

Appendix 3.

1 Estimated Land receipts from Phase 2 land.

Schedule of accommodation and developer receipts

<i>Full price speculative housing</i>	<u>No.</u>	<u>ft2</u>	<u>sales price</u>	<u>Total revenue</u>	
2 bed townhouses	6	722	132,000	792,000	
3 bed townhouses	16	882	149,000	2,384,000	
3 bed detached	<u>4</u>	<u>882</u>	149,000	<u>596,000</u>	A 3,772,000
	26	21,972			

Development Costs

*Construction costs - including roads, sewers, bdgs
ext works, services, abnormals, access land & prelims.*

21,972	ft2	£104.00	2,285,088
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106 Contributions

<i>Public open space</i>	72	persons	£714.00	51,408
<i>Health</i>	26	plots	£551.00	14,326
<i>Education (assumed nil)</i>	26	plots	£0.00	0

<i>Developer's finance costs, overhead and profit</i>	21,972	ft2	£29.00	<u>637,188</u>	B 2,988,010
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Residual Land receipts to SDDC

A-B 783,990

2 Estimated land receipts from selling site in one tranche in the future (33% affordable)

Schedule of accommodation and developer receipts

<i>Full price speculative housing</i>	<u>No.</u>	<u>ft2</u>	<u>sales price</u>	<u>Total revenue</u>	
2 bed townhouses	8	722	132,000	1,056,000	
3 bed townhouses	17	882	149,000	2,533,000	
3 bed detached	<u>4</u>	<u>882</u>	149,000	<u>596,000</u>	4,185,000
<i>sub total</i>	29	24,298			
<i>Affordable units</i>					
<i>rented</i> 1 bed flat	1	550	45,000	45,000	
<i>rented</i> 2 bed townhouses	5	722	53,000	265,000	
<i>rented</i> 3 bed townhouses	5	882	58,000	290,000	
<i>rented</i> 3 bed detached	1	882	58,000	58,000	
<i>rented</i> 4 bed townhouse	1	1,023	65,000	65,000	
<i>shared o/ship</i> 3 bed townhouses	<u>2</u>	<u>882</u>	99,000	<u>198,000</u>	921,000
<i>sub total</i>	15	12,239			
	44	36,537			X 5,106,000

Development Costs

*Construction costs - including roads, sewers, bdgs
ext works, services, abnormals, access land & prelims.*

36,537	ft2	£104.00	3,799,848
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106 Contributions

<i>Public open space</i>	118	persons	£714.00	84,252
<i>Health</i>	44	plots	£551.00	24,244
<i>Education (assumed nil)</i>	44	plots	£0.00	0

Developer's finance costs, overhead and profit;

<i>Spec units</i>	24,298	ft2	£29.00	704,642	
<i>Affordable units</i>	12,239	ft2	£7.00	<u>85,673</u>	Y 4,698,659

Residual Land receipts to SDDC

X-Y 407,341