD High Capacity Magapie Hall Road Footpath Improvements	£276,568 £50,000	1.43 1.43	£395,492 £71,500		£50,000							£276,568		£276,568 £50,000
FOOTWAY / CYCL			маддріє нан коай Footpath Improvements	150,000	1.43	£/1,500		150,000									£50,000
	CIS All In TPI		Temporary closures / diversions of public right of way	£50,000	1.43	£71,500	£12,500		£12,500		£12,500			£12,500			£50,000
	IS All In TPI		Bridges over Chilmington Brook swale (15m wide)	£240,000	1.43	£343,200							£240,000				£240,000
	CIS All In TPI		Footways / Cycleways Bridelways	£2,026,836 £127.984	1.43	£2,898,375 £183.017	£202,683 £34.595	£202,683	£202,683 £81.543	£202,683	£202,683	£202,683	£202,683 £11.846	£202,683	£202,683	£202,689	£2,026,836 £127,984
INFRASTRUCTURI	E S38 WORKS								,								
1400.1a BC		6.3.1	Chilmington Avenue (Typical) - Phase 1	£936,084	1.43	£1,338,600	£936,084										£936,084
	CIS All In TPI CIS All In TPI	6.3.2 6.3.3	Chilmington Avenue (Through Urban Square) - Phase 1 Chilmington Avenue (with bus stop - Typical)) - Phase 1	£770,478 £559,690	1.43 1.43	£1,101,784 £800.357	£770,478 £559,690										£770,478 £559,690
	SS All In TPI	6.3.4	Chilmington High Street (High Street)	£514,191	1.43	£735,293	£514,191										£514,191
	CIS All In TPI		Chilmington Square	£1,110,092	1.43	£1,587,432	£555,046	£555,046									£1,110,092
	CIS All In TPI	6.3.5	Chilmington Gardens Mock Lane - (6.3.3)	£562,402 £1,408,860	1.43 1.43	£804,235 £2,014,670		£562,402 £1,408,860									£562,402 £1,408,860
	IS All In TPI	6.3.3	Mock Lane - (6.3.3) Mock Lane - section after square	£1,408,860 £682,960	1.43	£2,014,670 £976,633		£1,408,860 £682,960									£1,408,860 £682,960
	CIS All In TPI	Extg	Chilmington Green Road (Phase 1)	£50,000	1.43	£71,500	£50,000										£50,000
1400.7	CIS 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
	CIS All In TPI CIS All In TPI	6.3.9 6.3.8	Discovery Park Link Green Spine (West of Bartletts Lane)	£1,087,386 £264.074	1.43 1.43	£1,554,962 £377.626		£543,693	£543,693 £264.074								£1,087,386 £264.074
	CIS All In TPI	6.3.3	Green Spine (East of Bartletts Lane)	£2,326,789	1.43	£3,327,308			2204,074	£2,326,789							£2,326,789
	CIS All In TPI	Extg	Chilmington Green Road (Phase 2)	£174,906	1.43	£250,116			£174,906								£174,906
	CIS All In TPI CIS All In TPI	6.3.6	Orchard Way (Phase 3)	£2,697,006	1.43 1.43	£3,856,719 £2,010,298					£899,002	£899,002	£899,002	£468.601	£468.601	£468,601	£2,697,006 £1,405,803
	CIS All In TPI	6.3.3 ??	Orchard Way (Phase 4) Criol Lane	£1,405,803 £1,356,144	1.43	£1,939,286								£452.048	£452.048	£452,048	£1,356,144
	CIS 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
	IS All In TPI	Extg	Chilmington Green Road Phase 4	£125,339	1.43	£179,235									£125,339		£125,339
	CIS All In TPI E SURFACE WATER DRAINA	Extg AGE	Chilmington Green Road Phase 3	£254,420	1.43	£363,821							£254,420				£254,420
	CIS All In TPI		Surface Water Sewers in Open Spaces (Phase 1)	£118,831	1.43	£169,928	£59,416	£59,416									£118,831
	CIS All In TPI		Surface Water Sewers in Open Spaces (Phase 2)	£118,948	1.43	£170,096			£59,474	£59,474							£118,948
	CIS All In TPI CIS All In TPI		Surface Water Sewers in Open Spaces (Phase 3) Surface Water Sewers in Open Spaces (Phase 4)	£397,902 £568,892	1.43 1.43	£569,000 £813.516					£132,634	£132,634	£132,634	£189,631	£189,631	£189,631	£397,902 £568,892
	CIS All In TPI		Surface Water Sewer to on site roads (Phase 1)	£288,791	1.43	£412,971	£144,396	£144,396						1103,031	2103,031	2203,032	£288,791
	CIS All In TPI		Surface Water Sewer to on site roads (Phase 2)	£269,746	1.43	£385,737			£134,873	£134,873							£269,746
	CIS All In TPI		Surface Water Sewer to on site roads (Phase 3)	£0 £39,432	1.43 1.43	£0 £56.388					£0			£13.144	£13.144	£13,144	£0 £39,432
	IS All In TPI		Surface Water Sewer to on site roads (Phase 4) Attenuation Ponds (Phase 1)	£39,432 £427,616	1.43	£56,388 £611,491	£427,616							E13,144	113,144	113,144	£39,432 £427,616
	CIS All In TPI		Attenuation Ponds (Phase 2)	£71,232	1.43	£101,862	-		£71,232								£71,232
	CIS All In TPI		Attenuation Ponds (Phase 3)	£159,637	1.43	£228,281						£159,637					£159,637
	CIS All In TPI E SURFACE WATER DRAINA	AGE	Attenuation Ponds (Phase 4)	£235,744	1.43	£337,114								£235,744			£235,744
	CIS All In TPI		Off Site Foul Water Improvements	£1,504,062	1.43	£2,150,809	£1,504,062										£1,504,062
	CIS All In TPI		Foul Sewers to an site roads (Phase 1)	£205,253	1.43	£293,512	£102,627	£102,627									£205,253
	CIS All In TPI CIS All In TPI		Foul Sewers to an site roads (Phase 2) Foul Sewers to an site roads (Phase 3)	£168,856 £0	1.43 1.43	£241,464 £0			£84,428	£84,428							£168,856 £0
	CIS All In TPI		Foul Sewers to an site roads (Phase 3)	£148,481	1.43	£212,328								£49,494	£49,494	£49,494	£148,481
	CIS All In TPI		Rising main / station (Phase 1)	£994,159	1.43	£1,421,647	£497,080	£497,080									£994,159
	CIS All In TPI		Rising main / station (Phase 3)	£958,177	1.43	£1,370,193					£319,392	£319,392	£319,392	enc		and	£958,177
	CIS All In TPI CIS All In TPI		Rising main / station (Phase 4) Upgrading existing foul outfall pipework	£237,749 £275,000	1.43 1.43	£339,981 £393,250	£275,000							£79,250	£79,250	£79,250	£237,749 £275,000
	ONNECTION WITH \$278 W	ORKS	and the second of the second o	11.3,000	1.40	233,230											,,,,,,,
2100.1 BC	CIS All In TPI		Northern Access off A28	£82,215	1.43	£117,567	£82,215										£82,215
	CIS All In TPI		Southern Access	£92,639	1.43	£132,474	017.000	£92,639									£92,639
	CIS All In TPI CIS All In TPI		Coulter Road - Access D Chart Road	£17,069 £75.000	1.43 1.43	£24,409 £107.250	£17,069	£75.000									£17,069 £75.000
2100.5 BC			Magpie Hall Road Junction With Kingsnorth Road	£52,500	1.43	£75,075		,000		£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
E 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									£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				£117,677	£117,677							£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
200.7a BCIS All In TPI	LV Electricity - on site infrastructure mains in connection with Infrastructure \$38 (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 \$38 (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 \$38 (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
200.8b 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
200.10a 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
200.10b 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
200.10c 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
200.10d 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
		444.4					40.00							40.000		£0
ect 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
neral Overheads and Prelims																
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
5200.3 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
5200.4 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
5200.5 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
ANCE / LEGALS 6300.1 RCIS ALL IN TPL						£50,000		£50,000				£50,000				£250.000
6300.1 BCIS ALL IN TPI 6300.2 BCIS ALL IN TPI	Legal Costs - related to implementation of strategic infrastructure costs Legal Costs - S278, S38, S104, Easements	£250,000 £200.000	1.43 1.43	£357,500 £286.000		£50,000 £50.000		£50,000 £50.000		£50,000 £50,000		£50,000 £50.000		£50,000		£250,000 £200.000
								£50,000		£50,000		£50,000				,
6300.3 BCIS ALL IN TPI 6300.4	Legal Costs - Consultant Appointments	£75,000 £0	1.43 1.43	£107,250		£75,000										£75,000 £0
GELLANEOUS	Part 1 & Part 2 Land Compensation Claims	žυ	1.43	£0												£U
6500.1 BCIS ALL IN TPI	Cansortium 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
6500.1 BUS ALL IN TPI	Unforcseen Works	£250,000 £0	1.43	£0		143,476	121,739	120,087	122,763	121,739	121,739	124,304	121,739	121,739	124,032	£250,000 £0
	Onjuriseen works															
neral 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
suite et / Land Authority Face																
sultant / Local Authority Fees																
ATEGIC 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
EINVESTIGATIONS																
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
				£357,500			£21,739	£26,087	£22,783	£21,739	£21,739	£24,304	£21,739	£21,739	£24,652	£250,000
	Archaeology	£250,000	1.43	1337,300		£43,478	,									£3,000
7200.4 BCIS ALL IN TPI		£250,000 £3,000	1.43 1.43	£4,290		£3,000										£30,000
7200.4 BCIS ALL IN TPI 7200.5 BCIS ALL IN TPI	Archaeology	£250,000														
7200.4 BCIS ALL IN TPI 7200.5 BCIS ALL IN TPI SINEERING DESIGN	Archaeology Note Surveys Arboriculture Surveys	£250,000 £3,000 £30,000	1.43 1.43	£4,290 £42,900		£3,000 £30,000										
7200.4 BCIS ALL IN TPI 7200.5 BCIS ALL IN TPI SINEERING DESIGN 7300.1 AUTO	Archaeology Noise Surveys	£250,000 £3,000	1.43	£4,290	5% of Construction Costs	£3,000	£498,457	£267,977	£190,796	£381,637	£105,926	£313,564	£149,911	£157,594	£148,998	£2,799,010
7200.4 BCIS ALL IN TPI 7200.5 BCIS ALL IN TPI 818INEERING DESIGN 7300.1 AUTO LOGY	Archaeology Noise Surveys Arboriculture Surveys Engineering Design Fees @ 5% of Construction Costs	£250,000 £3,000 £30,000	1.43 1.43 1.43	£4,290 £42,900 £4,002,584	5% of Construction Costs	£3,000 £30,000 £584,151		£267,977	£190,796	£381,637	£105,926	£313,564	£149,911	£157,594	£148,998	
7200.4 BCIS ALL IN TPI 7200.5 BCIS ALL IN TPI INEERING DESIGN 7300.1 AUTO ILDGY 7500.1 BCIS ALL IN TPI	Archaeology Noise Surveys Arboriculture Surveys Engineering Design Fees @ 5% of Construction Costs Environmental Surveys	£250,000 £3,000 £30,000 £2,799,010	1.43 1.43 1.43	£4,290 £42,900 £4,002,584 £106,506	5% of Construction Costs	£3,000 £30,000 £584,151 £74,480		£267,977	£190,796	£381,637	£105,926	£313,564	£149,911	£157,594	£148,998	£74,480
7200.4 BCIS ALL IN TPI 7200.5 BCIS ALL IN TPI 800.1 AUTO 100.0 BCIS ALL IN TPI 100.1 BCIS ALL IN TPI 7500.1 BCIS ALL IN TPI 7500.2 BCIS ALL IN TPI	Archaeology Noise Surveys Arboriculture Surveys Engineering Design Fees SN of Construction Costs Environmental Surveys Strategies and mitigation plans	£250,000 £3,000 £30,000 £2,799,010 £74,480 £52,136	1.43 1.43 1.43 1.43	£4,290 £42,900 £4,002,584 £106,506 £74,554	5% of Construction Costs	£3,000 £30,000 £584,151 £74,480 £52,136		£267,977	£190,796		£105,926	£313,564	£149,911	£157,594	£148,998	£74,480 £52,136
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7900.2 I	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	\$106 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 / Lo	ocal 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

Appendix E – Appraisal Outputs

Chilmington Green - Development Appraisal Master Developer Cashflow

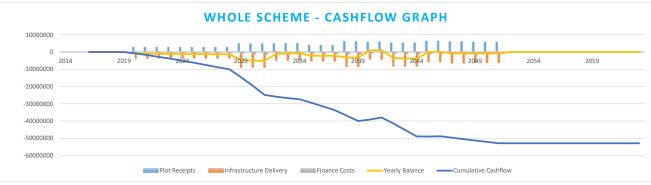
Review Ref.	Start Year	End Year	Total Acres	Total Hectares	Total Dwellings				
Full Scheme	2017	2049	925.60	351.73	5750				
Revenue									
Plot Receipts	Total Dwellings	£/Dwelling							Total £
Actual	0	£0							£0
Projected	5750	£25,592							£147,162,981
TOTAL INCOME									£147,162,981
Expenditure									
Actuals		£Total							Total £
Direct Works		£0							£0
5106		£0							£0
General Overheads and Consultant / Local Auti		£0 £0							£0 £0
	ionty i ccs								
Projected		£Total	Indexed						Total £
Direct Works 5106		£55,004,304 £133,784,694	1.43 1.32						£78,656,154 £175,982,407
and General Overheads and	d Prelims	£1,750,895	1.32						£2,503,780
Consultant / Local Auti		£16,689,011	1.43						£23,865,286
OTAL EXPENDITURE									£281,007,627
ALANCE (LAND & PRI	E-FINANCE)								-£133,844,646
		%							Total £
MD Annual Finance Ra	te	11.70%							£113,222,164
Residual Land Value									-£247,066,810
		£	Acres	£Total	Indexed	Indexed Total	SDLT	SDLT Total	Total £
arget Benchmark Lan	d Value	£100,000	926	£92,560,000	1.12	£103,204,400	5.75%	£5,934,253	£109,138,653
									£Total
······································									
urplus / Deficit									-£356,205,463
		V	VHOLE S	CHEME -	- CASHFL	OW GRAP	PH		
50000000									
0	2019	2024	2029	2034	2039	2044	2049	2054	2059
50000000						==::			
-1E+08									
-1.5E+08									
-2E+08									
-2.5E+08									

Chilmington Green - Development Appraisal Plot Sheet

	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 Intermediate Social Rent Extra Care		5,174 203 302 70	5,813,682 182,451 271,426 45,220	£350 £245 £175 £175					£2,034,788,700 £44,656,949 £47,451,166 £7,913,500
Commercial Income		Acres	£/Acre						Total £
Land Receipt		6	£542,000						£3,452,540
Grant Income		Dwellings	£/Dwelling						Total £
Intermediate Social Rent Extra Care		203 302 70	£0 £0 £0						£0 £0 £0
Residential Sales Agent Residential Sales Legal Site Wide Marketing		% 0.0% -0.5% -3.0%	of income £2,034,788,700 £2,134,810,315 £2,138,262,855						Total f £0 -£10,674,052 -£64,147,886
TOTAL REVENUE									£2,063,440,918
Expenditure									
Expenditure Plot Construction Costs Private Sale		NIA sq.ft 5,813,682	£/sq.ft £220						Total £ £1,281,335,513
Plot Construction Costs		NIA sq.ft 5,813,682 182,451 271,426 45,220	£/sq.ft £220 £220 £220 £220						Total £ £1,281,335,513 £40,212,200 £59,822,290 £9,966,488
Plot Construction Costs Private Sale Intermediate Social Rent	15	5,813,682 182,451 271,426	£220 £220 £220						£1,281,335,513 £40,212,200 £59,822,290
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care		5,813,682 182,451 271,426 45,220	£220 £220 £220 £220						£1,281,335,513 £40,212,200 £59,822,290 £9,966,488
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Addition Residential External Works Construction Contingency		5,813,682 182,451 271,426 45,220 % 0.0% 0.0%	£220 £220 £220 £220 of cost £1,391,336,492 £1,391,336,492						£1,281,335,513 £40,212,200 £59,822,290 £9,966,488 Total £ £0 £0
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Addition Residential External Works Construction Contingency Professional Fees		5,813,682 182,451 271,426 45,220 % 0.0% 0.0% 7.0%	£220 £220 £220 £220 of cost £1,391,336,492 £1,391,336,492						£1,281,335,513 £40,212,200 £59,822,290 £9,966,488 Total £ £0 £97,393,554
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Addition Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain		5,813,682 182,451 271,426 45,220 % 0.0% 0.0% 7.0% Dwellings 5,750	£220 £220 £220 £220 of cost £1,391,336,492 £1,391,336,492 £1,391,336,492 £/Dwelling £2,000						£1,281,335,513 £40,212,200 £59,822,290 £9,966,488 Total £ £0 £97,393,554 Total £
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Addition Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain Building Regulations Part F		5,813,682 182,451 271,426 45,220 % 0.0% 0.0% 7.0% Dwellings 5,750 5,750	£220 £220 £220 £220 of cost £1,391,336,492 £1,391,336,492 £1,391,336,492 £/Dwelling £2,000 £2,956						£1,281,335,513 £40,212,200 £59,822,290 £9,966,488 Total £ £0 £0 £97,393,554 Total £ £11,500,840 £16,997,679
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Addition Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain Building Regulations Part F Developers Profit Private Sale Commercial Affordable		5,813,682 182,451 271,426 45,220 % 0.0% 0.0% 7.0% Dwellings 5,750 5,750 % 12.5% 12.5% 6.0%	£220 £220 £220 £220 £220 of cost £1,391,336,492 £1,391,336,492 £1,391,336,492 £/Dwelling £2,000 £2,956 of £2,034,788,700 £3,452,540 £92,108,115						£1,281,335,513 £40,212,200 £59,822,290 £9,966,488 Total £ £0 £97,393,554 Total £ £11,500,840 £16,997,679 Total £ £254,348,588 £431,568 £5,526,487
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Addition Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain Building Regulations Part F Developers Profit Private Sale Commercial Affordable Extra Care		5,813,682 182,451 271,426 45,220 % 0.0% 7.0% Dwellings 5,750 5,750 % 12.5% 6.0% 6.0%	£220 £220 £220 £220 £220 of cost £1,391,336,492 £1,391,336,492 £1,391,336,492 £2,000 £2,956 of £2,034,788,700 £3,452,540 £92,108,115 £7,913,500						£1,281,335,513 £40,212,200 £59,822,290 £9,966,488 Total £ £0 £97,393,554 Total £ £11,500,840 £16,997,679 Total £ £254,348,588 £431,568 £5,526,487 £474,810

Chilmington Green - Development Appraisal Master Developer Cashflow

Review Ref. Full Scheme	Start Year 2017	2049	925.60	351.73	5750				
evenue									
lot Receipts	Total Dwellings	£/Dwelling							Total £
ctual	0	£0							£0
rojected	5750	£26,693							£153,493,893
OTAL INCOME									£153,493,893
xpenditure									
ctuals		£Total							Total £
irect Works		£0							£0
106		£0							£0
eneral Overheads and onsultant / Local Auth		£0 £0							£0 £0
	only rees								
rojected		£Total	Indexed						Total £
irect Works		£55,004,304	1.43						£78,656,154
106 General Overheads and	Prelims	£62,134,166 £1,750,895	1.24 1.43						£76,833,413 £2,503,780
onsultant / Local Auth		£16,689,011	1.43						£23,865,286
OTAL EXPENDITURE									£181,858,633
ALANCE (LAND & PRE	FINANCE)								-£28,364,740
		%							Total £
1D Annual Finance Rat	е	11.70%							£24,523,995
esidual Land Value									-£52,888,736
esiadai Lana Value									
		£	Acres	£Total	Indexed	Indexed Total	SDLT	SDLT Total	Total £
arget Benchmark Land	l Value	£100,000	926	£92,560,000	1.12	£103,204,400	5.75%	£5,934,253	£109,138,653
									£Total
urplus / Deficit									-£162,027,389
						LOW GRAF			



Chilmington Green - Development Appraisal Plot Sheet

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 Intermediate Social Rent Extra Care	5,174 357 218 0	5,813,682 320,770 193,587 0	£350 £245 £175 £0					£2,034,788,700 £78,588,650 £33,877,725 £0
Commercial Income	Acres	£/Acre						Total £
Land Receipt	6	£542,000						£3,452,540
Grant Income	Dwellings	£/Dwelling						Total £
Intermediate Social Rent Extra Care	357 218 0	£0 £0 £0						£0 £0 £0
Residential Sales Agent Residential Sales Legal Site Wide Marketing	% 0.0% -0.5% -3.0%	of income £2,034,788,700 £2,147,255,075 £2,150,707,615						Total £ £0 -£10,736,275 -£64,521,228
TOTAL REVENUE								£2,075,450,111
Expenditure								
Expenditure Plot Construction Costs Private Sale	NIA sq.ft 5,813,682	£/sq.ft £220						Total £ £1,281,684,334
Plot Construction Costs								
Plot Construction Costs Private Sale Intermediate Social Rent	5,813,682 320,770 193,587	£220 £220 £220						£1,281,684,334 £70,716,954 £42,678,190
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care	5,813,682 320,770 193,587 0	£220 £220 £220 £0						£1,281,684,334 £70,716,954 £42,678,190 £0
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Additions Residential External Works Construction Contingency	5,813,682 320,770 193,587 0 % 0.0% 0.0%	£220 £220 £220 £0 of cost £1,395,079,478 £1,395,079,478						£1,281,684,334 £70,716,954 £42,678,190 £0 Total £ £0 £0
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Additions Residential External Works Construction Contingency Professional Fees	5,813,682 320,770 193,587 0 % 0.0% 0.0% 7.0%	£220 £220 £220 £0 of cost £1,395,079,478 £1,395,079,478						£1,281,684,334 £70,716,954 £42,678,190 £0 Total £ £0 £97,655,563
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain	5,813,682 320,770 193,587 0 % 0.0% 0.0% 7.0% Dwellings	£220 £220 £220 £0 of cost £1,395,079,478 £1,395,079,478 £1,395,079,478 £/Dwelling						£1,281,684,334 £70,716,954 £42,678,190 £0 Total £ £0 £97,655,563 Total £
Private Sale Intermediate Social Rent Extra Care Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain Building Regulations Part F	5,813,682 320,770 193,587 0 % 0.0% 0.0% 7.0% Dwellings 5,750 5,750	£220 £220 £220 £0 of cost £1,395,079,478 £1,395,079,478 £1,395,079,478 £/Dwelling £2,000 £2,956						£1,281,684,334 £70,716,954 £42,678,190 £0 Total £ £0 £97,655,563 Total £ £11,500,840 £16,997,679
Plot Construction Costs Private Sale Intermediate Social Rent Extra Care Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain Building Regulations Part F Developers Profit Private Sale Commercial Affordable	5,813,682 320,770 193,587 0 % 0.0% 0.0% 7.0% Dwellings 5,750 5,750 % 12.5% 6.0%	£220 £220 £220 £0 of cost £1,395,079,478 £1,395,079,478 £1,395,079,478 £1,2956 of £2,000 £2,956						£1,281,684,334 £70,716,954 £42,678,190 £0 Total £ £0 £97,655,563 Total £ £11,500,840 £16,997,679 Total £ £254,348,588 £431,568 £6,747,983
Private Sale Intermediate Social Rent Extra Care Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Bio-Diversity Net Gain Building Regulations Part F Developers Profit Private Sale Commercial Affordable Extra Care	5,813,682 320,770 193,587 0 % 0.0% 0.0% 7.0% Dwellings 5,750 5,750 % 12.5% 12.5% 6.0% 0.0%	£220 £220 £220 £0 of cost £1,395,079,478 £1,395,079,478 £1,395,079,478 £2,000 £2,956 of £2,034,788,700 £3,452,540 £112,466,375 £0						£1,281,684,334 £70,716,954 £42,678,190 £0 Total £ £0 £97,655,563 Total £ £11,500,840 £16,997,679 Total £ £254,348,588 £431,568 £6,747,983 £0

Appendix F - Review Mechanism Viability Output

Chilmington Green, Ashford Full Scheme - Viability Review													Tab 1
Unit Type	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Average Unit Value	Total Value	Market	Affordable	Non-Resi
Market Units									.				
1 Bed Apartment	Market Market	1 2	111 399	538 753	50.0 70.0	59,718	5,548	£350.00 £350.00	£188,300 £263,550	£20,901,300 £105,156,450	£20,901,300 £105,156,450		
2 Bed Apartment 2 Flats-over-Garages	Market	2	0	0	0.0	300,447 0	27,912 0	£350.00	£263,550 £0	£105,156,450 £0	£105,156,450 £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 3 Bed Houses	Market Market	2 3	923 1,715	850 1,001	79.0 93.0	784,550 1,716,715	72,887 159,488	£350.00 £350.00	£297,500	£274,592,500 £600,850,250	£274,592,500 £600,850,250		
4 Bed Houses	Market	4	1,638	1,335	124.0	2,186,730	203,154	£350.00	£350,350 £467,250	£765,355,500	£765,355,500		
5 Bed Houses 7 Bed Houses (Hamlet)	Market	5 7	377 0	2,002 0	186.0 0.0	754,754 0	70,119 0	£350.00 £350.00	£700,700	£264,163,900	£264,163,900 £0		
OPEN MARKET CAPITAL VALUE	Market	90%	5,168	1,124	104	5,807,544	539,539	£350.00	£0 £393,313	£0 £2,032,640,400	£0		
Affordable Rent		90%	5,168	1,124	104	5,807,544	539,539	£350.00	£393,313	£2,032,640,400			
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 3 Bed House	Affordable Rent Affordable Rent	2 3	58 114	850 1,001	79.0 93.0	49,300 114,114	4,580.1 10,601.5	£175.00 £175.00	£148,750 £175,175	£8,627,500 £19,969,950		£8,627,500 £19,969,950	
TOTAL AFFORDABLE RENT	Anordable hene	36%	211	903	72.0	190,631	15,181.7	£175.00	£158,106	£33,360,425		213,303,300	
Shared Ownership		3070	211	303	72.0	130,031	13,161.7	2173.00	2138,100	233,300,423			
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 3 Bed House	Shared Ownership Shared Ownership	2 3	91 174	850 1.001	79.0 93.0	77,350 174,174	7,186.1 16,181.3	£245.00 £245.00	£208,250 £245,245	£18,950,750 £42,672,630		£18,950,750 £42,672,630	
TOTAL SHARED OWNERSHIP	Shared Switching	64%	371	868	63.0	321,882	23,367.4	£245.00	£212,564	£78.861.090		242,072,000	
Extra Care													
1 Bed Flat 2 Bed Flat	Older-Persons Older-Persons	1 2		538	50.0 70.0	0	0.0	£210.00	£112,980 £158,130	£0		£0 £0	
TOTAL EXTRA CARE	Older-Fersons	0%	0	0	0.0	0	0.0	£0.00	£138,130	£0		20	
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			
Gross Ha/ Acres		100%	5,750	1,099	101	6,320,057 32.94	578,088 81.26	£340	£373,541	£2,147,861,915			
Average market units sales values psf						32.94	£350.00						
Legal and Marketing Fees (Open Market H	ousing) @							-	3.50%	(£71,142,414)	(£71,142,414)		
Affordable Housing Transaction Costs									0.50%	(£561,108)		(£561,108)	£0
Non-residential marketing								sq ft	0.00% £/ft2	£0			£0
Base Build Costs Market Housing (incl ex	ternal works and contingency	/) £ per sq ft @	<u>a</u>					5,442,749	£220.00	(£1,197,404,780)	(£1,197,404,780)		
Base Build Costs Market Flats (incl extern Base Build Costs Affordable Housing (inc								364,795 414,938	£220.00 £220.00	(£80,254,900) (£91,286,360)	(£80,254,900)	(£91,286,360)	
Base Build Costs Affordable Housing (Inc. Base Build Costs Affordable Flats (incl ex								97,575	£220.00	(£91,286,360) (£21,466,500)		(£21,466,500)	
Standard Construction for Extra-care / Vu								0	00.02	93		£0	
								6,320,057	£220.00				
nnuo.								Units.	£/ Unit	(044 500 000)			
BDNG Building Regs								5,750 4,249	£2,000 £4,000	(£11,500,000) (£16,996,000)			
											(000 400 470)	(07.000.700)	00
Construction Fees								7.0%	(£99,323,598)	(£99,323,598)	(£89,436,178)	(£7,892,700)	£0
Open Market Dwelling Profit							20.0%	(£406,528,080)			(£406,528,080)	(00 =00 00 ()	
Affordable Housing Profit Commercial Land Profit							6.0% 15.0%	(£6,733,291) (£450,000)				(£6,733,291)	(£450,000)
							19.26%	(= :==,===)	(£413,711,371)	(£413,711,371)			,,,,,,,,
Sub-Total Gross Land Value										£144,214,885	£187,874,048	(£15,718,444)	£2,550,000
						£/ Unit							
Infrastructure Costs (Direct Works)						£13,679	(£78,656,154)						
						£/ Unit		(£78,656,154)					
Section 106 Costs						£13,362	(£76,833,413)	- (070 000 110)					
						£/ Unit		(£76,833,413)					
General Overheads and Prelims						£435	(£2,503,780)	- (£2,503,780)					
Local Authority Fees						£/ Unit £4,150	(022 965 296)	(==,===,===,					
						24,100	(£23,865,286)	(£23,865,286)					
Construction Finance Costs						3.0%	(£50,345,929)					Finance	as % of
							, ., ., ., ., ., ., .,	(£50,345,929)	(0000 004			Costs	GDV
									(£232,204,562)	(£232,204,562)		2.3%	2.3%
Residual Land Value										-£87,989,677			
nesituat Laiiu Value										-107,808,677			
BENCHMARK LAND VALUE							per Gross Acre £100,000	Acres 925.60	£92,560,000				
Plus Land Indexation						1.1%	£1,120	320.00	£1,036,672				
SDLT @ Legals							11.5% 1.75%		£10,725,550 £1,637,942	£105,960,163			
Surplus / Deficit									, ,	-£193,949,840			
VIABLE/ NON-VIABLE?										-£193,949,840 NON-VIABLE			
											! !		
Actual Developer Return										£219,761,530 10.2%			
Actual % Return on GDV Actual % Return on Costs										10.2% 9.8%			
								601	T calculation	U.077	ı I		

2,000 4,615,500 4,617,500

150,000.0 100,000.0 250,000.0

250,000

Land Price Index	Date	Base	Index	Movement	Blended
Savills Land Price Index	01/01/2016	1.0	0.9	-9%	11 5%