S106 MANAGEMENT

Schedule 1

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GVA GRIMLEY &

BESPOKE PROPERTY GROUP

THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

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Version 1.3 (October 2007)

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THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

INPUT SHEET 1 - RESIDENTIAL MIX ASSUMPTIONS

Basic Site Details

Site Address	**Junction Hotel, Manchester, M15 5FT**
Site Reference	
Scheme Description	**Conversion of former hotel and erection of new block in the carpark to provide commercial space on the GF and 28 flats above**
Date	**10 02 2022**
Site Area (hectares)	
Author & Organisation	**S106 Management Ltd**
Housing Corporation Officer	

Residential Mix Assumptions

Affordable Housing Tenure 1: **Social Rented**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 2: **Intermediate - Shared Ownership**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 3: **Intermediate - Discounted Market Sale**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 4: **Intermediate - Other Type of Shared Ownership / Shared Equity**

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other	Other
Unit Size (sq m) - NIA							
Habitable Rooms per Unit							
Persons per Unit							
Total Number of Units							

* Other = User-defined

Open Market Housing Type 1: Converted flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			67.5857			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			4			

Open Market Housing Type 2: new build flats

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA			67.5857			
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units			24			

Open Market Housing Type 3:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 4:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Open Market Housing Type 5:

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Other
Unit Size (sq m) - NIA						
Habitable Rooms per Unit						
Persons per Unit						
Total Number of Units						

Total number of residential car parking spaces *(Open Market and Affordable)*

Value of each residential car parking space *(Average value of all parking spaces)*

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INPUT SHEET 2 - RESIDENTIAL VALUE & COST ASSUMPTIONS

RESIDENTIAL VALUE ASSUMPTIONS

Base Value

Affordable Housing Tenure 1: Social Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent)		*(% of gross rent per annum)*
Voids / bad debts (% of rent)		*(% of gross rent per annum)*
Repairs Fund (% of rent)		*(% of gross rent per annum)*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 1 Purchase Payment			*(whole number, minimum o*

Affordable Housing Tenure 2: Intermediate - Shared Ownership

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0

Owner-occupied share (%)			
Unsold Equity Rent Per Annum (%)		*(Housing Corporation Limit of 2.75%)*	
Management Costs (% of rent)			*(% of gross rent per annum*
Voids / bad debts (% of rent)			*(% of gross rent per annum*
Repairs Fund (% of rent)			*(% of gross rent per annum*
Yield (%)			*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 2 Purchase Payment			*(whole number, minimum o*

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

Type of Unit	Capital Value pre-discount (£ psm, NIA)
Studio	
1 Bed	
2 Bed	
3 Bed	
4 Bed	
Other	
Other	
% of Open Market Value	**100.0%**

	Start Month	End Month	
Timing of Affordable Housing Tenure 3 Purchase Payment	**0**	**0**	*(whole number, minimum o*

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Ownership / Shared Equity

Type of Unit	Total Unit Capital Value (£ psm, NIA)	Rent per Unit per week of rented share (£)
Studio		£0
1 Bed		£0
2 Bed		£0
3 Bed		£0
4 Bed		£0
Other		£0
Other		£0

Owner-occupied share (%)		
Unsold Equity Rent Per Annum (%)		
Management Costs (% of rent)		*(% of gross rent per annum*
Voids / bad debts (% of rent)		*(% of gross rent per annum*
Repairs Fund (% of rent)		*(% of gross rent per annum*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 4 Purchase Payment			*(whole number, minimum o*

Affordable Housing Tenure 5: Intermediate - Discounted Market Rented

Type of Unit	Rent per Unit per Week (£)	Rent per Unit per Annum (£)
Studio		
1 Bed		
2 Bed		
3 Bed		
4 Bed		
Other		
Other		

Management Costs (% of rent)		*(% of gross rent per annum)*
Voids / bad debts (% of rent)		*(% of gross rent per annum)*
Repairs Fund (% of rent)		*(% of gross rent per annum)*
Yield (%)		*(to capitalise the net rent)*

	Start Month	End Month	
Timing of Affordable Housing Tenure 5 Purchase Payment			*(whole number, minimum o*

Open Market Values

		Capital Value (£ psm)
Open Market Housing Type 1:	Converted flats	**£2,933**
Open Market Housing Type 2:	new build flats	**£2,933**
Open Market Housing Type 3:	-	
Open Market Housing Type 4:	-	
Open Market Housing Type 5:	-	

	Month	
Timing of First Open Market Housing Sale	**18**	*(whole number, minimum o*
Timing of Last Open Market Housing Sale	**28**	*(whole number, minimum o*

Overall Scheme End Date (this must be completed)

	Month	
Final End Date of Scheme - **scheme built and fully let/sold**	**28**	*(whole number, minimum o*

Social Housing Grant & Other Funding

		Grant per unit (£)
Affordable Housing Tenure 1:	Social Rented	
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity	
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented	

	Timing of 1st Payment	Timing of 2nd Payment

Timing Social Housing Grant Paid	

	Value (£)	Timing of Payment
Other Sources of Funding for A/H (£)	£0	
(could include RSL cross-subsidy from reserves)		*(whole number, minimum of 0, maximum of 60)*

BUILDING COST, MARKETING COST & SECTION 106 ASSUMPTIONS

		Building Costs - Gross (£ / sq m)	Net to Gross Ratio for Building Costs (%)*
Affordable Housing Tenure 1:	Social Rented		
Affordable Housing Tenure 2:	Intermediate - Shared Ownership		
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale		
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Ownership / Shared Equity		
Affordable Housing Tenure 5:	Intermediate - Discounted Market Rented		
Open Market Housing Type 1:	Converted flats	£1,696	92%
Open Market Housing Type 2:	new build flats	£1,623	92%
Open Market Housing Type 3:	-		
Open Market Housing Type 4:	-		
Open Market Housing Type 5:	-		

** The ratio is typically 70% - 85% in blocks of flats to reflect the difference between GIA & NIA (ie common parts such as lifts, stairs, corridors etc) and 100% in houses which have no common parts*

	Building Costs (£ / car parking space)	
Residential Car Parking Building Costs (£ / car parking space)		

	% of Building Costs	
Building Cost Fees % (Architects, QS etc)	10.00%	*(typically around 10%)*
Building Contingencies (% of Building Costs)	5.00%	*(typically around 5% for ne*

Section 106 Payments (£) *	Cost (£)	Month of Payment
Infrastructure / Public Transport		
Community Facilities		
Public Realm / Environment		
Sustainability Issues		
Others		

** This section excludes Affordable Housing section 106 payments*

Site Abnormals (£)		Cost (£)	Month of Payment
Infrastructure Costs		£412,646	
Contamination Costs			
Demolition Costs			
Other Costs			
Site Specific Sustainability Initiatives**	EITHER		

Building Cost Percentage Increase (if any)		%
Site Specific Sustainability Initiatives (%)**	OR	
Wheelchair provision (%)		
Code for Sustainable Homes (%)		
Other (%)		

*** Only one sustainability initiatives box should have a value / percentage.*

Subsidies (possibly EP Gap Funding)	Amount (£)	Month of Payment
Subsidies for infrastructure, remediation etc.		

OTHER COSTS

SITE ACQUISITION COSTS

	%	
Agents Fees (% of site value)		*(typically around 1%)*
Legal Fees (% of site value)		*(typically around 0.75%)*
Stamp Duty (% of site value)		

	Cost (£)	Month of Payment
Other Acquisition Costs (£)	£2,000	

FINANCE COSTS

Arrangement Fee (£)		
Interest Rate (%)	7.00%	*(typically around 1.5% to 3*
Misc Fees - Surveyors etc (£)		

Marketing Costs

Affordable Housing Marketing Costs

	Cost (£)	Timing (month)
Developer cost of sale to RSL (£)		
RSL on-costs (£)		
Intermediate Housing Sales and Marketing (£)		

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	**3.00%**	*(typically around 6%)*
Legal Fees (per Open Market unit) - £	**£1,000**	*(typically around £600 per u*

BUILDING PERIOD

	Timing (month)	
Construction Start	**1**	*(whole number, minimum of 0, maximum of 60)*
Construction End	**20**	*(whole number, minimum of 0, maximum of 60)*

DEVELOPER'S 'PROFIT' (before taxation)

	% of Housing Capital Value	
Open Market Housing (%)	**18.00%**	*(typically around 15%)*
Affordable Housing (%)		*(typically around 6%)*

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INPUT SHEET 3 - COMMERCIAL & NON-RESIDENTIAL

OFFICE ASSUMPTIONS

Size of office scheme (gross sq m)	
Size of office scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Office Building Costs (Gross, £ psm)	
Office Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	Timing (month)
Timing	
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting, Advertising & Sale fees	
Letting fees (% of annual income)	
Advertising fees (% of annual income)	
Sale fees (% of sale price)	
Return for risk / profit (% of value)	

RETAIL ASSUMPTIONS

Size of retail scheme (gross sq m)	**388**
Size of retail scheme (net lettable sq m)	**388**
Values	
Rent (£ psm)	**£97**
Yield (%)	**7.00%**
Purchaser's costs (% of value)	**5.75%**
Building Costs	
Retail Building Costs (Gross, £ psm)	**£1,096**
Retail Building Professional Fees (% of building costs)	**10.00%**
Building Contingencies (% of building costs)	**5.00%**
	Timing (month)
Timing	
Start of Building Period (month)	**1**
End of Building Period (month)	**18**
Timing of Letting / Sale (month)	**18**
Letting / sale fees	
Letting (% of income)	**10.00%**
Advertising (% of annual income)	**1.00%**
Sale (% of sale price)	**1.75%**
Return for risk / profit (% of value)	**17.50%**

INDUSTRIAL ASSUMPTIONS

Size of industrial scheme (gross sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Industrial Building Costs (Gross, £ psm)	
Industrial Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	Timing (month)
Timing	
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

LEISURE ASSUMPTIONS

Size of Leisure scheme (gross sq m)	
Size of Leisure scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Leisure Building Costs (Gross, £ psm)	
Leisure Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	Timing (month)
Timing	
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

COMMUNITY USE ASSUMPTIONS

Size of Community-use scheme (gross sq m)	
Size of Community-use scheme (net lettable sq m)	
Values	
Rent (£ psm)	
Yield (%)	
Purchaser's costs (% of value)	
Building Costs	
Community-use Building Costs (Gross, £ psm)	
Community-use Building Professional Fees (% of building costs)	
Building Contingencies (% of building costs)	
	Timing (month)
Timing	
Start of Building Period (month)	
End of Building Period (month)	
Timing of Letting / Sale (month)	
Letting / sale fees	
Letting (% of income)	
Advertising (% of annual income)	
Sale (% of sale price)	
Return for risk / profit (% of value)	

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THE HOUSING CORPORATION ECONOMIC APPRAISAL TOOL

SUMMARY

Site Address	Junction Hotel, Manchester, M15 5FT
Site Reference	
Scheme Description	Conversion of former hotel and erection of new block in the carpark to provide commercial space on the GF and 28 flats above
Date	10 02 2022
Site Area (hectares)	
Author & Organisation	S106 Management Ltd
Housing Corporation Officer	

Housing Mix (Affordable + Open Market)

Total Number of Units	28	*units*
Total Number of Open Market Units	28	*units*
Total Number of Affordable Units	0	*units*
Total Net Internal Area (sq m)	1,892	*sq m*
Total Habitable Rooms	0	*habitable rooms*
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	*by number of units*
% Social Rented within the Affordable Housing	#DIV/0!	*by area*
% Social Rented within the Affordable Housing	-	*by habitable rooms*
Total Number of A/H Persons	0	*Persons*
Total Number of Social Rented Persons	0	*Persons*
Total Number of Intermediate Persons	0	*Persons*
Total Number of Open Market Persons	0	*Persons*
Total Number of Persons	0	*Persons*
Site Area	0.00	*hectares*
Net Internal Housing Area / Hectare	-	*sq m / hectare*

Residential Values

Affordable Housing Tenure 1: **Social Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Total Capital Value of Affordable Housing Tenure 1 **£0**

Affordable Housing Tenure 2: **Intermediate - Shared Ownership**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Owner-occupied / rented % share -

Capital Value of owner-occupied part **-**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Total Capital Value of Affordable Housing Tenure 2 **£0**

Affordable Housing Tenure 3: **Intermediate - Discounted Market Sale**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

% of Open Market Value 100%

Total Capital Value of Affordable Housing Tenure 3 **£0**

Affordable Housing Tenure 4: **Intermediate - Other Type of Shared Ownership / Shared Equity**

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	-	**-**	**-**

Owner-occupied / rented % share -

Capital Value of owner-occupied part **-**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	**-**

Total Capital Value of Affordable Housing Tenure 4 **£0**

Affordable Housing Tenure 5: **Intermediate - Discounted Market Rented**

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
Studio	-	-	-
1 Bed	-	-	-
2 Bed	-	-	-
3 Bed	-	-	-
4 Bed	-	-	-
Other	-	-	-
Other	-	-	-
Total	**-**	**-**	-

Total Capital Value of Affordable Housing Tenure 5	**£0**
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING)	**£0**

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	0	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Ownership /	£0	0	£0
Intermediate - Discounted Market Rented	£0	0	£0
SHG Total	**-**	**0**	**£0**

Social Housing Grant per Affordable Housing Person	**-**
Social Housing Grant per Social Rented Person	**-**
Social Housing Grant per Intermediate Person	**-**

TOTAL VALUE OF SOCIAL HOUSING GRANT	**£0**
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	**£0**
OTHER SUBSIDIES SUCH AS EP GAP FUNDING	**£0**
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING)	**£0**

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Converted flats	270	£2,933	£792,857
new build flats	1,622	£2,933	£4,757,143
-	-	-	-
-	-	-	-
-	-	-	-
Total	**1,892**	-	**£5,550,000**

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING	**£5,550,000**

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING	**£0**

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	**£5,550,000**

Non-Residential Values

Office	£0	
Retail	£507,584	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£507,584**

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	**£507,584**

TOTAL VALUE OF SCHEME	**£6,057,584**

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£0	
Open Market Housing Build Costs	£3,359,892	**£3,359,892**
Cost Multipliers		
Site Specific Sustainability Initiatives (%)**	0.0%	**£0**
Wheelchair provision (%)	0.0%	**£0**
Code for Sustainable Homes (%)	0.0%	**£0**
Other (%)	0.0%	**£0**
Residential Car Parking Build Costs		**£0**
Total Building Costs		**£3,359,892**
OTHER SITE COSTS		
Building Contingencies	5.0%	£167,995
Building Cost Fees (Architects, QS etc):	10.0%	£352,789
Other Acquisition Costs (£)		£2,000
Section 106 Costs (£)		
Infrastructure / Public Transport		£0
Community Facilities		£0
Public Realm / Environment		£0
Sustainability Issues		£0
Others		£0
Site Abnormals		
Infrastructure Costs		£412,646
Contamination Costs		£0
Demolition Costs		£0
Other Costs		£0
Sustainability Initiatives		£0
Total Other Site Costs		**£935,429**
Marketing (Open Market Housing ONLY)		
Sales Fees:	3.0%	£166,500
Legal Fees (per Open Market unit):	£1,000	£28,000
Marketing (Affordable Housing)		
Developer cost of sale to RSL (£)		£0
RSL on-costs (£)		£0
Intermediate Housing Sales and Marketing (£)		£0
Total Marketing Costs		**£194,500**

Non-Residential Building & Marketing Costs

Building Costs		
Office	£0	
Retail	£446,510	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£446,510**
Professional Fees (Building, Letting & Sales)		
Office	£0	
Retail	£57,667	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£57,667**
Total Non-Residential Costs		**£504,177**

TOTAL DIRECT COSTS:	**£4,993,998.04**

Finance (finance costs are only displayed if there is a positive residual site value)

Arrangement Fee	-
Misc Fees (Surveyors etc)	-
Agents Fees	-
Legal Fees	-
Stamp Duty	-
Total Interest Paid	-
Total Finance Costs	**-**

Developer 'Profit'

Residential		
Open Market Housing Operating 'Profit'		£999,000
Affordable Housing 'Profit'		£0
Non-residential		
Office	£0	
Retail	£88,827	
Industrial	£0	
Leisure	£0	
Community-use	£0	**£88,827**
Total Operating Profit		**£1,087,827**

Residual Site Value

SITE VALUE TODAY	**-£331,104**

EXISTING USE VALUE	**£275,000**
DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	-£606,104

Checks:

Site Value as a Percentage of Total Scheme Value	-5.5%
Site Value per hectare	#VALUE!

S106 MANAGEMENT

Schedule 2

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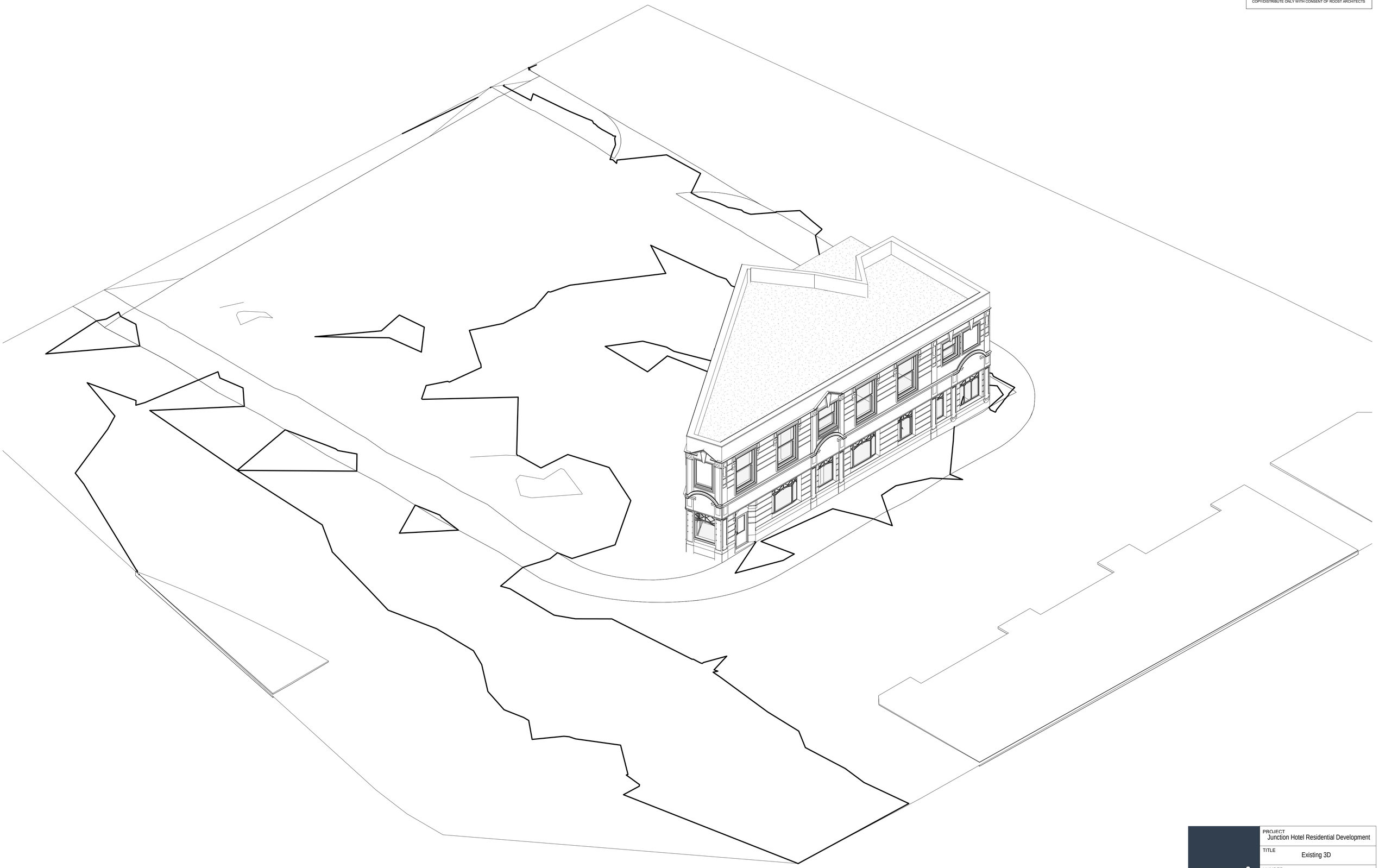

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PROJECT	Junction Hotel Residential Development
TITLE	Existing 3D
NUMBER	2018-056- 004
SCALE (A3)	DATE 03/20/20

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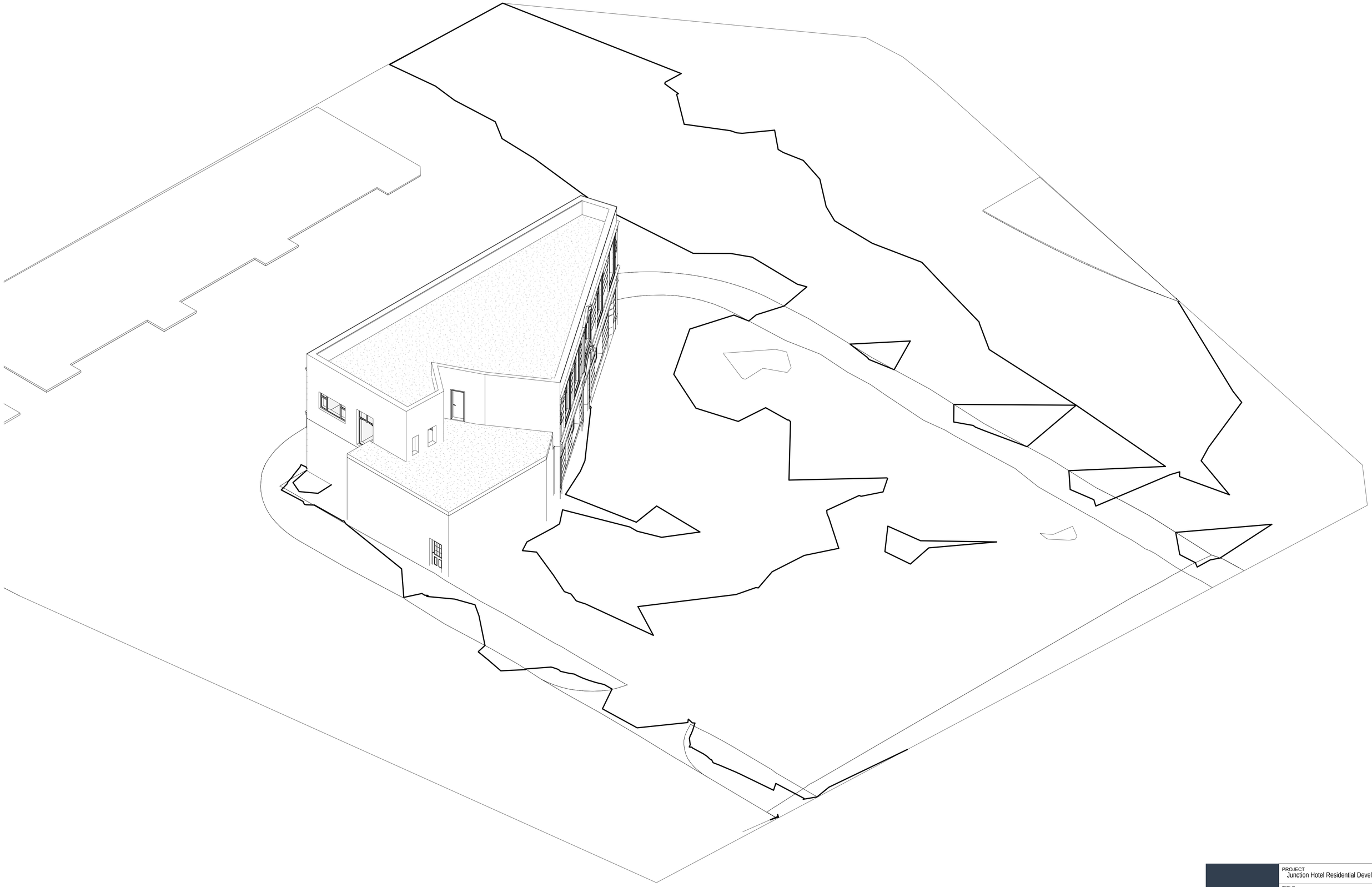
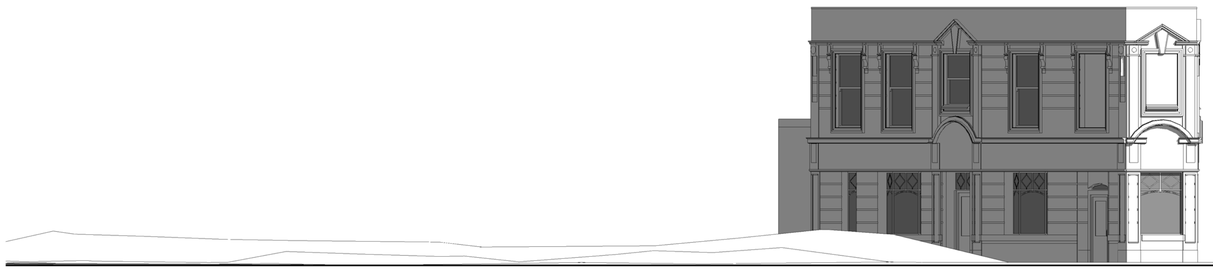


roost architects.com

PROJECT	Junction Hotel Residential Development
TITLE	Existing 3D
NUMBER	2018-056- 005
SCALE (A3)	DATE 03/20/20

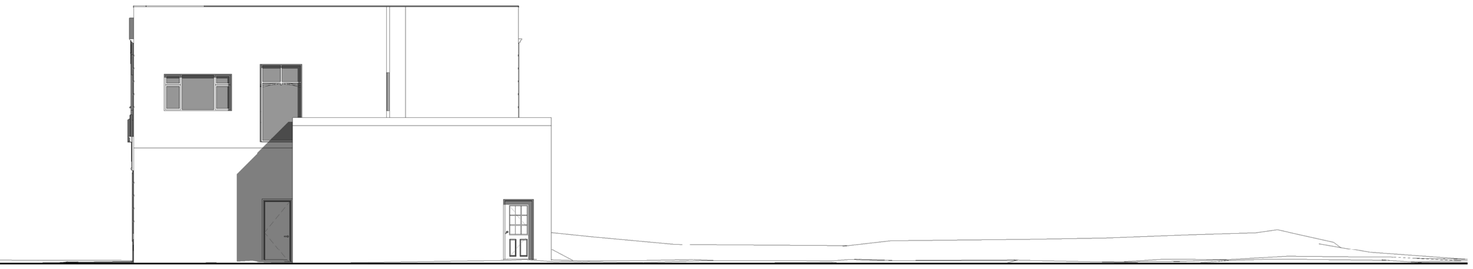
Whole plc\PROJECTS\2018\2018-056 Rolls Crescent\CAD Data\Model\2018-056_Junction Hotel Res Dev_20020.rvt

1. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY
2. READ IN CONJUNCTION WITH ALL OTHER CONSULTANT/SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES
3. ALL SETTING OUT DRAWINGS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES
4. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATION, PLANNING REQUIREMENTS AND CODES OF PRACTICE. MATERIALS USED TO COMPLY WITH CURRENT BRITISH STANDARDS.
5. THIS DRAWING REMAINS COPYRIGHT OF ROOST ARCHITECTS. COPY/DISTRIBUTE ONLY WITH CONSENT OF ROOST ARCHITECTS



Existing East Elevation
1 : 100

Existing North Elevation
1 : 100



Existing West Elevation
1 : 100

Existing South Elevation
1 : 100

roost architects.com

PROJECT	Junction Hotel Residential Development
TITLE	Existing elevations
NUMBER	2018-056- 003
SCALE (A3) 1 : 100	DATE 05/08/18

Wrexe-pc\WPROJECT\2018\2018-056 Roots Concept\CAD Data\Model\2018-056_Junction Hotel Rev Dev_20020.rvt

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2. READ IN CONJUNCTION WITH ALL OTHER CONSULTANT/SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES
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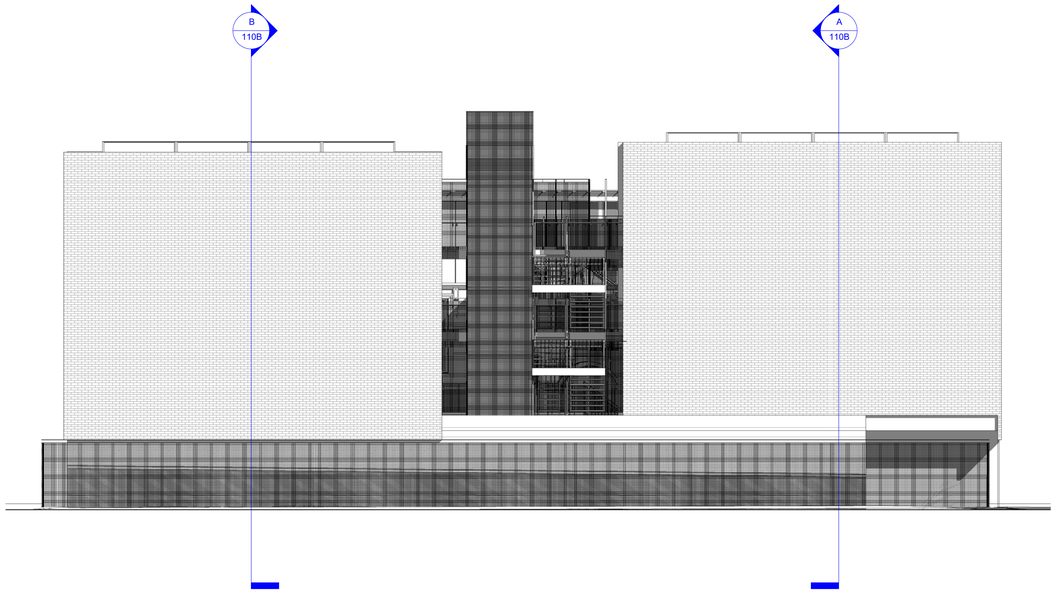
Proposed East Elevation
1 : 100

Proposed North Elevation
1 : 100

Proposed West Elevation
1 : 100



Proposed South Elevation
1 : 100

roost architects.com

PROJECT	Junction Hotel Residential Development
TITLE	Proposed Elevations
NUMBER	2018-056- 106E
SCALE (A1) 1 : 100	DATE 05/08/18

S106 MANAGEMENT

Schedule 3

S106 Management
Higher Duryard House
Pennsylvania Road
Exeter EX5 4BQ

Telephone 01392 840002
Mobile 07974 567575

info@S106Management.co.uk
www.S106Management.co.uk

House Prices around M15 5FT

Sales of flats around M15 5FT had an overall average price of £140,667 over the last year.

Overall, sold prices for flats around M15 5FT over the last year were similar to the previous year and 9% down on the 2017 peak of £155,000.

Who provides this information?

HM Land Registry

English and Welsh house price data is publicly available information produced by the HM Land Registry. This material was last updated on 10 December 2021.

Properties sold

Filter: Within ¼ mile | Last 2 years | Flat | All tenures

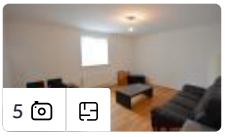
22 sold properties Date sold

28, Chorlton Road, Hulme, Manchester, Greater Manchester M15 4AU

2 bed, flat

£137,000	10 Aug 2021
£70,000	12 Mar 2001
£42,750	20 Dec 1999 (New Build)

377a, Stretford Road, Manchester, Greater Manchester M15 4AW



2 bed, flat

£122,500	28 May 2021
£99,950	29 Jan 2016
£72,500	24 Apr 2003

56, Chorlton Road, Manchester, Greater Manchester M15 4AU

2 bed, flat

£142,000	17 May 2021
£101,000	29 May 2015

No other historical records

Apartment 2, Bishops Corner, 321, Stretford Road, Manchester, Greater Manchester M15 4UW

Flat

£156,000	18 Mar 2021
£140,995	30 Jun 2006

£140,995	30 Jun 2006 (New Build)

No other historical records

Apartment 45, Bishops Corner, 321, Stretford Road, Manchester, Greater Manchester M15 4UW

Flat

£158,000	1 Mar 2021
£130,000	23 Jun 2006 (New Build)

No other historical records

377g, Stretford Road, Manchester, Greater Manchester M15 4AW

Flat

£145,000	12 Feb 2021
£55,000	20 Feb 2002
£40,950	28 Jul 2000 (New Build)

24, Tomlinson Street, Hulme, Manchester, Greater Manchester M15 5FW

2 bed, flat

£165,000	5 Feb 2021

No other historical records

Flat 5, 89, Ribston Street, Manchester, Greater Manchester M15 5RJ

Flat

£145,000	14 Jan 2021
£123,000	7 Jul 2006
£107,000	23 Jun 2004

1, Bold Street, Hulme, Manchester, Greater Manchester M15 5QR

2 bed, flat

£95,500	14 Jan 2021
£115,000	29 Jun 2005
£68,500	28 Feb 2002

60, Chorlton Road, Hulme, Manchester, Greater Manchester M15 4AU

2 bed, flat

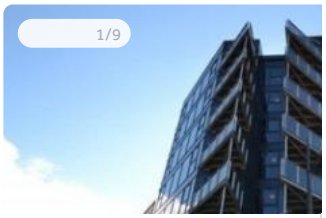
£137,500	26 Nov 2020
£128,000	6 Aug 2007
£75,000	12 Sep 2003

M15 5FT × + 1/4 mile Min Price to Max Price Filters (1)

Flats For Sale in M15 5FT, within 0.25 miles, including sold STC › Save search Create Alert

28 results Sort: Newest Listed

Prioritise properties with... + Add keyword



Bishops Corner, Stretford Road, Hulme, Manchester. M15 4UW

Apartment | 2 | 1

0.23 miles

XXXX VALID EWS1 CERTIFICATE XXXXC & R HULME offer for sale this fantastic 2 bedroom, 3rd floor apartment in the landmark Bishops Corner development in Hulme. The apartment comprises; entrance hall, lounge with full width balcony, fitted kitchen, 2 double

Added on 07/01/2022 by C & R Properties Ltd, Hulme

£154,950
Guide Price

C&R Commercial & Residential Properties 0161 468 0579 Local call rate Contact Save

Life Building, Hulme

Flat | 1 | 1

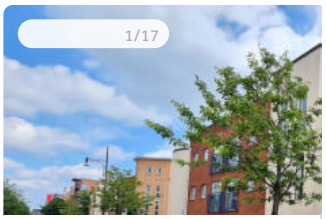
0.23 miles

NO CHAIN Delisa Miller Estate Agents are pleased to present this one bedroom first floor apartment set in the fantastic location of the popular Life Building based in Hulme, Manchester. IDEAL FOR INVESTORS AND FIRST TIME BUYERS. Situated close to local

Added on 07/01/2022 by Delisa Miller Estate Agency, Manchester

£117,000

DELISA MILLER 01625 909096 Local call rate Contact Save



Stretford Road, Hulme, Manchester. M15 4AY

Apartment | 2 | 1

0.12 miles

C & R Hulme offer for sale this well presented 2 bedroom 1st floor apartment. The apartment which is just a stones throw away from the new Birley Fields Campus & the City centre, comprises; entrance hall, lounge, recently fitted kitchen, 2 bedrooms and fitted Bathroom.

Added on 05/01/2022 by C & R Properties Ltd, Hulme

£149,950

C&R Commercial & Residential Properties 0161 468 0579 Local call rate Contact Save

Take a little stress out of Christmas with an instant valuation. Here.
JT

Blanchard Street, Hulme, Manchester, M15

Apartment | 2 | 1

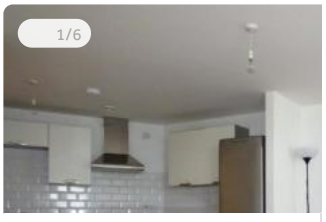
0.23 miles

Attention Investors - Rented at £675pcm until May 2022 providing a 5.8% yield. This purpose built development is positioned in Hulme with great access to the City Centre and a large range of popular nearby local amenities as well as the University campus. Set on the t...

Added on 16/12/2021 by Thornley Groves, Manchester Southern Gateway

£140,000

THORNLEY GROVES 0161 468 0311 Local call rate Contact Save



The Life Building 3, 1 Boston Street, Hulme

Flat | 2 | 1

0.25 miles

CASH BUYERS ONLY! L A Property Discovery are pleased to offer for sale this two bedroom apartment in the popular Life Building in Hulme. A stones throw away from the nearest public transport, with Princess Road and Mancunian Way on the doorstep and City Centre

Added on 01/12/2021 by L A Property Discovery Limited, Chorlton

£135,000
Guide Price

01652 808043 Local call rate Contact Save

The Life Building 3, 1 Boston Street, Hulme

M15 5FT × + 1/4 mile Min Price to Max Price Filters (1)

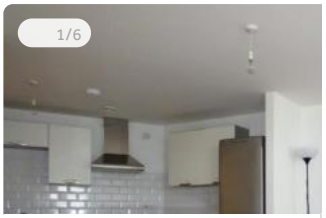
Tenants in Situ Investors Only L A Property Discovery are pleased to offer for sale this two bedroom apartment in the popular Life

SOLD STC

Added on 01/12/2021 by L A Property Discovery Limited, Chorlton

£140,000
Offers in Region of

01652 808043
Local call rate
Contact
Save



The Life Building 3, 1 Boston Street, Hulme

Flat | 2 | 1

0.25 miles

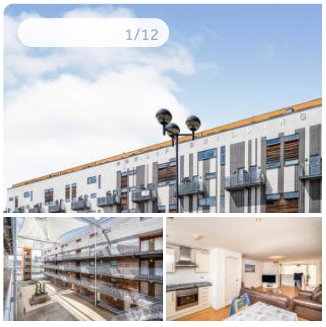
Calling all investors **Tenants in Situ** L A Property Discovery are pleased to offer for sale this two bedroom apartment in the

SOLD STC

Added on 01/12/2021 by L A Property Discovery Limited, Chorlton

£135,000
Guide Price

01652 808043
Local call rate
Contact
Save



Greenheys Lane West, Manchester, Greater Manchester, M15

Flat | 2 | 1

0.02 miles

CALLING ALL INVESTORS TENANT IN SITU *** This well maintained apartment is situated within a much sought after area of Manchester! The property comprises entrance hall, spacious living/kitchen & dining area, two generous bedrooms and family bathroom. The property is situated within...

ONLINE VIEWING

Reduced on 25/11/2021 by Your Move, Swinton

£145,000
ATTENTION INVESTORS

0161 468 0563
Local call rate
Contact
Save

Chorlton Road, Manchester

House | 3 | 1

0.18 miles

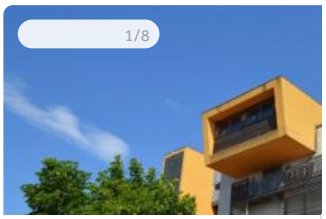
The property briefly comprises kitchen/dining area, living room, downstairs WC, three bedrooms, bathroom with bath with over head

SOLD STC

Added on 18/11/2021 by homes4u, Manchester

£223,000

homes4u 0161 468 0114
Local call rate
Contact
Save



Greenheys Lane West, Manchester, Greater Manchester, M15

Apartment | 2 | 2

0.23 miles

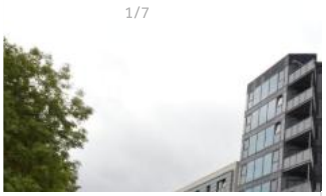
Cash Offers and Investors Only. Currently let for £850pcm until August 2022. We are delighted to offer for sale this two bedroom, two

ONLINE VIEWING

Reduced on 12/11/2021 by George Adams (Estate Agents) Ltd, Manchester

£145,000

George Adams ESTATE AGENTS 0161 468 0686
Local call rate
Contact
Save



Stretford Road, Manchester, Greater Manchester, M15

Apartment | 2 | 1

0.22 miles

We are pleased to offer for sale this fantastic 2 bedroom, 4th floor apartment in the landmark Bishops Corner development in Hulme.

ONLINE VIEWING

Added on 21/10/2021 by George Adams (Estate Agents) Ltd, Manchester

£169,500

George Adams ESTATE AGENTS 0161 468 0686
Local call rate
Contact
Save

M15 5FT × | + 1/2 mile | Min Price to Max Price | Filters (2)

New Homes and Developments For Sale in M15 5FT, within 0.5 miles, including sold STC, flat › Save search Create Alert

8 results Sort: Newest Listed

Prioritise properties with... + Add keyword

1/11 FEATURED NEW HOME - JUST LAUNCHED

Castle Wharf, Chester Road, Castlefield, Manchester, M15

Apartment | 2 | 2

0.36 miles

2 Bedroom Apartment spanning 886 sq.ft in Castle Wharf, Castlefield's stunning new boutique development in the heart of the conservation area. Finished to the highest standard throughout and access to luxuious private amenities.

NEW HOME

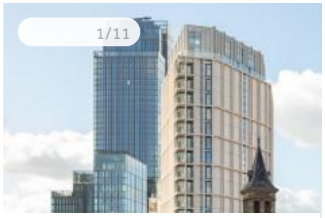
Added on 12/01/2022 by Castlefield Developments (Manchester)

£381,950

CASTLE WHARF 0161 468 0002 Local call rate | Contact | Save

CASTLE WHARF - NEW HOMES

1/11



Castle Wharf, Chester Road, Castlefield, Manchester, M15

Apartment | 2 | 2

0.36 miles

2 Bedroom Apartment spanning 886 sq.ft in Castle Wharf, Castlefield's stunning new boutique development in the heart of the

NEW HOME

Added on 12/01/2022 by Castlefield Developments (Manchester)

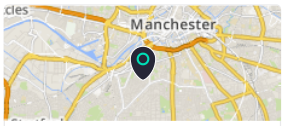
£381,950 JUST LAUNCHED

CASTLE WHARF 0161 468 0002 Local call rate | Contact | Save

More properties available at this development

£394,000
Apartment x2 x2

£775,000
Penthouse x3 x3



Castle Wharf, Chester Road, Castlefield, Manchester, M15

Spacious and elegant apartments

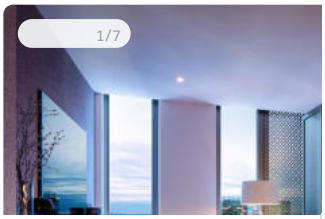
High quality specifications

Stylish development

See all 2 properties fo at this de...opme

View more >

1/7



Crown Street, Manchester 1 Bedroom

Flat | 1 | 1

0.49 miles

The Blade development take centre stage in the evolving Crown Street masterplan, transforming the Manchester skyline forever.

NEW HOME

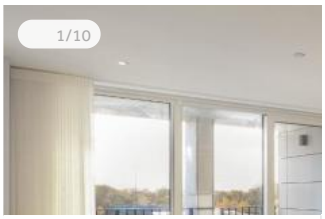
Added on 08/12/2021 by Treo Homes Investment Limited, Manchester

£260,000
Fixed Price

0161 468 1383 Local call rate | Contact | Save

CASTLE WHARF - NEW HOMES

1/10



Castle Wharf, Chester Road, Castlefield, Manchester, M15

Apartment | 3 | 2

0.36 miles

Spectacular 3 Bedroom Apartment spanning 1,163 sq.ft of open plan living space, with stuning views over Castlefield Basin. Exceptional

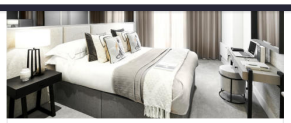
NEW HOME RESERVED

Added on 04/11/2021 by Castlefield Developments (Manchester)

£486,500 JUST LAUNCHED

CASTLE WHARF 0161 468 0002 Local call rate | Contact | Save

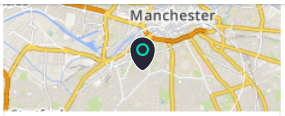
M15 5FT × | + 1/2 mile | Min Price to Max Price | Filters (2)



£394,000
Apartment x2 x2

£381,950
Apartment x2 x2

£775,000
Penthouse x3 x3



Castle Wharf, Chester Road, Castlefield, Manchester, M15

Spacious and elegant apartments
High quality
Stylish development

CASTLE WHARF - NEW HOMES

Castle Wharf, Chester Road, Castlefield, Manchester, M15
Apartment | 2 | 2
0.36 miles
Stunning 2 Bedroom Apartment located in Castlefield's historical conservation area, at the gateway to the City. Fantastic private
NEW HOME
Added on 04/11/2021 by Castlefield Developments (Manchester)

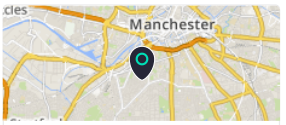
£394,000
JUST LAUNCHED

CASTLE WHARF 0161 468 0002 Local call rate | Contact | Save

More properties available at this development

£381,950
Apartment x2 x2

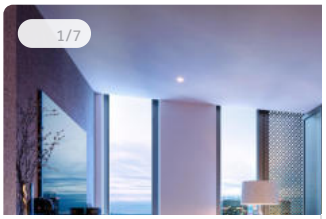
£775,000
Penthouse x3 x3



Castle Wharf, Chester Road, Castlefield, Manchester, M15

Spacious and elegant apartments
High quality specifications
Stylish development

See all 2 properties fo at this de lopme
View more >

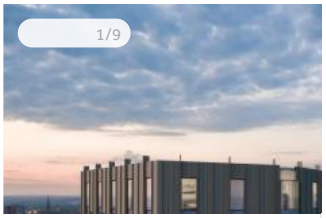


Crown Street, Manchester, 2 Bedroom
Flat | 2 | 2
0.49 miles
The Blade development take centre stage in the evolving Crown Street masterplan, transforming the Manchester skyline forever.
NEW HOME
Added on 02/11/2021 by Treo Homes Investment Limited, Manchester

£335,000
Fixed Price

0161 468 1383 Local call rate | Contact | Save

CASTLE WHARF - NEW HOMES



Castle Wharf, Chester Road, Castlefield, Manchester, M15
Penthouse | 3 | 3
0.36 miles
Spectacular 3 Bedroom Duplex Penthouse, boasting 1,589 sq. ft of open living space with extensive private balcony set in the heart of
NEW HOME
Added on 16/09/2021 by Castlefield Developments (Manchester)

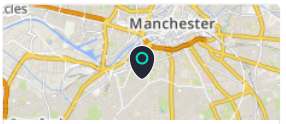
£775,000
JUST LAUNCHED

CASTLE WHARF 0161 468 0002 Local call rate | Contact | Save

More properties available at this development

£394,000
Apartment x2 x2

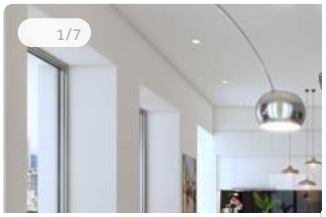
£381,950
Apartment x2 x2



Castle Wharf, Chester Road, Castlefield, Manchester, M15

Spacious and elegant apartments
High quality specifications
Stylish development

See all 2 properties fo at this de lopme
View more >



Great Jackson Street, Manchester, M15
Apartment | 2 | 2
0.41 miles
We are delighted to bring to the investor market this fabulous apartment located on Great Jackson Street this development is ideally
NEW HOME
Added on 16/04/2021 by Open Property Limited, Liverpool

£324,000

OPEN PROPERTY 0151 954 0630 Local call rate | Contact | Save