

# SITE WIDE VIABILITY REPORT

## ALDERHOLT MEADOWS

As at May 2023

**Prepared for:**

**Dudsbury Homes**

Prepared by Intelligent Land

May 2023

Without Prejudice



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## **1. Introduction**

- 1.1 Intelligent Land (IL) is instructed by Dudsbury Homes (the Client) to prepare and submit an outline planning application regarding the promotion of strategic development land to the south of Alderholt. This report is to be submitted to Dorset Council and considers whether the development proposal is viable and deliverable.
- 1.2 The Site Wide Viability Report (SWVR) has been completed in accordance with the NPPF 2021. The online planning practice guidance provides advice regarding the viability of development sites.
- 1.3 The SWVR has been prepared using documents and plans produced by the Client's planning, design and technical consultants. These documents include a range of design documents produced by Scott Worsfold Associates together with other supporting documents including utility provision, ecology, highways, education, and landscape.
- 1.4 This report has been prepared by Intelligent Land. Intelligent Land (IL) is a multi-disciplinary property consultancy focusing on the residential development market. IL provides development consultancy advice to a range of clients including national house builders, landed estates, private clients and housing associations. Recent viability work in the southern region ranges from 50 units in Wimborne to 6,000 units in Fareham.

## 2. Methodology

2.1 Viability of the Alderholt Meadows development proposal has been assessed on industry accepted methodology. This methodology calculates the residual land value (RLV) derived from development proposals. The RLV is compared to a Benchmark Site Value (BSV) that represents an amount that would incentivise the landowners to release their land for development.

2.2 Comparing the RLV to BSV will either produce a surplus or deficit. If a surplus is produced then the proposal is viable and capable of delivering the BSV, releasing the land for development. If a deficit is identified, then proposals are not viable as the land is unlikely to be released for development. The methods adopted to calculate RLV and BSV are summarised below.

### 2.3 Government Guidance

2.4 Viability is measured in accordance with the National Planning Policy Framework (NPPF) July 2021. Further viability principles are set out in the National Planning Policy Guidance (NPPG) September 2019. These online documents provide advice regarding the viability of development sites and key requirements are as follows:

- Paragraph 58 of the revised NPPF prescribes that all viability assessments should reflect the recommended approach in national planning guidance, including standardised inputs (see Appendix 1 – MHCLG (2021) ‘National Planning Policy Framework’, p.16, para.58).
- Strategic Sites will require a viability report (MHCLG (2019) ‘Guidance Viability’, p.4, para.005).
- Build cost derived from Building Cost Information Service (MHCLG (2019) ‘Guidance Viability’, p.9, para.012, bullet point.1).
- Benchmark Land Value (BLV) should be based on Existing Use Value plus a premium for the landowner (MHCLG (2019) ‘Guidance Viability’, p.10, para.014). The premium should be the minimum return at which it is considered a reasonable landowner would be willing to sell their land (MHCLG (2019) ‘Guidance Viability’, p.12, para.016).
- Developer return should broadly be between 15% and 20% of gross development value (MHCLG (2019) ‘Guidance Viability’, p.13, para.018).

## 2.5 Residual Land Value

2.6 This methodology calculates the Gross Development Value (GDV) of the proposed development and deducts all forecast development costs. The residual amount represents what could reasonably be paid for the land. The GDV is a calculation of all forecast revenue resulting from development proposals.

2.7 Development costs include but are not limited to:

- i) Acquisition costs (stamp duty, legal conveyance etc.).
- ii) On plot build costs and external works.
- iii) Infrastructure costs, including off-site infrastructure.
- iv) Developer contributions.
- v) Professional fees.
- vi) Sale & legal fees.
- vii) Finance costs including interest and loan facility fees.
- Viii) Developer's profit.

## 2.8 Benchmark Site Value (BSV) Methodology

2.9 Benchmark Site Value (BSV), as prescribed by the NPPF is based on Existing Use Value (EUV) plus a premium. The premium is required to incentivise the landowner to release the land for development. In the case of Alderholt Meadows, the EUV is based on agricultural values.

2.10 A rule of thumb guide regarding BSVs is that the required sale threshold should be between 10 and 20 times the EUV (HCA Area Wide Viability Model – Annex 1 Transparent Viability Assumptions – August 2010). In identifying a suitable value IL has considered this in conjunction with agricultural values, other similar analyses and values assumed by local authorities during the plan making process.

### **3. The Proposal**

3.1 Alderholt Meadows represents an excellent opportunity to create a new sustainable development to the south of Alderholt in Dorset. The site is in the former East Dorset District Council area and is well located in terms of access to nearby major centres.

3.2 The proposed development will provide several key pieces of social and development infrastructure to ensure a high quality of life for all residents. The following bullet points identify some of the benefits offered by Alderholt Meadows:

- Residential development of up to 1,700 new homes (Indicative master plan 1,694 units).
- 35% affordable housing across a range of tenures, including 25% for First Homes.
- The remainder is allocated for affordable rent and shared ownership.
- Opportunity for specialist housing for care, nursing and sheltered housing.
- Improvements to existing primary and secondary education facilities.
- New medical centre including dental and GP facilities.
- New sports facilities and improvements to existing facilities.
- Public open space
- Dedicated areas of Suitable Alternative Natural Greenspace.
- Local and regional highways improvements, sustainable surface water and foul sewage infrastructure.
- New village centre with variety of retail offerings.

### **4. Development Areas**

4.1 The site provides a total gross land area of 122 hectares (301 acres), available for development. This is the total area available for development including SANG areas. An illustrative master plan for 1,694 new dwellings has been prepared and is provided at Appendix 1 of this report.

4.2 The actual net development area is circa 38.99 hectares (96.35 acres). The proposed development of 1,694 units therefore equates to 43.45 dwellings per net hectare or 17.58 dwelling per net acre. An indicative summary of the land use budget is also provided at Appendix 1 of this report.

## 5. Residual Land Value

- 5.1 This section defines the key inputs to the residual valuation appraisal that are defined at paragraph 2.3 above. These inputs are assessed under two main components: gross development value (GDV) and development costs.
- 5.2 In order to measure viability an indicative housing mix is required. The mix is further examined below. The GDV and development costs are defined in later parts of this section and applied to the housing mix.

### 5.3 Indicative Housing Mix

- 5.4 The indicative housing mix adopted reflects IL’s view of an appropriate range of house types for the purpose of measuring viability. The notional mix, in terms of house type apportionment broadly reflects the outcomes identified in the Dorset and BCP Local Housing Needs Assessment (November 2021). Furthermore, the indicative masterplan confirms that the housing mix at Table 1 can be built within the net developable area. Housing mix by bedroom numbers is set out at Table 1 below:

Table 1 – Housing Mix by Bedroom Numbers

House Type (Beds)	%	No.
1 Bed	19%	325
2 Bed	33%	556
3 Bed	30%	507
4 Bed	15%	255
5 Bed	3%	51
	100%	1694

- 5.5 In terms of affordable housing, this mix is based on a viable level of 35%. Of that 35%, 25% is allocated for First Homes. The remaining affordable housing allocation is split with 70% allocated for affordable rent and 30% allocated for shared ownership. As planning promotion moves forward the housing mix can be adjusted to reflect market demand and housing needs assessment published by the Council. It is important to note that the affordable rent housing mix reflects feedback from the Local Authority Housing Team. A full breakdown of the housing mix is provided in Table 2 below.

5.6 Table 2 – Notional Housing Mix

	House Type	Size	No.	Mix/Tenure/ Beds	Tenure %	Units Tenure
MARKET HOUSING	1 Bed Flat/Care Unit	500	124	11.26%	65%	1101
	2 Bed Flat	675	65	35.06%		
	FOG	700	21			
	2 Bed Ter/Sem	675	150			
	2 Bed Ter/Sem	750	150	31.70%		
	3 Bed Ter/Sem	825	75			
	3 Bed Ter/Sem	900	77			
	3 Bed Ter/Sem (2.5 storey)	1050	77			
	3 Bed Det	1000	80			
	3 Bed Det	1100	40	17.35%		
	4 Bed Det	1150	95			
	4 Bed Det	1300	65			
	4 Bed Det	1450	31	4.63%		
	5 Bed Det	1600	30			
	5 Bed Det	1750	21			
FIRST HOMES	1 Bed Flat	500	45	30%	35%	148
	2 Bed Flat	675	20	27%		
	2 Bed Ter/Sem	750	20			
	3 Bed Ter/Sem	900	43	29%		
	4 Bed Det	1150	20	14%		
SOCIAL AND AFFORDABLE RENT	AR 1BF/1BH/Care Unit	538	110	35%	35%	312
	AR 2BH	700	25	30%		
	AR 2BH	807	70			
	AR 3BH	969	80	26%		
	AR 4BH	1,130	27	9%		
SHARED OWNERSHIP	SO 1BF	538	46	35%	35%	133
	SO 2BF	700	10	26%		
	SO 2BH	807	25			
	SO 3BH	969	35	26%		
	SO 4BH	1,130	17	13%		
		All Units	1694	100%	100%	1,694
		Mkt Units	1101	65%		
		First Home	148	9%		
		Affordable	445	26%		

## 5.7 Calculation of Gross Development Value (GDV)

5.8 IL has undertaken market research to calculate the GDV of the scheme, once completed. This research includes interrogation of nearby and regional new build developments together with analysis of second-hand sales. To further support the findings, IL has also undertaken engagement with local estate agents to obtain their opinion of pricing. The findings of this research are applied to house types to calculate GDV.

5.9 The indicative scheme also includes 35% (593 units) of dwellings available for affordable housing. First Homes make up 25% (148 units) of the total affordable housing allocation. The remaining affordable housing units will include 52% (312 units) as affordable rent and 23%



(133 units) for shared ownership. This assumption is adopted to initially measure viability and can be adjusted at a later date to reflect changing market/social housing requirements.

- 5.10 Affordable housing revenue is based on a percentage discount to the average market sale rate of £391/FT<sup>2</sup>. First Homes are valued at 70% of equivalent market sale value. Affordable rent and shared ownership are valued at 55% of the blended overall market sale rate in terms of £/FT<sup>2</sup>.
- 5.11 GDV calculations are set out in Table 3 below and total £493,010,472 (£339/FT<sup>2</sup>). The open market element is forecast to generate revenues of £388,245,000 (£391/FT<sup>2</sup>) and affordable housing is forecast to generate £104,765,472 (£228/FT<sup>2</sup>).

5.12 Table 3 – Explicit GDV Calculation

	House Type		Size	No.	Units Tenure	Revenue	GDV	£/FT
MARKET HOUSING	1 Bed Flat/Care Unit		500	124	1101	£185,000	£22,940,000	£370
	2 Bed Flat		675	65		£250,000	£16,250,000	£370
	FOG		700	21		£265,000	£5,565,000	£379
	2 Bed Ter/Sem		675	150		£275,000	£41,250,000	£407
	2 Bed Ter/Sem		750	150		£300,000	£45,000,000	£400
	3 Bed Ter/Sem		825	75		£325,000	£24,375,000	£394
	3 Bed Ter/Sem		900	77		£350,000	£26,950,000	£389
	3 Bed Ter/Sem (2.5 storey)		1050	77		£375,000	£28,875,000	£357
	3 Bed Det		1000	80		£420,000	£33,600,000	£420
	3 Bed Det		1100	40		£435,000	£17,400,000	£395
	4 Bed Det		1150	95		£450,000	£42,750,000	£391
	4 Bed Det		1300	65		£525,000	£34,125,000	£404
	4 Bed Det		1450	31		£565,000	£17,515,000	£390
	5 Bed Det		1600	30		£600,000	£18,000,000	£375
5 Bed Det		1750	21	£650,000	£13,650,000	£371		
FIRST HOMES	1 Bed Flat		500	45	148	£129,500	£5,827,500	£259
	2 Bed Flat		675	20		£175,000	£3,500,000	£259
	2 Bed Ter/Sem		750	20		£210,000	£4,200,000	£280
	3 Bed Ter/Sem		900	43		£245,000	£10,535,000	£272
	4 Bed Det		1150	20		£315,000	£6,300,000	£274
SOCIAL AND AFFORDABLE RENT	AR 1BF/1BH/Care Unit		538	110	312	£115,640	£12,720,434	£215
	AR 2BH		700	25		£150,332	£3,758,310	£215
	AR 2BH		807	70		£173,460	£12,142,232	£215
	AR 3BH		969	80		£208,153	£16,652,204	£215
	AR 4BH		1,130	27		£242,845	£6,556,805	£215
SHARED OWNERSHIP	SO 1BF		538	46	133	£115,640	£5,319,454	£215
	SO 2BF		700	10		£150,332	£1,503,324	£215
	SO 2BH		807	25		£173,460	£4,336,511	£215
	SO 3BH		969	35		£208,153	£7,285,339	£215
	SO 4BH		1,130	17		£242,845	£4,128,359	£215
PROFIT ANALYSIS			All Units	1694	1,694	Market GDV	£388,245,000	£390.67
MKT	£77,649,000	20%	Mkt Units	1101		Affordable	£104,765,472	£228.26
AH	£6,285,928.32	6%	First Home	148		Total GDV	£493,010,472	£339.36
Hurdle	£83,934,928.32	17.02%	Affordable	445				

5.13 In addition to revenue from residential house sales, further revenue will be received from commercial/employment land sales. The following assumptions are made in this regard:

- Employment land sales – circa 4 acres of employment land will form part of the proposed development. Serviced employment land is forecast to sell for £1,000,000 per acre, equating to revenue of £4,000,000.
- Public House – the 0.75 acres public house development site is forecast to be sold for £1,000,000.
- Retail/Office Development – the village hub will include land available for the development of retail with offices above. According to the indicative land use budget this area totals 2.9 acres. A figure of £5,075,000 is forecast in sale receipts for the sale of this mixed-use land, reflecting £1,750,000 per gross acre. This rate reflects density.
- The above, additional revenue figures are included within the residual appraisals when calculating net realisation of the entire development.

#### 5.14 Development Costs

5.15 This section assesses all development costs that are subtracted from the Gross Development Value to calculate the residual land value. Development costs are shown explicitly in the appraisal at Appendix 3 and broadly assessed in the same order below.

5.16 In terms of timing, the development is forecast on the basis of IL experience, to take a total of 192 months from the point of acquisition by a house builder to completion of the last sale. This timing is split as follows:

- IDP Construction Commencement - Jan 2025
- Infrastructure Delivery – 144 months
- Dwelling Construction Commencement – Jan 2026
- Dwelling Construction Period – 156 months
- Dwelling Completions from – Sep -2026
- Market Housing Sales – 148 months
- Affordable Housing Sales Track Market Sales with Golden Brick payment.

5.17 The above timing allows 9 months lead in to first completions. Affordable housing revenue tracks market housing sales. The market housing sale timing, based on two active outlets assumes the following sale rates:

- 0.85 market completions per week per outlet.
- 3.7 market completions per month per outlet.
- 45 market completions per annum per outlet.

### 5.18 Acquisition Costs

5.19 Stamp duty is calculated using latest rates for non-residential acquisitions applicable from 17<sup>th</sup> March 2016. A legal fee of £100,000 is assumed to be applicable to a site of this size. An agency fee of 0.5% of the transacted value has also been assumed as part of acquisition costs.

### 5.20 Construction Costs

5.21 Volume house builders do not publish actual building costs. It is therefore industry practice to use the Build Cost Information Service (BCIS) database to identify a suitable build cost. This methodology is recommended in the NPPF. The BCIS database has been rebased to Dorset and a copy of the datasheet is provided at Appendix 5 of this report.

5.22 Lower quartile data has been adopted for this analysis, as this dataset is most likely to reflect build costs of volume house builders. Volume house builders are able to secure bulk buying quantum discounts. As demonstrated at Appendix 5 the BCIS lower quartile rates for estate housing ‘generally’ and apartments ‘generally’ are £124.49/FT (£1,340/M) and £138.70/FT (£1,493/M) respectively.

5.23 To generate an ‘all in’ build cost and adjustment of 15% for external works/infrastructure is added to the base BCIS rate. The external works allowance includes all costs that are not within the IDP nor the BCIS cost. The BCIS base rate excludes these items. Table 4 below provides a summary of the build cost assessment that is adopted in the residual appraisal at Appendix 3. A full breakdown of build cost is provided in Appendix 2 of this report.

5.24 Table 4 – Build Cost Analysis

Type	BCIS LQ SQ M.	BCIS LQ SQ FT.	External Works	Adjusted BCIS £/M2	Adjusted BCIS £/FT2
Apartment	£1,493	£138.70	15%	£1,717	£159.50
2 Storey	£1,340	£124.49	15%	£1,541	£143.16
2.5 Storey	£1,340	£124.49	15%	£1,541	£143.16

## **5.25 Community Infrastructure Levy (CIL) & Section 106 Costs**

- 5.26 CIL was introduced in Christchurch and East Dorset in January 2017. Residential development is CIL liable however, for developments of over 40 dwellings where on-site Suitable Alternative Natural Greenspace (SANG) is provided residential development is zero rated. CIL on care, employment and other non-residential development elements is assumed to be paid by the developer and factored into forecast land sale receipts.
- 5.27 In the absence of CIL focus has been paid to calculating the likely Section 106 payment required to deliver the proposed scheme. A detailed breakdown of Section 106 assumptions is provided in Appendix 4 of this report. Section 106 costs are included within the residual appraisal, averaging just under £11,000 per new dwelling.

## **5.28 Infrastructure Delivery Plan (IDP)**

- 5.29 A full breakdown of the Infrastructure Delivery Plan forecast costs is provided in Appendix 4 of this report. Various research has been undertaken and relied upon when calculating IDP. The Cost Plan supporting IDP cost assumptions is provided at Appendix 6 of this report.
- 5.30 The IDP costs as set out at Appendices 4 and 6 total circa £58.4m, reflecting just under £34,500 per new dwelling (excluding S.106). In IL's experience this reflects a reasonable amount for the strategic development of 1,694 new dwellings. In IL's experience IDP costs can range from £10,000 per unit for a relatively straight forward, small strategic site with IDP costs increasing to circa £70,000 per unit where major off-site infrastructure is required. A rate of circa £34,500 per dwelling is considered reasonable to implement a development that includes significant off-site highway works, sports facilities, SANG areas and increases to utility capacities.

## **5.31 Disposal/Sale Fees**

- 5.32 The following fees have been allowed for in relation to the sale of various revenue producing parts of the development.
- Marketing fees of 3% of revenue have been adopted for sales of all private dwellings.
  - A legal fee of £750 per dwelling has been adopted on sales. This reflects the likely repeat use of a standard contract and is applied to private units only.
  - An agency fee of £75,000 has been assumed in relation to disposing of the affordable housing contract.
  - A figure of £75,000 has been allowed for, to cover the legal negotiation and conveyance of the affordable housing contract.

- It is assumed that a Registered Provider will manage the conveyance and sale of all affordable tenures.

### **5.33 Developer's Profit**

5.34 A blended developer's profit rate is adopted. This includes a profit margin of 20% on private revenue and 6% on affordable revenue. These rates produce a blended margin of 17.02% based on the calculation shown at Table 5 above. The rates adopted reflect recommendations in the NPPF and IL's experience in the current market. The proposed development is complex with additional cost and sale risk when compared to smaller development opportunities. A profit rate of 20% on market housing is considered the absolute minimum required to implement a large strategic development.

### **5.35 Finance Cost**

5.36 A rate of 5.5% has been adopted for finance costs applicable to the cash flow of the development. In IL's experience this reflects a fair rate that should be achievable by a volume house builder. This rate includes a variety of costs in addition to borrowing costs such as valuation, facility set up and closure fees.

## **6. Benchmark Site Value**

- 6.1 To ascertain whether a development is viable the residual land value delivered by the development is compared to a Benchmark Site Value (BSV). As set out in the NPPF the BSV should be based on existing use value (EUV) plus a reasonable premium, required to incentivise the landowner to release the land for development.
- 6.2 Due to comparatively low values of agricultural land a 'rule of thumb' premium is 10 times the existing use value. Assuming an agricultural or EUV of £10,000 per acre and a minimum premium of 10 times EUV, a value of £100,000 per gross acre is produced. This rate is considered the absolute minimum amount a landowner will require to release their land for development. Furthermore the rate of £100,000 per gross acre is also adopted by District Valuer Service when assessing greenfield strategic developments.
- 6.3 The BSV in this case is therefore calculated at £30,100,000. This figure will be compared to the residual land value to establish whether the scheme is viable. This figure is based on the gross development area of 301 acres or 122 hectares.

## **7. Conclusion**

- 7.1 This Site Wide Viability Report has been commissioned to assess and establish whether development proposals at Alderholt Meadows are viable and deliverable.
- 7.2 The viability assessment concludes that the completed development will viably support a provision of 35% of dwellings as affordable housing. This is in accordance with Policy LN3 of the Christchurch and East Dorset Core Strategy that requires greenfield developments to provide up to 50% of the residential units as affordable housing.
- 7.3 A residual land value appraisal has been prepared that measures development cost and revenue. The residual amount represents what could reasonably be paid for the site. In the case of Alderholt Meadows a residual land value of £33,655,923 is identified (see Appendix 3). This value represents what a volume house builder may pay for the site with the benefit of outline planning permission, subject to IDP and S.106 costs.
- 7.4 The residual land value should be measured against a Benchmark Site Value to ascertain whether or not the land is likely to be released by the owner for development. In accordance with the revised NPPF, Benchmark Site Value is measured against existing use value. In the case of Alderholt Meadows a Benchmark Site Value of £30.1m is calculated.
- 7.5 This Site Wide Viability Report identifies a surplus of just over £3.5m between the estimated Benchmark Site Value and Residual Land Value. This strongly suggests the development proposals are viable. At this stage the viability assessment calculates that the development can viably support 35% affordable housing on site. Viability will be monitored as design and planning progress.

7.6 The surplus identified is an important margin/buffer to allow flexibility as designs and planning progress. It is important to note that many of the IDP inputs require detailed design, including value engineering. The following key assumptions are relied upon in reaching this conclusion:

- BSV based on EUV plus a premium (NPPG compliant).
- Standard industry inputs adopted (NPPG compliant)
- Build costs based on BCIS (NPPG Compliant).
- Gross Development Value based on nearby completed transaction (NPPG compliant).
- IDP costs reflect £34,500 per unit reflecting off-site highways and significant abnormal IDP costs. This rate is in line with IL's experience of other volume schemes in the region.
- Affordable housing at 35%.

7.7 The viability assessment concludes that the completed development will viably support a provision of 35% of dwellings as affordable housing. This is in accordance with Policy LN3 of the Christchurch and East Dorset Core Strategy that requires greenfield developments to provide up to 50% of the residential units as affordable housing. Affordable housing will include a variety of tenures to meet local needs, including:

- 25% (148) of all affordable dwellings will be First Homes, in accordance with national planning policy. First Homes are discounted market sale and must be discounted by a minimum of 30% against market value (capped at £250,000).
- 53% (312) of affordable dwellings will be available for social and affordable rent, in accordance with Policy LN3. These tenures provide discounted rental properties.
- 22% (133) of affordable dwellings will be available for shared ownership, in accordance with Policy LN3. Shared ownership includes part ownership and part rent with the option to buy out the rental element.
- 10% (60) of all affordable dwellings will be planned for households requiring specially adapted or supported housing, in accordance with Policy LN3.
- Affordable housing at Alderholt Meadows includes provision for affordable care facilities.
- Social rent and affordable rent tenures represent 70% of affordable housing dwellings (excluding first homes), in accordance with Policy LN3.

- Shared ownership tenures represent 30% of affordable housing dwellings (excluding first homes), in accordance with policy LN3.
- Alderholt Meadows will provide a total of 593 (35%) dwellings for affordable housing, in accordance with Policy LN3.

- 7.8 IL and the Applicant would welcome the opportunity to meet with Dorset Council, if required, to discuss viability and in particular likely Section 106 costs. Full cash flow printouts and Argus software files are available if required.
- 7.9 As discussed above the housing mix adopted is based on the outcomes identified in the Dorset and BCP Local Housing Needs Assessment (November 2021). It will be beneficial to all parties to ensure the indicative mix reflects both market demand and actual housing needs and this can be discussed as the project progresses.
- 7.10 The Applicant will work with the Local Authority and their advisors to closely monitor viability of the development, as detailed designs progress. It is proposed that a review mechanism is agreed to track cost and revenue throughout the development lifecycle.



## Appendix 1

<b>LAND USE</b>	<b>AREA (m2)</b>	<b>AREA (Ha)</b>	<b>PERCENTAGE (%)</b>
<b>* SANG</b>	<b>538,796</b>	<b>53.88</b>	<b>44%</b>
<b>* Neighbourhood</b>	<b>389,933</b>	<b>38.99</b>	<b>32%</b>
<b>* Green Corridors</b>	<b>66,884</b>	<b>6.69</b>	<b>5%</b>
<b>* Potential Solar Array</b>	<b>65,172</b>	<b>6.52</b>	<b>5%</b>
<b>* Alderholt Meadows Recreation Ground</b>	<b>49,200</b>	<b>4.92</b>	<b>4%</b>
<b>* Parks</b>	<b>44,589</b>	<b>4.46</b>	<b>4%</b>
<b>* Allotments</b>	<b>15,703</b>	<b>1.57</b>	<b>1%</b>
<b>Employment</b>	<b>17,000</b>	<b>1.70</b>	<b>1%</b>
<b>Local Centre/Hub/Market Square</b>	<b>11,843</b>	<b>1.18</b>	<b>1%</b>

<b>TOTAL SITE AREA WITHIN APPLICATION SITE RED LINE BOUNDARY</b>	<b>1,218,709</b>	<b>121.87</b>	<b>100%</b>
<b>Including Highway and Road Infrastructure</b>			

**All areas indicative - Subject to Detail Design**

**\* Note: Proposed Green Open Spaces Calculated by Urban Initiatives Studio**



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 Check all dimensions on site before work proceeds or materials are ordered, report discrepancies to the Architect.  
 If in doubt ask !!  
 NOTE:  
 This drawing has been prepared from topographical/survey/OS data prepared by others. No responsibility is taken for accuracy. Please refer to original topographical/survey/OS data.  
 To be read in conjunction with all other specialist reports.

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	ISSUED FOR PLANNING	2023.01.30	SWA	GW
B	RED LINE AMENDED	2023.05.12	SWA	GW

**Key:**  
 ● 2.5 Storey  
 ● 3 Storey  
 All Dwellings & Employment buildings are 2 storey.  
 Garages are single storey

**ACRONYM KEY**  
 SANG - Suitable Alternative Natural Greenspace  
 SUDS - Sustainable Urban Drainage System  
 LEAP - Local Equipped Area for Play  
 LAP - Local Area for Play

## Appendix 2



## Appendix 3

ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS

Development Appraisal  
Prepared by Mark Sturman MRICS  
Licensed Copy  
24 May 2023

**ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS**

Summary Appraisal for Phase 1

Currency in £

**REVENUE**

Sales Valuation	Units	ft²	Rate ft²	Unit Price	Gross Sales
Market Housing	1101	993,800	390.67	352,629	388,245,000
First Homes	148	112,700	269.41	205,152	30,362,500
Affordable Rent	312	241,219	214.87	166,122	51,829,985
Shared Ownership	133	105,056	214.87	169,722	22,572,987
<b>Totals</b>	<b>1,694</b>	<b>1,452,775</b>			<b>493,010,472</b>

**Commercial Revenue**

Employment Land Sale	4,000,000
PH Land Sale	1,000,000
Village Centre Land Sale	5,075,000
	10,075,000

**NET REALISATION**

**503,085,472**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price	3,555,923
BSV	30,100,000
Total Acquisition (301.00 Acres 111,813.70 pAcre)	33,655,923
	33,655,923
Stamp Duty	1,672,296
Agent Fee	0.50%
Legal Fee	100,000
Acquisition Surveys Due Dil	5,000
	1,945,576

**CONSTRUCTION COSTS**

Construction	ft²	Rate ft²	Cost
Market Housing	1,029,973 ft²	145.65 pf²	150,011,886
First Homes	123,500 ft²	149.35 pf²	18,445,105
Garage Build	100,104 ft²	45.00 pf²	4,504,680
Affordable Rent	258,979 ft²	149.33 pf²	38,672,439
Shared Ownership	114,582 ft²	149.05 pf²	17,078,138
<b>Totals</b>	<b>1,627,138 ft²</b>		<b>228,712,248</b>

**Other Construction**

IDP (See Cash Flow)	58,425,000
Section 106 (See Cash Flow)	17,946,018
Construction Contingency	5.00%
IDP Contingency	10.00%
	5,842,500
	93,649,130

**PROFESSIONAL FEES**

Professional Fees	10.00%	28,713,725
		28,713,725

**DISPOSAL FEES**

Market Fees (Market Housing)	3.00%	11,647,350
AR Contract Agency		75,000
AH Contract Legal Fee		75,000
Market Housing Conveyance	1,101 un	750.00 /un
		825,750
		12,623,100

**FINANCE**

Debit Rate 5.500%, Credit Rate 0.000% (Nominal)	
Land	17,689,961
Construction	2,185,426
Total Finance Cost	19,875,387

**TOTAL COSTS**

**419,175,090**

**PROFIT**

**83,910,382**

**Performance Measures**

Profit on Cost%	20.02%
Profit on GDV%	17.02%
Profit on NDV%	17.02%
IRR	13.36%
Profit Erosion (finance rate 5.500%)	3 yrs 5 mths



**ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS**

**Project Timescale Summary**

Project Start Date	Jan 2023
Project End Date	Dec 2038
Project Duration (Inc Exit Period)	192 months

Phase Phase 1



ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS  
CASH FLOW

Development Appraisal  
Prepared by Mark Sturman MRICS  
Licensed Copy  
24 May 2023

**ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS**

Detailed Cash flow Phase 1

Page A 1

MonthlyB/F	001:Jan 2023 (232,186)	002:Feb 2023 (36,065,035)	003:Mar 2023 (36,295,548)	004:Apr 2023 (36,525,224)	005:May 2023 (36,754,064)	006:Jun 2023 (36,982,067)	007:Jul 2023 (37,209,233)	008:Aug 2023 (37,435,563)	009:Sep 2023 (37,661,055)	010:Oct 2023 (37,885,711)	011:Nov 2023 (38,109,531)	012:Dec 2023 (38,332,513)	013:Jan 2024 (40,431,478)	014:Feb 2024 (40,652,787)	015:Mar 2024 (40,873,260)	016:Apr 2024 (41,092,896)	017:May 2024 (41,311,695)	018:Jun 2024 (41,529,657)
<b>Revenue</b>																		
Employment Land Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PH Land Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Village Centre Land Sale	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sale - Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sale - First Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sale - Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sale - Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Disposal Costs</b>																		
Market Fees (Market Housing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AR Contract Agency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AH Contract Legal Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Conveyance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Unit Information</b>																		
<b>Market Housing</b>																		
<b>First Homes</b>																		
<b>Garage Build</b>																		
<b>Affordable Rent</b>																		
<b>Shared Ownership</b>																		
<b>Acquisition Costs</b>																		
Residualised Price	(3,555,923)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSV	(30,100,000)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	(1,672,296)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agent Fee	(168,280)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fee	(100,000)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquisition Surveys Due Dil	(5,000)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Construction Costs</b>																		
Con. - Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Con. - First Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Con. - Garage Build	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Con. - Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Con. - Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IDP (See Cash Flow)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section 106 (See Cash Flow)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IDP Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Professional Fees</b>																		
Professional Fees	(463,536)	(230,513)	(229,676)	(228,840)	(228,003)	(227,166)	(226,329)	(225,493)	(224,656)	(223,819)	(222,983)	(222,146)	(221,309)	(220,473)	(219,636)	(218,799)	(217,962)	(217,126)
<b>Net Cash Flow Before Finance</b>	<b>(36,065,035)</b>	<b>(230,513)</b>	<b>(229,676)</b>	<b>(228,840)</b>	<b>(228,003)</b>	<b>(227,166)</b>	<b>(226,329)</b>	<b>(225,493)</b>	<b>(224,656)</b>	<b>(223,819)</b>	<b>(222,983)</b>	<b>(222,146)</b>	<b>(221,309)</b>	<b>(220,473)</b>	<b>(219,636)</b>	<b>(218,799)</b>	<b>(217,962)</b>	<b>(217,126)</b>
Debit Rate 5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(1,064)	(165,298)	(166,355)	(167,407)	(168,456)	(169,501)	(170,542)	(171,580)	(172,613)	(173,643)	(174,669)	(175,691)	(185,311)	(186,325)	(187,336)	(188,342)	(189,345)	(190,344)
<b>Net Cash Flow After Finance</b>	<b>(36,066,099)</b>	<b>(395,811)</b>	<b>(396,031)</b>	<b>(396,247)</b>	<b>(396,459)</b>	<b>(396,667)</b>	<b>(396,872)</b>	<b>(397,072)</b>	<b>(397,269)</b>	<b>(397,462)</b>	<b>(397,651)</b>	<b>(397,837)</b>	<b>(406,620)</b>	<b>(406,798)</b>	<b>(406,972)</b>	<b>(407,142)</b>	<b>(407,308)</b>	<b>(407,470)</b>
Cumulative Net Cash Flow Monthly	(36,066,099)	(36,461,910)	(36,857,941)	(37,254,188)	(37,650,647)	(38,047,314)	(38,444,186)	(38,841,259)	(39,238,528)	(39,635,990)	(40,033,642)	(40,431,478)	(40,838,098)	(41,244,896)	(41,651,868)	(42,059,009)	(42,466,317)	(42,873,787)



**ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS**

Detailed Cash flow Phase 1

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039:Mar 2026 (32,186,744)	040:Apr 2026 (34,643,209)	041:May 2026 (37,099,780)	042:Jun 2026 (39,556,446)	043:Jul 2026 (42,013,196)	044:Aug 2026 (44,470,017)	045:Sep 2026 (46,926,897)	046:Oct 2026 (49,259,253)	047:Nov 2026 (51,516,645)	048:Dec 2026 (48,437,672)	049:Jan 2027 (52,878,072)	050:Feb 2027 (54,425,518)	051:Mar 2027 (56,655,301)	052:Apr 2027 (58,885,061)	053:May 2027 (61,114,786)	054:Jun 2027 (63,344,464)	055:Jul 2027 (44,232,295)	056:Aug 2027 (46,461,845)	057:Sep 2027 (48,691,313)	058:Oct 2027 (50,920,687)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	5,501,432	0	0	0	0	0	0	22,001,844	0	0	0	0
0	0	0	0	0	0	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	0	0	0	0	0	0	0	0	3,023,243	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1,316,682	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	(165,043)	0	0	0	0	0	0	(660,055)	0	0	0	0
0	0	0	0	0	0	(75,000)	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(4,043)	(4,942)	(5,829)	(6,705)	(7,570)	(8,424)	(9,266)	(10,097)	(10,917)	(11,726)	(12,523)	(13,310)	(14,084)	(14,848)	(15,601)	(16,342)	(17,072)	(17,791)	(18,498)	(19,194)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(675,977)	(675,977)	(675,977)	(675,977)	(675,977)	(675,977)	(675,977)	(675,977)	(675,977)	(675,977)	(650,855)	(650,855)	(650,855)	(650,855)	(650,855)	(650,855)	(650,855)	(650,855)	(650,855)	(650,855)
0	0	0	0	0	0	0	0	0	0	(3,657,578)	0	0	0	0	0	0	0	0	0
(72,064)	(72,108)	(72,153)	(72,197)	(72,240)	(72,283)	(72,325)	(72,366)	(72,407)	(72,448)	(72,488)	(72,527)	(72,566)	(72,604)	(72,641)	(72,678)	(72,715)	(72,751)	(72,786)	(72,821)
(67,598)	(67,598)	(67,598)	(67,598)	(67,598)	(67,598)	(67,598)	(67,598)	(67,598)	(67,598)	(65,085)	(65,085)	(65,085)	(65,085)	(65,085)	(65,085)	(65,085)	(65,085)	(65,085)	(65,085)
(199,555)	(198,718)	(197,881)	(197,045)	(196,208)	(195,371)	(194,535)	(193,698)	(192,861)	(192,024)	(191,188)	(190,351)	(189,514)	(188,678)	(187,841)	(187,004)	(186,168)	(185,331)	(184,494)	(183,657)
<b>(2,456,464)</b>	<b>(2,456,571)</b>	<b>(2,456,666)</b>	<b>(2,456,749)</b>	<b>(2,456,821)</b>	<b>(2,456,881)</b>	<b>(2,332,356)</b>	<b>(2,257,392)</b>	<b>3,078,973</b>	<b>(2,257,428)</b>	<b>(1,547,447)</b>	<b>(2,229,783)</b>	<b>(2,229,760)</b>	<b>(2,229,725)</b>	<b>(2,229,678)</b>	<b>19,112,169</b>	<b>(2,229,550)</b>	<b>(2,229,468)</b>	<b>(2,229,374)</b>	<b>(2,229,268)</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(147,523)	(158,781)	(170,041)	(181,300)	(192,560)	(203,821)	(214,141)	(224,831)	(209,963)	(221,066)	(221,526)	(248,510)	(258,730)	(268,950)	(279,169)	(188,547)	(201,791)	(212,010)	(222,228)	(232,446)
<b>(2,603,987)</b>	<b>(2,615,353)</b>	<b>(2,626,707)</b>	<b>(2,638,050)</b>	<b>(2,649,381)</b>	<b>(2,660,701)</b>	<b>(2,546,497)</b>	<b>(2,482,223)</b>	<b>2,869,010</b>	<b>(2,478,494)</b>	<b>(1,768,973)</b>	<b>(2,478,293)</b>	<b>(2,488,490)</b>	<b>(2,498,675)</b>	<b>(2,508,848)</b>	<b>18,923,622</b>	<b>(2,431,341)</b>	<b>(2,441,478)</b>	<b>(2,451,602)</b>	<b>(2,461,714)</b>
(35,049,675)	(37,665,028)	(40,291,735)	(42,929,785)	(45,579,166)	(48,239,868)	(50,786,365)	(53,268,588)	(50,399,578)	(52,878,072)	(54,647,045)	(57,125,337)	(59,613,827)	(62,112,502)	(64,621,349)	(45,697,727)	(48,129,068)	(50,570,545)	(53,022,147)	(55,483,862)

**ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS**

Detailed Cash flow Phase 1

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059:Nov 2027 (53,149,955)	060:Dec 2027 (55,379,106)	061:Jan 2028 (60,437,579)	062:Feb 2028 (62,703,516)	063:Mar 2028 (64,771,575)	064:Apr 2028 (66,839,469)	065:May 2028 (68,907,187)	066:Jun 2028 (70,974,717)	067:Jul 2028 (41,027,480)	068:Aug 2028 (43,094,598)	069:Sep 2028 (45,161,492)	070:Oct 2028 (47,228,151)	071:Nov 2028 (49,294,563)	072:Dec 2028 (51,360,715)	073:Jan 2029 (56,323,238)	074:Feb 2029 (58,936,510)	075:Mar 2029 (61,001,814)	076:Apr 2029 (63,066,812)	077:May 2029 (65,131,492)	078:Jun 2029 (67,195,842)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	33,004,707	0	0	0	0	0	0	0	0	0	0	0	44,003,688
205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	3,023,243	0	0	0	0	0	0	0	0	0	0	0	3,023,243	0	0	0	0	0
0	0	1,316,682	0	0	0	0	0	0	0	0	0	0	0	1,316,682	0	0	0	0	0
0	0	0	0	0	0	0	(990,141)	0	0	0	0	0	0	0	0	0	0	0	(1,320,111)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(19,879)	(20,553)	(21,216)	(21,867)	(22,507)	(23,136)	(23,754)	(24,360)	(24,955)	(25,539)	(26,112)	(26,673)	(27,223)	(27,762)	(28,290)	(28,806)	(29,311)	(29,805)	(30,288)	(30,759)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(650,855)	(650,855)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)
0	0	(4,537,651)	0	0	0	0	0	0	0	0	0	0	0	(4,887,598)	0	0	0	0	0
(72,855)	(72,889)	(72,922)	(72,955)	(72,987)	(73,018)	(73,049)	(73,079)	(73,109)	(73,138)	(73,167)	(73,195)	(73,223)	(73,249)	(73,276)	(73,302)	(73,327)	(73,352)	(73,376)	(73,399)
(65,085)	(65,085)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)
(182,821)	(181,984)	(181,147)	(180,311)	(179,474)	(178,637)	(177,800)	(176,964)	(176,127)	(175,290)	(174,454)	(173,617)	(172,780)	(171,943)	(171,107)	(170,270)	(169,433)	(168,597)	(167,760)	(166,923)
<b>(2,229,151)</b>	<b>(2,229,022)</b>	<b>(2,265,937)</b>	<b>(2,068,059)</b>	<b>(2,067,894)</b>	<b>(2,067,718)</b>	<b>(2,067,530)</b>	<b>29,947,237</b>	<b>(2,067,118)</b>	<b>(2,066,894)</b>	<b>(2,066,659)</b>	<b>(2,066,411)</b>	<b>(2,066,152)</b>	<b>(2,065,882)</b>	<b>(2,613,271)</b>	<b>(2,065,304)</b>	<b>(2,064,998)</b>	<b>(2,064,680)</b>	<b>(2,064,350)</b>	<b>40,619,569</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(242,664)	(252,881)	(256,174)	(286,451)	(295,929)	(305,407)	(314,884)	(173,089)	(187,102)	(196,577)	(206,050)	(215,522)	(224,993)	(234,463)	(237,317)	(269,185)	(278,651)	(288,116)	(297,579)	(105,357)
<b>(2,471,815)</b>	<b>(2,481,902)</b>	<b>(2,522,111)</b>	<b>(2,354,510)</b>	<b>(2,363,824)</b>	<b>(2,373,125)</b>	<b>(2,382,414)</b>	<b>29,774,148</b>	<b>(2,254,220)</b>	<b>(2,263,471)</b>	<b>(2,272,709)</b>	<b>(2,281,934)</b>	<b>(2,291,146)</b>	<b>(2,300,345)</b>	<b>(2,850,588)</b>	<b>(2,334,490)</b>	<b>(2,343,649)</b>	<b>(2,352,796)</b>	<b>(2,361,929)</b>	<b>40,514,212</b>
(57,955,676)	(60,437,579)	(62,959,690)	(65,314,200)	(67,678,024)	(70,051,149)	(72,433,563)	(42,659,415)	(44,913,635)	(47,177,106)	(49,449,815)	(51,731,748)	(54,022,894)	(56,323,238)	(59,173,826)	(61,508,316)	(63,851,966)	(66,204,762)	(68,566,691)	(28,052,479)

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079:Jul 2029 (26,576,273)	080:Aug 2029 (28,639,928)	081:Sep 2029 (30,703,218)	082:Oct 2029 (32,766,131)	083:Nov 2029 (34,828,654)	084:Dec 2029 (36,890,777)	085:Jan 2030 (41,295,741)	086:Feb 2030 (39,075,401)	087:Mar 2030 (40,956,945)	088:Apr 2030 (42,838,040)	089:May 2030 (44,718,677)	090:Jun 2030 (46,598,841)	091:Jul 2030 (12,908,874)	092:Aug 2030 (14,788,061)	093:Sep 2030 (16,666,740)	094:Oct 2030 (18,544,900)	095:Nov 2030 (20,422,530)	096:Dec 2030 (22,299,618)	097:Jan 2031 (25,632,015)	098:Feb 2031 (23,327,692)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	36,669,740	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	0	0	0	0	3,023,243	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	1,316,682	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	(1,100,092)	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(31,220)	(31,668)	(32,106)	(32,533)	(32,948)	(33,352)	(33,745)	(34,126)	(34,497)	(34,856)	(35,203)	(35,540)	(35,865)	(36,179)	(36,482)	(36,774)	(37,054)	(37,323)	(37,581)	(37,828)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(504,792)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)	(341,786)
0	0	0	0	0	0	(237,605)	0	0	0	0	0	0	0	0	0	0	0	(143,568)	0
(73,422)	(73,445)	(73,467)	(73,488)	(73,509)	(73,529)	(73,549)	(73,568)	(73,586)	(73,604)	(73,622)	(73,638)	(73,655)	(73,670)	(73,686)	(73,700)	(73,714)	(73,728)	(73,740)	(73,753)
(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(50,479)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(34,179)	(35,639)
(166,087)	(165,250)	(164,413)	(163,576)	(162,740)	(161,903)	(161,066)	(160,230)	(159,393)	(158,556)	(157,719)	(156,883)	(156,046)	(155,209)	(154,373)	(153,536)	(152,699)	(151,862)	(151,026)	(150,189)
<b>(2,063,655)</b>	<b>(2,063,290)</b>	<b>(2,062,913)</b>	<b>(2,062,524)</b>	<b>(2,062,123)</b>	<b>(2,061,711)</b>	<b>2,220,340</b>	<b>(1,881,544)</b>	<b>(1,881,096)</b>	<b>(1,880,636)</b>	<b>(1,880,165)</b>	<b>33,689,967</b>	<b>(1,879,186)</b>	<b>(1,878,679)</b>	<b>(1,878,161)</b>	<b>(1,877,630)</b>	<b>(1,877,088)</b>	<b>(1,876,534)</b>	<b>2,304,323</b>	<b>(1,891,457)</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(120,868)	(130,326)	(139,783)	(149,238)	(158,691)	(168,142)	(168,441)	(178,155)	(186,779)	(195,401)	(204,020)	(44,568)	(58,225)	(66,838)	(75,449)	(84,057)	(92,663)	(101,266)	(96,648)	(105,978)
<b>(2,184,523)</b>	<b>(2,193,616)</b>	<b>(2,202,695)</b>	<b>(2,211,762)</b>	<b>(2,220,814)</b>	<b>(2,229,853)</b>	<b>2,051,900</b>	<b>(2,059,699)</b>	<b>(2,067,875)</b>	<b>(2,076,037)</b>	<b>(2,084,185)</b>	<b>33,645,399</b>	<b>(1,937,412)</b>	<b>(1,945,518)</b>	<b>(1,953,609)</b>	<b>(1,961,687)</b>	<b>(1,969,751)</b>	<b>(1,977,800)</b>	<b>2,207,674</b>	<b>(1,997,435)</b>
(30,237,001)	(32,430,617)	(34,633,312)	(36,845,074)	(39,065,888)	(41,295,741)	(39,243,841)	(41,303,540)	(43,371,415)	(45,447,452)	(47,531,637)	(13,886,238)	(15,823,650)	(17,769,168)	(19,722,777)	(21,684,464)	(23,654,215)	(25,632,015)	(23,424,340)	(25,421,775)

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099:Mar 2031 (25,219,149)	100:Apr 2031 (27,110,016)	101:May 2031 (29,000,281)	102:Jun 2031 (30,889,934)	103:Jul 2031 (764,396)	104:Aug 2031 (2,652,786)	105:Sep 2031 (4,540,529)	106:Oct 2031 (6,427,611)	107:Nov 2031 (8,314,021)	108:Dec 2031 (10,199,746)	109:Jan 2032 (12,802,488)	110:Feb 2032 (13,866,548)	111:Mar 2032 (15,726,372)	112:Apr 2032 (17,585,465)	113:May 2032 (19,443,814)	114:Jun 2032 (21,301,410)	115:Jul 2032 4,630,902	116:Aug 2032 2,774,852	117:Sep 2032 919,592	118:Oct 2032 (934,866)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	33,004,707	0	0	0	0	0	0	0	0	0	0	0	0	28,648,599	0	0	0
205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	0	0	0	0	0	0	0	0	3,023,243	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1,316,682	0	0	0	0	0	0	0	0	0
0	0	0	(990,141)	0	0	0	0	0	0	0	0	0	0	0	(859,458)	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(38,063)	(38,287)	(38,500)	(38,702)	(38,892)	(39,071)	(39,239)	(39,396)	(39,542)	(39,676)	(39,799)	(39,910)	(40,011)	(40,100)	(40,178)	(40,245)	(40,301)	(40,345)	(40,378)	(40,400)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)	(356,393)
0	0	0	0	0	0	0	0	0	0	(3,543,441)	0	0	0	0	0	0	0	0	0
(73,765)	(73,776)	(73,786)	(73,796)	(73,806)	(73,815)	(73,823)	(73,831)	(73,838)	(73,845)	(73,851)	(73,857)	(73,862)	(73,866)	(73,870)	(73,874)	(73,876)	(73,879)	(73,880)	(73,881)
(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)	(35,639)
(149,352)	(148,516)	(147,679)	(146,842)	(146,006)	(145,169)	(144,332)	(143,495)	(142,659)	(141,822)	(140,985)	(140,149)	(139,312)	(138,475)	(137,638)	(136,802)	(135,965)	(135,128)	(134,292)	(133,455)
<b>(1,890,867)</b>	<b>(1,890,266)</b>	<b>(1,889,653)</b>	<b>30,125,539</b>	<b>(1,888,391)</b>	<b>(1,887,742)</b>	<b>(1,887,082)</b>	<b>(1,886,410)</b>	<b>(1,885,726)</b>	<b>(1,885,030)</b>	<b>(1,064,059)</b>	<b>(1,859,824)</b>	<b>(1,859,093)</b>	<b>(1,858,350)</b>	<b>(1,857,595)</b>	<b>25,932,312</b>	<b>(1,856,050)</b>	<b>(1,855,260)</b>	<b>(1,854,458)</b>	<b>(1,853,644)</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(114,647)	(123,314)	(131,978)	0	(2,563)	(11,218)	(19,870)	(28,520)	(37,166)	(45,809)	(37,846)	(62,615)	(71,139)	(79,660)	(88,177)	0	0	0	0	(3,345)
<b>(2,005,515)</b>	<b>(2,013,580)</b>	<b>(2,021,630)</b>	<b>30,125,539</b>	<b>(1,890,954)</b>	<b>(1,898,961)</b>	<b>(1,906,952)</b>	<b>(1,914,929)</b>	<b>(1,922,891)</b>	<b>(1,930,839)</b>	<b>(1,101,906)</b>	<b>(1,922,439)</b>	<b>(1,930,232)</b>	<b>(1,938,010)</b>	<b>(1,945,772)</b>	<b>25,932,312</b>	<b>(1,856,050)</b>	<b>(1,855,260)</b>	<b>(1,854,458)</b>	<b>(1,856,989)</b>
(27,427,290)	(29,440,870)	(31,462,500)	(1,336,961)	(3,227,916)	(5,126,876)	(7,033,829)	(8,948,758)	(10,871,650)	(12,802,488)	(13,904,394)	(15,826,833)	(17,757,065)	(19,695,074)	(21,640,847)	4,291,465	2,435,415	580,155	(1,274,303)	(3,131,291)



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119:Nov 2032 (2,788,510)	120:Dec 2032 (4,641,328)	121:Jan 2033 (6,868,264)	122:Feb 2033 (4,297,755)	123:Mar 2033 (6,002,781)	124:Apr 2033 (7,706,934)	125:May 2033 (9,410,203)	126:Jun 2033 (11,112,576)	127:Jul 2033 24,755,342	128:Aug 2033 23,054,798	129:Sep 2033 21,355,185	130:Oct 2033 19,656,517	131:Nov 2033 17,958,804	132:Dec 2033 16,262,058	133:Jan 2034 14,433,740	134:Feb 2034 13,992,117	135:Mar 2034 15,321,587	136:Apr 2034 13,628,828	137:May 2034 11,937,095	138:Jun 2034 10,246,400
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	3,023,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	1,316,682	0	0	0	0	0	0	0	0	0	0	0	1,316,682	3,023,243	0	0	0	0
0	0	0	0	0	0	0	(1,161,940)	0	0	0	0	0	0	0	0	0	0	0	(770,123)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(40,410)	(40,410)	(40,398)	(40,374)	(40,340)	(40,294)	(40,238)	(40,169)	(40,090)	(39,999)	(39,898)	(39,785)	(39,660)	(39,525)	(39,378)	(39,220)	(39,051)	(38,870)	(38,678)	(38,475)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(334,775)	(334,775)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)
0	0	(63,529)	0	0	0	0	0	0	0	0	0	0	0	(63,529)	0	0	0	0	0
(73,882)	(73,882)	(73,881)	(73,880)	(73,878)	(73,876)	(73,873)	(73,870)	(73,866)	(73,861)	(73,856)	(73,851)	(73,844)	(73,838)	(73,830)	(73,822)	(73,814)	(73,805)	(73,795)	(73,785)
(33,478)	(33,478)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)
(132,618)	(131,782)	(130,945)	(130,108)	(129,271)	(128,435)	(127,598)	(126,761)	(125,925)	(125,088)	(124,251)	(123,414)	(122,578)	(121,741)	(120,904)	(120,068)	(119,231)	(118,394)	(117,557)	(116,721)
<b>(1,852,819)</b>	<b>(1,851,981)</b>	<b>2,570,509</b>	<b>(1,705,026)</b>	<b>(1,704,153)</b>	<b>(1,703,269)</b>	<b>(1,702,372)</b>	<b>35,867,917</b>	<b>(1,700,544)</b>	<b>(1,699,612)</b>	<b>(1,698,669)</b>	<b>(1,697,713)</b>	<b>(1,696,746)</b>	<b>(1,695,767)</b>	<b>(441,623)</b>	<b>1,329,470</b>	<b>(1,692,759)</b>	<b>(1,691,733)</b>	<b>(1,690,695)</b>	<b>23,210,992</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(11,840)	(20,332)	(10,648)	(18,758)	(26,572)	(34,383)	(42,190)	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>(1,864,659)</b>	<b>(1,872,314)</b>	<b>2,559,861</b>	<b>(1,723,784)</b>	<b>(1,730,726)</b>	<b>(1,737,652)</b>	<b>(1,744,562)</b>	<b>35,867,917</b>	<b>(1,700,544)</b>	<b>(1,699,612)</b>	<b>(1,698,669)</b>	<b>(1,697,713)</b>	<b>(1,696,746)</b>	<b>(1,695,767)</b>	<b>(441,623)</b>	<b>1,329,470</b>	<b>(1,692,759)</b>	<b>(1,691,733)</b>	<b>(1,690,695)</b>	<b>23,210,992</b>
(4,995,950)	(6,868,264)	(4,308,403)	(6,032,187)	(7,762,913)	(9,500,565)	(11,245,127)	24,622,791	22,922,247	21,222,634	19,523,966	17,826,252	16,129,506	14,433,740	13,992,117	15,321,587	13,628,828	11,937,095	10,246,400	33,457,392

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139:Jul 2034	140:Aug 2034	141:Sep 2034	142:Oct 2034	143:Nov 2034	144:Dec 2034	145:Jan 2035	146:Feb 2035	147:Mar 2035	148:Apr 2035	149:May 2035	150:Jun 2035	151:Jul 2035	152:Aug 2035	153:Sep 2035	154:Oct 2035	155:Nov 2035	156:Dec 2035	157:Jan 2036	158:Feb 2036
33,457,392	31,768,809	30,081,300	28,394,875	26,709,548	25,025,330	23,342,232	26,000,193	24,255,843	22,576,178	20,897,681	19,220,364	56,450,542	54,775,620	53,101,913	51,429,432	49,758,191	48,088,200	46,419,471	49,028,413
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	40,109,591	0	0	0	0	0	0	0	0
205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	0	0	0	0	3,023,243	0	0	0	0	0	0	0	0	0	0	0	0	3,023,243
0	0	0	0	0	0	1,316,682	0	0	0	0	0	0	0	0	0	0	0	0	1,316,682
0	0	0	0	0	0	0	0	0	0	0	(1,203,288)	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(38,261)	(38,035)	(37,799)	(37,551)	(37,292)	(37,021)	(36,739)	(36,446)	(36,142)	(35,827)	(35,500)	(35,162)	(34,813)	(34,453)	(34,081)	(33,698)	(33,304)	(32,899)	(32,482)	(32,054)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)
0	0	0	0	0	0	0	(63,529)	0	0	0	0	0	0	0	0	0	0	(63,529)	0
(73,774)	(73,763)	(73,751)	(73,739)	(73,726)	(73,712)	(73,698)	(73,684)	(73,669)	(73,653)	(73,636)	(73,620)	(73,602)	(73,584)	(73,565)	(73,546)	(73,527)	(73,506)	(73,486)	(73,464)
(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)
(115,884)	(115,047)	(114,211)	(113,374)	(112,537)	(111,701)	(110,864)	(110,027)	(109,190)	(108,354)	(107,517)	(106,680)	(105,844)	(105,007)	(104,170)	(103,333)	(102,497)	(101,660)	(100,823)	(99,987)
<b>(1,688,583)</b>	<b>(1,687,510)</b>	<b>(1,686,424)</b>	<b>(1,685,327)</b>	<b>(1,684,218)</b>	<b>(1,683,098)</b>	<b>2,657,960</b>	<b>(1,744,350)</b>	<b>(1,679,665)</b>	<b>(1,678,497)</b>	<b>(1,677,317)</b>	<b>37,230,178</b>	<b>(1,674,922)</b>	<b>(1,673,707)</b>	<b>(1,672,480)</b>	<b>(1,671,242)</b>	<b>(1,669,991)</b>	<b>(1,668,729)</b>	<b>2,608,942</b>	<b>(1,666,169)</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>(1,688,583)</b>	<b>(1,687,510)</b>	<b>(1,686,424)</b>	<b>(1,685,327)</b>	<b>(1,684,218)</b>	<b>(1,683,098)</b>	<b>2,657,960</b>	<b>(1,744,350)</b>	<b>(1,679,665)</b>	<b>(1,678,497)</b>	<b>(1,677,317)</b>	<b>37,230,178</b>	<b>(1,674,922)</b>	<b>(1,673,707)</b>	<b>(1,672,480)</b>	<b>(1,671,242)</b>	<b>(1,669,991)</b>	<b>(1,668,729)</b>	<b>2,608,942</b>	<b>(1,666,169)</b>
31,768,809	30,081,300	28,394,875	26,709,548	25,025,330	23,342,232	26,000,193	24,255,843	22,576,178	20,897,681	19,220,364	56,450,542	54,775,620	53,101,913	51,429,432	49,758,191	48,088,200	46,419,471	49,028,413	47,362,245

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159:Mar 2036	160:Apr 2036	161:May 2036	162:Jun 2036	163:Jul 2036	164:Aug 2036	165:Sep 2036	166:Oct 2036	167:Nov 2036	168:Dec 2036	169:Jan 2037	170:Feb 2037	171:Mar 2037	172:Apr 2037	173:May 2037	174:Jun 2037	175:Jul 2037	176:Aug 2037	177:Sep 2037	178:Oct 2037
47,362,245	45,697,374	44,033,812	42,371,572	74,502,773	72,843,211	71,185,006	69,528,169	67,872,713	66,218,649	64,565,989	67,387,800	65,934,642	64,482,923	63,032,655	61,583,851	92,151,087	90,705,244	89,260,899	87,818,064
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	34,837,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	0	0	0	0	0	0	0	0	3,023,243	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1,316,682	0	0	0	0	0	0	0	0	0
0	0	0	(1,045,117)	0	0	0	0	0	0	0	0	0	0	0	(990,141)	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(31,615)	(31,165)	(30,703)	(30,231)	(29,746)	(29,251)	(28,745)	(28,227)	(27,698)	(27,158)	(26,606)	(26,043)	(25,469)	(24,884)	(24,288)	(23,680)	(23,061)	(22,431)	(21,790)	(21,137)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(202,735)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)
0	0	0	0	0	0	0	0	0	0	(63,529)	0	0	0	0	0	0	0	0	0
(73,442)	(73,420)	(73,397)	(73,373)	(73,349)	(73,324)	(73,299)	(73,273)	(73,246)	(73,219)	(73,192)	(73,164)	(73,135)	(73,106)	(73,076)	(73,045)	(73,014)	(72,983)	(72,951)	(72,918)
(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(20,273)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)
(99,150)	(98,313)	(97,476)	(96,640)	(95,803)	(94,966)	(94,130)	(93,293)	(92,456)	(91,620)	(90,783)	(89,946)	(89,109)	(88,273)	(87,436)	(86,599)	(85,763)	(84,926)	(84,089)	(83,252)
<b>(1,664,871)</b>	<b>(1,663,561)</b>	<b>(1,662,240)</b>	<b>32,131,200</b>	<b>(1,659,562)</b>	<b>(1,658,205)</b>	<b>(1,656,837)</b>	<b>(1,655,456)</b>	<b>(1,654,064)</b>	<b>(1,652,660)</b>	<b>2,821,811</b>	<b>(1,453,158)</b>	<b>(1,451,719)</b>	<b>(1,450,268)</b>	<b>(1,448,805)</b>	<b>30,567,236</b>	<b>(1,445,843)</b>	<b>(1,444,345)</b>	<b>(1,442,835)</b>	<b>(1,441,313)</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>(1,664,871)</b>	<b>(1,663,561)</b>	<b>(1,662,240)</b>	<b>32,131,200</b>	<b>(1,659,562)</b>	<b>(1,658,205)</b>	<b>(1,656,837)</b>	<b>(1,655,456)</b>	<b>(1,654,064)</b>	<b>(1,652,660)</b>	<b>2,821,811</b>	<b>(1,453,158)</b>	<b>(1,451,719)</b>	<b>(1,450,268)</b>	<b>(1,448,805)</b>	<b>30,567,236</b>	<b>(1,445,843)</b>	<b>(1,444,345)</b>	<b>(1,442,835)</b>	<b>(1,441,313)</b>
45,697,374	44,033,812	42,371,572	74,502,773	72,843,211	71,185,006	69,528,169	67,872,713	66,218,649	64,565,989	67,387,800	65,934,642	64,482,923	63,032,655	61,583,851	92,151,087	90,705,244	89,260,899	87,818,064	86,376,752

**ALDERHOLT MEADOWS SWVR  
INDICATIVE RESIDUAL APPRAISAL  
1694 UNITS**

Detailed Cash flow Phase 1

Page A 10

179:Nov 2037	180:Dec 2037	181:Jan 2038	182:Feb 2038	183:Mar 2038	184:Apr 2038	185:May 2038	186:Jun 2038	187:Jul 2038	188:Aug 2038	189:Sep 2038	190:Oct 2038	191:Nov 2038	192:Dec 2038
86,376,752	84,936,973	83,498,740	86,341,795	84,906,689	83,473,163	82,041,230	80,688,298	92,001,124	90,649,762	89,299,204	87,949,461	86,600,545	85,252,468
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	13,056,679	0	0	0	0	0	0
205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152	205,152
0	0	3,025,316	0	0	0	0	0	0	0	0	0	0	0
0	0	1,317,585	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	(391,700)	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)	(5,579)
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)	(961,615)
(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)	(118,238)
(20,473)	(19,798)	(19,111)	(18,414)	(17,705)	(16,985)	(16,254)	(15,511)	(14,757)	(13,992)	(13,216)	(12,428)	(11,629)	(10,819)
(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)	(247,900)
(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)	(109,475)
(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(23,954)	(19,280)
0	0	(63,170)	0	0	0	0	0	0	0	0	0	0	0
(72,885)	(72,851)	(72,817)	(72,782)	(72,747)	(72,711)	(72,674)	(72,637)	(72,599)	(72,561)	(72,522)	(72,483)	(72,443)	(72,402)
(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(2,395)	(1,928)
(82,416)	(81,579)	(80,742)	(79,906)	(79,069)	(78,232)	0	0	0	0	0	0	0	0
<b>(1,439,779)</b>	<b>(1,438,233)</b>	<b>2,843,056</b>	<b>(1,435,107)</b>	<b>(1,433,526)</b>	<b>(1,431,933)</b>	<b>(1,352,933)</b>	<b>11,312,826</b>	<b>(1,351,361)</b>	<b>(1,350,558)</b>	<b>(1,349,743)</b>	<b>(1,348,916)</b>	<b>(1,348,077)</b>	<b>(1,342,085)</b>
5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%	5.500%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>(1,439,779)</b>	<b>(1,438,233)</b>	<b>2,843,056</b>	<b>(1,435,107)</b>	<b>(1,433,526)</b>	<b>(1,431,933)</b>	<b>(1,352,933)</b>	<b>11,312,826</b>	<b>(1,351,361)</b>	<b>(1,350,558)</b>	<b>(1,349,743)</b>	<b>(1,348,916)</b>	<b>(1,348,077)</b>	<b>(1,342,085)</b>
84,936,973	83,498,740	86,341,795	84,906,689	83,473,163	82,041,230	80,688,298	92,001,124	90,649,762	89,299,204	87,949,461	86,600,545	85,252,468	83,910,382

## Appendix 4

**Alderholt Meadows Infrastructure Delivery Plan - Project Schedule**

phasing plan for location

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Phase 1	174	24	48	48	48	6								
Phase 2	186		48	48	48	42								
Phase 3	195			48	48	48	48	3						
Phase 4 Flats	64				48	16								
Phase 5	189					48	48	48	45					
Phase 6	74						48	26						
Phase 7	200							48	48	48	8			
Phase 8	64								48	16				
Phase 9 SME	28								28					
Phase 10	79									48	31			
Phase 11	153										48	48	48	9
Phase 12	183										48	48	48	39
Phase 13	105											48	48	9
Employment	10,000m2			2,500m2	2,500m2		2,500m2	2,500m2						
<b>Total Dwellings</b>	1694	24	96	144	192	160	144	125	169	112	175	152	144	57
	100.00%	1.417%	5.667%	8.501%	11.334%	9.445%	8.501%	7.379%	9.976%	6.612%	10.331%	8.973%	8.501%	3.365%

ALDERHOLT IDP CASH FLOW	YEAR TENURE		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
			Open Market Dwellings		16	62	94	125	104	94	81	110	73	114	99	94
Affordable Dwellings		8	34	50	67	56	50	44	59	39	61	53	50	20		
Dwellings Total (Cumulative)		24	120	264	456	616	760	885	1,054	1,166	1,341	1,493	1,637	1,694		
1. Rapleys Forecast IDP	Estimated on site population		58	288	634	1,094	1,478	1,824	2,124	2,530	2,798	3,218	3,583	3,929	4,066	
1.1 Ground Investigation	Class B		-250,000	-125,000	-125,000											
1.2 Demolition and Site Clearance	Class D		-500,000	-150,000	-175,000				-175,000							
1.3 Excavation	Class E		-12,708,000	-1,588,500	-1,588,500	-1,588,500	-1,588,500	-1,588,500	-1,588,500	-1,588,500	-1,588,500					
1.4 Pipework	Class I			15%	15%	15%	10%	10%	5%	5%	5%	5%	5%	5%	5%	
			-5,225,000	-783,750	-783,750	-783,750	-522,500	-522,500	-261,250	-261,250	-261,250	-261,250	-261,250	-261,250	-261,250	
1.5 Timber	Class O		-500,000	-83,333	-83,333	-83,333	-83,333	-83,333	-83,333							
1.6 Roads and Pavings	Class R			15%	15%	15%	10%	10%	5%	5%	5%	5%	5%	5%	5%	
			-11,512,000	-1,726,800	-1,726,800	-1,726,800	-1,151,200	-1,151,200	-575,600	-575,600	-575,600	-575,600	-575,600	-575,600	-575,600	
1.7 Brickwork	Class U		-225,000			-112,500	-112,500									
1.8 Painting	Class V		-50,000	-25,000	-25,000											
1.9 Miscellaneous Work	Class X			15%	15%	15%	10%	10%	5%	5%	5%	5%	5%	5%	5%	
			-5,315,000	-797,250	-797,250	-797,250	-531,500	-531,500	-265,750	-265,750	-265,750	-265,750	-265,750	-265,750	-265,750	
1.10 Utility and Services Works	Class Y			15%	15%	15%	10%	10%	5%	5%	5%	5%	5%	5%	5%	
			-14,760,000	-2,214,000	-2,214,000	-2,214,000	-1,476,000	-1,476,000	-738,000	-738,000	-738,000	-738,000	-738,000	-738,000	-738,000	
1.11 Nutrient Mitigation		Forecast cost for 50kg phosphate mitigation @ £75k per kg.	-3,750,000	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462	-288,462
<b>TOTAL IDP COST</b>			-54,795,000	-7,385,299	-7,807,094	-7,507,094	-5,753,994	-5,753,994	-3,800,895	-3,975,895	-3,717,561	-2,129,061	-2,129,061	-2,129,061	-2,129,061	-288,462
	Contractor Prelim		-1,530,000	-127,500	-127,500	-127,500	-127,500	-127,500	-127,500	-127,500	-127,500	-127,500	-127,500	-127,500	-127,500	
	Contractor Overhead & Profits		-2,100,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	-175,000	
	<b>TOTAL IDP</b>		-58,425,000	-7,687,799	-8,109,594	-7,809,594	-6,056,494	-6,056,494	-4,103,395	-4,278,395	-4,020,061	-2,431,561	-2,431,561	-2,431,561	-2,431,561	-288,462



## Appendix 5



## £/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

**Last updated:** 06-May-2023 07:26

› Rebased to 2Q 2023 (382; forecast) and Dorset ( 103; sample 123 )

**Maximum age of results:** Default period

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
<b>New build</b>							
810. Housing, mixed developments (15)	1,536	835	1,340	1,493	1,682	3,767	1261
<b>810.1 Estate housing</b>							
Generally (15)	1,534	737	1,307	1,474	1,676	5,312	1415
Single storey (15)	1,743	1,027	1,475	1,681	1,926	5,312	234
2-storey (15)	1,476	737	1,280	1,434	1,613	3,216	1098
3-storey (15)	1,612	956	1,346	1,529	1,836	3,142	78
4-storey or above (15)	3,215	1,566	2,564	2,864	4,308	4,770	5
810.11 Estate housing detached (15)	2,002	1,116	1,558	1,727	2,145	5,312	21
<b>810.12 Estate housing semi detached</b>							
Generally (15)	1,546	899	1,320	1,509	1,686	3,476	349
Single storey (15)	1,732	1,105	1,507	1,693	1,891	3,476	80
2-storey (15)	1,490	899	1,307	1,449	1,631	2,642	257
3-storey (15)	1,521	1,125	1,219	1,483	1,798	2,166	12
<b>810.13 Estate housing terraced</b>							
Generally (15)	1,569	927	1,286	1,470	1,719	4,770	239
Single storey (15)	1,800	1,154	1,494	1,855	2,076	2,515	20
2-storey (15)	1,499	927	1,265	1,435	1,640	3,216	183
3-storey (15)	1,638	956	1,327	1,504	1,826	3,142	34
4-storey or above (10)	4,539	4,308	-	-	-	4,770	2
<b>816. Flats (apartments)</b>							
Generally (15)	1,800	894	1,493	1,697	2,024	6,199	857
1-2 storey (15)	1,709	1,063	1,440	1,616	1,908	3,529	181
3-5 storey (15)	1,775	894	1,488	1,696	2,014	3,779	576
6 storey or above (15)	2,127	1,312	1,735	1,998	2,278	6,199	97

## Appendix 6

## LAND AT ALDERHOLT MEADOWS INFRASTRUCTURE COST ESTIMATE

CODE	ELEMENTAL	COST CENTRE		TOTAL			
		STANDARD	ABNORMAL	ELEMENTAL COST	COST / m <sup>2</sup> GROSS £	COST / ft <sup>2</sup> GROSS £	% OF COST PLAN VALUE
A	Class A: General Items	-	-	-	-	-	0%
B	Class B: Ground Investigation	250,000	-	250,000	1.67	0.16	0%
C	Class C: Geotechnical and Other Specialist Processes	-	-	-	-	-	0%
D	Class D: Demolition and Site Clearance	140,000	360,000	500,000	3.35	0.31	1%
E	Class E: Excavation	11,008,000	1,700,000	12,708,000	85.07	7.90	23%
F	Class F: In-Situ Concrete	-	-	-	-	-	0%
H	Class H: Precast Concrete	-	-	-	-	-	0%
I	Class I: Pipework - Pipes	5,225,000	-	5,225,000	34.98	3.25	10%
J	Class J: Pipework - Fittings and Valves	-	-	-	-	-	0%
K	Class K: Pipework - Manholes and Ancillaries	-	-	-	-	-	0%
L	Class L: Pipework - Supports and Protection	-	-	-	-	-	0%
M	Class M: Structural Metalwork	-	-	-	-	-	0%
N	Class N: Miscellaneous Metalwork	-	-	-	-	-	0%
O	Class O: Timber	-	500,000	500,000	3.35	0.31	1%
P	Class P: Piling	-	-	-	-	-	0%
Q	Class Q: Piling Ancillaries	-	-	-	-	-	0%
R	Class R: Roads and Pavings	8,696,000	2,817,000	11,512,000	77.06	7.16	21%
T	Class T: Tunnels	-	-	-	-	-	0%
U	Class U: Brickwork, Blockwork and Masonry	225,000	-	225,000	1.51	0.14	0%
V	Class V: Painting	-	50,000	50,000	0.33	0.03	0%
W	Class W: Waterproofing	-	-	-	-	-	0%
X	Class X: Miscellaneous Work	5,055,000	260,000	5,315,000	35.58	3.31	10%
Y	Class Y: Utility and Services Works	5,101,000	9,657,000	14,760,000	98.81	9.18	27%
	Sub total	35,700,000	15,344,000	51,045,000	341.70	31.75	93%
	<b>On Costs</b>						
9	Contractor's preliminaries	1,070,000	460,000	1,530,000	10.24	0.95	3%
10	Main contractor's overheads and profit	1,470,000	630,000	2,100,000	14.06	1.31	4%
11	Project and design team fees	-	-	-	-	-	0%
12	Risk	-	-	-	-	-	0%
<b>INFRASTRUCTURE COST ESTIMATE (excluding inflation)</b>		<b>38,240,000</b>	<b>16,434,000</b>	<b>54,675,000</b>	<b>366</b>	<b>34</b>	<b>100%</b>

**LAND AT ALDERHOLT MEADOWS INFRASTRUCTURE COST ESTIMATE**

Code	Floor	Cost Centre	Function	Description	Quantity	Unit	Rate / £	Total	Group Total	
<b>A Class A: General Items</b>										-
A	GL	Standard		See Elemental Analysis On-Costs						
<b>B Class B: Ground Investigation</b>										250,000
B	GL	Standard		Allowance for Ground Investigations generally; Percussion boring Rotary drilling Pitting and trenching Sampling Laboratory testing Monitoring	-	Psum	£500,000	£0		Excluded assumed in professional fees allowance
B	GL	Standard	5	B5 Allowance for Archaeological Written Scheme of Investigations Evaluation Trenches Construction Watching Brief Strategy for Protection During Construction (Excluded)	1	Psum	£250,000	£250,000		Pending results of evaluation trenches
<b>C Class C: Geotechnical and Other Specialist Processes</b>										-
C	GL	Abnormal		<u>Diaphragm Walls</u> Excluded						
C	GL	Abnormal		<u>Ground Anchors</u> Excluded						
C	GL	Abnormal		<u>Sand, Band and Wick Drains</u> Excluded						
C	GL	Abnormal		<u>Vibro Flotation and Dynamic Compaction</u> Excluded						
C	GL	Abnormal		<u>Ground Stabilisation</u> Allowance for Lime/Cement Stabilisation to 30% CBR						Excluded - pending ground investigation results
C	GL	Abnormal		<u>Consolidation of Abandoned Mine Works</u> Excluded						
C	GL	Abnormal		<u>UXO Probing</u> Excluded						
C	GL	Abnormal		<u>Mineral Extraction</u> Excluded						
<b>D Class D: Demolition and Site Clearance</b>										500,000
D	GL	Standard	1	D1 <u>Site Clearance Generally</u> Site clearance include for all sundry items, small trees (i.e. under 500mm dia.), hedges etc.	55	ha	£2,500	£140,000		
D	GL	Abnormal	1	D1 Allowance for invasive species removal	11	ha	£5,000	£60,000		Survey to be instructed
D	GL	Abnormal	1	D1 <u>Drilling and Blasting Rock</u> Excluded						
D	GL	Abnormal	1	D1 <u>Demolition works: Taking down to ground level and removing complete buildings/structures, including services, fittings and finishes and thereto: allowance to grub out foundations</u> Barns Adjacent to Foxhill Farm, Menage & Paddocks, Ancillary Farm Buildings and the like	1	Psum	£100,000	£100,000		Demolition plan to be prepared
D	GL	Abnormal	1	D1 Sleepbrook Farm	1	Psum	£50,000	£50,000		Demolition plan to be prepared
D	GL	Abnormal	2	D2 Allowance for Asbestos Removal	1	Psum	£50,000	£50,000		As identified in the PRA
D	GL	Abnormal	1	D1 <u>Removal of Below Ground Obstructions</u> Excluded						
D	GL	Abnormal	2	D2 Decommissioning of redundant fuel tanks	1	Psum	£50,000	£50,000		
D	GL	Abnormal	2	D2 <u>Toxic or hazardous material removal: buried asbestos</u> Allowance to remove buried asbestos or other contaminated material	1	Psum	£50,000	£50,000		
<b>E Class E: Excavation</b>										12,708,000
E	GL	Abnormal	7	E7 <u>Dredging:</u> Not applicable						
E	GL	Standard	7	E7 <u>Bulk Earthworks:</u> Site Strip and stockpile; 500mm	277,300	m3	£5	£1,390,000		
E	GL	Standard	7	E7 Attenuation Pond Volume Cut	25,740	m3	£5	£130,000		
E	GL	Standard	7	E7 Bulk Earthworks Cut and Fill Volume Allowance; 1m depth across site	554,600	m3	£5	£2,770,000		See 6.3.7 Campbell Reith Desktop Stuc
E	GL	Standard	7	E7 Excavation for Foundations; Excluded	-	m3	£0	£0		
E	GL	Standard	7	E7 Off-site disposal; allowance for 25% of top soil strip	69,325	m3	£45	£3,120,000		Assumed neutral cut and fill
E	GL	Standard	7	E7 Filling Excavated Top Soil; 50% re-use	138,650	m3	£5	£690,000		
E	GL	Standard	7	E7 <u>Imported Fill:</u> Supply and lay imported Type 1; say 50mm thick as surcharge to working platform	27,730	m3	£70	£1,940,000		
E	GL	Abnormal	7	E7 Allowance for Imported granular selected material or subsoils for area's of made ground	30,000	m3	£50	£1,500,000		Assumes 20% of developed site
E	GL	Standard	7	E7 <u>Surface Preparation</u> Apply herbicide to site	554,600	m2	£0.20	£111,000		
E	GL	Standard	7	E7 Allowance for banks and batters	1	Psum	£250,000	£250,000		
E	GL	Standard	7	E7 Trimming of filled surfaces; horizontal	554,600	m2	£0.50	£280,000		
E	GL	Standard	7	E7 Rolling of formation levels	554,600	m2	£0.50	£277,000		
E	GL	Abnormal	7	E7 <u>Off-Site Disposals</u> Excluded						
E	GL	Standard	7	E7 <u>Testing</u> Allowance for Earthworks Testing	1	Psum	£50,000	£50,000		
E	GL	Abnormal	7	E7 <u>Site De-Watering</u> Allowance for site silt busters	1	Psum	£100,000	£100,000		Shallow ground water indicated
E	GL	Abnormal	7	E7 Allowance for site de watering pumps	1	Psum	£100,000	£100,000		
<b>F Class F: In-Situ Concrete</b>										-
				Excluded						
<b>H Class H: Precast Concrete</b>										-
				Excluded						

**LAND AT ALDERHOLT MEADOWS INFRASTRUCTURE COST ESTIMATE**

Code	Floor	Cost Centre	Function	Description	Quantity	Unit	Rate / £	Total	Group Total	
<b>I Class I: Pipework</b>										<b>5,225,000</b>
I	GL	Standard	15	I15	<u>Site Drainage Allowance: Paved Areas</u>	42,028	m2	£45	£1,900,000	See Drainage Strategy 6.3.3. Primary and secondary roads + 50% contingency TBC
I	GL	Standard	15	I15	Including excavations, pipework, manholes, interceptors, hydrobrakes, etc					
<u>Storage Tanks</u>										
I	GL	Standard	15	I15	Surface Water Attenuation Ponds; included in Earthworks and Misc	-	m3	£0	£0	
I	GL	Standard	15	I15	Foul Water; Storage Volume	280	m3	£1,000	£280,000	
<u>Pumping Station</u>										
I	GL	Standard	16	I16	Foul Water Pumping Station - 80L/S	1	Psum	£250,000	£250,000	
<u>Headwalls</u>										
I	GL	Standard	15	I15	Surface Water Outfall to Attenuation Ponds					
I	GL	Standard	15	I15	Headwalls, Non-Return Valves and Scour Protection Allowance	4	nr	£60,000	£240,000	
<u>Rising mains</u>										
I	GL	Standard	0	I0	New Rising Main 300mm pipes and fittings or other equal and approved; BS 416; in trenches; depth ne 5.00m	930	m	£1,000	£930,000	Upto 15m deep?
I	GL	Standard	0	I0	Replacement Gravity Sewer 300mm Cast Iron Timesaver pipes and fittings or other equal and approved; BS 416; in trenches; depth ne 5.00m	860	m	£1,000	£860,000	
I	GL	Standard	0	I0	Replacement Gravity Sewer 600mm Cast Iron Timesaver pipes and fittings or other equal and approved; BS 416; in trenches; depth ne 5.00m	79	m	£3,000	£240,000	
I	GL	Standard	0	I0	High Point Break Chamber	1	Psum	£50,000	£50,000	
I	GL	Standard	0	I0	Connections to Existing Sewer 15068 Sandheath Road SPS	1	Psum	£25,000	£25,000	
<u>Temporary Works</u>										
I	GL	Standard	0	I0	Allowance for Temporary Works	1	Psum	£250,000	£250,000	
<u>Ancillaries</u>										
I	GL	Standard	15	I15	Jet Wash & CCTV Survey	1	Psum	£200,000	£200,000	
<b>J Class J: Pipework - Fittings and Valves</b>										-
Included in Class I										
<b>K Class K: Pipework - Manholes and Ancillaries</b>										-
Included in Class I										
<b>L Class L: Pipework - Supports and Protection</b>										-
Included in Class I										
<b>M Class M: Structural Metalwork</b>										-
Excluded										
<b>N Class N: Miscellaneous Metalwork</b>										-
Excluded										
<b>O Class O: Timber</b>										<b>500,000</b>
O	GL	Abnormal	21	O21	Allowance for Timber Swale Bridges & Boardwalks	1	Psum	£500,000	£500,000	
<b>P Class P: Piling</b>										-
Excluded										
<b>Q Class Q: Piling Ancillaries</b>										-
Excluded										
<b>R Class R: Roads and Pavings</b>										<b>11,512,100</b>
<u>Off-Site Mitigation</u>										
R	GL	Abnormal	10	R10	Verwood Road Mitigation	1	Psum	£500,000	£500,000	
R	GL	Abnormal	11	R11	Fordingbridge Road; Priority Working Arrangement	1	Psum	£100,000	£100,000	
R	GL	Abnormal	9	R9	Provost Street Mitigation;	1	Psum	£250,000	£250,000	
<u>Site Access Works</u>										
R	GL	Abnormal	13	R13	Hillbury Road Roundabout	2,000	m2	£500	£1,000,000	
R	GL	Abnormal	13	R13	Ringwood Road Priority Junction; 6.5m and 2m footpath	108	m	£2,000	£216,000	
R	GL	Abnormal	13	R13	Hillbury Road Footpath; 2m	178	m	£250	£44,500	
R	GL	Abnormal	13	R13	Narrowing of Ringwood Road	312	m	£500	£156,000	
R	GL	Abnormal	13	R13	Ringwood Road Turning Heads	2	Psum	£25,000	£50,000	
<u>Roads Paths and Paving</u>										
All purpose roads; assumed 800 mm construction comprising 40 mm wearing course, 60 mm base course, 200 mm road base, 150 mm subbase and 350 mm capping layer										
R	GL	Standard	13	R13	Primary Route; 8.5m and 4m footpath	1,400	m	£2,500	£3,500,000	
R	GL	Standard	13	R13	Secondary Route; 6.5m and 4m footpath	2,336	m	£2,100	£4,905,600	
R	GL	Standard	13	R13	Tertiary Route (Excluded)		m			
<u>Footpaths</u>										
R	GL	Abnormal	13	R13	SANG & Park Footpaths Allowance; Specification TBC	10,000	m	£50	£500,000	
<u>Traffic Signs and Road Markings:</u>										
R	GL	Standard	13	R13	White Lining / Surface Marking	-	m2	£1	£0	
R	GL	Standard	13	R13	Traffic Signage Allowance	1	Psum	£100,000	£100,000	
<u>Road Crossings:</u>										
R	GL	Standard	13	R13	Pedestrian Pelican Crossings	2	nr	£20,000	£40,000	
R	GL	Standard	13	R13	Zebra Crossings	5	nr	£5,000	£25,000	
R	GL	Standard	13	R13	3 way traffic signal installation	1	Psum	£75,000	£75,000	
<u>Traffic Calming</u>										
R	GL	Standard	13	R13	Allowance for traffic calming measures	1	Psum	£50,000	£50,000	
<b>T Class T: Tunnels</b>										-
T	GL	Abnormal			No works anticipated					
<b>U Class U: Brickwork, Blockwork and Masonry</b>										<b>225,000</b>
U	GL	Standard	21	U21	Allowance for facing brick screen walling	500	m	£450	£225,000	
<b>V Class V: Painting</b>										<b>50,000</b>
V	GL	Abnormal	21	V21	Allowance for Painting of ancillaries works;	1	Psum	£50,000	£50,000	
<b>W Class W: Waterproofing</b>										-
W	GL	Abnormal			No works anticipated					

LAND AT ALDERHOLT MEADOWS INFRASTRUCTURE COST ESTIMATE

Code	Floor	Cost Centre	Function	Description	Quantity	Unit	Rate / £	Total	Group Total
<b>Class X: Miscellaneous Work</b>									<b>5,315,000</b>
<u>Street Furniture</u>									
X	GL	Standard	28	X28	3	nr	£20,000	£60,000	
X	GL	Standard	28	X28	1	Psum	£30,000	£30,000	
X	GL	Standard	28	X28	1	Psum	£30,000	£30,000	
<u>Site Landscaping</u>									
X	GL	Standard	25	X25					
Green infrastructure to new housing development; Comprising public greenspace, amenity areas, mitigation of new internal spine roads; Landscaping to individual properties not included;									
X	GL	Standard	25	X25	191,000	m2	£20	£3,820,000	Excludes SANG areas
X	GL	Standard	25	X25	5,000	m	£50	£250,000	
X	GL	Standard	25	X25	1	Psum	£100,000	£100,000	
<u>Playground Equipment</u>									
LEAP Play areas for compliance with housing development; 35-100 units; Lappset Ltd; Brownfield sites allow for additional stripping and replacement of existing assumed contaminated surface to 100 mm									
Local Equipped Area for Play (LEAP) is a play area equipped for children of early school age (mainly 4-8 year olds). The activity zone should have a minimum area of 400 m2, with grass playing space and at least five types of play equipment with appropriate safety surfacing. There should also be seating for accompanying adults. Contains at least 5 types of play equipment; Contains seating for parents and/or carers; Contains a litter bin signage fencing									
X	GL	Standard	29	X29					
minimum requirement but with green seeded kickabout area									
X	GL	Standard	29	X29	1	nr	£60,000	£60,000	
X	GL	Standard	29	X29	4	nr	£25,000	£100,000	
minimum requirements LAP excluding equipment									
<u>Ecology</u>									
X	GL	Standard	4	X4	1	Psum	£25,000	£25,000	
X	GL	Standard	4	X4	1	Psum	£50,000	£50,000	
<u>Fencing &amp; Guardrails:</u>									
X	GL	Standard	21	X21	1,400	m	£100	£140,000	
X	GL	Standard	21	X21	1	Psum	£50,000	£50,000	
X	GL	Standard	21	X21	1	Psum	£200,000	£200,000	
Knee Rail to Attenuation Ponds Ancillary Fencing Allowance; Pump Station and the like Allowance for metal post and rail fencing									
<u>Retaining Walls</u>									
X	GL	Abnormal	21	X21	1	Psum	£250,000	£250,000	
Allowance for gabion basket retaining walls									
<u>Signage:</u>									
X	GL	Standard	28	X28	1	Psum	£20,000	£20,000	
X	GL	Standard	21	X21	1	Psum	£100,000	£100,000	
X	GL	Standard	28	X28	1	Psum	£20,000	£20,000	
SANG Wayfinding Signage Estate Wayfinding Signage Water Safety Signage									
<u>Water Side Safety:</u>									
X	GL	Abnormal	21	X21	20	nr	£500	£10,000	
Life Rings Allowance									
<b>Class Y: Utility and Services Works</b>									<b>14,760,000</b>
<u>Water Mains Diversions &amp; New Supply</u>									
<u>Diversions</u>									
Y	GL	Abnormal	36	Y36	1	Psum	£500,000	£500,000	Excluded Excluded
Y	GL	Abnormal			-	Psum	£0	£0	
Y	GL	Abnormal			-	Psum	£0	£0	
<u>New Supply</u>									
Y	GL	Standard	22	Y22	1	nr	£1,801	£1,801	
Y	GL	Standard	22	Y22	1	nr	£1,333	£1,333	
Y	GL	Standard	22	Y22	1	nr	£1,406	£1,406	
Y	GL	Abnormal	22	Y22	156	m	£181	£28,236	
Y	GL	Abnormal	22	Y22	130	m	£302	£39,260	
Y	GL	Standard	22	Y22	1,700	units	£649	£1,103,300	Utility plot connection costs TBC
Y	GL	Standard	22	Y22	1,700	units	£500	£850,000	Utility plot connection costs TBC
Y	GL	Standard	22	Y22	1,700	units	£240	£408,014	Utility plot connection costs TBC
Y	GL	Standard	22	Y22		units	£96	£0	
Y	GL	Standard	22	Y22		units	£408	£0	
Y	GL	Standard	22	Y22	1	Psum	£250,000	£250,000	
<u>Foul Sewer New Supply</u>									
Rising Main Works; See Class I									
Y	GL	Standard	23	Y23		nr	£400	£0	Reduced charge allowance, rising main works identified and budgeted in Class I
Y	GL	Standard	22	Y22	1	Psum	£250,000	£250,000	
<u>Electricity Mains Diversion &amp; New Supply</u>									
<u>Disconnections / Diversions</u>									
Y	GL	Abnormal	32	Y32	1	Psum	£200,000	£200,000	
Y	GL	Abnormal	32	Y32	1	Psum	£50,000	£50,000	
Scottish and Southern Electricity High Voltage Scottish and Southern Electricity Low Voltage									
Y	GL	Abnormal	0	Y0	1	Psum	£8,200,000	£8,200,000	
Y	GL	Abnormal	0	Y0	2	nr			
Y	GL	Abnormal	0	Y0	12	nr			
Y	GL	Abnormal	22	Y22	12	nr	£10,000	£120,000	
Y	GL	Standard	22	Y22	1,700	units	£500	£850,000	Utility plot connection costs TBC
Y	GL	Abnormal	22	Y22					
Y	GL	Abnormal	22	Y22					
Y	GL	Standard	22	Y22					
Y	GL	Abnormal	22	Y22	1	Psum	£250,000	£250,000	
<u>Gas Mains Diversion &amp; New Supply</u>									
<u>Diversions</u>									
Y	GL	Abnormal	22	Y22	-	m	£400	£0	
Buried 63mm PELP Ringwood Road - not anticipated									
Y	GL	Abnormal	22	Y22					
See Hydrock Utilities Strategy - assumption gas will not be the proposed heat source for a new development.									
<u>Telecommunication and other Communication System Connections</u>									
<u>Diversions</u>									
Y	GL	Abnormal	0	Y0	1	Psum	£250,000	£250,000	
Openreach BT Diversion Provisional Sum									
<u>New Supply</u>									
On site telephone duct; all laid in trenches including excavation and backfill with excavated material									
Y	GL	Standard	22	Y22	1,700	units	£500	£850,000	
Y	GL	Abnormal	22	Y22	1	Psum	£20,000	£20,000	
Y	GL	Abnormal	22	Y22	1,700	nr	£0	£0	
BT approved communication box foundations Fordingbridge (SSFORDB) Connection Charges									
<u>External/Street Lighting Systems</u>									
Y	GL	Standard	13	Y13	299	nr	£1,200	£360,000	Primary and secondary roads only
Y	GL	Standard	13	Y13	299	nr	£500	£150,000	
Y	GL	Standard	13	Y13	1	Psum	£25,000	£25,000	
Lighting to pedestrian areas and estate roads on 4.00 m – 8.00 m columns; assumed 25m spacing each side Allowance for Street Light Bases External Signage Lighting Allowance									
<b>Measured Works Estimate</b>								<b>£51,040,000</b>	