

220202 Salt Cross Accommodation Schedule_v9

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	
					Phases	Phase 1 - [non spatial]				Phase 2 - [non spatial]				Phase 3 - []				Phase 4 - []				Phase 5 - []				Phase 6 - []				Total / Average		
		Data source	CF (to Arsus)	Rate E%	Amount E	High Density	Medium Density	Low Density	Total / Average	Car Free	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average	High Density	Medium Density	Low Density	Total / Average	Total / Average	
3	Land Budget																															
4	Density Mix	From CH email Tue 11/01/2022 13:21				25%	50%	25%	100%		25%	50%	25%	100%	25%	50%	25%	100%	25%	50%	25%	100%	25%	50%	25%	100%	25%	50%	25%	100%		41
5	Residential Density	From CH email Tue 11/01/2022 13:21				58	45	28	41		58	45	28	41	58	45	28	41	58	45	28	41	58	45	28	41	58	45	28	41		41
6	Number of Dwellings	Calculated from density mix (error due to rounding from total in phase)				104	208	104	415		94	188	94	375	101	203	101	405	105	210	105	420	94	188	94	375	53	105	53	210	2200	
7	Net Residential (ha)	Calculated from dwelling numbers / density				1.79	4.61	3.71	10.11		1.62	4.17	3.35	9.13	1.75	4.50	3.62	9.86	1.81	4.67	3.75	10.23	1.62	4.17	3.35	9.13	0.91	2.33	1.88	5.11	53.57	
8	Net Residential (acres)					4.42	11.39	9.16	24.97		3.99	10.30	8.27	22.56	4.31	11.12	8.94	24.37	4.47	11.53	9.27	25.27	3.99	10.30	8.27	22.56	2.24	5.77	4.63	12.64	132.37	
9	Gross Land Take (ha)																														220	
10	Gross Land Take (acres)																														544	
11	Net to Gross ratio (overall)																														24.4%	
12																																
13	Tenure Mix (No. Units)																															
14		Affordable housing Policy																														
15	OMS no.	From CH email Tue 11/01/2022 13:21	CF	50%		52	104	52	208	-	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105	1,100	
16	Affordable rented no.	From CH email Tue 11/01/2022 13:21	CF	30%		16	31	16	62	-	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330	
17	Social rented no.	From CH email Tue 11/01/2022 13:21	CF	30%		16	31	16	62	-	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330	
18	First Homes no.	From CH email Tue 11/01/2022 13:21	CF	25%		13	26	13	52	-	12	23	12	47	13	25	13	51	13	26	13	53	12	23	12	47	7	13	7	26	275	
19	Intermediate/other no.	From CH email Tue 11/01/2022 13:21	CF	15%		8	16	8	31	-	7	14	7	28	8	15	8	30	8	16	8	32	7	14	7	28	4	8	4	16	165	
20			CF	100%		104	208	104	415	0	93.75	188	94	375	101.25	203	101	405	105	210	105	420	93.75	188	94	375	52.5	105	53	210	2,200	
21																																
22	Unit sizes (sqm)																															
23	1 Bed Flat					50	50	50			50	50	50		50	50	50		50	50	50		50	50	50		50	50	50			
24	2 Bed Flat					65	65	65			65	65	65		65	65	65		65	65	65		65	65	65		65	65	65			
25	2 Bed House					75	75	75			75	75	75		75	75	75		75	75	75		75	75	75		75	75	75			
26	3 Bed House					95	95	95			95	95	95		95	95	95		95	95	95		95	95	95		95	95	95			
27	4 Bed House					135	135	135			135	135	135		135	135	135		135	135	135		135	135	135		135	135	135			
28	5 Bed House					160	160	160			160	160	160		160	160	160		160	160	160		160	160	160		160	160	160			

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE			
	Phases					Phase 1 - [non spatial]				Phase 2 - [non spatial]				Phase 3 - []				Phase 4 - []				Phase 5 - []				Phase 6 - []				Total / Average				
29	Unit Mix - Market					Policy 23 AAP																												
30	1 Bed Flat					10.0%	8.0%	5.0%		10.0%	10.0%	8.0%	5.0%		10.0%	8.0%	5.0%		10.0%	8.0%	5.0%		10.0%	8.0%	5.0%		10.0%	8.0%	5.0%		10.0%	8.0%	5.0%	
31	2 Bed Flat					10.0%	9.0%	8.0%		10.0%	10.0%	9.0%	8.0%		10.0%	9.0%	8.0%		10.0%	9.0%	8.0%		10.0%	9.0%	8.0%		10.0%	9.0%	8.0%		10.0%	9.0%	8.0%	
32	2 Bed House					15.0%	14.0%	12.0%		15.0%	15.0%	14.0%	12.0%		15.0%	14.0%	12.0%		15.0%	14.0%	12.0%		15.0%	14.0%	12.0%		15.0%	14.0%	12.0%		15.0%	14.0%	12.0%	
33	3 Bed House					40.0%	42.0%	45.0%		40.0%	40.0%	42.0%	45.0%		40.0%	42.0%	45.0%		40.0%	42.0%	45.0%		40.0%	42.0%	45.0%		40.0%	42.0%	45.0%		40.0%	42.0%	45.0%	
34	4 Bed House					16.0%	17.0%	18.0%		16.0%	16.0%	17.0%	18.0%		16.0%	17.0%	18.0%		16.0%	17.0%	18.0%		16.0%	17.0%	18.0%		16.0%	17.0%	18.0%		16.0%	17.0%	18.0%	
35	5 Bed House					9.0%	10.0%	12.0%		9.0%	9.0%	10.0%	12.0%		9.0%	10.0%	12.0%		9.0%	10.0%	12.0%		9.0%	10.0%	12.0%		9.0%	10.0%	12.0%		9.0%	10.0%	12.0%	
36						100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	
37	Open Market Floor area (sqm)																																	
38	1 Bed Flat (NIA)					259	415	130	804	-	234	375	117	727	253	405	127	785	263	420	131	814	234	375	117	727	131	210	66	407			4,263	
39	2 Bed Flat (NIA)					337	607	270	1,214	-	305	548	244	1,097	329	592	263	1,185	341	614	273	1,229	305	548	244	1,097	171	307	137	614			6,435	
40	2 Bed House					584	1,089	467	2,140	-	527	984	422	1,934	570	1,063	456	2,088	591	1,103	473	2,166	527	984	422	1,934	295	551	236	1,083			11,344	
41	3 Bed House					1,971	4,140	2,218	8,329	-	1,781	3,741	2,004	7,526	1,924	4,040	2,164	8,128	1,995	4,190	2,244	8,429	1,781	3,741	2,004	7,526	998	2,095	1,122	4,214			44,151	
42	4 Bed House					1,121	2,381	1,261	4,762	-	1,013	2,152	1,139	4,303	1,094	2,324	1,230	4,647	1,134	2,410	1,276	4,820	1,013	2,152	1,139	4,303	567	1,205	638	2,410			25,245	
43	5 Bed House					747	1,660	996	3,403	-	675	1,500	900	3,075	729	1,620	972	3,321	756	1,680	1,008	3,444	675	1,500	900	3,075	378	840	504	1,722			18,040	
44	Total OMS Floor area (NIA) (sqm)					5,019	10,292	5,341	20,651	-	4,535	9,300	4,826	18,661	4,898	10,044	5,212	20,154	5,079	10,416	5,405	20,900	4,535	9,300	4,826	18,661	2,540	5,208	2,702	10,450			109,478	
45	1 Bed Flat (GIA)					305	488	153	946	-	276	441	138	855	298	476	149	923	309	494	154	957	276	441	138	855	154	247	77	479			5,015	
46	2 Bed Flat (GIA)					397	714	317	1,428	-	358	645	287	1,290	387	697	310	1,394	401	723	321	1,445	358	645	287	1,290	201	361	161	723			7,571	
47	Total OMS Floor area (including houses) (GIA) (sqm)					5,124	10,472	5,411	21,008	-	4,630	9,463	4,889	18,983	5,001	10,220	5,281	20,501	5,186	10,599	5,476	21,261	4,630	9,463	4,889	18,983	2,593	5,299	2,738	10,630			111,365	
48	Open Market - No. Units																																	
49	1 Bed Flat					5	8	3	16	-	5	8	2	15	5	8	3	16	5	8	3	16	5	8	3	16	3	4	1	8			85	
50	2 Bed Flat					5	9	4	19	-	5	8	4	17	5	9	4	18	5	9	4	19	5	8	4	17	3	5	2	9			99	
51	2 Bed House					8	15	6	29	-	7	13	6	26	8	14	6	28	8	15	6	29	7	13	6	26	4	7	3	14			151	
52	3 Bed House					21	44	23	88	-	19	39	21	79	20	43	23	86	21	44	24	89	19	39	21	79	11	22	12	44			465	
53	4 Bed House					8	18	9	35	-	8	16	8	32	8	17	9	34	8	18	9	36	8	16	8	32	4	9	5	18			187	
54	5 Bed House					5	10	6	21	-	4	9	6	19	5	10	6	21	5	11	6	22	4	9	6	19	2	5	3	11			113	
55						52	104	52	208	-	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105			1100	
56	Open Market Values £ per Unit																																	
57	1 Bed Flat					£ / unit	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000
58	2 Bed Flat					£ / unit	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000	280,000
59	2 Bed House					£ / unit	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000	335,000
60	3 Bed House					£ / unit	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000
61	4 Bed House					£ / unit	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000	535,000
62	5 Bed House					£ / unit	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000	620,000
63	Open Market Values £																																	
64	1 Bed Flat					£	1,219,063	1,950,500	609,531	3,779,094	-	1,101,563	1,762,500	550,781	3,414,844	1,189,688	1,903,500	594,844	3,688,031	1,233,750	1,974,000	616,875	3,824,625	1,101,563	1,762,500	550,781	3,414,844	616,875	987,000	308,438	1,912,313			20,033,750
65	2 Bed Flat					£	1,452,500	2,614,500	1,162,000	5,229,000	-	1,312,500	2,362,500	1,050,000	4,725,000	1,417,500	2,551,500	1,134,000	5,103,000	1,470,000	2,646,000	1,176,000	5,292,000	1,312,500	2,362,500	1,050,000	4,725,000	735,000	1,323,000	588,000	2,646,000			27,720,000
66	2 Bed House					£	2,606,719	4,865,875	2,085,375	9,557,969	-	2,355,469	4,396,875	1,884,375	8,636,719	2,543,906	4,748,625	2,035,125	9,327,656	2,638,125	4,924,500	2,110,500	9,673,125	2,355,469	4,396,875	1,884,375	8,636,719	1,319,063	2,462,250	1,055,250	4,836,563			50,668,750
67	3 Bed House					£	7,677,500	16,122,750	8,637,188	32,437,438	-	6,937,500	14,568,750	7,804,688	29,310,938	7,492,500	15,734,250	8,429,063	31,655,813	7,770,000	16,317,000	8,741,250	32,828,250	6,937,500	14,568,750	7,804,688	29,310,938	3,885,000	8,158,500	4,370,625	16,414,125			171,957,500
68	4 Bed House					£	4,440,500	9,436,063	4,995,563	18,872,125	-	4,012,500	8,526,563	4,514,063	17,053,125	4,333,500	9,208,688	4,875,188	18,417,375	4,494,000	9,549,750	5,055,750	19,099,500											

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	Phases					Phase 1 - [non spatial]				Phase 2 - [non spatial]				Phase 3 - []				Phase 4 - []				Phase 5 - []				Phase 6 - []				Total / Average			
128	Unit Mix - Social Rented					Policy 23 AAP																											
129	1 Bed Flat					30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%				
130	2 Bed Flat					20.0%	18.0%	15.0%		20.0%	20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%		20.0%	18.0%	15.0%				
131	2 Bed House					15.0%	15.0%	15.0%		15.0%	15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%		15.0%	15.0%	15.0%				
132	3 Bed House					30.0%	32.0%	35.0%		30.0%	30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%		30.0%	32.0%	35.0%				
133	4 Bed House					5.0%	5.0%	5.0%		5.0%	5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%		5.0%	5.0%	5.0%				
134	5 Bed House																																
135						100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%				
136																																	
137	Soc Rented Floor area (sqm)																																
138	1 Bed Flat (NIA)					233	467	233	934	-	211	422	211	844	228	456	228	911	236	473	236	945	211	422	211	844	118	236	118	473	4,950		
139	2 Bed Flat (NIA)					202	364	152	718	-	183	329	137	649	197	355	148	701	205	369	154	727	183	329	137	649	102	184	77	363	3,807		
140	2 Bed House					175	350	175	700	-	158	316	158	633	171	342	171	683	177	354	177	709	158	316	158	633	89	177	89	354	3,713		
141	3 Bed House					444	946	517	1,907	-	401	855	468	1,723	433	923	505	1,861	449	958	524	1,930	401	855	468	1,723	224	479	262	965	10,110		
142	4 Bed House					105	210	105	420	-	95	190	95	380	103	205	103	410	106	213	106	425	95	190	95	380	53	106	53	213	2,228		
143	5 Bed House					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
144	Total Soc Rent area (NIA) (sqm)		CF			1,159	2,337	1,183	4,680	-	1,048	2,112	1,069	4,229	1,131	2,281	1,154	4,567	1,173	2,366	1,197	4,736	1,048	2,112	1,069	4,229	587	1,183	599	2,368	24,808		
145																																	
146	1 Bed Flat (GIA)			85%		275	549	275	1,099	-	248	496	248	993	268	536	268	1,072	278	556	278	1,112	248	496	248	993	139	278	139	556	5,824		
147	2 Bed Flat (GIA)			85%		238	428	179	845	-	215	387	161	764	232	418	174	825	241	434	181	855	215	387	161	764	120	217	90	428	4,479		
148	Total Soc Rent Floor area (including houses) (GIA) (sqm)		CF			1,236	2,484	1,251	4,971	-	1,117	2,245	1,130	4,492	1,207	2,424	1,221	4,851	1,251	2,514	1,266	5,031	1,117	2,245	1,130	4,492	626	1,257	633	2,516	26,353		
149																																	
150	Soc Rent - No. Units																																
151	1 Bed Flat		#			5	9	5	19	-	4	8	4	17	5	9	5	18	5	9	5	19	4	8	4	17	2	5	2	9	99		
152	2 Bed Flat		#			3	6	2	11	-	3	5	2	10	3	5	2	11	3	6	2	11	3	5	2	10	2	3	1	6	59		
153	2 Bed House		#			2	5	2	9	-	2	4	2	8	2	5	2	9	2	5	2	9	2	4	2	8	1	2	1	5	50		
154	3 Bed House		#			5	10	5	20	-	4	9	5	18	5	10	5	20	5	10	5	20	4	9	5	18	2	5	3	10	106		
155	4 Bed House		#			1	2	1	3	-	1	1	1	3	1	2	1	3	1	2	1	3	1	1	1	3	0	1	0	2	17		
156	5 Bed House		#			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0		
157						16	31	16	62	-	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330		
158																																	
159	Soc Rent £ per Unit																																
160	1 Bed Flat			44%	£ / unit	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	103,400	
161	2 Bed Flat			44%	£ / unit	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	123,200	
162	2 Bed House			44%	£ / unit	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	147,400	
163	3 Bed House			44%	£ / unit	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800	162,800
164	4 Bed House			44%	£ / unit	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400	235,400
165	5 Bed House			44%	£ / unit	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800	272,800
166																																	
167	Soc Rent Values £																																
168	1 Bed Flat			£		482,749	965,498	482,749	1,930,995	-	436,219	872,438	436,219	1,744,875	471,116	942,233	471,116	1,884,465	488,565	977,130	488,565	1,954,260	436,219	872,438	436,219	1,744,875	244,283	488,565	244,283	977,130	10,236,600		
169	2 Bed Flat			£		383,460	690,228	287,595	1,361,283	-	346,500	623,700	259,875	1,230,075	374,220	673,596	280,665	1,328,481	388,080	698,544	291,060	1,377,684	346,500	623,700	259,875	1,230,075	194,040	349,272	145,530	688,842	7,216,440		
170	2 Bed House			£		344,087	688,174	344,087	1,376,348	-	310,922	621,844	310,922	1,243,688	335,796	671,591	335,796	1,343,183	348,233	696,465	348,233	1,392,930	310,922	621,844	310,922	1,243,688	174,116	348,233	174,116	696,465	7,296,300		
171	3 Bed House			£		760,073	1,621,488	886,751	3,268,312	-	686,813	1,465,200	801,281	2,953,294	741,758	1,582,416	865,384	3,189,557	769,230	1,641,024	897,435	3,307,689	686,813	1,465,200	801,281	2,953,294	384,615	820,512	448,718	1,653,845	17,		

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE			
	Phases					Phase 1 - [non spatial]				Phase 2 - [non spatial]				Phase 3 - []				Phase 4 - []				Phase 5 - []				Phase 6 - []				Total / Average				
220	Unit Mix - Intermediate					Policy 23 AAP																												
221	1 Bed Flat					25.0%	23.0%	20.0%		25.0%	25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%	
222	2 Bed Flat					25.0%	23.0%	20.0%		25.0%	25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%		25.0%	23.0%	20.0%	
223	2 Bed House					15.0%	17.0%	20.0%		15.0%	15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%		15.0%	17.0%	20.0%	
224	3 Bed House					30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	
225	4 Bed House					5.0%	7.0%	10.0%		5.0%	5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%		5.0%	7.0%	10.0%	
226	5 Bed House																																	
227						100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	
228	Inter Floor area (sqm)																																	
229	1 Bed Flat (NIA)					97	179	78	354	-	88	162	70	320	95	175	76	346	98	181	79	358	88	162	70	320	49	91	39	179	1,877			
230	2 Bed Flat (NIA)					126	233	101	460	-	114	210	91	416	123	227	99	449	128	235	102	466	114	210	91	416	64	118	51	233	2,440			
231	2 Bed House					88	198	117	403	-	79	179	105	364	85	194	114	393	89	201	118	408	79	179	105	364	44	100	59	204	2,135			
232	3 Bed House					222	444	222	887	-	200	401	200	802	216	433	216	866	224	449	224	898	200	401	200	802	112	224	112	449	4,703			
233	4 Bed House					53	147	105	305	-	47	133	95	275	51	144	103	297	53	149	106	308	47	133	95	275	27	74	53	154	1,615			
234	5 Bed House					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
235	Total Inter Floor area (NIA) (sqm)	CF				586	1,201	623	2,409	-	529	1,085	563	2,177	571	1,172	608	2,351	593	1,215	630	2,438	529	1,085	563	2,177	296	608	315	1,219	12,769			
236	1 Bed Flat (GIA)		85%			114	211	92	417	-	103	190	83	376	112	205	89	406	116	213	93	422	103	190	83	376	58	107	46	211	2,208			
237	2 Bed Flat (GIA)		85%			149	274	119	541	-	134	247	108	489	145	267	116	528	151	277	120	548	134	247	108	489	75	139	60	274	2,871			
238	Total Inter Floor area (including houses) (GIA) (sqm)	CF				625	1,273	654	2,552	-	565	1,151	591	2,306	610	1,243	638	2,491	633	1,289	662	2,583	565	1,151	591	2,306	316	644	331	1,292	13,531			
239	Intermediate - No. Units																																	
240	1 Bed Flat		#			2	4	2	7	-	2	3	1	6	2	3	2	7	2	4	2	7	2	3	1	6	1	2	1	4	38			
241	2 Bed Flat		#			2	4	2	7	-	2	3	1	6	2	3	2	7	2	4	2	7	2	3	1	6	1	2	1	4	38			
242	2 Bed House		#			1	3	2	5	-	1	2	1	5	1	3	2	5	1	3	2	5	1	2	1	5	1	1	1	3	28			
243	3 Bed House		#			2	5	2	9	-	2	4	2	8	2	5	2	9	2	5	2	9	2	4	2	8	1	2	1	5	50			
244	4 Bed House		#			0	1	1	2	-	0	1	1	2	0	1	1	2	0	1	1	2	0	1	1	2	0	1	0	1	12			
245	5 Bed House		#			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0			
246						8	16	8	31	-	7	14	7	28	8	15	8	30	8	16	8	32	7	14	7	28	4	8	4	16	165			
247	Intermediate £ per Unit																																	
248	1 Bed Flat					176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	176,250	
249	2 Bed Flat		75%	£ / unit		210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000		
250	2 Bed House		75%	£ / unit		251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250	251,250		
251	3 Bed House		75%	£ / unit		277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500	277,500		
252	4 Bed House		75%	£ / unit		401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250	401,250		
253	5 Bed House		75%	£ / unit		465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000	465,000		
254	Intermediate Values £																																	
255	1 Bed Flat		£			342,861	630,865	274,289	1,248,015	-	309,814	570,059	247,852	1,127,725	334,600	615,663	267,680	1,217,943	346,992	638,466	277,594	1,263,052	309,814	570,059	247,852	1,127,725	173,496	319,233	138,797	631,526	6,615,984			
256	2 Bed Flat		£			408,516	751,669	326,813	1,486,997	-	369,141	679,219	295,313	1,343,672	398,672	733,556	318,938	1,451,166	413,438	760,725	330,750	1,504,913	369,141	679,219	295,313	1,343,672	206,719	380,363	165,375	752,456	7,882,875			
257	2 Bed House		£			293,256	664,713	391,008	1,348,977	-	264,990	600,645	353,320	1,218,955	286,189	648,696	381,586	1,316,471	296,789	672,722	395,719	1,365,230	264,990	600,645	353,320	1,218,955	148,395	336,361	197,859	682,615	7,151,203			
258	3 Bed House		£			647,789	1,295,578	647,789	2,591,156	-	585,352	1,170,703	585,352	2,341,406	632,180	1,264,359	632,180	2,528,719	655,594	1,311,188	655,594	2,622,375	585,352	1,170,703	585,352	2,341,406	327,797	655,594	327,797	1,311,188	13,736,250			
259	4 Bed House		£			156,111	437,112	312,223	905,446	-	141,064	394,980	282,129	818,174	152,350	426,579	304,699	883,628	157,992	442,378	315,984	916,355	141,064	394,980	282,129	818,174	78,996	221,189	157,982	458,177	4,799,953			
260	5 Bed House		£			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
261	Total Inter value (£)	CF				1,848,533	3,779,937	1,952,121	7,580,591	-	1,670,361	3,415,605	1,763,965	6,849,932	1,803,990	3,688,854	1,905,082	7,397,926	1,870,805	3,825,478	1,975,641	7,671,923	1,670,361	3,415,605	1,763,965	6,849,932	935,402	1,912,739	987,820	3,835,962	40,186,266			
262	Profit	CF	6%			110,912	226,796	117,127	454,835	-	100,222	204,936	105,838	410,996	108,239	221,331	114,305	443,876	112,248	229,529	118,538	460,315	100,222	204,936	105,8									

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE		
1					Phases	Phase 1 - [non spatial]				Phase 2 - [non spatial]					Phase 3 - []				Phase 4 - []				Phase 5 - []				Phase 6 - []				Total / Average		
291	Phasing -																																
292	# units (from above) (OMS only)					52	104	52	208	-	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105	1,100		
293	assumed # sales outlets								2					3				4				4				3				20			
294	Construction start								Apr-23					Mar-26				Jan-27				Sep-27				May-28				Dec-28	278,080		
295	Residential Sales start								Oct-23					Sep-26				Jul-27				Mar-28				Nov-28				Jun-29	279,176		
296	Peak sales rate (units pa) (OMS only)				71				142					213				284				284				213				1420			
297	years								2.92					0.88				0.71				0.74				0.66				6.408450704			
298	months								35					11				9			9				8				6	76.90140845			
299	Sales finish								Sep-26					Jul-27				Mar-28				Nov-28				Jun-29				Nov-29	281399		
300	Build Costs -																														0		
301	Build Cost - House (£ psm)					1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1,072	1072	
302	Total House Build Costs (£)					7,326,618	15,422,877	8,274,768	31,024,263	-	6,620,438	13,936,335	7,477,200	28,033,973	7,150,073	15,051,242	8,075,376	30,276,690	7,414,890	15,608,695	8,374,464	31,398,049	6,620,438	13,936,335	7,477,200	28,033,973	3,707,445	7,804,348	4,187,232	15,699,025	164,465,972		
303	Build Cost - Flat (£ psm)					1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	1,194	7,164	
304	Total Flat Build Costs (£)					2,900,191	5,312,159	2,313,594	10,525,944	-	2,620,654	4,800,143	2,090,597	9,511,395	2,830,307	5,184,155	2,257,645	10,272,307	2,935,133	5,376,161	2,341,469	10,652,763	2,620,654	4,800,143	2,090,597	9,511,395	1,467,566	2,688,080	1,170,735	5,326,381	55,800,185		
305	Total Resi Build Cost (£)					10,226,808	20,735,036	10,588,362	41,550,207	-	9,241,092	18,736,478	9,567,797	37,545,368	9,980,379	20,235,397	10,333,221	40,548,997	10,350,023	20,984,856	10,715,933	42,050,812	9,241,092	18,736,478	9,567,797	37,545,368	5,175,011	10,492,428	5,357,967	21,025,406	220,266,157		
306	Average Build Cost					1,104	1,101	1,096	1,100	#DIV/0!	1,104	1,101	1,096	1,100	1,104	1,101	1,096	1,100	1,104	1,101	1,096	1,100	1,104	1,101	1,096	1,100	1,104	1,101	1,096	1,100	1,100		
307	Appraisal total differs slightly due to rounding of floorspace figures.				CF																												
308	CF																																
309	CF																																
310	SUMMARY (for Argus check)																																
311	OMS no.				CF	50%	0	52	104	52	208	0	47	94	47	188	51	101	51	203	53	105	53	210	47	94	47	188	26	53	26	105	1,100
312	Affordable rented no.				CF	30%	0	16	31	16	62	0	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330
313	Intermediate/other no.				CF	15%	0	8	16	8	31	0	7	14	7	28	8	15	8	30	8	16	8	32	7	14	7	28	4	8	4	16	165
314	First Homes no.				CF	25%	0	13	26	13	52	0	12	23	12	47	13	25	13	51	13	26	13	53	12	23	12	47	7	13	7	26	275
315	Social rented no.				CF	30%	0	16	31	16	62	0	14	28	14	56	15	30	15	61	16	32	16	63	14	28	14	56	8	16	8	32	330
316	Total OMS Floor area (NIA) (sqm)				CF	sqm		5,019	10,292	5,341	20,651	0	4,535	9,300	4,826	18,661	4,898	10,044	5,212	20,154	5,079	10,416	5,405	20,900	4,535	9,300	4,826	18,661	2,540	5,208	2,702	10,450	109,478
317	Total Aff Rent Floor area (NIA) (sqm)				CF	sqm		1,159	2,337	1,183	4,680	0	1,048	2,112	1,069	4,229	1,131	2,281	1,154	4,567	1,173	2,366	1,197	4,736	1,048	2,112	1,069	4,229	587	1,183	599	2,368	24,808
318	Total Inter Floor area (NIA) (sqm)				CF	sqm		586	1,201	623	2,409	0	529	1,085	563	2,177	571	1,172	608	2,351	593	1,215	630	2,438	529	1,085	563	2,177	296	608	315	1,219	12,769
319	Total First Homes Floor area (NIA) (sqm)				CF	sqm		976	2,001	1,038	4,014	0	882	1,808	938	3,628	952	1,953	1,013	3,918	988	2,025	1,050	4,063	882	1,808	938	3,628	494	1,013	525	2,031	21,282
320	Total Soc Rent area (NIA) (sqm)				CF	sqm		1,159	2,337	1,183	4,680	0	1,048	2,112	1,069	4,229	1,131	2,281	1,154	4,567	1,173	2,366	1,197	4,736	1,048	2,112	1,069	4,229	587	1,183	599	2,368	24,808
321	Total OMS value (£)				CF	£		20,290,906	41,422,188	21,349,156	83,062,250	0	18,335,156	37,429,688	19,291,406	75,056,250	19,801,969	40,424,063	20,834,719	81,060,750	20,535,375	41,921,250	21,606,375	84,063,000	18,335,156	37,429,688	19,291,406	75,056,250	10,267,688	20,960,625	10,803,188	42,031,500	440,330,000
322	Total Aff Rent value (£)				CF	£		2,936,644	5,906,903	2,978,663	11,822,209	0	2,653,594	5,337,563	2,691,563	10,682,719	2,865,881	5,764,568	2,906,888	11,537,336	2,972,025	5,978,070	3,014,550	11,964,645	2,653,594	5,337,563	2,691,563	10,682,719	1,486,013	2,989,035	1,507,275	5,982,323	62,671,960
323	Total Inter value (£)				CF	£		1,848,533	3,779,937	1,952,121	7,590,591	0	1,670,361	3,415,605	1,763,965	6,849,932	1,803,990	3,688,854	1,905,082	7,397,926	1,870,805	3,825,478	1,975,641	7,671,923	1,670,361	3,415,605	1,763,965	6,849,932	935,402	1,912,739	987,820	3,835,962	40,186,266
324	Total First Home value (£)				CF	£		2,759,750	5,583,825	2,840,156	11,183,731	0	2,493,750	5,045,625	2,566,406	10,105,781	2,693,250	5,449,275	2,771,719	10,914,244	2,793,000	5,651,100	2,874,375	11,318,475	2,493,750	5,045,625	2,566,406	10,105,781	1,396,500	2,825,550	1,437,188	5,659,238	59,287,250
325	Total Soc Rent value (£)				CF	£		2,153,539	4,331,729	2,184,353	8,669,620	0	1,945,969	3,914,213	1,973,813	7,833,994	2,101,646	4,227,350	2,131,718	8,460,713	2,179,485	4,383,918	2,210,670	8,774,073	1,945,969	3,914,213	1,973,813	7,833,994	1,089,743	2,191,959	1,105,335	4,387,037	45,959,430
326	Flats (GIA) (sqm)				from above			2,429	4,449	1,938	8,816	0	2,195	4,020	1,751	7,966	2,370	4,342	1,891	8,603	2,458	4,503	1,961	8,922	2,195	4,020	1,751	7,966	1,229	2,251	981	4,461	46,734
327	House (GIA) (sqm)				from above			6,835	14,387	7,719	28,941	0	6,176	13,000	6,975	26,151	6,670	14,040	7,533	28,243	6,917	14,560	7,812	29,289	6,176	13,000	6,975	26,151	3,458	7,280	3,906	14,645	153,420
328	Profit				CF	£		4,058,181	8,284,438	4,269,831	16,612,450	0	3,667,031	7,485,938	3,858,281	15,011,250	3,960,394	8,084,813	4,166,944	16,212,150	4,107,075	8,384,250	4,321,275	16,812,600	3,667,031	7,485,938	3,858,281	15,011,250	2,053,538	4,192,125	2,160,638	8,406,300	88,066,000
329	Aff Rent				CF	£		176,199	354,414	178,720	709,333	0	159,216	320,254	161,494	640,963	171,953	345,874	174,413	692,240	178,322	358,684	180,873	717,879	159,216	320,254	161,494						