

Appendix 2
Planning Viability Review

Anglia Square, Norwich

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**Appendix 2
Planning Viability Review**

Project Timescale	
Project Start Date	Aug 2019
Project End Date	May 2032
Project Duration (Inc Exit Period)	154 months

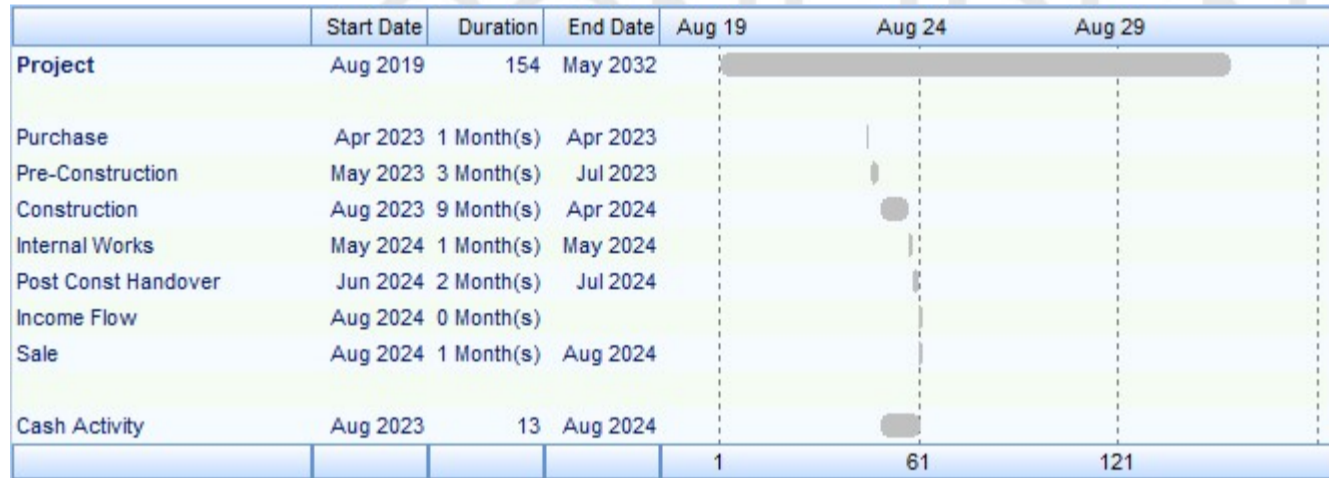
All Phases



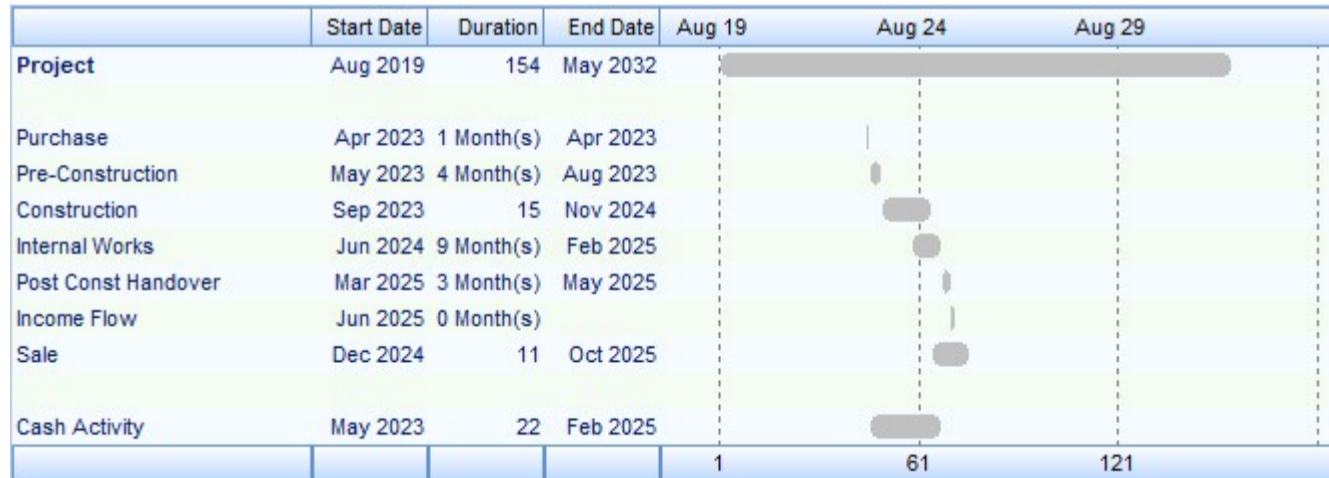
1. Phase 1 - Block A



2. Phase 2a Block C



3. Phase 2b - Block D



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4. Phase 2d & 2c - Block E and F

	Start Date	Duration	End Date	Aug 19	Aug 24	Aug 29
Project	Aug 2019	154	May 2032	[Bar spanning from Aug 19 to May 2032]		
Purchase	May 2023	1 Month(s)	May 2023			
Pre-Construction	Jun 2023	3 Month(s)	Aug 2023		[Bar]	
Construction	Sep 2023	38	Oct 2026		[Bar]	
Internal Works	Aug 2024	38	Sep 2027		[Bar]	
Post Const Handover	Oct 2027	2 Month(s)	Nov 2027			
Income Flow	Dec 2027	0 Month(s)				
Sale	May 2025	32	Dec 2027		[Bar]	
Cash Activity	Sep 2023	52	Dec 2027		[Bar]	
				1	61	121

5. Phase 3 - Blocks G and H

	Start Date	Duration	End Date	Aug 19	Aug 24	Aug 29
Project	Aug 2019	154	May 2032	[Bar spanning from Aug 19 to May 2032]		
Purchase	Nov 2026	1 Month(s)	Nov 2026			
Pre-Construction	Dec 2026	3 Month(s)	Feb 2027		[Bar]	
Construction	Mar 2027	26	Apr 2029		[Bar]	
Internal Works	Dec 2027	26	Jan 2030		[Bar]	
Post Const Handover	Feb 2030	2 Month(s)	Mar 2030			
Income Flow	Apr 2030	0 Month(s)				
Sale	Sep 2028	37	Sep 2031		[Bar]	
Cash Activity	Mar 2027	55	Sep 2031		[Bar]	
				1	61	121

6. Phase 4a - Block B

	Start Date	Duration	End Date	Aug 19	Aug 24	Aug 29
Project	Aug 2019	154	May 2032	[Bar spanning from Aug 19 to May 2032]		
Purchase	May 2029	1 Month(s)	May 2029			
Pre-Construction	Jun 2029	3 Month(s)	Aug 2029		[Bar]	
Construction	Sep 2029	12	Aug 2030		[Bar]	
Internal Works	Jun 2030	12	May 2031		[Bar]	
Post Const Handover	Jun 2031	0 Month(s)				
Income Flow	Jun 2031	0 Month(s)				
Sale	Dec 2030	7 Month(s)	Jun 2031		[Bar]	
Cash Activity	Sep 2029	18	Feb 2031		[Bar]	
				1	61	121

7. Phase 4b - Block J Gildengate House

	Start Date	Duration	End Date	Aug 19	Aug 24	Aug 29
Project	Aug 2019	154	May 2032	[Bar spanning from Aug 19 to May 2032]		
Purchase	May 2029	1 Month(s)	May 2029			
Pre-Construction	Jun 2029	3 Month(s)	Aug 2029		[Bar]	
Construction	Sep 2029	12	Aug 2030		[Bar]	
Internal Works	Mar 2030	9 Month(s)	Nov 2030		[Bar]	
Post Completion Work	Dec 2030	2 Month(s)	Jan 2031		[Bar]	
Income Flow	Feb 2031	0 Month(s)				
Sale	Dec 2030	18	May 2032		[Bar]	
Cash Activity	Sep 2029	33	May 2032		[Bar]	
				1	61	121

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**Appendix 2
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Summary Appraisal for Merged Phases 1 2 3 4 5 6 7

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block A - 1 Bed Flats	154	87,591	281.31	160,000	24,640,000
Block A - 2 Bed Flats	169	135,108	312.71	250,000	42,250,000
Block D - 1 Bed Flats SR	41	22,482	116.72	64,000	2,624,000
Block E & F - 1 Bed Flats	137	76,215	287.61	160,000	21,920,000
Block E & F - 2 Bed Flats	206	160,814	320.25	250,000	51,500,000
Block E & F Twr - 2 Bed Flats	36	28,103	345.87	270,000	9,720,000
Block E & F - 1 Bed Flats SR	36	20,027	115.04	64,000	2,304,000
Block E & F - 1 Bed Flats IO	18	10,014	172.56	96,000	1,728,000
Block G & H - 1 Bed Flats	187	101,380	295.13	160,000	29,920,000
Block G & H - 2 Bed Flats	132	105,957	311.45	250,000	33,000,000
Block B - 1 Bed Flats SR	16	9,753	104.99	64,000	1,024,000
Block B - 3 Bed Houses SR	9	14,138	82.76	130,000	1,170,000
Block J - GG 1 Bed Flats	48	26,850	286.03	160,000	7,680,000
Block J - GG 2 Bed Flats	20	17,348	288.22	250,000	5,000,000
Totals	1,209	815,780			234,480,000

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A - Retail A1.01	1	20,330	20.00	406,600	406,600	406,600
Block A MSCP Public	600	220,633	1.93	709	425,400	425,400
Block A - Retail A2.01	1	18,848	20.00	376,960	376,960	376,960
Block A Retail Other - A3.01	1	2,501	9.75	24,385	24,385	24,385
Block A Retail Other - A4.01	1	851	9.75	8,299	8,299	8,299
Block A MSCP Residential	335	129,253		0	0	
Block A Ground Rents 1 Bed	154			250	38,500	38,500
Block A Ground Rents 2 beds	169			350	59,150	59,150
Block A Loading Bay	1	10,506		0	0	
Chapel Relocation	1			1	1	1
Block D - Retail D1.01	1	3,687	20.00	73,740	73,740	73,740
Block D - Retail Other D2.01	1	388	9.75	3,783	3,783	3,783
Block E & F - Retail F1.01	1	11,052	12.00	132,624	132,624	132,624
Block E & F - Retail E1.01	1	7,923	20.00	158,460	158,460	158,460
Block E & F - Retail Other E3.01	1	2,816	9.75	27,456	27,456	27,456
Block E & F - Retail Other F2.01	1	2,213	9.75	21,577	21,577	21,577
Block E & F - Retail E2.01	1	4,977	12.00	59,724	59,724	59,724
Block E & F - F3.01 - Retail Other	1	1,188	9.75	11,583	11,583	11,583
E & F Ground Rents 1 Bed	158			250	39,500	39,500
E & F Ground Rents 2 Beds	242			350	84,700	84,700
Block E & F Hotel	225	96,750	10.25	4,408	991,688	991,688
Block E & F - Hotel Car Park	26	9,920		0	0	
Block E & F - MSCP Residential	252	95,354		0	0	
Block E & F - MSCP No Value	38	14,379		0	0	
Block G & H - Retail G1.01	1	5,014	12.00	60,168	60,168	60,168
Block G & H - Cinema	1	17,704	8.00	141,635	141,635	141,635
Block G & H - Retail G2.01	1	1,189	17.50	20,808	20,808	20,808
Block G & H MSCP Resi	275	96,350		0	0	
Block G & H - Retail G3.01	1	1,766	20.00	35,320	35,320	35,320
Block G & H - Retail H1.01	1	2,315	20.00	46,300	46,300	46,300
Block G & H - Retail H2.01	1	2,855	20.00	57,100	57,100	57,100
Block G & H - Retail H3.01	1	8,921	20.00	178,420	178,420	178,420
Block G & H Ground Rents 1 Bed	187			250	46,750	46,750
Block G & H Ground Rent 2 Bed	132			350	46,200	46,200
Block G & H Loading Bay	1	14,413		0	0	
J/GG Ground Rents 1 Bed	48			250	12,000	12,000
J/GG Ground Rent 2 Beds	20			350	7,000	7,000
Totals	2,883	804,096			3,595,830	3,595,830

Investment Valuation

Block A - Retail A1.01					
Market Rent	406,600	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	4,063,394
Block A MSCP Public					
Market Rent	425,400	YP @	4.5000%	22.2222	
(6mths Rent Free)		PV 6mths @	4.5000%	0.9782	9,247,553
Block A - Retail A2.01					
Market Rent	376,960	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	3,767,184
Block A Retail Other - A3.01					
Market Rent	24,385	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	243,691
Block A Retail Other - A4.01					
Market Rent	8,299	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	82,940
Block A MSCP Residential					
Manual Value					5,025,000
Block A Ground Rents 1 Bed					
Current Rent	38,500	YP @	5.2500%	19.0476	733,333
Block A Ground Rents 2 beds					
Current Rent	59,150	YP @	5.2500%	19.0476	1,126,667
Chapel Relocation					
Current Rent	1	YP @	100.0000%	1.0000	1
Block D - Retail D1.01					
Market Rent	73,740	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	736,927
Block D - Retail Other D2.01					
Market Rent	3,783	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	37,806
Block E & F - Retail F1.01					
Market Rent	132,624	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	1,325,390
Block E & F - Retail E1.01					
Market Rent	158,460	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	1,583,585
Block E & F - Retail Other E3.01					
Market Rent	27,456	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	274,384
Block E & F - Retail Other F2.01					
Market Rent	21,577	YP @	8.5000%	11.7647	
(2yrs Rent Free)		PV 2yrs @	8.5000%	0.8495	215,629
Block E & F - Retail E2.01					

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Market Rent (2yrs Rent Free)	59,724	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	596,857
Block E & F - F3.01 - Retail Other					
Market Rent (2yrs Rent Free)	11,583	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	115,756
E & F Ground Rents 1 Bed					
Market Rent	39,500	YP @ PV 2mths @	5.2500% 5.2500%	19.0476 0.9915	745,992
E & F Ground Rents 2 Beds					
Market Rent	84,700	YP @ PV 2mths @	5.2500% 5.2500%	19.0476 0.9915	1,599,633
Block E & F Hotel					
Market Rent (1yr Rent Free)	991,688	YP @ PV 1yr @	6.2500% 6.2500%	16.0000 0.9412	14,933,647
Block E & F - MSCP Residential					
Manual Value					3,780,000
Block G & H - Retail G1.01					
Market Rent	60,168	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	601,294
Block G & H - Cinema					
Market Rent (10yrs Rent Free)	141,635	YP @ PV 10yrs @	8.5000% 8.5000%	11.7647 0.4423	736,977
Block G & H - Retail G2.01					
Market Rent (2yrs Rent Free)	20,808	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	207,942
Block G & H MSCP Resi					
Manual Value					4,125,000
Block G & H - Retail G3.01					
Market Rent (2yrs Rent Free)	35,320	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	352,974
Block G & H - Retail H1.01					
Market Rent (2yrs Rent Free)	46,300	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	462,703
Block G & H - Retail H2.01					
Market Rent (2yrs Rent Free)	57,100	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	570,634
Block G & H - Retail H3.01					
Market Rent (2yrs Rent Free)	178,420	YP @ PV 2yrs @	8.5000% 8.5000%	11.7647 0.8495	1,783,057
Block G & H Ground Rents 1 Bed					
Current Rent	46,750	YP @	5.2500%	19.0476	890,476
Block G & H Ground Rent 2 Bed					
Current Rent	46,200	YP @	5.2500%	19.0476	880,000
J/GG Ground Rents 1 Bed					
Current Rent	12,000	YP @	5.2500%	19.0476	228,571
J/GG Ground Rent 2 Beds					
Current Rent	7,000	YP @	5.2500%	19.0476	133,333
					61,208,332

GROSS DEVELOPMENT VALUE 295,688,332

Purchaser's Costs		(3,258,787)	
Effective Purchaser's Costs Rate	5.32%		(3,258,787)

NET DEVELOPMENT VALUE 292,429,544

Income from Tenants

Block A Ground Rents 2 beds	103,513	
Block A Ground Rents 1 Bed	64,167	
Block G & H Ground Rent 2 Bed	61,600	
Block G & H Ground Rents 1 Bed	62,333	
J/GG Ground Rent 2 Beds	8,167	
J/GG Ground Rents 1 Bed	14,000	
		313,779

Additional Revenue

HiF Funding A	8,606,557	
HiF Funding D	3,688,525	
HiF Funding E&F	2,704,918	
		15,000,000

NET REALISATION 307,743,323

OUTLAY

ACQUISITION COSTS

Site Value		1	
			1
Land Acquisition Agent Fee	1.00%	0	
Legal Fee	0.50%	0	
Survey		50,000	
			50,000

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Chapel Relocation	1 un	2,000,000	2,000,000
	ft²	Build Rate ft²	Cost
Block A - Retail A1.01	33,006	53.53	1,766,811
Block A MSCP Public	220,633	52.85	11,660,454
Block A - Retail A2.01	30,599	53.53	1,637,964
Block A Retail Other - A3.01	4,170	52.85	220,384
Block A Retail Other - A4.01	1,351	52.85	71,400
Block A MSCP Residential	129,253	52.85	6,831,021
Block D - Retail D1.01	5,350	47.62	254,767
Block D - Retail Other D2.01	595	48.57	28,899
Block E & F - Retail F1.01	14,498	77.71	1,126,640
Block E & F - Retail E1.01	10,394	77.71	807,718
Block E & F - Retail Other E3.01	3,603	72.87	262,551
Block E & F - Retail Other F2.01	2,832	72.87	206,368
Block E & F - Retail E2.01	6,529	77.71	507,369
Block E & F - F3.01 - Retail Other	1,521	72.87	110,835
Block E & F Hotel	96,750	72.87	7,050,172
Block E & F - Hotel Car Park	9,920	72.87	722,870
Block E & F - MSCP Residential	95,354	117.47	11,201,257
Block E & F - MSCP No Value	14,379	117.47	1,689,078
Block G & H - Retail G1.01	8,392	96.93	813,437
Block G & H - Cinema	29,632	96.93	2,872,230

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Block G & H - Retail G2.01	1,990	96.93	192,891
Block G & H MSCP Resi	96,350	112.97	10,884,659
Block G & H - Retail G3.01	2,955	96.93	286,428
Block G & H - Retail H1.01	3,874	96.93	375,507
Block G & H - Retail H2.01	4,777	96.93	463,035
Block G & H - Retail H3.01	14,931	96.93	1,447,262
Block A - 1 Bed Flats	123,321	129.31	15,946,639
Block A - 2 Bed Flats	190,221	129.31	24,597,478
Block D - 1 Bed Flats SR	29,844	139.44	4,161,447
Block E & F - 1 Bed Flats	101,940	117.47	11,974,850
Block E & F - 2 Bed Flats	215,094	117.47	25,267,109
Block E & F Twr - 2 Bed Flats	37,589	117.47	4,415,597
Block E & F - 1 Bed Flats SR	26,787	117.47	3,146,701
Block E & F - 1 Bed Flats IO	13,394	117.47	1,573,393
Block G & H - 1 Bed Flats	147,564	112.97	16,670,305
Block G & H - 2 Bed Flats	154,226	112.97	17,422,911
Block B - 1 Bed Flats SR	13,179	110.76	1,459,706
Block B - 3 Bed Houses SR	14,138	97.08	1,372,517
Block J - GG 1 Bed Flats	32,910	112.97	3,717,843
Block J - GG 2 Bed Flats	19,069	112.97	2,154,202
Totals	1,987,833		197,372,705 199,372,705

Block A Construction Contingency	3.00%	2,070,161
Block C Construction Contingency	3.00%	60,000
Block D Construction Contingency	3.00%	146,689
Block E&F Construction Contingency	3.00%	2,312,063
Block G&H Construction Contingency	3.00%	1,697,146
Block B Construction Contingency	3.00%	93,463
Block J Construction Contingency	3.00%	193,777
Archaeology		2,000,001
Decontamination		999,999
On site public realm		917,172
Edward and Magdalan Street public r		834,773
Pitt Street off site public realm		230,105
		11,555,349

Other Construction		
Block A Preliminaries	10.00%	6,273,215
Block D Preliminaries	10.00%	444,511
Block E&F Preliminaries	10.00%	7,006,251
Block G&H Preliminaries	10.00%	5,142,866
Block B Preliminaries	10.00%	283,222
Block J Preliminaries	10.00%	587,205
		19,737,271

Section 106 Costs		
Block A Section 106 Costs		30,000
Block E&F Section 106 Costs		115,450
Block G&H Section 106 Costs		30,000
		175,450

PROFESSIONAL FEES		
Professional Fees	8.00%	15,949,816
		15,949,816

MARKETING & LETTING		
Marketing Commercial	1.50%	1,348,900
Marketing Residential	1.50%	1,078,725
Marketing Residentail	1.50%	1,329,720
Marketing Residential	1.50%	1,195,875
Letting Agent Fee	10.00%	124,164
Letting Agent Fee	10.00%	202,038
Letting Legal Fee	5.00%	163,101
		5,442,524

DISPOSAL FEES		
Sales Agent Fee	1.00%	2,719,047
Sales Legal Fee	0.50%	1,368,163
Legal Fee		25,000
		4,112,210

FINANCE		
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)		
Total Finance Cost		5,385,756

TOTAL COSTS		261,781,083
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PROFIT		45,962,241
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Performance Measures	
Profit on Cost%	17.56%
Profit on GDV%	15.54%
Profit on NDV%	15.72%
Development Yield% (on Rent)	1.37%
Equivalent Yield% (Nominal)	6.74%
Equivalent Yield% (True)	7.03%
IRR	21.15%
Rent Cover	12 yrs 9 mths
Profit Erosion (finance rate 6.500)	2 yrs 6 mths

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Table of Profit on GDV% and IRR%

Sales: Rate /ft²								
Construction: Rate /ft²	-7.500%	-5.000%	-2.500%	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
-7.500%	17.404%	19.088%	20.686%	22.215%	23.683%	25.093%	26.451%	27.757%
	24.0442%	26.6485%	29.2729%	31.9166%	34.5787%	37.2586%	39.9559%	42.6702%
-5.000%	14.986%	16.764%	18.436%	20.025%	21.540%	22.994%	24.394%	25.742%
	20.5211%	23.0186%	25.5368%	28.0749%	30.6320%	33.2074%	35.8005%	38.4106%
-2.500%	12.363%	14.350%	16.146%	17.804%	19.383%	20.888%	22.330%	23.719%
	17.2437%	19.6391%	22.0558%	24.4929%	26.9495%	29.4249%	31.9183%	34.4292%
0.000%	9.514%	11.730%	13.721%	15.544%	17.194%	18.762%	20.258%	21.689%
	14.1925%	16.4904%	18.8100%	21.1505%	23.5110%	25.8906%	28.2888%	30.7047%
+2.500%	6.520%	8.890%	11.103%	13.108%	14.944%	16.603%	18.160%	19.647%
	11.3493%	13.5543%	15.7813%	18.0294%	20.2979%	22.5860%	24.8929%	27.2180%
+5.000%	3.427%	5.935%	8.286%	10.490%	12.512%	14.352%	16.031%	17.577%
	8.6971%	10.8140%	12.9527%	15.1128%	17.2934%	19.4938%	21.7134%	23.9514%
+7.500%	0.211%	2.883%	5.369%	7.699%	9.893%	11.923%	13.767%	15.468%
	6.2201%	8.2535%	10.3086%	12.3848%	14.4815%	16.5983%	18.7343%	20.8890%
+10.000%	-3.146%	-0.302%	2.357%	4.820%	7.132%	9.308%	11.340%	13.196%
	3.9037%	5.8584%	7.8342%	9.8308%	11.8478%	13.8847%	15.9409%	18.0159%

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Block A - 1 Bed Flats	1	£281.31	4 Up & Down
Block A - 2 Bed Flats	1	£312.71	4 Up & Down
Block E & F - 1 Bed Flats	4	£287.61	4 Up & Down
Block E & F - 2 Bed Flats	4	£320.25	4 Up & Down
Block E & F Twr - 2 Bed Flats	4	£345.87	4 Up & Down
Block G & H - 1 Bed Flats	5	£295.13	4 Up & Down
Block G & H - 2 Bed Flats	5	£311.45	4 Up & Down
Block J - GG 1 Bed Flats	7	£286.03	4 Up & Down
Block J - GG 2 Bed Flats	7	£288.22	4 Up & Down

Construction: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Block A - Retail A1.01	1	£53.53	4 Up & Down
Block A MSCP Public	1	£52.85	4 Up & Down
Block A - Retail A2.01	1	£53.53	4 Up & Down
Block A Retail Other - A3.01	1	£52.85	4 Up & Down
Block A Retail Other - A4.01	1	£52.85	4 Up & Down
Block A MSCP Residential	1	£52.85	4 Up & Down
Block D - Retail D1.01	3	£47.62	4 Up & Down
Block D - Retail Other D2.01	3	£48.57	4 Up & Down
Block E & F - Retail F1.01	4	£77.71	4 Up & Down
Block E & F - Retail E1.01	4	£77.71	4 Up & Down
Block E & F - Retail Other E3.01	4	£72.87	4 Up & Down
Block E & F - Retail Other F2.01	4	£72.87	4 Up & Down
Block E & F - Retail E2.01	4	£77.71	4 Up & Down
Block E & F - F3.01 - Retail Other	4	£72.87	4 Up & Down
Block E & F Hotel	4	£72.87	4 Up & Down
Block E & F - Hotel Car Park	4	£72.87	4 Up & Down
Block E & F - MSCP Residential	4	£117.47	4 Up & Down
Block E & F - MSCP No Value	4	£117.47	4 Up & Down
Block G & H - Retail G1.01	5	£96.93	4 Up & Down
Block G & H - Cinema	5	£96.93	4 Up & Down
Block G & H - Retail G2.01	5	£96.93	4 Up & Down
Block G & H MSCP Resi	5	£112.97	4 Up & Down
Block G & H - Retail G3.01	5	£96.93	4 Up & Down
Block G & H - Retail H1.01	5	£96.93	4 Up & Down
Block G & H - Retail H2.01	5	£96.93	4 Up & Down
Block G & H - Retail H3.01	5	£96.93	4 Up & Down
Block A - 1 Bed Flats	1	£129.31	4 Up & Down
Block A - 2 Bed Flats	1	£129.31	4 Up & Down
Block D - 1 Bed Flats	3	£139.44	4 Up & Down
Block D - 2 Bed Flats	3	£139.44	4 Up & Down
Block D - 1 Bed Flats SR	3	£139.44	4 Up & Down
Block D - 2 Bed Flats Aff	3	£139.44	4 Up & Down
Block E & F - 1 Bed Flats	4	£117.47	4 Up & Down
Block E & F - 2 Bed Flats	4	£117.47	4 Up & Down
Block E & F Twr - 1 Bed Flats	4	£117.47	4 Up & Down
Block E & F Twr - 2 Bed Flats	4	£117.47	4 Up & Down
Block E & F - 1 Bed Flats SR	4	£117.47	4 Up & Down
Block E & F - 1 Bed Flats IO	4	£117.47	4 Up & Down
Block G & H - 1 Bed Flats	5	£112.97	4 Up & Down
Block G & H - 2 Bed Flats	5	£112.97	4 Up & Down
Block G & H - 1 Bed Flats Aff	5	£112.97	4 Up & Down
Block G & H - 2 Bed Flats Aff	5	£112.97	4 Up & Down
Block B - 1 Bed Flats	6	£110.76	4 Up & Down
Block B - 2 Bed Flats	6	£110.76	4 Up & Down
Block B - 1 Bed Flats SR	6	£110.76	4 Up & Down
Block B - 2 Bed Flats Aff	6	£110.76	4 Up & Down
Block B - 3 Bed Houses	6	£97.08	4 Up & Down
Block B - 3 Bed Houses SR	6	£97.08	4 Up & Down
Block J - GG 1 Bed Flats	7	£112.97	4 Up & Down
Block J - GG 2 Bed Flats	7	£112.97	4 Up & Down