

# Appendix 1 – All Plots Summary Sheet (Scenario 2)

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Chilmington Green - Development Appraisal  
Plot Sheet

Plot Summary

Model Ref	Plot Ref	Phase	Review	Acres	Hectares	Total Dwellings	Total 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 Sale	5,180	6,152,342	£320	£1,968,749,415
Intermediate	372	283,966	£224	£83,608,384
Social Rent	200	145,608	£160	£23,297,280
Extra Care	0	0	£0	£0
<b>Commercial Income</b>	<b>Acres</b>	<b>£/Acre</b>		<b>Total £</b>
Land Receipt	6	£500,000		£3,185,000
<b>Grant Income</b>	<b>Dwellings</b>	<b>£/Dwelling</b>		<b>Total £</b>
Intermediate	372	£0		£0
Social Rent	200	£0		£0
Extra Care	0	£0		£0
	<b>%</b>	<b>of income</b>		<b>Total £</b>
Residential Sales Agent	0.0%	£1,968,749,415		£0
Residential Sales Legal	-0.5%	£2,055,655,079		-£10,278,275
Site Wide Marketing	-3.0%	£2,058,840,079		-£61,765,202
<b>TOTAL REVENUE</b>				<b>£1,986,796,601</b>

Expenditure

Plot Construction Costs	GIA sq.ft	£/sq.ft	Total £
Private Sale	6,178,011	£150	£929,172,835
Intermediate	315,139	£150	£47,396,900
Social Rent	165,165	£150	£24,840,847
Extra Care	0	£0	£0
<b>Construction Cost Additions</b>	<b>%</b>	<b>of cost</b>	<b>Total £</b>
Residential External Works	12.0%	£1,001,410,582	£120,169,270
Construction Contingency	5.0%	£1,121,579,851	£56,078,993
Professional Fees	7.0%	£1,177,658,844	£82,436,119
<b>Plot Abnormal Costs</b>	<b>Dwellings</b>	<b>£/Dwelling</b>	<b>Total £</b>
Sustainability & Stadmarsh	5,750	£12,000	£69,000,000
Design code	5,750	£14,500	£83,375,000
<b>Developers Profit</b>	<b>%</b>	<b>of</b>	<b>Total £</b>
Private Sale	12.5%	£1,968,749,415	£246,093,677
Commercial	12.5%	£3,185,000	£398,125
Affordable	6.0%	£86,905,664	£5,214,340
Extra Care	0.0%	£0	£0
<b>Development Finance</b>	<b>%</b>	<b>of</b>	<b>Total £</b>
	7.0%	£1,664,176,105	£116,492,327
<b>TOTAL EXPENDITURE (Pre Finance &amp; SDLT)</b>			<b>£1,780,668,837</b>
<b>RESIDUAL LAND VALUE (Pre Finance &amp; SDLT)</b>			<b>£,206,128,169</b>
	<b>%</b>	<b>of</b>	<b>Total £</b>
Land Finance	3.00%	£206,128,169	£6,183,845
SDLT	5.75%	£199,944,324	£11,496,799
<b>RESIDUAL LAND VALUE (Carried Forward)</b>			<b>£188,447,526</b>