

APPENDIX 2

Turner Morum Viability Appraisal

Turner Morum
Bellway - Durrington
SUMMARY

Tab	Description	No. Units	Market Units	Aff Units	% Aff	GDV	RLV	BLV	Surplus/Deficit	Viable/Non-Viable?
1A	0% Updated Mix - Resi & Employment (301 A)	59	59	0	0%	£39,306,748	-£4,582,284	£1,103,959	-£5,686,242	NON-VIABLE
1B	0% Affordable + Employment	89	89	0	0%	£50,162,224	-£1,812,628	£1,103,959	-£2,916,586	NON-VIABLE
1C	30% Updated Mix - Resi & Employment (201 A)	123	86	37	30%	£49,443,785	-£969,734	£1,103,959	-£2,073,692	NON-VIABLE

Unit Type (average)	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	Es per ft2	Unit Value	Total Value	Market	Affordable	Non-Residential
1-Bed Flat 2-Bed Flat	Market Market	1 2	9 3	538 753	50 70	4,842 2,259	450 210	£448 £402	£240,875 £302,375	£2,167,875 £907,125			
2-Bed House 3-Bed House 4-Bed House	Market Market Market	2 3 4	22 22 3	865 1,114 1,338	80 104 124	19,026 24,515 4,014	1,768 2,278 373	£448 £433 £416	£387,711 £482,062 £556,809	£8,529,650 £10,605,355 £1,670,426			
TOTAL MARKET HOUSING		100%	59	926	86	54,656	5,078	£437	£404,753	£23,880,432	£23,880,432		
1-Bed Flat 2-Bed Flat	Affordable Rent Affordable Rent	1 2	0 0	0 0	0 0	0 0	0 0	£0 £0	£0 £0	£0 £0			
2-Bed House 3-Bed House 4-Bed House	Affordable Rent Affordable Rent Affordable Rent	2 3 4	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	£0 £0 £0	£0 £0 £0	£0 £0 £0			
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	£0	£0	£0		£0	£0
1-Bed Flat 2-Bed Flat	Shared Ownership Shared Ownership	1 2	0 0	0 0	0 0	0 0	0 0	£0 £0	£0 £0	£0 £0			
2-Bed House 3-Bed House 4-Bed House	Shared Ownership Shared Ownership Shared Ownership	2 3 4	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	£0 £0 £0	£0 £0 £0	£0 £0 £0			
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£0	£0	£0		£0	£0
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0	£0			
TOTAL RESIDENTIAL GDV			59	926	86	54,656	5,078	£437	£404,753	£23,880,432			
Employment Floorspace	Commercial Unit 1 Commercial Unit 2 Commercial Unit 3 Commercial Unit 4 Commercial Unit 5 Commercial Unit 6	Rent £/ft2 £15 £15 £15 £15 £15	Rent p.a. £96,000 £787,500 £31,785 £41,250 £90,000 £63,750	Yield 6.5% 6.5% 6.5% 6.5% 6.5%	Rent Free 6 months 6 months 6 months 6 months 6 months	Total ft2 6,400 52,500 2,119 2,750 6,000 4,250	Total m2 595 4,877 197 255 557 395	Rent Free Calc 0.97 0.97 0.97 0.97 0.97 0.97	YP 15.38 15.38 15.38 15.38 15.38 15.38	£1,431,143 £11,739,846 £473,843 £614,944 £1,341,697 £950,368			£1,431,143 £11,739,846 £473,843 £614,944 £1,341,697 £950,368 -£1,125,525
TOTAL NON-RESIDENTIAL			£15.00	£1,110,285	458	74,019	6,877	£208	£1,028,421	£15,426,316			
TOTAL SCHEME GDV						128,675	11,954	£305		£39,306,748			
Gross Ha/ Acres Net Developable Ha/ Acres						4.18 2.00	10.32 4.95						
Less fees and marketing costs (market housing only) @ Less Transaction Cost for Affordable Disposal to RSL (affordable housing only) @ Less disposal costs for non-residential - (as per Vail Williams advice) on non-residential GDV @ Marketing costs (as per Vail Williams) @ Letting Agent Fee (as per Vail Williams) - on non-residential rent @									3.00% 0.50% 1.50% 15.00%	(£716,413) £0 (£231,395) (£10,000) (£186,543)	(£716,413)	£0	(£231,395) (£10,000) (£186,543)
BCIS Build Costs Market Housing (incl external works & contingency) £ per sq ft @ BCIS Build Costs Market Flats (incl external works & contingency) £ per sq ft @ BCIS Build Costs Affordable Housing (incl external works & contingency) £ per sq ft @ BCIS Build Costs Affordable Flats (incl external works & contingency) £ per sq ft @ Cost Plan - Non Residential						m2 4,418 660 0 0 6,877	ft2 47,555 7,101 0 0 74,019	£/ft2 £158.13 £210.33 £158.13 £210.33 £157.50		(£7,519,777) (£1,493,537) £0 £0 (£11,657,993)	(£7,519,777) (£1,493,537)	£0 £0	(£11,657,993)
Part L & Part F Building Regulations (2022) Future Homes Standards									£3,500 £6,000	(£206,500) (£354,000)	(£206,500) (£354,000)	£0 £0	
Technical Fees - Residential Technical Fees - Non-Residential								7.0% 11.4%	(£670,167) (£1,329,011)	(£670,167) (£1,329,011)	(£670,167)	£0	(£1,329,011)
Developer Profit on Market Housing Developer Profit on Affordable Housing Developer Profit on Non-Residential	% on GDV % on GDV % on Costs					20.0% 6.0% 20.0%	(£4,776,086) £0 (£2,597,401)				(£4,776,086)	£0	(£2,597,401)
Gross Clean Serviced Value										£7,577,925	£8,143,951	£0	-£566,026
Infrastructure & Abnormals													Total Cost Plan (£8,557,900)
BNG													
S106 Contributions													
CIL - Market Flats CIL - Market Housing					Market m2 660 4,418	£ per m2 £30.03 £150.15							
Building Safety Levy					m2 5,078	£ / m2 £18.66							
Finance Costs (see Tab 6)													
Residual Land Value										-£4,582,284			
BENCHMARK LAND VALUE SDLT @ Legals							BLV / Acre £101,172	Gross Acres 10.32 3.99% 1.75%	Total £1,043,989 £41,699 £18,270				BLV as % GDV 2.8%
Surplus / Deficit										-£5,686,242			
VIABLE/ NON-VIABLE?						0	0.0			NON-VIABLE			

SDLT Calculation			
	150,000.0	0%	£ -
250,000	100,000.0	2%	£ 2,000
	250,000.0	5%	£ 38,699
			£ 41,699

Unit Type (average)	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	Es per ft2	Unit Value	Total Value	Market	Affordable	Non-Residential
1-Bed Flat 2-Bed Flat	Market Market	1 2	6 6	538 753	50 70	3,228 4,518	300 420	£448 £402	£240,875 £302,375	£1,445,250 £1,814,250			
2-Bed House 3-Bed House 4-Bed House	Market Market Market	2 3 4	34 28 15	839 1,145 1,408	78 106 131	28,539 32,070 21,127	2,651 2,979 1,963	£467 £418 £426	£392,355 £478,691 £599,666	£13,340,057 £13,403,951 £8,994,969			
TOTAL MARKET HOUSING		100%	89	1,005	93	89,482	8,313	£436	£438,179	£38,997,897	£38,997,897		
1-Bed Flat 2-Bed Flat	Affordable Rent Affordable Rent	1 2	0 0	0 0	0 0	0 0	0 0	£0 £0	£0 £0	£0 £0			
2-Bed House 3-Bed House 4-Bed House	Affordable Rent Affordable Rent Affordable Rent	2 3 4	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	£0 £0 £0	£0 £0 £0	£0 £0 £0			
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	£0	£0	£0		£0	£0
1-Bed Flat 2-Bed Flat	Shared Ownership Shared Ownership	1 2	0 0	0 0	0 0	0 0	0 0	£0 £0	£0 £0	£0 £0			
2-Bed House 3-Bed House 4-Bed House	Shared Ownership Shared Ownership Shared Ownership	2 3 4	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	£0 £0 £0	£0 £0 £0	£0 £0 £0			
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£0	£0	£0		£0	£0
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0	£0			
TOTAL RESIDENTIAL GDV			89	1,005	93	89,482	8,313	£436	£438,179	£38,997,897			
Employment Floorspace	Commercial Units A1 - A4 Commercial Units B1 - B10 Commercial Units C1 - C6 Commercial Units D1 - D8 Commercial Unit E	Rent £/ft2 £15 £15 £15 £15 £15	Rent p.a. £191,250 £237,000 £247,500 £96,000 £31,785	Yield 6.5% 6.5% 6.5% 6.5% 6.5%	Rent Free 6 months 6 months 6 months 6 months 6 months	Unit ft2 12,750 15,800 16,500 6,400 2,119	Unit m2 1,185 1,468 1,533 595 197	Rent Free Calc 0.97 0.97 0.97 0.97 0.97	YP 15.4 15.4 15.4 15.4 15.4 Less purchasers costs @ 6.8%	£2,851,105 £3,533,135 £3,689,666 £1,431,143 £473,843 -£814,565			£2,851,105 £3,533,135 £3,689,666 £1,431,143 £473,843 -£814,565
TOTAL NON-RESIDENTIAL			£15.00	£803,535	332	53,569	4,977	£208	£744,288	£11,164,327			
TOTAL SCHEME GDV						143,051	13,290	£351		£50,162,224			
Gross Ha/ Acres						4.18	10.32						
Net Developable Ha/ Acres						2.00	4.95						
Less fees and marketing costs (market housing only) @									3.00%	(£1,169,937)	(£1,169,937)		
Less Transaction Cost for Affordable Disposal to RSL (affordable housing only) @									0.50%	£0		£0	
Less disposal costs for non-residential - (as per Vail Williams advice) on non-residential GDV @									1.50%	(£167,465)			(£167,465)
Marketing costs (as per Vail Williams) @										(£10,000)			(£10,000)
Letting Agent Fee (as per Vail Williams) - on non-residential rent @									15.00%	(£120,530)			(£120,530)
BCIS Build Costs Market Housing (incl external works & contingency) £ per sq ft @							m2	ft2	£/ft2	(£12,924,750)	(£12,924,750)		
BCIS Build Costs Market Flats (incl external works & contingency) £ per sq ft @							7,594	81,736	£158.13	(£1,629,198)	(£1,629,198)		
BCIS Build Costs Affordable Housing (incl external works & contingency) £ per sq ft @							0	7,746	£210.33	£0		£0	
BCIS Build Costs Affordable Flats (incl external works & contingency) £ per sq ft @							0	0	£210.33	£0		£0	
Cost Plan - Non Residential							4,977	53,569	£157.50	(£8,437,118)			(£8,437,118)
								89,482	£162.65				
Part L & Part F Building Regulations (2022)									£3,500	(£311,500)	(£311,500)	£0	
Future Homes Standards									£6,000	(£534,000)		£0	
Technical Fees - Residential									7.0%	(£1,077,961)	(£1,077,961)	£0	
Technical Fees - Non-Residential									11.4%	(£961,831)	(£961,831)		(£961,831)
Developer Profit on Market Housing	% on GDV						20.0%	(£7,799,579)			(£7,799,579)		
Developer Profit on Affordable Housing	% on GDV						6.0%	£0				£0	
Developer Profit on Non-Residential	% on Costs						20.0%	(£1,879,790)					(£1,879,790)
							19.3%		(£9,679,369)	(£9,679,369)			
Gross Clean Serviced Value										£13,138,564	£13,550,971	£0	-£412,407
Infrastructure & Abnormals										(£9,033,019)	(£9,033,019)	Total Cost Plan (£10,013,800)	
BNG										(£669,281)	(£669,281)		
S106 Contributions										(£1,672,269)	(£1,672,269)		
CIL - Market Flats						Market m2	£ per m2						
CIL - Market Housing						720	£30.03	(£21,610)					
						7,594	£150.15	(£1,140,169)	(£1,161,779)				
Building Safety Levy						m2	£ / m2						
						8,313	£18.66	(£155,124)	(£155,124)				
Finance Costs (see Tab 6)										(£2,259,720)	(£2,259,720)	Finance as % of	
												Costs	GDV
												4.3%	4.5%
										(£14,951,192)	(£14,951,192)		
Residual Land Value										-£1,812,628			
BENCHMARK LAND VALUE						BLV / Acre	Gross Acres	Total				BLV as % GDV	
SDLT @						£101,172	10.32	£1,043,989					
Legals							3.99%	£41,699					
							1.75%	£18,270					
Surplus / Deficit										-£2,916,586			
VIABLE/ NON-VIABLE?										NON-VIABLE			

SDLT Calculation			
	150,000.0	0%	£ -
250,000	100,000.0	2%	£ 2,000
	250,000.0	5%	£ 39,699
			£ 41,699

Unit Type (average)	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	Es per ft2	Unit Value	Total Value	Market	Affordable	Non-Residential	
1-Bed Flat 2-Bed Flat	Market Market	1 2	0 0	0 0	0 0	0 0	0 0	£0 £0	£0 £0	£0 £0				
2-Bed House 3-Bed House 4-Bed House	Market Market Market	2 3 4	37 45 4	841 1,120 1,338	78 104 124	31,106 50,408 5,352	2,890 4,683 497	£468 £422 £416	£393,045 £473,031 £556,809	£14,542,659 £21,286,380 £2,227,235				
TOTAL MARKET HOUSING		70%	86	1,010	94	86,866	8,070	£438	£442,515	£38,056,274	£38,056,274			
1-Bed Flat 2-Bed Flat	Affordable Rent Affordable Rent	1 2	17 9	546 753	51 70	9,286 6,777	863 630	£241 £241	£131,619 £181,440	£2,237,525 £1,632,964				
2-Bed House 3-Bed House 4-Bed House	Affordable Rent Affordable Rent Affordable Rent	2 3 4	2 0 0	969 0 0	90 0 0	1,937 0 0	180 0 0	£241 £0 £0	£233,367 £0 £0	£466,733 £0 £0				
TOTAL AFFORDABLE RENT		76%	28	643	60	18,000	1,672	£241	£154,901	£4,337,222		£4,337,222	£0	
1-Bed Flat 2-Bed Flat	Shared Ownership Shared Ownership	1 2	5 3	619 753	58 70	3,095 2,259	288 210	£307 £307	£189,830 £230,924	£949,151 £692,773				
2-Bed House 3-Bed House 4-Bed House	Shared Ownership Shared Ownership Shared Ownership	2 3 4	1 0 0	646 0 0	60 0 0	646 0 0	60 0 0	£307 £0 £0	£198,110 £0 £0	£198,110 £0 £0				
TOTAL SHARED OWNERSHIP		24%	9	667	62	6,000	557	£307	£204,448	£1,840,033		£1,840,033	£0	
TOTAL AFFORDABLE HOUSING		30%	37	649	60	24,000	2,230	£257	£166,953	£6,177,255				
TOTAL RESIDENTIAL GDV			123	901	84	110,866	10,300	£399	£359,622	£44,233,529				
Employment Floorspace	Commercial Unit 1	Rent £/ft2	Rent p.a.	Yield	Rent Free	Unit ft2	Unit m2	Rent Free Calc	YP					
	Commercial Unit 2	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 3	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 4	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 5	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 6	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 7	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 8	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 9	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
	Commercial Unit 10	£15	£37,500	6.5%	6 months	2,500	232	0.97	15.38	£559,040			£559,040	
									Less purchasers costs @ 6.8%		-£380,147			-£380,147
TOTAL NON-RESIDENTIAL			£15.00	£375,000	155	25,000	2,323	£208	£347,350	£5,210,255				
TOTAL SCHEME GDV						135,866	12,623	£364		£49,443,785				
Gross Ha/ Acres						4.18	10.32							
Net Developable Ha/ Acres						2.00	4.95							
Less fees and marketing costs (market housing only) @									3.0%	(£1,141,688)	(£1,141,688)			
Less Transaction Cost for Affordable Disposal to RSL (affordable housing only) @									0.5%	(£30,886)		(£30,886)		
Less disposal costs for non-residential - (as per Vail Williams advice) on non-residential GDV @									1.5%	(£78,154)			(£78,154)	
Marketing costs (as per Vail Williams) @										(£10,000)			(£10,000)	
Letting Agent Fee (as per Vail Williams) - on non-residential rent @									15.0%	(£56,250)			(£56,250)	
BCIS Build Costs Market Housing (incl external works & contingency) £ per sq ft @							m2	ft2	£/ft2					
BCIS Build Costs Market Flats (incl external works & contingency) £ per sq ft @							8,070	86,866	£158.13	(£13,735,947)	(£13,735,947)			
BCIS Build Costs Affordable Housing (incl external works & contingency) £ per sq ft @							0	0	£210.33	£0	£0			
BCIS Build Costs Affordable Flats (incl external works & contingency) £ per sq ft @							240	2,583	£158.13	(£408,445)	(£408,445)			
Cost Plan - Non Residential							1,990	21,417	£210.33	(£4,504,588)	(£4,504,588)			
							2,323	25,000	£157.50	(£3,937,500)			(£3,937,500)	
							110,866		£168.21					
Part L & Part F Building Regulations (2022)										£3,500	(£430,500)	(£301,000)	(£129,500)	
Future Homes Standards										£6,000	(£738,000)	(£516,000)	(£222,000)	
Technical Fees - Residential									7.0%	(£1,387,224)	(£1,387,224)	(£1,018,706)	(£368,517)	
Technical Fees - Non-Residential									11.4%	(£448,875)	(£448,875)		(£448,875)	
Developer Profit on Market Housing							20.0%	(£7,611,255)		(£7,611,255)				
Developer Profit on Affordable Housing							6.0%	(£370,635)			(£370,635)			
Developer Profit on Non-Residential							20.0%	(£877,275)				(£877,275)		
							17.9%	(£8,859,165)	(£8,859,165)					
Gross Clean Serviced Value										£13,676,563	£13,731,678	£142,684	-£197,798	
Infrastructure & Abnormals										(£8,854,722)	(£8,854,722)	Total Cost Plan		
BNG										(£599,378)	(£599,378)	£9,884,600		
S106 Contributions										(£1,581,471)	(£1,581,471)			
CIL - Market Flats						Market m2	£ per m2							
CIL - Market Housing						0	£30.03	£0						
						8,070	£150.15	(£1,211,729)	(£1,211,729)					
						m2	£ / m2							
Building Safety Levy						8,070	£18.66	(£150,589)	(£150,589)					
Finance Costs (see Tab 6)						(£2,248,408)	(£2,248,408)							
								(£14,646,297)						
										(£14,646,297)				
Residual Land Value										-£969,734				
BENCHMARK LAND VALUE								BLV / Acre	Gross Acres	Total				
SDLT @								£101,172	10.32	£1,043,989				
Legals									3.99%	£41,699				
									1.75%	£18,270	£1,103,959			
Surplus / Deficit										-£2,073,692				
VIABLE/ NON-VIABLE?										NON-VIABLE				

SDLT Calculation				
250,000	150,000.0	0%	£	-
	100,000.0	2%	£	2,000
	250,000.0	5%	£	39,699
			£	41,699

0% Affordable Housing - 301 A										
Unit Type (average)	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
1-Bed Flat	Market	1	9	538	50	4,842	450	£448	£240,875	£2,167,875
2-Bed Flat	Market	2	3	753	70	2,259	210	£402	£302,375	£907,125
2-Bed House	Market	2	22	865	80	19,026	1,768	£448	£387,711	£8,529,650
3-Bed House	Market	3	22	1,114	104	24,515	2,278	£433	£482,062	£10,605,355
4-Bed House	Market	4	3	1,338	124	4,014	373	£416	£556,809	£1,670,426
TOTAL MARKET HOUSING		100%	59	926	86	54,656	5,078	£437	£404,753	£23,880,432
1-Bed Flat	Affordable Rent	1	0	0	0	0	0	£240	£0	£0
2-Bed Flat	Affordable Rent	2	0	0	0	0	0	£240	£0	£0
2-Bed House	Affordable Rent	2	0	0	0	0	0	£240	£0	£0
3-Bed House	Affordable Rent	3	0	0	0	0	0	£240	£0	£0
4-Bed House	Affordable Rent	4	0	0	0	0	0	£240	£0	£0
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	£240	£0	£0
1-Bed Flat	Shared Ownership	1	0	0	0	0	0	£306	£0	£0
2-Bed Flat	Shared Ownership	2	0	0	0	0	0	£306	£0	£0
2-Bed House	Shared Ownership	2	0	0	0	0	0	£306	£0	£0
3-Bed House	Shared Ownership	3	0	0	0	0	0	£306	£0	£0
4-Bed House	Shared Ownership	4	0	0	0	0	0	£306	£0	£0
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£306	£0	£0
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0	£0
TOTAL SCHEME HOUSING			59	926	86	54,656	5,078	£437	£404,753	£23,880,432

0% Affordable Housing										
Unit Type (average)	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
1-Bed Flat	Market	1	6	538	50	3,228	300	£448	£240,875	£1,445,250
2-Bed Flat	Market	2	6	753	70	4,518	420	£402	£302,375	£1,814,250
2-Bed House	Market	2	34	839	78	28,539	2,651	£467	£392,355	£13,340,057
3-Bed House	Market	3	28	1,145	106	32,070	2,979	£418	£478,691	£13,403,351
4-Bed House	Market	4	15	1,408	131	21,127	1,963	£426	£599,666	£8,994,989
TOTAL MARKET HOUSING		100%	89	1,005	93	89,482	8,313	£436	£438,179	£38,997,897
1-Bed Flat	Affordable Rent	1			0	0	0	£240	£0	£0
2-Bed Flat	Affordable Rent	2			0	0	0	£240	£0	£0
2-Bed House	Affordable Rent	2			0	0	0	£240	£0	£0
3-Bed House	Affordable Rent	3			0	0	0	£240	£0	£0
4-Bed House	Affordable Rent	4			0	0	0	£240	£0	£0
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	£240	£0	£0
1-Bed Flat	Shared Ownership	1			0	0	0	£305	£0	£0
2-Bed Flat	Shared Ownership	2			0	0	0	£305	£0	£0
2-Bed House	Shared Ownership	2			0	0	0	£305	£0	£0
3-Bed House	Shared Ownership	3			0	0	0	£305	£0	£0
4-Bed House	Shared Ownership	4			0	0	0	£305	£0	£0
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£305	£0	£0
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0	£0
TOTAL SCHEME HOUSING			89	1,005	93	89,482	8,313	£436	£438,179	£38,997,897

30% Affordable Housing										
Unit Type (average)	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
1-Bed Flat	Market	1	0	563	52	0	0	£0	£244,253	£0
2-Bed Flat	Market	2	0	753	70	0	0	£0	£302,375	£0
2-Bed House	Market	2	37	842	78	31,106	2,890	£468	£392,010	£14,542,659
3-Bed House	Market	3	45	1,120	104	50,408	4,683	£422	£473,031	£21,286,380
4-Bed House	Market	4	4	1,338	124	5,352	497	£416	£556,809	£2,227,235
TOTAL MARKET HOUSING		70%	86	1,010	94	86,866	8,070	£438	£442,515	£38,056,274
1-Bed Flat	Affordable Rent	1	17	538	50	9,286	863	£241	£133,619	£2,237,525
2-Bed Flat	Affordable Rent	2	9	550	51	6,777	630	£241	£181,440	£1,632,964
2-Bed House	Affordable Rent	2	2	635	59	1,937	180	£241	£233,367	£466,733
3-Bed House	Affordable Rent	3	0	645	60	0	0	£241	£0	£0
4-Bed House	Affordable Rent	4	0	861	80	0	0	£241	£0	£0
TOTAL AFFORDABLE RENT		75%	28	643	60	18,000	1,672	£241	£154,901	£4,337,222
1-Bed Flat	Shared Ownership	1	5	538	50	3,095	288	£307	£189,830	£949,151
2-Bed Flat	Shared Ownership	2	3	550	51	2,259	210	£307	£230,924	£662,773
2-Bed House	Shared Ownership	2	1	635	59	646	60	£307	£198,110	£198,110
3-Bed House	Shared Ownership	3	0	645	60	0	0	£307	£0	£0
4-Bed House	Shared Ownership	4	0	861	80	0	0	£307	£0	£0
TOTAL SHARED OWNERSHIP		25%	9	667	62	6,000	557	£307	£204,448	£1,840,033
TOTAL AFFORDABLE HOUSING		30%	37	649	60	24,000	2,230	£257	£166,953	£6,177,255
TOTAL SCHEME HOUSING			123	901	84	110,866	10,300	£399	£599,622	£44,233,529

0% Affordable Housing										
Unit Type (average)	Tenure	Beds	Number of Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
1-Bed Flat	Market	1	22	563	52	12,381	1,150	£434	£244,253	£5,373,563
2-Bed Flat	Market	2	12	753	70	9,036	839	£402	£302,375	£3,628,500
2-Bed House	Market	2	40	842	78	33,689	3,130	£465	£392,010	£15,680,408
3-Bed House	Market	3	45	1,120	104	50,408	4,683	£422	£473,031	£21,286,380
4-Bed House	Market	4	4	1,338	124	5,352	497	£416	£556,809	£2,227,235
TOTAL MARKET HOUSING		100%	123	901	84	110,866	10,300	£435	£391,838	£48,196,086
1-Bed Flat	Affordable Rent	1			0	0	0	£239	£0	£0
2-Bed Flat	Affordable Rent	2			0	0	0	£239	£0	£0
2-Bed House	Affordable Rent	2			0	0	0	£239	£0	£0
3-Bed House	Affordable Rent	3			0	0	0	£239	£0	£0
4-Bed House	Affordable Rent	4			0	0	0	£239	£0	£0
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	£239	£0	£0
1-Bed Flat	Shared Ownership	1			0	0	0	£304	£0	£0
2-Bed Flat	Shared Ownership	2			0	0	0	£304	£0	£0
2-Bed House	Shared Ownership	2			0	0	0	£304	£0	£0
3-Bed House	Shared Ownership	3			0	0	0	£304	£0	£0
4-Bed House	Shared Ownership	4			0	0	0	£304	£0	£0
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£304	£0	£0
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0	£0
TOTAL SCHEME HOUSING			123	901	84	110,866	10,300	£435	£391,838	£48,196,086

Turner Morum
Bellway - Durrington

BCIS Build Costs

TAB 3

Q4 2025 [Default Age of Results]	LQ Average M2	LQ Average ft2	Locational Weighting	NIA to GIA Flats only	External Cost Allowance	Contingency Allowance	BCIS FIGURE
			1.11	15.0%	10.0%	2.5%	
Estate Housing - Generally	£1,360.00	£126.35	£140.25		£154.27	£158.13	£158.13
Flats - Generally	£1,573.00	£146.14	£162.21	£186.54	£205.20	£210.33	£210.33

Locational Weighting	
Worthing	1.11

Turner Morum
Bellway - Durrington

TAB 4

S106 Costs - 59 Units

S106 type	Monies Due
Education - Primary	£267,350
Education - Secondary	£262,654
Education - 6th Form	No contributions required
Libraries	£56,889
Waste	No contributions required
Fire & Rescue	£2,512
No. of Hydrants	No contributions required
TAD	£368,889
Open Space	£150,290
Total Contribution	£1,108,583

S106 Costs - 89 Units

S106 type	Monies Due
Education - Primary	£403,290
Education - Secondary	£396,207
Education - 6th Form	No contributions required
Libraries	£85,815
Waste	No contributions required
Fire & Rescue	£3,789
No. of Hydrants	To be secured under Condition
TAD	£556,460
Open Space	£226,708
Total Contribution	£1,672,269

S106 Costs - 123 Units - 30% Affordable

S106 type	£
Education - Primary	£405,425
Education - Secondary	£398,305
Education - 6th Form	No contributions required
Libraries	£82,974
Waste	No contributions required
Fire & Rescue	£3,663
No. of Hydrants	To be secured under Condition
TAD	£464,396
Open Space	£226,708
Total Contribution	£1,581,471

Infrastructure Cost Plan - 59 Unit Scheme

Item	Total
Plot Abnormals	£2,580,054
Infrastructure	
Site Access Junction	£60,302
Site Clearance	£212,335
Bulk Earthworks	£2,073,097
Roads	£1,736,735
Strategic drainage	£446,384
Utilities	£150,000
Landscaping. Archaeology & Ecology	£128,262
Fees & Adoption Costs	£573,690
Contingency	£597,064
Total	£8,557,900

Infrastructure Cost Plan - 89 Unit Scheme

Item	Total
Plot Abnormals	£3,486,083
Infrastructure	
Site Access Junction	£60,302
Site Clearance	£200,365
Bulk Earthworks	£2,184,470
Roads	£1,740,338
Strategic drainage	£782,507
Utilities	£150,000
Landscaping. Archaeology & Ecology	£116,487
Fees & Adoption Costs	£594,654
Contingency	£698,640
Total	£10,013,800

Infrastructure Cost Plan - 123 Unit Scheme

Item	Total
Plot Abnormals	£3,786,158
Infrastructure	
Site Access Junction	£60,302
Site Clearance	£208,430
Bulk Earthworks	£2,184,470
Roads	£1,715,356
Strategic drainage	£311,528
Utilities	£150,000
Landscaping. Archaeology & Ecology	£195,670
Fees & Adoption Costs	£583,066
Contingency	£689,623
Total	£9,884,600

Cashflow - 0% AH - 59 Dwellings

Description	£	YEAR 1				YEAR 2				YEAR 3				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	59					13	13	13	13	7	0	0	0	59
Market Housing Completions	59					13	13	13	13	7				59
Affordable Housing Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (Units)	£23,880,432	£0	£0	£0	£0	£5,261,790	£5,261,790	£5,261,790	£5,261,790	£2,833,272	£0	£0	£0	£23,880,432
Affordable Housing (Units)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Residential	£15,426,316					£2,571,053	£2,571,053	£2,571,053	£2,571,053	£2,571,053	£2,571,053			£15,426,316
TOTAL INCOME	£39,306,748	£0	£0	£0	£0	£7,832,843	£7,832,843	£7,832,843	£7,832,843	£5,404,324	£2,571,053	£0	£0	£39,306,748
INFRA PHASING	100%	20.0%	20.0%	20.0%	15.0%	10.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£716,413)	£0	£0	£0	£0	(£157,854)	(£157,854)	(£157,854)	(£157,854)	(£84,998)	£0	£0	£0	(£716,413)
Transaction Costs - Affordable Housing	£0	0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - Non-Residential	(£407,937)	£0	£0	£0	£0	(£67,990)	(£67,990)	(£67,990)	(£67,990)	(£67,990)	(£67,990)	£0	£0	(£407,937)
BCIS - Market Dwellings	(£9,013,314)	£0	(£1,985,984)	(£1,985,984)	(£1,985,984)	(£1,985,984)	(£1,069,376)	£0	£0	£0				(£9,013,314)
BCIS - Affordable Dwellings	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0				£0
Cost Plan - Non-Residential	(£11,657,993)	£0	(£1,665,428)	(£1,665,428)	(£1,665,428)	(£1,665,428)	(£1,665,428)	(£1,665,428)	(£1,665,428)					(£11,657,993)
Part L + F (2022) & Future Homes Standards	(£560,500)	£0	(£123,500)	(£123,500)	(£123,500)	(£123,500)	(£66,500)	£0	£0	£0	£0	£0	£0	(£560,500)
Technical Fees	(£1,999,178)	£0	(£440,497)	(£440,497)	(£440,497)	(£440,497)	(£237,191)	£0	£0	£0	£0	£0	£0	(£1,999,178)
Infrastructure Costs	(£7,752,022)	(£1,550,404)	(£1,550,404)	(£1,550,404)	(£1,162,803)	(£775,202)	(£387,601)	(£387,601)	(£387,601)	£0	£0	£0	£0	(£7,752,022)
BNG	(£599,378)	£0	£0	£0	£0	(£132,066)	(£132,066)	(£132,066)	(£132,066)	(£71,113)	£0	£0	£0	(£599,378)
S106 Contributions	(£1,108,583)	(£221,717)	(£221,717)	(£221,717)	(£166,287)	(£110,858)	(£55,429)	(£55,429)	(£55,429)	£0	£0	£0	£0	(£1,108,583)
CIL	(£683,175)	(£341,587)				(£341,587)								(£683,175)
Building Safety Levy	(£94,750)	£0	£0	£0	£0	(£20,877)	(£20,877)	(£20,877)	(£20,877)	(£11,242)	£0	£0	£0	(£94,750)
Benchmark Land Value	(£1,103,959)	(£1,103,959)												(£1,103,959)
TOTAL EXPENDITURE	(£35,697,202)	(£3,217,667)	(£5,987,530)	(£5,987,530)	(£5,544,500)	(£5,821,843)	(£3,860,311)	(£2,487,244)	(£2,487,244)	(£235,342)	(£67,990)	£0	£0	(£35,697,202)
Net Position		(£3,217,667)	(£5,987,530)	(£5,987,530)	(£5,544,500)	£2,010,999	£3,972,531	£5,345,598	£5,345,598	£5,168,982	£2,503,063	£0	£0	
Rolling Balance		(£3,217,667)	(£9,265,528)	(£15,426,787)	(£21,260,539)	(£19,648,175)	(£16,044,047)	(£10,999,274)	(£5,859,912)	(£800,803)	£1,687,245	£1,687,245	£1,687,245	
Finance Rate	7.5%	(£60,331)	(£173,729)	(£289,252)	(£398,635)	(£368,403)	(£300,826)	(£206,236)	(£109,873)	(£15,015)	£0	£0	£0	(£1,922,301)

Cashflow - 0% AH - 89 Dwellings

Description	£	YEAR 1				YEAR 2				YEAR 3				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	89					13	13	13	13	13	13	11	0	89
Market Housing Completions	89					13	13	13	13	13	13	11		89
Affordable Housing Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (Units)	£38,997,897	£0	£0	£0	£0	£5,696,322	£5,696,322	£5,696,322	£5,696,322	£5,696,322	£5,696,322	£4,819,965	£0	£38,997,897
Affordable Housing (Units)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Residential	£11,164,327					£1,860,721	£1,860,721	£1,860,721	£1,860,721	£1,860,721	£1,860,721			£11,164,327
TOTAL INCOME	£50,162,224	£0	£0	£0	£0	£7,557,043	£7,557,043	£7,557,043	£7,557,043	£7,557,043	£7,557,043	£4,819,965	£0	£50,162,224
INFRA PHASING	100%	20.0%	20.0%	20.0%	15.0%	10.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£1,169,937)	£0	£0	£0	£0	(£170,890)	(£170,890)	(£170,890)	(£170,890)	(£170,890)	(£170,890)	(£144,599)	£0	(£1,169,937)
Transaction Costs - Affordable Housing	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - Non-Residential	(£297,995)	£0	£0	£0	£0	(£49,666)	(£49,666)	(£49,666)	(£49,666)	(£49,666)	(£49,666)	£0	£0	(£297,995)
BCIS - Market Dwellings	(£14,553,949)	£0	(£2,125,858)	(£2,125,858)	(£2,125,858)	(£2,125,858)	(£2,125,858)	(£2,125,858)	(£1,798,803)	£0				(£14,553,949)
BCIS - Affordable Dwellings	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0				£0
Cost Plan - Non-Residential	(£8,437,118)	£0	(£1,205,303)	(£1,205,303)	(£1,205,303)	(£1,205,303)	(£1,205,303)	(£1,205,303)	(£1,205,303)					(£8,437,118)
Part L + F (2022) & Future Homes Standards	(£845,500)	£0	(£123,500)	(£123,500)	(£123,500)	(£123,500)	(£123,500)	(£123,500)	(£104,500)	£0	£0	£0	£0	(£845,500)
Technical Fees	(£2,039,793)	£0	(£297,947)	(£297,947)	(£297,947)	(£297,947)	(£297,947)	(£297,947)	(£252,109)	£0	£0	£0	£0	(£2,039,793)
Infrastructure Costs	(£9,033,019)	(£1,806,604)	(£1,806,604)	(£1,806,604)	(£1,354,953)	(£903,302)	(£451,651)	(£451,651)	(£451,651)	£0	£0	£0	£0	(£9,033,019)
BNG	(£669,281)	£0	£0	£0	£0	(£97,760)	(£97,760)	(£97,760)	(£97,760)	(£97,760)	(£97,760)	(£82,720)	£0	(£669,281)
S106 Contributions	(£1,672,269)	(£334,454)	(£334,454)	(£334,454)	(£250,840)	(£167,227)	(£83,613)	(£83,613)	(£83,613)	£0	£0	£0	£0	(£1,672,269)
CIL	(£1,161,779)	(£580,889)				(£580,889)								(£1,161,779)
Building Safety Levy	(£155,124)	£0	£0	£0	£0	(£22,658)	(£22,658)	(£22,658)	(£22,658)	(£22,658)	(£22,658)	(£19,173)	£0	(£155,124)
Benchmark Land Value	(£1,103,959)	(£1,103,959)												(£1,103,959)
TOTAL EXPENDITURE	(£41,139,721)	(£3,825,906)	(£5,893,665)	(£5,893,665)	(£5,358,401)	(£5,745,000)	(£4,628,846)	(£4,628,846)	(£4,236,953)	(£340,974)	(£340,974)	(£246,492)	£0	(£41,139,721)
Net Position		(£3,825,906)	(£5,893,665)	(£5,893,665)	(£5,358,401)	£1,812,043	£2,928,197	£2,928,197	£3,320,090	£7,216,069	£7,216,069	£4,573,473	£0	
Rolling Balance		(£3,825,906)	(£9,791,307)	(£15,868,559)	(£21,524,495)	(£20,116,036)	(£17,565,014)	(£14,966,161)	(£11,926,686)	(£4,934,242)	£2,189,310	£6,762,783	£6,762,783	
Finance Rate	7.5%	(£71,736)	(£183,587)	(£297,535)	(£403,584)	(£377,176)	(£329,344)	(£280,616)	(£223,625)	(£92,517)	£0	£0	£0	(£2,259,720)

Cashflow - 30% AH - 123 Dwellings

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4		TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q3	Q4	
Total Completions	123					19	19	19	19	19	19	11	0			123
Market Housing Completions	86					13	13	13	13	13	13	8	0			86
Affordable Housing Completions	37	0	0	0	0	6	6	6	6	6	6	3	0			37
Market Housing (Units)	£38,056,274	£0	£0	£0	£0	£5,752,693	£5,752,693	£5,752,693	£5,752,693	£5,752,693	£5,752,693	£3,540,118	£0			£38,056,274
Affordable Housing (Units)	£6,177,255	£0	£0	£0	£0	£933,771	£933,771	£933,771	£933,771	£933,771	£933,771	£574,628	£0			£6,177,255
Non-Residential	£5,210,255					£868,376	£868,376	£868,376	£868,376	£868,376	£868,376					£5,210,255
TOTAL INCOME	£49,443,785	£0	£0	£0	£0	£7,554,840	£7,554,840	£7,554,840	£7,554,840	£7,554,840	£7,554,840	£4,114,747	£0	£0	£0	£49,443,785
INFRA PHASING	100%	20.0%	20.0%	20.0%	15.0%	10.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£1,141,688)	£0	£0	£0	£0	(£172,581)	(£172,581)	(£172,581)	(£172,581)	(£172,581)	(£172,581)	(£106,204)	£0	£0	£0	(£1,141,688)
Transaction Costs - Affordable Housing	(£30,886)	0	£0	£0	£0	(£4,669)	(£4,669)	(£4,669)	(£4,669)	(£4,669)	(£4,669)	(£2,873)	£0	£0	£0	(£30,886)
Disposal Costs - Non-Residential	(£144,404)	£0	£0	£0	£0	(£24,067)	(£24,067)	(£24,067)	(£24,067)	(£24,067)	(£24,067)	£0	£0	£0	£0	(£144,404)
BCIS - Market Dwellings	(£13,735,947)	£0	(£2,076,364)	(£2,076,364)	(£2,076,364)	(£2,076,364)	(£2,076,364)	(£2,076,364)	(£1,277,763)	£0	£0	£0				(£13,735,947)
BCIS - Affordable Dwellings	(£4,913,033)	£0	(£742,668)	(£742,668)	(£742,668)	(£742,668)	(£742,668)	(£742,668)	(£457,026)	£0	£0	£0				(£4,913,033)
Cost Plan - Non-Residential	(£3,937,500)	£0	(£562,500)	(£562,500)	(£562,500)	(£562,500)	(£562,500)	(£562,500)	(£562,500)							(£3,937,500)
Part L + F (2022) & Future Homes Standards	(£1,168,500)	£0	(£176,634)	(£176,634)	(£176,634)	(£176,634)	(£176,634)	(£176,634)	(£108,698)	£0	£0	£0	£0	£0	£0	(£1,168,500)
Technical Fees	(£1,836,099)	£0	(£277,550)	(£277,550)	(£277,550)	(£277,550)	(£277,550)	(£277,550)	(£170,800)	£0	£0	£0	£0	£0	£0	(£1,836,099)
Infrastructure Costs	(£8,854,722)	(£1,770,944)	(£1,770,944)	(£1,770,944)	(£1,328,208)	(£885,472)	(£442,736)	(£442,736)	(£442,736)	£0	£0	£0	£0	£0	£0	(£8,854,722)
BNG	(£599,378)	£0	£0	£0	£0	(£90,604)	(£90,604)	(£90,604)	(£90,604)	(£90,604)	(£90,604)	(£55,756)	£0	£0	£0	(£599,378)
S106 Contributions	(£1,581,471)	(£316,294)	(£316,294)	(£316,294)	(£237,221)	(£158,147)	(£79,074)	(£79,074)	(£79,074)	£0	£0	£0	£0	£0	£0	(£1,581,471)
CIL	(£1,211,729)	(£605,865)				(£605,865)										(£1,211,729)
Building Safety Levy	(£150,589)	£0	£0	£0	£0	(£22,763)	(£22,763)	(£22,763)	(£22,763)	(£22,763)	(£22,763)	(£14,008)	£0	£0	£0	(£150,589)
Benchmark Land Value	(£1,103,959)	(£1,103,959)														(£1,103,959)
TOTAL EXPENDITURE	(£40,409,904)	(£3,797,062)	(£5,922,954)	(£5,922,954)	(£5,401,144)	(£5,799,883)	(£4,672,209)	(£4,672,209)	(£3,413,280)	(£314,684)	(£314,684)	(£178,841)	£0	£0	£0	(£40,409,904)
Net Position		(£3,797,062)	(£5,922,954)	(£5,922,954)	(£5,401,144)	£1,754,957	£2,882,631	£2,882,631	£4,141,560	£7,240,156	£7,240,156	£3,935,906	£0	£0	£0	
Rolling Balance		(£3,797,062)	(£9,791,211)	(£15,897,750)	(£21,596,977)	(£20,246,964)	(£17,743,964)	(£15,194,032)	(£11,337,361)	(£4,309,781)	£2,849,567	£6,785,473	£6,785,473	£6,785,473	£6,785,473	
Finance Rate	7.5%	(£71,195)	(£183,585)	(£298,083)	(£404,943)	(£379,631)	(£332,699)	(£284,888)	(£212,576)	(£80,808)	£0	£0	£0	£0	£0	(£2,248,408)

Turner Morum
Bellway - Durrington

Land Budget

Tab 7

Gross	Hectares	Acres
Gross Area - NIB Land	1.02	2.52
Gross Area - SGN Land	1.74	4.29
Gross Area - Non-Resi	1.42	3.51
	4.18	10.32

Net	Hectares	Acres
Net Area - NIB Land	0.69	1.70
Net Area - SGN Land	1.31	3.24
Net Area - Non-Resi	1.06	2.62
	3.06	7.56



Elizabeth Square - Net Sales Values

Tab 8

Plot	Release Price	Incentives	Net Selling Price	House Style Name	Sq. Ft	(£) Sq. Ft
19	350,000	9,220	340,780	The Potter-2BMID	755	451.36
59	360,000	18,276	341,724	The Potter-2BMID	755	452.61
17	350,000	4,220	345,780	The Potter-2BMID	755	457.99
18	350,000	4,220	345,780	The Potter-2BMID	755	457.99
20	355,000	9,220	345,780	The Potter-2BEND	755	457.99
44	360,000	10,900	349,100	The Potter-2BMID	755	462.38
45	360,000	20,076	339,924	The Potter-2BMID	755	450.23
50	350,000	22,472	327,528	The Potter-2BMID	755	433.81
51	360,000	29,850	330,150	The Potter-2BMID	755	437.28
58	360,000	23,650	336,350	The Potter-2BEND	755	445.50
60	355,000	15,105	339,895	The Potter-2BEND	755	450.19
61	440,000	17,100	422,900	The Turner-3BSEM	906	466.78
62	430,000	13,302	416,698	The Turner-3BSEM	906	459.93
12	410,000	24,868	385,132	The Mariner-2BEND	921	418.17
13	415,000	20,750	394,250	The Mariner-2BMID	921	428.07
14	405,000	15,556	389,444	The Mariner-2BMID	921	422.85
15	412,500	24,758	387,742	The Mariner-2BEND	921	421.00
52	425,000	23,747	401,253	The Harper-3BEND	1,010	397.28
16	430,000	19,033	410,967	The Harper-3BEND	1,010	406.90
42	465,000	32,993	432,007	The Blemmere-3BDET	1,010	427.73
43	425,000	18,603	406,397	The Harper-3BEND	1,010	402.37
56	475,000	9,694	465,306	The Blemmere-3BDET	1,010	460.70
115	436,000	21,000	415,000	The Blemmere-3BEND	1,010	410.89
71	465,000	38,000	427,000	The Hillard-3BDET	1,036	412.16
34	460,000	19,267	440,733	The Mason-3BSEM	1,043	422.56
35	445,000	14,591	430,409	The Mason-3BSEM	1,043	412.66
36	455,000	19,999	435,001	The Mason-3BDET	1,043	417.07
57	470,000	18,950	451,050	The Mason-3BDET	1,043	432.45
30	525,000	11,351	513,649	The Scrivener-4BDET	1,197	429.11
31	515,000	22,096	492,904	The Scrivener-4BDET	1,197	411.78
37	525,000	23,724	501,276	The Scrivener-4BDET	1,197	418.78
38	520,000	20,929	499,071	The Scrivener-4BDET	1,197	416.93
39	525,000	22,533	502,467	The Scrivener-4BDET	1,197	419.77
41	525,000	12,741	512,259	The Scrivener-4BDET	1,197	427.95
7	499,950	4,950	495,000	The Wainwright-4BSEM	1,228	403.09
10	490,000	53,229	436,771	The Wainwright-4BSEM	1,228	355.68
8	495,000	28,728	466,272	The Wainwright-4BSEM	1,228	379.70
9	495,000	34,239	460,761	The Wainwright-4BSEM	1,228	375.21
33	570,000	43,356	526,644	The Bowyer-4BDET	1,338	393.61
65	570,000	23,808	546,192	The Bowyer-4BDET	1,338	408.22
124	565,000	15,597	549,403	The Bowyer-4BDET	1,338	410.62
29	560,000	23,475	536,525	The Bowyer-4BDET	1,338	400.99
40	565,000	23,000	542,000	The Bowyer-4BDET	1,338	405.08
53	560,000	14,695	545,305	The Bowyer-4BDET	1,338	407.55
54	565,000	10,053	554,947	The Bowyer-4BDET	1,338	414.76
11	525,000	34,219	490,781	The Gilder (SL)-4BDET	1,369	358.50
22	525,000	27,551	497,449	The Gilder (SL)-4BDET	1,369	363.37
24	525,000	27,781	497,220	The Gilder (SL)-4BDET	1,369	363.20
25	525,000	31,291	493,709	The Gilder (SL)-4BDET	1,369	360.64
23	530,000	22,524	507,476	The Gilder (SL)-4BDET	1,369	370.69
28	525,000	29,067	495,933	The Gilder (SL)-4BDET	1,369	362.26
32	665,000	21,993	643,007	The Philosopher-4BDET	1,489	431.84
55	660,000	22,892	637,108	The Philosopher-4BDET	1,489	427.88
23,798,211			57,721	£412		
			1,089			