

Brinkburn Comp
South Shields
Viability appraisal

Development Pro Forma
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Project Pro Forma for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	mSales Rate	m ²	Unit Price	Gross Sales
Market Value	135	11,280.00		2,428.59	202,922,27,394,500
First Homes	16	<u>1,232.00</u>		1,664.09	128,135 <u>2,050,160</u>
Totals	151	12,512.00			29,444,660

TOTAL PROJECT REVENUE

29,444,660

DEVELOPMENT COSTS

ACQUISITION COSTS

Residualized Price (7.82 Ha @ 156,959.33 /Hect)		1,227,422		1,227,422
SDLT		50,871		
Effective Land Transfer Tax Rate	4.14%			
Agent Fee	1.00%	12,274		
Legal Fee	0.80%	9,819		
				72,965

CONSTRUCTION COSTS

Construction	mBuild Rate	m ²	Cost
Market Value	11,280.00	1,130.78	12,755,198
First Homes	<u>1,232.00</u>	1,130.78	<u>1,393,121</u>
Totals	12,512.00 m²		14,148,319
Contingency		3.50%	605,936
Part L & F	151.00 un	5,000.00 /un	755,000
Demolition			200,000
Car charging points	151.00 un	1,000.00 /un	151,000
Transport	151.00 un	1,000.00 /un	151,000
M4(2)	151.00 un	1,500.00 /un	226,500
M4(3)			260,000
Bio diversity Net Gain	7.82 ha	30,000.00 /ha	234,600
Education (average allowance)	151.00 un	5,000.00 /un	755,000
Open space	151.00 un	500.00 /un	75,500
Externals		15.00%	2,258,148
			19,821,004

PROFESSIONAL FEES

Professional fees	7.00%	1,211,873	1,211,873
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DISPOSAL FEES

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Sales Agent Fee		3.00%	883,340
Sales Legal Fee	151.00 un	800.00 /un	120,800
			1,004,140

TOTAL COSTS BEFORE FINANCE**23,337,403****FINANCE**

Timescale	Duration Commences	
Pre-Construction	6	Oct 2023
Construction	60	Apr 2024
Sale	57	Oct 2024
Total Duration	69	

Debit Rate 8.00%, Credit Rate 0.00% (Nominal)

Total Finance Cost 218,324

TOTAL COSTS**23,555,726****PROFIT****5,888,934****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%