



2800 dwellings 30% Affordable Housing VL3 £4,000/sq. m. CIL Zone A £24.83/sq. m.

Wolvershill

North Somerset Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales	Adjustment Net Sales
Market Housing	1,960	187,180.00	4,000.00		748,720,000	0 748,720,000
AH - SR	485	37,102.50	1,912.50	146,306	70,958,531	0 70,958,531
AH - FH	210	11,886.00	2,800.00	158,480	33,280,800	0 33,280,800
AH - SO	145	11,092.50	2,600.00	198,900	28,840,500	0 28,840,500
Serviced Employment Land (6.5ha) Serviced Mixed-use Local Centre (2ha)	1	0.00	0.00	6,500,000 2,000,000	6,500,000 2,000,000	0 6,500,000 0 2,000,000
140x Self-build plots	1	0.00	0.00	17,500,000	17,500,000	<u>0</u> <u>17,500,000</u>
Totals	2,803	247,261.00		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	907,799,831	0 907,799,831
NET REALISATION				907,799,831		
				307,733,001		
OUTLAY						
ACQUISITION COSTS						
Fixed Price	185.00 ha	250,000.00 /ha	46,250,000			
Fixed Price (185 Ha @ 250,000.00 /Hect)			46,250,000	40.050.000		
Stamp Duty			2,303,500	46,250,000		
Effective Stamp Duty Rate		4.98%	2,303,300			
Agent Fee		2%	693,750			
Legal Fee		1%	346,875			
				3,344,125		
CONSTRUCTION COSTS						
Construction	Units	Unit Amount	Cost			
Serviced Employment Land (6.5ha)	1 un	3,575,000	3,575,000			
Serviced Mixed-use Local Centre (2ha) Totals	<u>1 un</u>	1,100,000	1,100,000 4,675,000			
lotais	m²	Build Rate m ²	4,075,000 Cost			
Market Housing	189,728.00	1,284.00	243,610,752			
AH - SR	38,703.00	1,284.00	49,694,652			
AH - FH	13,671.00	1,284.00	17,553,564			
AH - SO Totals	11,571.00 253,673.00 m ²	1,284.00	14,857,164 325,716,132			
Contingency	255,075.00 111	5%	8,157,352			
Contingency Dwellings		3%	10,748,632			
Site Works & Infrastructure 50%	2,800.00 un	12,500 /un	35,000,000			
Site Works & Infrastructure 50%	2,800.00 un	12,500 /un	35,000,000 3,960,000			
Land serv 2x 2FE 1x 1FE PS 7.2ha Indexed CIL		1%	4,710,946			
masked oil		.,,	1,1 10,0 10	427,968,062		
Other Construction						
Externals		10%	32,571,613 22,800,129			
Climate change response Electric Vehicle Charging (Market)	1,960.00 un	7% 1,303 /un	2,553,880			
Electric Vehicle Charging (AH)	840.00 un	1,029 /un	864,360			
M4(2) 100%	253,673.00 m ²	16	3,931,931			
M4(3) 5%	253,673.00 m ²	8	1,965,966			
BNG SPA	2,800.00 un	3% 500 /un	9,445,768 1,400,000			
Ol A	2,000.00 411	3007411	1,400,000	75,533,648		
Section 106 Costs			07 00			
2x 2FE PS / 1x 1FE PS 25x G&T pitches			27,200,000 2,250,000			
Transport Infrastructure			13,500,000			
Transport illinastrastats			10,000,000	42,950,000		
DDOEESSIONAL FEES						
PROFESSIONAL FEES Professional Fees		8%	39,538,782			
		270	25,000,102	39,538,782		
DISPOSAL FEES		001	04.005.000			
Marketing & Sales Agent Fees Sales Legal Fee	2,800.00 un	3% 750 /un	24,325,239 2,100,000			
Calob Logar Foo	2,000.00 411	7007411	2,100,000	26,425,239		
MISCELL ANEOLIS EFFS						
MISCELLANEOUS FEES AH Profit		6%	5,987,942			
Market Profit		18%	134,088,500			
First Homes		12%	3,993,696			
Commercial		15%	1,275,000	145 345 120		
FINANCE				145,345,138		
Debit Rate 6.500%, Credit Rate 0.000% (Nor	minal)					
Total Finance Cost				32,081,177		
TOTAL COSTS				839,436,171		
PROFIT						
				68,363,660		
D. Common Manager						

Performance Measures

This appraisal report does not constitute a formal valuation.

Project: 30% AH\Wolvershill 30% AH.wcfx
ARGUS Developer Version: 8.20.003

Date: 22/11/2023

2800 dwellings 30% Affordable Housing VL4 £4,250/sq. m. CIL Zone A £24.83/sq. m.

Wolvershill

North Somerset Council

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE		_				
Sales Valuation	Units		Sales Rate m ²		Gross Sales	
Market Housing AH - SR	1,960	187,180.00	4,250.00	405,875 146,306	795,515,000 70,958,531	0 795,515,000
AH - SK AH - FH	485 210	37,102.50 11,886.00	1,912.50 2,975.00	168,385	35,360,850	0 70,958,531 0 35,360,850
AH - SO	145	11,092.50	2,762.50	211,331	30,643,031	0 30,643,031
Serviced Employment Land (6.5ha)	1	0.00	0.00	6,500,000	6,500,000	0 6,500,000
Serviced Mixed-use Local Centre (2ha)	1	0.00	0.00	2,000,000	2,000,000	0 2,000,000
140x Self-build plots	1	0.00	0.00	17,500,000	17,500,000	0 17,500,000
Totals	2,803	247,261.00			958,477,413	0 958,477,413
NET DE 41 104 TION				050 455 440		
NET REALISATION				958,477,413		
OUTLAY						
A COLUCITION COSTS						
ACQUISITION COSTS Fixed Price	195 00 ha	250,000.00 /ha	46,250,000			
Fixed Price (185 Ha @ 250,000.00 /Hect)	105.00 11a	250,000.00 /IIa	46,250,000			
1 1x0d 1 1100 (100 11d @ 200,000.00 /1100t)			40,200,000	46,250,000		
Stamp Duty			2,303,500	,,,		
Effective Stamp Duty Rate		4.98%	, ,			
Agent Fee		2%	693,750			
Legal Fee		1%	346,875			
				3,344,125		
CONSTRUCTION COSTS						
Construction	Units	Unit Amount	Cost			
Serviced Employment Land (6.5ha)	1 un	3,575,000	3,575,000			
Serviced Mixed-use Local Centre (2ha)	<u>1 un</u>	1,100,000	1,100,000			
Totals			4,675,000			
	m²	Build Rate m ²	Cost			
Market Housing	189,728.00	1,284.00	243,610,752			
AH - SR AH - FH	38,703.00	1,284.00	49,694,652			
AH - SO	13,671.00 <u>11,571.00</u>	1,284.00 1,284.00	17,553,564 14,857,164			
Totals	253,673.00 m ²	1,204.00	325,716,132			
Contingency	200,010.00	5%	8,157,352			
Contingency Dwellings		3%	10,748,632			
Site Works & Infrastructure 50%	2,800.00 un	12,500 /un	35,000,000			
Site Works & Infrastructure 50%	2,800.00 un	12,500 /un	35,000,000			
Land serv 2x 2FE 1x 1FE PS 7.2ha		40/	3,960,000			
Indexed CIL		1%	4,710,946	427.069.062		
Other Construction				427,968,062		
Externals		10%	32,571,613			
Climate change response		7%	22,800,129			
Electric Vehicle Charging (Market)	1,960.00 un	1,303 /un	2,553,880			
Electric Vehicle Charging (AH)	840.00 un	1,029 /un	864,360			
M4(2) 100%	253,673.00 m ²	16	3,931,931			
M4(3) 5%	253,673.00 m ²	8	1,965,966			
BNG SPA	2,800.00 un	3% 500 /un	9,445,768 1,400,000			
Ol A	2,000.00 un	300 / 411	1,400,000	75,533,648		
Section 106 Costs				2,22,010		
2x 2FE PS / 1x 1FE PS			27,200,000			
25x G&T pitches			2,250,000			
Transport Infrastructure			13,500,000	40.050.000		
				42,950,000		
PROFESSIONAL FEES						
Professional Fees		8%	39,538,782			
DIODOCK				39,538,782		
DISPOSAL FEES		001	05 045 500			
Marketing & Sales Agent Fees	2 900 00	3%	25,845,566			
Sales Legal Fee	2,800.00 un	750 /un	2,100,000	27,945,566		
				,0.10,000		
MISCELLANEOUS FEES						
AH Profit		6%	6,096,094			
Market Profit		18%	142,277,625			
First Homes		12%	4,243,302			
Commercial		15%	1,275,000	153,892,021		
FINANCE				100,002,021		
Debit Rate 6.500%, Credit Rate 0.000% (Non	ninal)					
Total Finance Cost	,			24,180,515		
TOTAL COSTS				841,602,719		
PROFIT						
				116,874,693		

Performance Measures

This appraisal report does not constitute a formal valuation.

Project: 30% AH\Wolvershill 30% AH.wcfx
ARGUS Developer Version: 8.20.003

Date: 22/11/2023

Table of Profit Amount and Profit Amount

			Sales: Rate	/m²			
Construction: Rate /m²	-30.000%	-25.000%	-20.000%	-15.000%	-10.000%	-5.000%	0.000%
-10.000%	£17,858,143	£71,136,876	£119,544,405	£165,134,173	£209,100,580	£252,137,919	£294,698,923
1,155.60 /m²	£17,858,143	£71,136,876	£119,544,405	£165,134,173	£209,100,580	£252,137,919	£294,698,923
-5.000%	(£12,781,932)	£43,813,042	£94,462,368	£141,235,636	£185,878,169	£229,378,965	£272,096,971
1,219.80 /m²	(£12,781,932)	£43,813,042	£94,462,368	£141,235,636	£185,878,169	£229,378,965	£272,096,971
0.000%	(£45,322,418)	£14,889,879	£68,363,660	£116,874,693	£162,482,112	£206,421,112	£249,410,060
1,284.00 /m²	(£45,322,418)	£14,889,879	£68,363,660	£116,874,693	£162,482,112	£206,421,112	£249,410,060
+5.000%	(£79,669,594)	(£15,813,239)	£40,939,130	£91,753,808	£138,587,030	£183,209,522	£226,671,462
1,348.20 /m ²	(£79,669,594)	(£15,813,239)	£40,939,130	£91,753,808	£138,587,030	£183,209,522	£226,671,462
+10.000%	(£115,233,116)	(£48,348,910)	£11,916,233	£65,581,336	£114,201,970	£159,830,051	£203,738,667
1,412.40 /m²	(£115,233,116)	(£48,348,910)	£11,916,233	£65,581,336	£114,201,970	£159,830,051	£203,738,667

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£5,000.00	7 Down only
AH - FH	1	£3,500.00	7 Down only
AH - SO	1	£3,250.00	7 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,284.00	2.00 Up & Down
AH - SR	1	£1,284.00	2.00 Up & Down
AH - FH	1	£1,284.00	2.00 Up & Down
AH - SO	1	£1,284.00	2.00 Up & Down

2800 dwellings 40% Affordable Housing VL3 £4,000/sq. m. CIL Zone A £24.83/sq. m.

Wolvershill

North Somerset Council

Appraisal Summary for Phase 1 All Phases

Currency in £

DEVENUE					
REVENUE Sales Valuation	Units	m²	Sales Rate m ²	Unit Price	Gross Sales
Market Housing	1,680	160,440.00	4,000.00	382,000	
AH - SR	647	49,495.50	1,912.50	146,306	94,660,144
AH - FH	280	15,848.00	2,800.00	158,480	44,374,400
AH - SO	193	14,764.50	2,600.00	198,900	38,387,700
Serviced Employment Land (6.5ha) Serviced Mixed-use Local Centre (2ha)	1	0.00	0.00	6,500,000 2,000,000	6,500,000 2,000,000
140x Self-build plots	1	0.00	0.00	17,500,000	<u>17,500,000</u>
Totals	2,803	240,548.00	0.00	11,000,000	845,182,244
	·	·			
NET REALISATION				845,182,244	
OUTLAY					
ACQUISITION COSTS					
Fixed Price	185.00 ha	250,000.00 /ha	46,250,000		
Fixed Price (185 Ha @ 250,000.00 /Hect)		,	46,250,000		
				46,250,000	
Stamp Duty		4.000/	2,303,500		
Effective Stamp Duty Rate Agent Fee		4.98% 2%	693,750		
Legal Fee		1%	346,875		
•		. 70	- 12,210	3,344,125	
CONSTRUCTION COSTS					
Construction	Units	Unit Amount	Cost		
Serviced Employment Land (6.5ha)	1 un	3,575,000	3,575,000		
Serviced Mixed-use Local Centre (2ha)	1 un	1,100,000	1,100,000		
Totals			4,675,000		
Market Haveing	m²	Build Rate m ²	Cost		
Market Housing AH - SR	162,624.00 51,630.60	1,284.00 1,284.00	208,809,216 66,293,690		
AH - FH	18,228.00	1,284.00	23,404,752		
AH - SO	15,401.40	1,284.00	19,775,398		
Totals	247,884.00 m ²		318,283,056		
Contingency		5%	8,109,992		
Contingency Dwellings Site Works & Infrastructure 50%	2,800.00 un	3% 12,500 /un	10,503,341 35,000,000		
Site Works & Infrastructure 50% Site Works & Infrastructure 50%	2,800.00 un	12,500 /un	35,000,000		
Land serv 2x 2FE 1x 1FE PS 7.2ha	_,000100 011	,	3,960,000		
Indexed CIL		1%	4,037,954		
Other Construction				419,569,343	
Other Construction Externals		10%	31,828,306		
Climate change response		7%	22,279,814		
Electric Vehicle Charging (Market)	1,680.00 un	1,303 /un	2,189,040		
Electric Vehicle Charging (AH)	1,120.00 un	1,029 /un	1,152,480		
M4(2) 100%	247,884.00 m ²	16	3,842,202		
M4(3) 5% BNG	247,884.00 m ²	8 3%	1,921,101 9,230,209		
SPA	2,800.00 un	500 /un	1,400,000		
				73,843,151	
Section 106 Costs 2x 2FE PS / 1x 1FE PS			27,200,000		
25x G&T pitches			2,250,000		
Transport Infrastructure			13,500,000		
·				42,950,000	
PROFESSIONAL FEES					
Professional Fees		8%	38,808,897		
		270	,,	38,808,897	
DISPOSAL FEES			04 707 77		
Marketing & Sales Agent Fees Sales Legal Fee	2,800.00 un	3% 750 /un	21,735,663 2,100,000		
Sales Legal Fee	2,800.00 un	750 /uli	2,100,000	23,835,663	
				. ,	
MISCELLANEOUS FEES		001	7.000.071		
AH Profit Market Profit		6% 18%	7,982,871 115,370,500		
First Homes		12%	5,324,928		
Commercial		15%	1,275,000		
FINANCE				129,953,299	
FINANCE Debit Bate 6 5000/ Credit Bate 0 0000/ (Neminel)					
Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost				42,904,910	
. Start marios oost				72,007,010	
TOTAL COSTS				821,459,388	
PROFIT					
				23,722,856	

Performance Measures

This appraisal report does not constitute a formal valuation.

Project: 40% AH\Wolvershill 40% AH.wcfx
ARGUS Developer Version: 8.20.003

Date: 22/11/2023

2800 dwellings 40% Affordable Housing VL4 £4,250/sq. m. CIL Zone A £24.83/sq. m.

Wolvershill

North Somerset Council

Appraisal Summary for Phase 1 All Phases

Currency in £

DEVENUE					
REVENUE Sales Valuation	Units	m²	Sales Rate m²	Unit Price	Gross Sales
Market Housing	1,680	160,440.00	4,250.00	405,875	
AH - SR	647	49,495.50	1,912.50	146,306	94,660,144
AH - FH	280	15,848.00	2,975.00	168,385	47,147,800
AH - SO Serviced Employment Land (6.5ha)	193 1	14,764.50 0.00	2,762.50 0.00	211,331 6,500,000	40,786,931 6,500,000
Serviced Employment Land (6.5na) Serviced Mixed-use Local Centre (2ha)	1	0.00	0.00	2,000,000	2,000,000
140x Self-build plots	1	0.00	0.00	17,500,000	17,500,000
Totals	2,803	240,548.00		, ,	890,464,875
NET REALISATION				900 464 975	
NET REALISATION				890,464,875	
OUTLAY					
ACQUISITION COSTS					
Fixed Price	185.00 ha	250,000.00 /ha	46,250,000		
Fixed Price (185 Ha @ 250,000.00 /Hect)			46,250,000	40.050.000	
Stamp Duty			2,303,500	46,250,000	
Effective Stamp Duty Rate		4.98%	2,303,300		
Agent Fee		2%	693,750		
Legal Fee		1%	346,875		
				3,344,125	
CONSTRUCTION COSTS					
Construction	Units	Unit Amount	Cost		
Serviced Employment Land (6.5ha)	1 un	3,575,000	3,575,000		
Serviced Mixed-use Local Centre (2ha) Totals	<u>1 un</u>	1,100,000	1,100,000 4,675,000		
Totals	m²	Build Rate m ²	Cost		
Market Housing	162,624.00	1,284.00	208,809,216		
AH - SR	51,630.60	1,284.00	66,293,690		
AH - FH	18,228.00	1,284.00	23,404,752		
AH - SO Totals	15,401.40 247,884.00 m ²	1,284.00	19,775,398 318,283,056		
Contingency	247,004.00 III	5%	8,109,992		
Contingency Dwellings		3%	10,503,341		
Site Works & Infrastructure 50%	2,800.00 un	12,500 /un	35,000,000		
Site Works & Infrastructure 50% Land serv 2x 2FE 1x 1FE PS 7.2ha	2,800.00 un	12,500 /un	35,000,000 3,960,000		
Indexed CIL		1%	4,037,954		
				419,569,343	
Other Construction		100/	31,828,306		
Externals Climate change response		10% 7%	22,279,814		
Electric Vehicle Charging (Market)	1,680.00 un	1,303 /un	2,189,040		
Electric Vehicle Charging (AH)	1,120.00 un	1,029 /un	1,152,480		
M4(2) 100%	247,884.00 m ²	16	3,842,202		
M4(3) 5% BNG	247,884.00 m ²	8 3%	1,921,101 9,230,209		
SPA	2,800.00 un	500 /un	1,400,000		
	•		, ,	73,843,151	
Section 106 Costs 2x 2FE PS / 1x 1FE PS			27 200 000		
25x G&T pitches			27,200,000 2,250,000		
Transport Infrastructure			13,500,000		
•			•	42,950,000	
PROFESSIONAL FEES					
Professional Fees		8%	38,808,897		
DISPOSAL FEES				38,808,897	
Marketing & Sales Agent Fees		3%	23,094,142		
Sales Legal Fee	2,800.00 un	750 /un	2,100,000		
				25,194,142	
MISCELLANEOUS FEES					
AH Profit		6%	8,126,825		
Market Profit		18%	122,389,750		
First Homes Commercial		12% 15%	5,657,736 1,275,000		
Johnnerda		13%	1,273,000	137,449,310	
FINANCE				, -,	
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				04 000 00:	
Total Finance Cost				31,608,631	
TOTAL COSTS				819,017,599	
PROFIT					
PROFIT				71,447,276	
				, ,	

Performance Measures

This appraisal report does not constitute a formal valuation.

Project: 40% AH\Wolvershill 40% AH.wcfx ARGUS Developer Version: 8.20.003

Date: 22/11/2023

Table of Profit Amount and Profit Amount

			Sales: Rate	e/m²			
Construction: Rate /m²	-30.000%	-25.000%	-20.000%	-15.000%	-10.000%	-5.000%	0.000%
-10.000%	-£21,410,170	£31,037,869	£78,175,153	£121,472,454	£162,490,604	£202,060,355	£240,895,859
1,155.60 /m ²	-£21,410,170	£31,037,869	£78,175,153	£121,472,454	£162,490,604	£202,060,355	£240,895,859
-5.000%	-£54,079,890	£1,723,167	£51,698,427	£96,964,360	£139,055,758	£179,329,791	£218,551,809
1,219.80 /m²	-£54,079,890	£1,723,167	£51,698,427	£96,964,360	£139,055,758	£179,329,791	£218,551,809
0.000%	-£88,213,985	-£29,420,780	£23,722,856	£71,447,276	£115,066,444	£156,284,454	£195,935,878
1,284.00 /m ²	-£88,213,985	-£29,420,780	£23,722,856	£71,447,276	£115,066,444	£156,284,454	£195,935,878
+5.000%	-£123,892,066	-£62,356,586	-£5,964,587	£44,644,231	£90,362,615	£132,816,150	£173,199,226
1,348.20 /m ²	-£123,892,066	-£62,356,586	-£5,964,587	£44,644,231	£90,362,615	£132,816,150	£173,199,226
+10.000%	-£160,198,212	-£96,583,068	-£37,438,281	£16,293,376	£64,590,147	£108,660,435	£150,057,792
1,412.40 /m²	-£160,198,212	-£96,583,068	-£37,438,281	£16,293,376	£64,590,147	£108,660,435	£150,057,792

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /m²

Heading	Phase	Rate	No. of Steps
Market Housing	1	£5,000.00	7 Down only
AH - FH	1	£3,500.00	7 Down only
AH - SO	1	£3,250.00	7 Down only

Construction: Rate /m²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Market Housing	1	£1,284.00	2.00 Up & Down
AH - SR	1	£1,284.00	2.00 Up & Down
AH - FH	1	£1,284.00	2.00 Up & Down
AH - SO	1	£1,284.00	2.00 Up & Down