

Site: Former B&Q, Trafford

Client: Trafford Council

Local Authority: Trafford Council

Job: Former B&Q Planning Inquiry

Date: January 2022

Title: BCIS Average Price Appraisal Note

Introduction

This note seeks to support an explain the inputs to the viability appraisal prepared by Continuum and submitted as a Core Document for the Inquiry library.

The inputs fully correspond with the SOCG Position Statement prepared on 28th January 2022. The vast majority of inputs have been agreed between Mr Miles and Mr Lloyd through the SOCG process and the subsequent Position Statement. For clarity, gross development is included at an average value of £382.50 and benchmark land value included at £1,580,000. The key remaining variable where there is no agreement is the assumptions in regard of build costs.

Build Cost - BCIS Average Price

For an assessment of Base Build the data from Q4 2021 has been utilised. A 15 year default position has been used for each of the elements of the building, which provides a blended rate (per sq m/ft based on the GIA). For clarity these rates include prelims.

For external works the Edmund Shipway assumptions from their Rev D cost estimate (June 2020) have been used. In addition, the prelims allowance (12%) in this cost estimate has been applied to external works.

The agreed inflation rate as set out by Edmund Shipway of 6.58% between Q1 2020 and Q4 2021 has been adopted.

On this basis total build costs equate to £156.44 per sq ft.

Secondary education is now not included in regard S106 costs so a total allowance of £1,134,586 is included in the appraisal.

Appraisal Position

Using the blended BCIS average price position as is set out in the section above and the agreed sales value of £382.50 per sq ft the scheme can support a provision of 39% affordable housing (130 units) reflecting the recommended tenure split of 50% affordable rent and 50% shared ownership.

The residual output is £1,599,857 which is in advance of the agreed BLV of £1,580,000 demonstrating the scheme is viable.

220202 BCIS Appraisal Note_Former BQ Inquiry

Former B&Q, Trafford 39% Affordable Housing Continuum Assessment - Blended BCIS Base Build

Blended BCIS Default Position Base Build (incl. Prelims)
June 2020 External Works
June 2020 Prelims on External Works and Demolition Costs
Agreed Inflation of 6.58% applied to External Works and Demo
Total Build Costs = £156.44 (Q4 2021)
S106 Contributions without Secondary Education
All other Inputs Agreed in SoCG on Viability

APPRAISAL SUMMARY TREBBI

Former B&Q, Trafford 39% Affordable Housing Continuum Assessment - Blended BCIS Base Build

Appraisal Summary for Phase 1

MARKETING & LETTING

Currency in £

REVENUE					
Sales Valuation	Units	ft²	Sales Rate ft ²	Unit Price	Gross Sales
Phase 1 Market Resi	71	49,024	382.50	264,106	18,751,499
Phase 1 Affordable Resi	45	31,073	229.50	158,470	7,131,139
Phase 2 Market Resi	131	83,515	382.50	243,850	31,944,322
Phase 2 Affordable Resi Car Parking	85 <u>98</u>	54,188 29,278	229.50 66.94	146,306 20,000	12,436,031 <u>1,960,000</u>
Totals	430	247,076	00.94	20,000	72,222,992
Rental Area Summary		,		Initial	Net Rent Initial
Nomal 7 liba Gammary	Units	ft²	Rent Rate ft ²	MRV/Unit	at Sale MRV
Commercial Retail	1	1,647	15.00	24,705	24,705 24,705
Commercial Cafe	1	1,938	15.00	29,070	<u>29,070</u> <u>29,070</u>
Totals	2	3,585			53,775 53,775
Investment Valuation					
Commercial Retail					
Market Rent	24,705	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	306,419
Commercial Cafe					
Market Rent	29,070	YP @	7.5000%	13.3333	
(1yr Rent Free)	-,-	PV 1yr @	7.5000%	0.9302	360,558
Total Investment Valuation					666,977
ODOGO DEVEL ODMENT VALUE					
GROSS DEVELOPMENT VALUE				72,889,969	
Purchaser's Costs			(44,687)		
Effective Purchaser's Costs Rate		6.70%			
				(44,687)	
NET DEVELOPMENT VALUE				72,845,281	
HET DEVELOT MENT VALUE				72,040,201	
NET REALISATION				72,845,281	
OUTLAY					
ACQUISITION COSTS					
Residualised Price			1,599,857		
0. 5.				1,599,857	
Stamp Duty		4 2 4 9 /	69,493		
Effective Stamp Duty Rate Agent Fee		4.34% 1.20%	19,198		
Legal Fee		0.60%	9,599		
· ·				98,290	
CONSTRUCTION COSTS					
CONSTRUCTION COSTS Construction	ft²	Build Rate ft ²	Cost		
Commercial Retail	1,647	156.44	257,657		
Commercial Cafe	1,938	156.44	303,181		
Phase 1 Market Resi	61,548	156.44	9,628,537		
Phase 1 Affordable Resi	39,015	156.44	6,103,507		
Phase 2 Market Resi	112,506	156.44	17,600,477		
Phase 2 Affordable Resi	73,002	156.44	11,420,421		
Car Parking Totals	29,278 318,934 ft ²	156.44	4,580,250 49,894,030		
Contingency	0.0,00.11	5.00%	2,494,701		
CIL			4,640		
Section 106 Costs				52,393,371	
Section 106 Costs S106 Contributions			1,134,586		
2.00 Continuations			1,104,000	1,134,586	
				•	
PROFESSIONAL FEES		0.000/	2 004 500		
All Professional Fees		8.00%	3,991,522	3,991,522	
MADICETING & LETTING				-,,	

APPRAISAL SUMMARY

Former B&Q, Trafford 39% Affordable Housing

Continuum Assessment - Blended BCIS Base Build

 Letting Agent Fee
 10.00%
 5,378

 Letting Legal Fee
 5.00%
 2,689

8,066

TREBBI

DISPOSAL FEES

 Marketing
 1.50%
 789,837

 Sales Agent Fee
 1.00%
 532,781

 Sales Legal Fee
 0.50%
 12,911

 Sales Legal Fee
 332 un
 650.00 /un
 215,800

1,551,330

FINANCE

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)

Land 317,356 Construction 1,364,081

Total Finance Cost 1,681,437

TOTAL COSTS 62,458,461

PROFIT

10,386,821

Performance Measures

 Profit on Cost%
 16.63%

 Profit on GDV%
 14.25%

 Profit on NDV%
 14.26%

 Development Yield% (on Rent)
 0.09%

 Equivalent Yield% (Nominal)
 7.50%

 Equivalent Yield% (True)
 7.87%

 IRR% (without Interest)
 32.11%

Rent Cover 193 yrs 2 mths Profit Erosion (finance rate 6.000) 2 yrs 7 mths

TREBBI

Former B&Q, Trafford 39% Affordable Housing Continuum Assessment - Blended BCIS Base Build

Detailed Cash flow Phase 1

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Detailed Cash flow Phase 1											Page
Monthly B/F	001:Dec 2021 0	002:Jan 2022 (1,698,148)	003:Feb 2022 (1,706,638)	004:Mar 2022 (1,715,129)	005:Apr 2022 (1,723,705)	006:May 2022 (1,732,280)	007:Jun 2022 (1,740,856)	008:Jul 2022 (514,258)	009:Aug 2022 (728,267)	010:Sep 2022 (1,142,265)	011:Oct 2022 (1,732,716)
Revenue											
Cap - Commercial Retail	0	0	0	0	0	0	0	0	0	0	0
Cap - Commercial Cafe	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 1 Market Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Phase 1 Affordable Resi	0	0	0	0	0	0	1,970,448	187,663	187,663	187,663	187,663
Sale - Phase 2 Market Resi	0	0	0	0	0	0	0	0	0.00	0	0
Sale - Phase 2 Affordable Resi	0	0	0	0	0	0	0	0	0	0	0
Sale - Car Parking	0	0	0	0	0	0	0	0	0	0	0
Disposal Costs	O .	O .	O .	O .	· ·	O .	· ·	· ·	v	· ·	O
Purchaser's Costs	0	0	0	0	0	0	0	0	0	0	0
Marketing	0	0	0	Ů.	0	0	0	0	0	0	0
Sales Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Acquisition Costs	O	O	O	O	O	O	O	O	U	O	O
Residualised Price	(1,599,857)	0	0	0	0	0	0	0	0	0	0
Stamp Duty	(69,493)	0	0	0	0	0	0	0	0	0	0
Agent Fee	(19,198)	0	0	0	0	0	0	0	0	0	0
Legal Fee	(9,599)	0	0	0	0	0	0	0	0	0	0
Construction Costs	(3,333)	U	U	U	U	U	U	U	U	U	U
Con Commercial Retail	0	0	0	0	0	0	0	0	0	0	0
Con Commercial Cafe	0	0	0	0	0	0	0	0	0	0	0
Con Phase 1 Market Resi	0	0	0	0	0	0	-	•	(324,414)	-	(E00.00E)
Con Phase 1 Affordable Resi	0	0	0	0	0	0	(95,627) (60,618)	(216,670) (137,347)	(205,645)	(418,859) (265,514)	(500,005) (316,952)
Con Phase 2 Market Resi	0	0	0	0	0	0	(60,616)	(137,347)	(205,645)	(200,014)	(310,932)
Con Phase 2 Market Resi	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	_	0	-	J	0	0
Con Car Parking	0	0	0	0	0	0	•	(47.704)	(26.502)	•	(40.040)
Contingency	0	0	0	0	0	0	(7,812)	(17,701)	(26,503)	(34,219)	(40,848) 0
CIL	U	U	U	U	Ü	U	0	0	0	0	U
Professional Fees	•	^	0	0	0	^	(40.500)	(00.004)	(40,405)	(54.750)	(05.057)
All Professional Fees	0	0	0	0	0	0	(12,500)	(28,321)	(42,405)	(54,750)	(65,357)
Marketing/Letting	•	•	^	•	•	•	•	•	•	•	•
Letting Agent Fee	0	0	0	0	0	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0	0	0	0	0	0
Other Related Items (+/-)	-	_	_	_	_	_	(507.000)	_	_	_	•
S106 Contributions	0	0	0	0	0	0	(567,293)	0	0	0	0
Net Cash Flow Before Finance	(1,698,148)	0	0	0	0	0	1,226,598	(212,376)	(411,304)	(585,678)	(735,498)
Debit Rate 6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0.00070	(8,491)	(8,491)	(8,576)	(8,576)	(8,576)	0.00070	(1,633)	(2,695)	(4,773)	(7,701)
Net Cash Flow After Finance	(1,698,148)	(8,491)	(8,491)	(8,576)	(8,576)	(8,576)	1,226,598	(214,009)	(413,999)	(590,451)	(7,701) (743,199)
Cumulative Net Cash Flow Monthly	(1,698,148)	(1,706,638)	(1,715,129)	(1,723,705)	(1,732,280)	(1,740,856)	(514,258)	(728,267)	(1,142,265)	(1,732,716)	(2,475,915)
Carrialative rect Castri low Monthly	(1,000,140)	(1,700,000)	(1,710,120)	(1,120,100)	(1,752,200)	(1,770,000)	(517,250)	(120,201)	(1,172,200)	(1,732,710)	(2,770,010)

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TREBBI

Former B&Q, Trafford 39% Affordable Housing Continuum Assessment - Blended BCIS Base Build

Detailed Cash flow Phase 1

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012:Nov 2022 (2,475,915)	013:Dec 2022 (3,348,058)	014:Jan 2023 (4,325,337)	015:Feb 2023 (5,383,581)	016:Mar 2023 (6,498,617)	017:Apr 2023 (7,646,461)	018:May 2023 (8,802,382)	019:Jun 2023 (9,941,840)	020:Jul 2023 (11,040,727)	021:Aug 2023 (12,073,699)	022:Sep 2023 (13,015,847)	023:Oct 2023 (13,842,952)	024:Nov 2023 (14,529,045)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
187,663	187,663	187,663	187,663	187,663	187,663	187,663	187,663	187,663	187,663	187,656	187,656	187,656
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(567,852) (359,960)	(622,400) (394,538)	(663,649) (420,685)	(691,599) (438,403)	(706,250) (447,690)	(707,602) (448,547)	(695,655) (440,974)	(670,409) (424,971)	(631,864) (400,537)	(580,020) (367,674)	(514,877) (326,380)	(436,436) (276,656)	(344,695) (218,501)
Ó) Ó	Ò	Ò	` ´ Ó	` ´ Ó	Ò	Ó	Ò	Ó	Ò) Ó	, ,
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(46,391)	(50,847)	(54,217)	(56,500)	(57,697)	(57,807)	(56,831)	(54,769)	(51,620)	(47,385)	(42,063)	(35,655)	(28,160)
0	0	0	0	0	0	0	0	0	0	0	0	(20,100)
(74,225)	(81,355)	(86,747)	(90,400)	(92,315)	(92,492)	(90,930)	(87,630)	(82,592)	(75,816)	(67,301)	(57,047)	(45,056)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(860,764)	(961,476)	(1,037,635)	(1,089,239)	(1,116,289)	(1,118,785)	(1,096,728)	(1,050,116)	(978,951)	(883,231)	(762,965)	(618,137)	(448,756)
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(11,379)	(15,802)	(20,609)	(25,798)	(31,555)	(37,136)	(42,730)	(48,771)	(54,021)	(58,916)	(64,141)	(67,956)	(71,046)
(872,143)	(977,278)	(1,058,244)	(1,115,036)	(1,147,844)	(1,155,922)	(1,139,458)	(1,098,887)	(1,032,972)	(942,147)	(827,106)	(686,093)	(519,802)
(3,348,058)	(4,325,337)	(5,383,581)	(6,498,617)	(7,646,461)	(8,802,382)	(9,941,840)	(11,040,727)	(12,073,699)	(13,015,847)	(13,842,952)	(14,529,045)	(15,048,847)

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Former B&Q, Trafford 39% Affordable Housing Continuum Assessment - Blended BCIS Base Build

Detailed Cash flow Phase 1

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025:Dec 2023	026:Jan 2024	027:Feb 2024	028:Mar 2024	029:Apr 2024	030:May 2024	031:Jun 2024	032:Jul 2024	033:Aug 2024	034:Sep 2024	035:Oct 2024	036:Nov 2024	037:Dec 2024
(15,048,847)	(15,945,266)	2,563,994	4,463,237	6,029,441	5,011,613	3,729,437	2,217,260	509,426	(1,359,717)	(3,361,211)	(5,465,304)	(7,638,114)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	14,063,625	2,343,937	2,343,937	0	0	0	0	0	0	0	0	0
187,656	1,782,785	0	2,040,007	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	3,391,641	282,634	282,634	282,634	282,634	282,634	282,634	282,634	282,634	282,634	282,634	282,634
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(210,954)	(35,159)	(35,159)	0	0	0	0	0	0	0	0	0
0	(140,636)	(23,439)	(23,439)	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(71,214)	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	(2,011)	(4,463)	(6,686)	(8,680)	(10,444)	(11,979)	(13,285)	(14,362)	(15,210)	(15,828)	(16,217)	(16,376)
0	(2,367)	(5,252)	(7,868)	(10,214)	(12,290)	(14,096)	(15,633)	(16,900)	(17,897)	(18,624)	(19,082)	(19,270)
(239,655)	0	0	0	0	0	0	0	0	0	0	0	0
(151,917)	0	0	0	0	0	0	0	0	0	0	0	0
0	(137,394)	(304,897)	(456,741)	(592,926)	(713,451)	(818,317)	(907,524)	(981,071)	(1,038,958)	(1,081,186)	(1,107,755)	(1,118,665)
0	(89,151)	(197,839)	(296,366)	(384,732)	(462,937)	(530,981)	(588,865)	(636,587)	(674,149)	(701,549)	(718,789)	(725,868)
0	(35,755)	(79,345)	(118,860)	(154,300)	(185,665)	(212,954)	(236,169)	(255,308)	(270,373)	(281,362)	(288,276)	(291,115)
(19,579)	(13,334)	(29,590)	(44,326)	(57,543)	(69,239)	(79,416)	(88,074)	(95,211)	(100,829)	(104,927)	(107,506)	(108,565)
Ó	(4,640)	Ó	Ó	Ó	Ó	Ó	Ó	Ó	Ó	Ó	Ó	Ó
(31,326)	(21,334)	(47,344)	(70,922)	(92,068)	(110,783)	(127,066)	(140,918)	(152,338)	(161,327)	(167,884)	(172,009)	(173,703)
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
(567,293)	0	0	0	0	0	0	0	0	0	0	0	0
(822,113)	18,509,261	1,899,243	1,566,204	(1,017,828)	(1,282,176)	(1,512,177)	(1,707,833)	(1,869,144)	(1,996,108)	(2,088,727)	(2,147,000)	(2,170,928)
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(74,306)	0	0	0	0	0	0	0	0	(5,385)	(15,366)	(25,810)	(36,777)
(896,419)	18,509,261	1,899,243	1,566,204	(1,017,828)	(1,282,176)	(1,512,177)	(1,707,833)	(1,869,144)	(2,001,494)	(2,104,093)	(2,172,810)	(2,207,705)
(15,945,266)	2,563,994	4,463,237	6,029,441	5,011,613	3,729,437	2,217,260	509,426	(1,359,717)	(3,361,211)	(5,465,304)	(7,638,114)	(9,845,820)

Project: J:\1. Public Sector Clients\1.6 Trafford Council\1.6.3 Viability in Planning\28. Former B&Q\3. Planning APPEAL\3. Argus Apprasials\2. Live ADs\V4.5 Continuum App B&Q - Continuum Assessment - BCIS Blended BB + June 2
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Detailed Cash flow Phase 1

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													5
038:Jan 2025	039:Feb 2025	040:Mar 2025	041:Apr 2025	042:May 2025	043:Jun 2025	044:Jul 2025	045:Aug 2025	046:Sep 2025	047:Oct 2025	048:Nov 2025	049:Dec 2025	050:Jan 2026	
(9,845,820)	(12,053,962)	(14,228,142)	(16,334,506)	(18,337,597)	(20,202,492)	(21,895,312)	(23,379,605)	(24,619,945)	(25,582,337)	(26,229,404)	2,600,392	4,546,999	
0	0	0	0	0	0	0	0	0	0	306,419	0	0	
0	0	0	0	0	0	0	0	0	0	360,558	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	23,958,242	1,996,520	1,996,520	
282,634	282,634	282,634	282,634	282,646	282,646	282,646	282,646	282,646	282,646	3,109,008	0	0	
0	0	0	0	0	0	0	0	0	0	1,960,000	0	0	
0	0	0	0	0	0	0	0	0	0	(44,687)	0	0	
0	0	0	0	0	0	0	0	0	0	(388,774)	(29,948)	(29,948)	
0	0	0	0	0	0	0	0	0	0	(265,405)	(19,965)	(19,965)	
0	0	0	0	0	0	0	0	0	0	(12,911)	0	0	
0	0	0	0	0	0	0	0	0	0	(144,586)	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
(16,307)	(16,008)	(15,480)	(14,723)	(13,736)	(12,521)	(11,076)	(9,401)	(7,498)	(5,365)	0	0	0	
(19,188)	(18,836)	(18,215)	(17,324)	(16,163)	(14,733)	(13,032)	(11,062)	(8,823)	(6,313)	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
(1,113,915)	(1,093,505)	(1,057,436)	(1,005,708)	(938,320)	(855,273)	(756,567)	(642,201)	(512,176)	(366,491)	0	0	0	
(722,786)	(709,543)	(686,139)	(652,574)	(608,848)	(554,961)	(490,913)	(416,705)	(332, 335)	(237,805)	0	0	0	
(289,879)	(284,568)	(275,181)	(261,720)	(244,183)	(222,572)	(196,885)	(167,123)	(133,286)	(95,374)	0	0	0	
(108,104)	(106,123)	(102,623)	(97,602)	(91,063)	(83,003)	(73,424)	(62,325)	(49,706)	(35,567)	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
(172,966)	(169,797)	(164,196)	(156,164)	(145,700)	(132,805)	(117,478)	(99,719)	(79,529)	(56,908)	0	0	0	
0	0	0	0	0	0	0	0	0	0	(5,378)	0	0	
0	0	0	0	0	0	0	0	0	0	(2,689)	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	
(2,160,510)	(2,115,746)	(2,036,636)	(1,923,181)	(1,775,368)	(1,593,221)	(1,376,728)	(1,125,890)	(840,706)	(521,177)	28,829,796	1,946,607	1,946,607	
6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	
(47,632)	(58,435)	(69,728)	(79,911)	(89,527)	(99,599)	(107,565)	(114,449)	(121,686)	(125,890)	0	0	0	
(2,208,142)	(2,174,180)	(2,106,364)	(2,003,092)	(1,864,894)	(1,692,820)	(1,484,294)	(1,240,339)	(962,393)	(647,067)	28,829,796	1,946,607	1,946,607	
(12,053,962)	(14,228,142)	(16,334,506)	(18,337,597)	(20,202,492)	(21,895,312)	(23,379,605)	(24,619,945)	(25,582,337)	(26,229,404)	2,600,392	4,546,999	6,493,606	
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Project: J:\1. Public Sector Clients\1.6 Trafford Council\1.6.3 Viability in Planning\28. Former B&Q\3. Planning APPEAL\3. Argus Apprasials\2. Live ADs\V4.5 Continuum App B&Q - Continuum Assessment - BCIS Blended BB + June 2
ARGUS Developer Version: 8.20.003

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Report Date: 01/02/2022

TREBBI

Former B&Q, Trafford 39% Affordable Housing Continuum Assessment - Blended BCIS Base Build

Detailed Cash flow Phase 1 Page A 5

051:Feb 2026	052:Mar 2026	
6,493,606	8,440,213	
0,493,000	0,440,213	
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0	0	
0	0	
1,996,520	1,996,520	
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0	0	
(29,948)	(29,948)	
(19,965)	(19,965)	
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1,946,607	1,946,607	
6.000%	6.000%	
0.000%	0.000%	
0.000 %	0.000%	
1,946,607	1,946,607	
8,440,213	10 206 924	
0,440,213	10,386,821	

Project: J:\1. Public Sector Clients\1.6 Trafford Council\1.6.3 Viability in Planning\28. Former B&Q\3. Planning APPEAL\3. Argus Apprasials\2. Live ADs\V4.5 Continuum App B&Q - Continuum Assessment - BCIS Blended BB + June 2 ARGUS Developer Version: 8.20.003

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Report Date: 01/02/2022