

Becklow Gardens	
	Total £'000
Gross development value	4,090
Retained equity	(740)
Net GDV with 6 DMS units	3,350
Pre development holding costs	-
Construction	
Base build	1,684
	<u>1,684</u>
External works - standard	120
	<u>1,804</u>
Prelims, overheads & fees	300
Other	-
Construction contingency	90
	<u>2,194</u>
Professional fees (incl. statutory fees)	
Professional fees	275
Scape & pre-construction fees	85
Mayors CIL	24
LBHF CIL	96
Building regulations & planning fees	15
	<u>495</u>
Selling costs	65
Marketing	12
Project contingency	277
Development costs	3,043
Total costs	3,043
Grant received	-
Development profit :	10.1% on cost 307
Residual land value	-
Total return	34.4% 1,047
Appraisal assumes development undertaken directly by Council & excludes interest	