

Melton Southern Strategic Urban Extension
Baseline 2018
15 % Affordable Housing

**Melton Southern Strategic Urban Extension
Baseline 2018**

Summary Appraisal for Merged Phases 1 2 3 4 5

Currency in £

REVENUE

Sales Valuation	Units	m ²	Sales Rate m ²	Unit Price	Gross Sales
Market housing floor area	1	32,912.00	2,153.00	70,859,536	70,859,536
Affordable rent floor area	1	1,936.00	904.26	1,750,647	1,750,647
Shared ownership floor space	1	2,168.00	1,399.45	3,034,008	3,034,008
Starter home floor space	1	1,704.00	1,722.40	2,934,970	2,934,970
Market housing floor area	1	32,912.00	2,153.00	70,859,536	70,859,536
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Totals	20	193,600.00			392,895,803

Additional Revenue

Employment land sales	2,965,200
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Employment land sales	2,965,200
	14,826,000

NET REALISATION

407,721,803

OUTLAY

ACQUISITION COSTS

Residualised Price	29,581,262	29,581,262
Stamp Duty	5.00%	1,479,063
Agent Fee	1.00%	295,813
Legal Fee	0.50%	147,906
		1,922,782

CONSTRUCTION COSTS

Construction	m ²	Build Rate m ²	Cost
Market housing floor area	32,912.00	1,042.00	34,294,304
Affordable rent floor area	1,936.00	1,042.00	2,017,312
Shared ownership floor space	2,168.00	1,042.00	2,259,056
Starter home floor space	1,704.00	1,042.00	1,775,568
Market housing floor area	32,912.00	1,042.00	34,294,304
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Starter home floor space	<u>1,704.00</u>	1,042.00	<u>1,775,568</u>	
Totals	193,600.00		201,731,200	201,731,200

Contingency		3.00%	6,051,936	
Primary sub stations			5,000,000	
Special school			702,244	
Primary school			6,641,000	
Secondary school			8,000,000	
Community hall			1,250,000	
Southern distributor road			29,600,000	
				57,245,180

Other Construction

Employment land servicing costs			494,200	
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Employment land servicing costs			494,200	
				2,471,000

PROFESSIONAL FEES

Professional fees		8.00%	16,336,176	
				16,336,176

DISPOSAL FEES

Marketing, sales and legal fees		3.50%	13,751,353	
				13,751,353

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,037,330

TOTAL COSTS

324,076,283

PROFIT

83,645,519

Performance Measures

Profit on Cost%		25.81%
Profit on GDV%		21.29%
Profit on NDV%		21.29%
IRR		35.80%
Profit Erosion (finance rate 6.500)	3 yrs 7 mths	