Appendix 1 – All Plots Summary Sheet (Scenario 2)

Plot Summary			12					
Model Ref Plot Ref	Fhase	Review	Acres	Hectares	Total Dwellings	Tetal GIA	Total NIA	
			925,60	351.73	5,750	6,658,315	6,581,916	
Revenue								
Residential Income	Dwellings	(NIA) sq.ft	€/sq ft					Total £
Private Sole	5,180	6,152,342	£320					£1,968,749,415
Intermediate	372	283,966	£224					£63,608,384
Social Rent Extra Care	200 0	145,608 0	£160 £0					£23,297,280 £0
EAGU CUTE	U	0	IU					£U
Commercial Income	Acres	£/Acre						Total£
Land Receipt	6	£500,000						£3,185,000
Grant Income	Dwellings	E/Dwelling						Total £
Intermediate	372	£0						£0
Social Rent	200	£0						£0
Extra Care	0	£0						£0
	*	of mcome						Total £
Residential Sales Agent	0.0%	£1,968,749,415						£0
Residential Sales Legai	-0.5%	£2,055,655,079						-£10,278,275
Site Wide Marketing	-3.0%	£2,058,840,079						-£61,765,202
Plot Construction Costs	GIA sq.ft	E/sq ft						Fotal (
Private Sale	6,178,011	£150						£929,172,835
Intermediate	315,139	£150						£47,396,900
Social Rent	165,165	£150 £0						£24,840,847
Extra Care	0	EU						
								£0
Construction Cost Additions	%	ofcost						£0 Total £
Construction Cost Additions Residential External Works	12.0%	£1,001,410,582						
Construction Cost Additions Residential External Works Construction Contingency	12.0% 5.0%	£1,001,410,582 £1,121,579,851						Total £ £120,169,270 £56,078,993
Construction Cost Additions Residential External Works	12.0%	£1,001,410,582					1	Total f £120,169,270
Construction Cost Additions Residential External Works Construction Contingency	12.0% 5.0%	£1,001,410,582 £1,121,579,851						Total £ £120,169,270 £56,078,993
Construction Cost Additions Residential External Works Construction Contingency Professional Fees	12.0% 5.0% 7.0%	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwelling £12,000						Total f £120,169,270 £56,078,993 £82,436,119
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs	12.0% 5.0% 7.0% Uw ehings	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwelling					. 1	Total £ £120,169,270 £56,078,993 £82,436,119 Total £
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh	12.0% 5.0% 7.0% Uwehings 5,750	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwelling £12,000						Total £ £120,169,270 £56,078,993 £82,436,119 Total £ £69,000,000
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design cade Developers Profit Private Sale	12.0% 5.0% 7.0% Uwehings 5,750 5,750	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwching £12,000 £14,500						Total £ £120,169,270 £56,078,993 £82,436,119 Total £ £69,000,000 £83,375,000
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial	12.0% 5.0% 7.0% Use things 5,750 5,750	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwchine £12,000 £14,500 of £1,968,749,415 £3,185,000					1	Total £ £120,169,270 £56,079,993 £82,436,119 Total £ £69,000,000 £83,375,000 Total £ £246,093,677 £398,125
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial Affordable	12.0% 5.0% 7.0% Un ehings 5,750 5,750	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Divelling: £12,000 £14,500 of £1,968,749,415 £3,185,000 £86,905,664						Total £ £120,169,270 £56,078,993 £82,436,119 Total £ £69,000,000 £83,375,000 Total £ £246,093,677 £398,125 £52,14,340
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial	12.0% 5.0% 7.0% Use things 5,750 5,750	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwchine £12,000 £14,500 of £1,968,749,415 £3,185,000						Total £ £120,169,270 £56,079,993 £82,436,119 Total £ £69,000,000 £83,375,000 Total £ £246,093,677 £398,125
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial Affordable	12.0% 5.0% 7.0% Un ehings 5,750 5,750	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Divelling: £12,000 £14,500 of £1,968,749,415 £3,185,000 £86,905,664						Total £ £120,169,270 £56,078,993 £82,436,119 Total £ £69,000,000 £83,375,000 Total £ £246,093,677 £398,125 £52,14,340
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial Affordable Extra Care	12.0% 5.0% 7.0% Use ehings 5,750 5,750 12.5% 12.5% 6.0% 0.0%	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwclling £12,000 £14,500 of £1,968,749,415 £3,185,000 £86,905,664 £0						Total f £120,169,270 £56,078,993 £82,436,119 Total f £69,000,000 £83,375,000 Total f £246,093,677 £398,125 £5,214,340 £0
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial Affordable Extra Care	12.0% 5.0% 7.0% Uwehings 5,750 5,750 12.5% 6.0% 0.0%	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Diviciling: £12,000 £14,500 of £1,968,749,415 £3,185,000 £86,905,664 £0						Total f £120,169,270 £56,078,993 £82,436,119 Total f £69,000,000 £83,375,000 Total f £246,093,677 £398,125 £5,214,340 £0 Total f
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial Affordable Extru Care Development Finance	12.0% 5.0% 7.0% Un ehings 5,750 5,750 12.5% 6.0% 0.0%	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Diviciling: £12,000 £14,500 of £1,968,749,415 £3,185,000 £86,905,664 £0						Total f £120,169,270 £56,079,993 £82,436,119 Total f £69,000,000 £83,375,000 Total f £1246,903,677 £1398,125 £5,214,340 £0 Total f £116,492,327
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial Affordable Extra Care	12.0% 5.0% 7.0% Un ehings 5,750 5,750 12.5% 6.0% 0.0%	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwchine £12,000 £14,500 61 £1,968,749,415 £3,185,000 £86,905,664 £0						Total £ £120,169,270 £56,078,993 £82,436,119 Total £ £69,000,000 £83,375,000 Total £ £146,093,677 £398,125 £52,114,340 £0 Total £ £116,492,327
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design cade Developers Profit Private Sale Commercial Affordable Extra Care Development Finance TOTAL EXPENDITURE [Prefinance & 30	12.0% 5.0% 7.0% Un ehings 5,750 5,750 12.5% 6.0% 0.0%	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwclline £12,000 614,500 of £1,968,749,415 £3,185,000 £86,905,664 £0 et						Total f £120,169,270 £56,079,993 £82,436,119 Total f £69,000,000 £83,375,000 Total f £1246,093,677 £398,125 £5,214,340 £0 Total f £116,492,327 £1,780,668,432
Construction Cost Additions Residential External Works Construction Contingency Professional Fees Plot Abnormal Costs Sustainability & Stadmarsh Design code Developers Profit Private Sale Commercial Affordable Extru Care Development Finance	12.0% 5.0% 7.0% Un ehings 5,750 5,750 12.5% 6.0% 0.0%	£1,001,410,582 £1,121,579,851 £1,177,658,844 £/Dwchine £12,000 £14,500 61 £1,968,749,415 £3,185,000 £86,905,664 £0						Total £ £120,169,270 £56,078,993 £82,436,119 Total £ £69,000,000 £83,375,000 Total £ £146,093,677 £398,125 £52,114,340 £0 Total £ £116,492,327