

Barclay Close	
	Total £'000
Gross development value	2,520
Retained equity	(710)
Net GDV with 3 DMS units	1,810
Pre development holding costs	-
Construction	
Base build	751
	751
External works - standard	90
	841
Prelims, overheads & fees	140
Other	-
Construction contingency	42
	1,022
Professional fees (incl. statutory fees)	
Professional fees	155
Scape & pre-construction fees	68
Mayors CIL	9
LBHF CIL	54
Building regulations & planning	10
	296
Selling costs	32
Marketing	12
Project contingency	136
Development costs	1,498
Total costs	1,498
Grant received	-
Development profit :	20.8% on cost 312
Residual land value	-
Total return	68.2% 1,022
Appraisal assumes development undertaken directly by Council & excludes interest	