# CIL Viability Appraisals

Residential Commercial Strategic Sites

## Residential Viability Appraisals



## **Residential Assumptions**

Iedium         40%         33%         67%	Sub Market/ Charging Zone	Proportion %		Tenure Mix %	6
Iedium         40%         33%         67%			Intermediate	Social Rent	Affordable Rent
	Low	35%	33%		67%
ligh 50% 33% 67%	Medium	40%	33%		67%
	High	50%	33%		67%
Open Market Value 65% 40% 50%	% Open Market Value		65%	40%	50%

Housing Type	& Size			Construction C	Cost Sqm	
Apartments	50	sqm	1.15	Apartments	1693	sqm
2 bed houses	75	sqm	Gross : Net	 2 bed houses	1154	sqm
3 Bed houses	90	sqm		3 Bed houses	1154	sqm
4 bed houses	130	sqm		4 bed houses	1154	sqm
5 bed house	155	sqm		5 bed house	1154	sqm
	•					

#VALUE!								
Sub Market/Charging Zone	Sales Value £sqm							
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed			
Low	3500	3400	3300	3200	3200			
Medium	3800	3600	3500	3400	3400			
High	4000	3900	3800	3700	3700			

Residential Development Cost	Assumptions				
Abnormal Costs				£ per sqm of Const	ruction Cost
Professional Fees @			8.0%	Construction Cost	
Legal Fees			0.5%	GDV	
Statutory Fees			1.1%	Construction Cost	
Sales/Marketing Costs			2.0%	Market Units Value	2
Contingencies			5.0%	Construction Cost	
Planning Obligations	1946.95		1500	£ per Unit	
Interest @	5.0%	12	Month Constructio	on	6 Mth Sales Void
Arrangement Fee	1.0% (	Cost		-	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of GDV
	-			-	

## Residential Development Scenarios

cenario 1		
Small Scale Infil	ı	-
		Apartments
	2	2 bed houses
	2	3 Bed houses
	1	4 bed houses
		5 bed house
		Small Scale Infill 2

nall Scale Mixed	Il Scale Mixed Housing		
	1	Apartments	
	4	2 bed houses	
	4	3 Bed houses	
	1	4 bed houses	
	1	5 bed house	
		1 4	

enario 3		
Medium Scale		
	3	Apartments
	11	2 bed houses
	6	3 Bed houses
	3	4 bed houses
	2	5 bed house
		Medium Scale 3 11

<b>Residential Sc</b>	enario 4		
Title	Intermediate S	Scale	
Unit Numbers		6	Apartments
		16	2 bed houses
		16	3 Bed houses
		8	4 bed houses
		4	5 bed house

<b>Residential Sc</b>	enario 5		
Title	Large Scale		
Unit Numbers		12	Apartments
		34	2 bed houses
		36	3 Bed houses
		12	4 bed houses
		6	5 bed house
			_

#### 

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Small Scale Infill	3675762	4159562	4885261
Small Scale Mixed Housing	3589127	4091380	4813983
Medium Scale	3571735	4080604	4802242
Intermediate Scale	3562131	4073625	4800484
Large Scale	3577103	4088394	4813557
Existing Use Values			
Brownfield Existing Use Value per Ha	950000		
Greenfield Existing Use Value per Ha	20000		
Greenfield Land Value Uplift Split	50%		
Brownfield Land Value Uplift Split	40%		
Affordable Housing Land Value			
Proportion of OM Plot Value	100%		
	•		

Density per Ha							
Apt	2Bed	3Bed	4 Bed	5Bed			
100	40	35	25	20			

Affordable Ho	Affordable Housing Assumptions								
Туре									
Intermediate	Size (sqm)	Proportion	Cost Rate						
Apartments	50	20%	£1,693						
2 Bed house	75	50%	£1,154						
3 Bed House	90	30%	£1,154						
Social Rent	Size (sqm)	Proportion	Cost Rate						
Apartments	50								
2 Bed house	75								
3 Bed House	90								
Affordable Rent	Size (sqm)	Proportion	Cost Rate						
Apartments	50	20%	£1,693						
2 Bed house	75	50%	£1,154						
3 Bed House	90	30%	£1,154						

N	5

#### **Maximum Residential CIL Rates per sqm**

Charging Zone/ Base Land Value	Small Scale Infill	Small Scale Mixed Housing	Medium Scale	Intermediate Scale	Large Scale
Low					
Greenfield	£509	£336	£257	£159	£147
Brownfield	£438	£233	£152	£56	£44
Medium					
Greenfield	£575	£388	£302	£197	£184
Brownfield	£522	£305	£218	£115	£101
High					
Greenfield	£675	£434	£332	£209	£193
Brownfield	£648	£384	£280	£140	£142

	NCS		Resid	lential	Viah	ility	Annra	aisal
						, in the y		
DEVELOPN	IENT SCENAR	10	Small Scale	Infill			Apartments	0
BASE LAND	VALUE SCEN	ARIO	Greenfield				2 bed houses	2
DEVELOPN	IENT LOCATIO	ON (ZONE)	Low				3 Bed houses	2
DEVELOPN	IENT DETAILS		5	Total Units			4 bed houses	1
Affordable	Proportion	0%	0	Affordable Unit	S		5 bed house	0
Affordable	Mix	33%	Intermediate	0% :	Social Rent	67%	Affordable Rei	nt
Developm	ent Floorspac	e	460	Sqm Market Ho	ousing	0	Sqm Affordable	e Housing
Developmo	ent Value							
Market Ho	uses							
0	Apartments	50	sqm	3500	E per sqm			£0
2	2 bed houses	75	sqm	3400	E per sqm			£510,000
2	3 Bed houses	90	sqm	3300	E per sqm			£594,000
1	4 bed houses	130	sqm	3200	E per sqm			£416,000
0	5 bed house	155	sqm	3200	£ per sqm			£0
Intermedia	te	65%	Open Market V	/alue				
0	Apartments	50	sqm	2275	E per sqm			£0
0	2 Bed house	75	sqm	2210	E per sqm			£0
0	3 Bed House	90	sqm	2145	E per sqm			£0
Social Rent		40%	Open Market V	/alue				
0	Apartments	50	sqm	1400	E per sqm			£0
0	2 Bed house	75	sqm		E per sqm			£0
0	3 Bed House	90	sqm	1320 :	E per sqm			£0
Afferdable	Dent	F.00/						_
Affordable			Open Market V					
0	Apartments		sqm		E per sqm			£0
0	2 Bed house		sqm		E per sqm			£0
0 5	3 Bed House Total Units	90	sqm	1650 :	£ per sqm			£0
5 Developm								£1,520,000
Developin								11,520,000
Developm	ent Costs							
Land	Apartments	0	Plots	18/179	E per plot			£0
Lanu	2 Bed House		Plots		E per plot			£92,394
	3 Bed House		Plots		E per plot			£105,593
	4 Bed House		Plots		E per plot			£73,915
	5 Bed House		Plots		E per plot	Total Land	£271,903	£0
Stamp Dut		0	. 1013	52354	- אכי אוטנ		2211,000	£3,095
Constructio	-							
	Apartments	1946.95	£ per sqm		Market Hou	sing Constr	uction Cost	£530,840
	2 bed houses		£ per sqm			0		
	3 Bed houses		£ per sqm		Affordable F	lousing Cor	struction Cos	£0
	4 bed houses		£ per sqm					_0
	5 bed house		£ per sqm					
		•	1					

			_			
Additional Affordable Ho	ousing Land C	Cost				£0
Professional Fees			8.0%	Build Cost		£42,467
Legal Fees			0.5%	GDV		£7,600
Statutory Fees			1.1%	Build Cost		£5,839
Sales/Marketing Costs			2.0%	Market Units V	alue	£30,400
Contingencies			5.0%	Build Cost		£26,542
Planning Obligations			1500	£ per Market U	nit	£7,500
Interest	5.0%	12	Month Build		6 Mth Sale Void	£46,676
Arrangement Fee	1.0%	Cost	_			£9,187
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£304,000
			-			

#### £1,286,049

VIABILITY MARGIN	£233,951
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£509

	ycs	5	Resid	lential Viab	oility Appra	aisal
DEVELOPMENT SCENARIO		Small Scale	Infill	Apartments	0	
BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed houses	2
DEVELOP	MENT LOCATIO	ON (ZONE)	Low		3 Bed houses	2
DEVELOP	MENT DETAILS	-	5	Total Units	4 bed houses	1
Affordab	le Proportion	0%	0	Affordable Units	5 bed house	0
Affordab	Affordable Mix 33%		Intermediate	0% Social Rent	67% Affordable Re	nt
Development Floorspace		460	Sqm Market Housing	0 Sqm Affordable	e Housing	
Develop	nent Value					
Market H	ouses					
0	Apartments	50	sqm	3500 £ per sqm		£0
2	2 bed houses	75	sqm	3400 £ per sqm		£510,000
2	3 Bed houses	90	sqm	3300 £ per sqm		£594,000
1	4 bed houses	130	sqm	3200 £ per sqm		£416,000
0	5 bed house	155	sqm	3200 £ per sqm		£0
Intermed	iate	65%	Open Market V	/alue		
0	Apartments	50	sqm	2275 £ per sqm		£0
0	2 Bed house	75	sqm	2210 £ per sqm		£0
0	3 Bed House	90	sqm	2145 £ per sqm		£0
Social Rei	nt	40%	Open Market V	/alue		
0	Apartments	50	sqm	1400 £ per sqm		£0
0	2 Bed house	75	sqm	1360 £ per sqm		£0
0	3 Bed House	90	sqm	1320 £ per sqm		£0

Affordable	Rent	50%	Open Market V	/alue				
0	Apartments	50	sqm	1750	£ per sqm			£0
0	2 Bed house	75	sqm	1700	£ per sqm			£0
0	3 Bed House	90	sqm	1650	£ per sqm			£0
5	Total Units							
Developm	ent Value							£1,520,000
Developm		-						
Land	Apartments		Plots		£ per plot			£0
	2 Bed House		Plots		£ per plot			£102,015
	3 Bed House	2	Plots		£ per plot			£116,589
	4 Bed House	1	Plots	81612	£ per plot			£81,612
	5 Bed House	0	Plots	102015	£ per plot	Total Land	£300,216	£0
Stamp Dut	y Land Tax							£4,511
Constructi	on							
	Apartments	1946.95	£ per sqm		Market Hous	sing Constru	ction Cost	£530,840
	2 bed houses	1154	£ per sqm					
	3 Bed houses	1154	£ per sqm		Affordable H	ousing Cons	truction Cos	£0
	4 bed houses	1154	£ per sqm					
	5 bed house	1154	£ per sqm					
Additional	Affordable Ho	ousing Land (	Cost					£0
Profession	al Fees			8.0%	Build Cost			£42,467
Legal Fees				0.5%	GDV			£7,600
Statutory I	Fees			1.1%	Build Cost			£5,839
Sales/Mar	keting Costs			2.0%	Market Units V	/alue		£30,400
Contingen	cies			5.0%	Build Cost			£26,542
Planning C	bligations			1500	£ per Market L	Jnit		£7,500
Interest		5.0%	12	Month Build			/Ith Sale Void	£48,986
Arrangeme	ent Fee	1.0%		4		·•		£9,484
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% o	of Cost	£304,000
<b>Total Cost</b>								£1,318,386

VIABILITY MARGIN

NCS

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

## £201,614

## **Residential Viability Appraisal**

DEVELOPMENT SCENARIO	Small Scale Inf	ill		Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual	Value	2 bed houses	2	
DEVELOPMENT LOCATION (ZONE)	Low	Low			2
DEVELOPMENT DETAILS	5 Units	0.15	Site Area	4 bed houses	1
			-	5 bed house	0

£438

Developr	ment Floorspac	<b>e</b> 460	Sqm Market Housing	
Developr	ment Value			
Market H	louses			
0	Apartments	50 sqm	3500 £ per sqm	£0
2	2 bed houses	<b>75</b> sqm	3400 £ per sqm	£510,000
2	3 Bed houses	90 sqm	3300 £ per sqm	£594,000
1	4 bed houses	130 sqm	3200 £ per sqm	£416,000
0	5 bed house	155 sqm	3200 £ per sqm	£0
Intermed	liate	65% Open Market	Value	
0	Apartments	50 sqm	2275 £ per sqm	£0
0	2 Bed house	75 sqm	2210 £ per sqm	£0
0	3 Bed House	90 sqm	2145 £ per sqm	£0
Social Re	nt	40% Open Market	Value	
0	Apartments	50 sqm	1400 £ per sqm	£0
0	2 Bed house	75 sqm	1360 £ per sqm	£0
0	3 Bed House	90 sqm	1320 £ per sqm	£0
Affordab	le Rent	50% Open Market	Value	
0	Apartments	50 sqm	1750 £ per sqm	£0
0	2 Bed house	75 sqm	1700 £ per sqm	£0
0	3 Bed House	90 sqm	1650 £ per sqm	£0
5	Total Units			
Developr	ment Value			£1,520,000
Developr	ment Costs			

2         3B Houses         90 sqm         1154         £ per sqm         f	£0
3 Bed House       4         4 Bed House       9         5 Bed House       9         0       Apartments       50 sqm       1946.95 f per sqm         2       2B Houses       75 sqm       1154 f per sqm       f         2       3B Houses       90 sqm       1154 f per sqm       f	f0
4 Bed House	f0
S Bed House	f0
Construction0Apartments50 sqm1946.95 f per sqm22B Houses75 sqm1154 f per sqmff23B Houses90 sqm1154 f per sqmff	f0
O         Apartments         50 sqm         1946.95         £ per sqm           2         2B Houses         75 sqm         1154         £ per sqm         f           2         3B Houses         90 sqm         1154         £ per sqm         f	f0
0         Apartments         50 sqm         1946.95 f per sqm           2         2B Houses         75 sqm         1154 f per sqm         ff           2         3B Houses         90 sqm         1154 f per sqm         ff	fO
2         2B Houses         75 sqm         1154 f per sqm         f           2         3B Houses         90 sqm         1154 f per sqm         f	fO
2         3B Houses         90 sqm         1154         £ per sqm         f	-0
	E173,100
1 4B Houses 130 sam 1154 f per sam	E207,720
	E150,020
0 5B Houses 155 sqm 1154 £ per sqm	£0
5 460 Total sqm	
Professional Fees 8.0% Build Cost	£42,467
Legal Fees 0.5% GDV	£7,600
Statutory Fees 1.1% Build Cost	£5,839
Sales/Marketing Costs     2.0%	£30,400
Contingencies 5.0% Build Cost	£26,542

Interest	5.0%	12	Month Build	[	6	Mth Sale Void	£25,013
Arrangement Fee	1.0%	Cost		-			£6,437
Development Profit	Market Hsg	20.0%	of GDV				£304,000
Total Cost							£979,138
GROSS RESIDUAL LAND	VALUE						£540,862
<b>GROSS RESIDUAL LAND</b>	VALUE PER H	IA					£3,675,762

	ICS		Resid	lential	Viab	oility /	Appra	aisal
DEVELOPN	IENT SCENAR	10	Small Scale	Infill		A	Apartments	0
-	VALUE SCEN	-	Greenfield			2	bed houses	2
DEVELOPN	IENT LOCATIO	ON (ZONE)	Medium			3	Bed houses	2
DEVELOPN	IENT DETAILS		5	Total Units		4	bed houses	1
Affordable	Proportion	0%	0	Affordable Unit	S	5	bed house	0
Affordable Mix 33%		Intermediate	0% s	ocial Rent	67%	Affordable Rer	nt	
Development Floorspace			460	Sqm Market Ho	using	0 s	iqm Affordable	e Housing
Developmo	ent Value							
Market Ho	uses		-					
0	Apartments	50	sqm	3800 f	E per sqm			£0
2	2 bed houses	75	sqm	3600 f	E per sqm			£540,000
2	3 Bed houses	90	sqm	3500 f	E per sqm			£630,000
1	4 bed houses	130	sqm	3400 f	E per sqm			£442,000
0	5 bed house	155	sqm	3400 f	E per sqm			£0
Intermedia	te	65%	Open Market \	/alue				
0	Apartments	50	sqm	2470 f	E per sqm			£0
0	2 Bed house	75	sqm	2340 f	E per sqm			£0
0	3 Bed House	90	sqm	2275 f	E per sqm			£0
Social Rent		40%	Open Market \	/alue				
0	Apartments	50	sqm	1520 f	E per sqm			£0
0	2 Bed house	75	sqm	1440 f	E per sqm			£0
0	3 Bed House	90	sqm	1400 f	E per sqm			£0
Affordable	Rent	50%	Open Market V	/alue				
0	Apartments	50	sqm	1900 f	E per sqm			£0
0	2 Bed house	75	sqm	1800 f	E per sqm			£0
0	3 Bed House	90	sqm	1750 f	E per sqm			£0
5	Total Units							
Developme	ent Value							£1,612,000
Developme	ent Costs							
Land	Apartments	0	Plots	20898 f	e per plot			£0
	2 Bed House	2	Plots	52245 f				£104,489
	3 Bed House	2	Plots	59708 f				£119,416
	4 Bed House		Plots	83591 f				£83,591
	5 Bed House		Plots	104489 f		Total Land	£307,496	£0
Stamp Duty	y Land Tax				-			£4,875
Constructio	on							
	Apartments	1946.95	£ per sqm		Market Hou	sing Constru	ction Cost	£530,840
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm		Affordable F	lousing Cons	struction Cos	£0
	4 bed houses		£ per sqm	-		0		
	5 bed house		£ per sqm					
	2 2 2 4 0 4 5 6							

Additional Affordable Ho	ousing Land C	Cost				£0
Professional Fees			8.0%	Build Cost		£42,467
Legal Fees			0.5%	GDV		£8,060
Statutory Fees			1.1%	Build Cost		£5,839
Sales/Marketing Costs			2.0%	Market Units V	alue	£32,240
Contingencies			5.0%	Build Cost		£26,542
Planning Obligations			1500	£ per Market U	nit	£7,500
Interest	5.0%	12	Month Build		6 Mth Sale Void	£49,670
Arrangement Fee	1.0%	Cost	-			£9,584
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£322,400
			-			

#### £1,347,513

VIABILITY MARGIN	£264,487
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£575

$\begin{array}{c c c c c c c c c c c c c c c c c c c $		ycs		Resid	lential Viab	ility Appra	aisal
DEVELOPMENT LOCATION (ZONE)     Medium     3 Bed houses     2       DEVELOPMENT DETAILS     5 Total Units     4 bed houses     1       Affordable Proportion     0%     0 Affordable Units     5 bed houses     0       Affordable Mix     33%     1     0%     Social Rent     67%     Affordable Rent       Development Floorspace     460     Sqm Market Housing     0 Sqm Affordable Housing     0     Sqm Affordable Housing       Development Value      50     sqm     3800     £ per sqm     £ 0       Market Houses     0     Apartments     50     sqm     3300     £ per sqm     £ 540,000       2     2 bed houses     75     sqm     3400     £ per sqm     £ 630,000       1     4 bed houses     130     sqm     3400     £ per sqm     £ 630,000       1     4 bed houses     130     sqm     3400     £ per sqm     £ 630,000       1     4 bed houses     130     sqm     3400     £ per sqm     £ 630,000       1     4 bed houses     130     sqm     3400     £ per sqm     £ 60       0     Apartments     50     sqm     2470     £ per sqm     £ 0       0     2 Bed house     75     sqm	DEVELOP	MENT SCENAR	10	Small Scale	Infill	Apartments	0
DEVELOPMENT DETAILS       5 Total Units       4 bed houses       1         Affordable Proportion       0%       0 Affordable Units       5 bed house       0         Affordable Mix       33%       Intermediate       0% Social Rent       67% Affordable Rent         Development Floorspace       460 Sqm Market Housing       0 Sqm Affordable Housing       0         Development Value         67% Affordable Rent         Market Houses       0       Apartments       50 sqm       3800 f per sqm       fc0         2       2 bed houses       75 sqm       3600 f per sqm       fc030,000       f per sqm       fc630,000         1       4 bed houses       130       sqm       3400 f per sqm       fc030,000         1       4 bed houses       130       sqm       3400 f per sqm       fc0         0       5 bed house       155 sqm       3400 f per sqm       fc0         0       Apartments       50 sqm       2470 f per sqm       fc0         0       Apartments       50 sqm       2340 f per sqm       fc0         0       3 Bed House       90 sqm       2275 f per sqm       fc0         0       Apartments       50 sqm       1520 f per sqm       fc0	BASE LAN	ND VALUE SCEN	ARIO	Brownfield		2 bed houses	2
Affordable Proportion       0%       0       Affordable Units       5 bed house       0         Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Rent         Development Floorspace       460       Sqm Market Housing       0       Sqm Affordable Housing         Development Value         Market Houses       0       Apartments       50       sqm       3800       £ per sqm       £00         2       2 bed houses       75       sqm       3600       £ per sqm       £50       £ per sqm       £630,000         2       3 Bed houses       90       sqm       3400       £ per sqm       £630,000         1       4 bed houses       130       sqm       3400       £ per sqm       £00         0       5 bed house       155       sqm       3400       £ per sqm       £00         0       Apartments       50 sqm       2470 £ per sqm       £00       2 Bed house       75 sqm       2340 £ per sqm       £00         0       3 Bed House       90 sqm       2275 £ per sqm       £00       3 Bed House       £00       £00         0       3 Bed House       90 sqm       1520 £ per sqm       £00 <th>DEVELOP</th> <th>MENT LOCATIO</th> <th>ON (ZONE)</th> <th>Medium</th> <th></th> <th>3 Bed houses</th> <th>2</th>	DEVELOP	MENT LOCATIO	ON (ZONE)	Medium		3 Bed houses	2
Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Rent         Development Floorspace       460       Sqm Market Housing       0       Sqm Affordable Housing         Development Value       Market Houses       0       Affordable Rent       0         Market Houses       50       sqm       3800       £ per sqm       £00         2       2 bed houses       75       sqm       3600       £ per sqm       £030,000         2       3 Bed houses       90       sqm       3500       £ per sqm       £630,000         1       4 bed houses       130       sqm       3400       £ per sqm       £00         0       5 bed house       155       sqm       3400       £ per sqm       £00         1       4 bed houses       130       sqm       3400       £ per sqm       £00         0       5 bed house       155       sqm       2470       £ per sqm       £00         0       Apartments       50       sqm       2340       £ per sqm       £00         0       3 Bed House       90       sqm       2275       £ per sqm       £00         0       Apartments	DEVELOP	MENT DETAILS		5	Total Units	4 bed houses	1
Development Floorspace     460 Sqm Market Housing     0 Sqm Affordable Housing       Development Value     Market Houses     60       Market Houses     50 sqm     3800 £ per sqm     £0       0     Apartments     50 sqm     3800 £ per sqm     £0       2     2 bed houses     75 sqm     3600 £ per sqm     £540,000       2     3 Bed houses     90 sqm     3500 £ per sqm     £630,000       1     4 bed houses     130 sqm     3400 £ per sqm     £630,000       0     5 bed house     155 sqm     3400 £ per sqm     £00       0     5 bed house     155 sqm     23400 £ per sqm     £00       0     2 Bed house     75 sqm     2340 £ per sqm     £00       0     3 Bed House     90 sqm     2275 £ per sqm     £00       0     3 Bed House     90 sqm     1520 £ per sqm     £00       0     Apartments     50 sqm     1520 £ per sqm     £00       0     Apartments     50 sqm     1520 £ per sqm     £00       0     2 Bed house     75 sqm     1520 £ per sqm     £00       0     2 Bed house     75 sqm     1520 £ per sqm     £00       0     2 Bed house     75 sqm     1520 £ per sqm     £00	Affordab	le Proportion	0%	0	Affordable Units	5 bed house	0
Development ValueMarket Houses50sqm3800f per sqmf.022 bed houses75sqm3600f per sqmf.540,00023 Bed houses90sqm3500f per sqmf.630,00014 bed houses130sqm3400f per sqmf.630,00005 bed house155sqm3400f per sqmf.620,000Intermediate65%0Apartments50sqm2470f per sqmf.00002 Bed house75sqm2340f per sqmf.00003 Bed House90sqm2275f per sqmf.000Social Rent40%Open Market Value0Apartments50sqm1520f per sqmf.00002 Bed house75sqm1520f per sqmf.00002 Bed house75sqm1440f per sqmf.000	Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Rei	nt
Market Houses50 50 sqm3800 f per sqmf per sqmf C f c f per sqm22 bed houses75 sqm3600 f per sqmf per sqmf 50 f per sqm23 Bed houses90 sqm3500 f per sqmf per sqmf 630,000 f per sqm14 bed houses130 155 sqm3400 f per sqmf f er sqmf 630,000 f per sqm05 bed house130 155 sqm3400 f per sqmf er sqmf 600 f per sqm0Apartments50 50 sqm2470 f per sqmf f f f f f f f f f f f f f f f f f f	Developr	ment Floorspac	e	460	Sqm Market Housing	0 Sqm Affordable	e Housing
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Developr	ment Value					
$\begin{array}{c ccccc} 2 & 2 \mbox{ bed houses} & 75 \mbox{ sqm} & 3600 \mbox{ f per sqm} & f540,000 \mbox{ sqm} & 3500 \mbox{ f per sqm} & f630,000 \mbox{ sqm} & 3400 \mbox{ f per sqm} & f630,000 \mbox{ sqm} & 3400 \mbox{ f per sqm} & f442,000 \mbox{ composition} \\ 1 & 4 \mbox{ bed houses} & 130 \mbox{ sqm} & 3400 \mbox{ f per sqm} & f442,000 \mbox{ composition} \\ 0 & 5 \mbox{ bed house} & 155 \mbox{ sqm} & 3400 \mbox{ f per sqm} & f0 \mbox{ composition} \\ \hline \\ $	Market H	louses					
23 Bed houses90sqm $3500$ f per sqmf630,00014 bed houses130sqm $3400$ f per sqmf442,00005 bed house155sqm $3400$ f per sqmf00Apartments $65\%$ Open Market Value65%f per sqmf000Apartments $50$ sqm $2470$ f per sqmf0002 Bed house75sqm $2340$ f per sqmf0003 Bed House90sqm $2275$ f per sqmf00Social Rent $40\%$ Open Market Value600Apartments $50$ sqm $1520$ f per sqmf0002 Bed house $75$ sqm $1520$ f per sqmf0002 Bed house $75$ sqm $1520$ f per sqmf0002 Bed house $75$ sqm $1440$ f per sqmf00	0	Apartments	50	sqm	3800 £ per sqm		£0
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	2	2 bed houses	75	sqm	3600 £ per sqm		£540,000
05 bed house155 sqm3400 f per sqmf0Intermediate65% Open Market Value1000000000000000000000000000000000000	2	3 Bed houses	90	sqm	3500 £ per sqm		£630,000
Intermediate       65% Open Market Value         0       Apartments       50 sqm       2470 £ per sqm       £0         0       2 Bed house       75 sqm       2340 £ per sqm       £0         0       3 Bed House       90 sqm       2275 £ per sqm       £0         Social Rent       40% Open Market Value         0       Apartments       50 sqm       1520 £ per sqm       £0         0       2 Bed house       75 sqm       1440 £ per sqm       £0	1	4 bed houses	130	sqm	3400 £ per sqm		£442,000
0         Apartments         50 sqm         2470 f per sqm         f0           0         2 Bed house         75 sqm         2340 f per sqm         f0           0         3 Bed House         90 sqm         2275 f per sqm         f0           0         3 Bed House         90 sqm         2275 f per sqm         f0           Social Rent         40% Open Market Value         f0         f0         f0           0         Apartments         50 sqm         1520 f per sqm         f0         f0           0         2 Bed house         75 sqm         1440 f per sqm         f0         f0	0	5 bed house	155	sqm	3400 £ per sqm		£0
0         Apartments         50 sqm         2470 f per sqm         f0           0         2 Bed house         75 sqm         2340 f per sqm         f0           0         3 Bed House         90 sqm         2275 f per sqm         f0           0         3 Bed House         90 sqm         2275 f per sqm         f0           Social Rent         40% Open Market Value         f0         f0         f0           0         Apartments         50 sqm         1520 f per sqm         f0         f0           0         2 Bed house         75 sqm         1440 f per sqm         f0         f0							
02 Bed house75 sqm2340 £ per sqm£003 Bed House90 sqm2275 £ per sqm£0Social Rent0Apartments50 sqm1520 £ per sqm£002 Bed house75 sqm1440 £ per sqm£0	Intermed	liate	65%	Open Market \	/alue		
0       3 Bed House       90 sqm       2275 £ per sqm       £0         Social Rent       40% Open Market Value       60       60         0       Apartments       50 sqm       1520 £ per sqm       £0         0       2 Bed house       75 sqm       1440 £ per sqm       £0	0	Apartments	50	sqm	2470 £ per sqm		£0
Social Rent       40% Open Market Value         0       Apartments       50 sqm       1520 f per sqm       £0         0       2 Bed house       75 sqm       1440 f per sqm       £0	0	2 Bed house	75	sqm	2340 £ per sqm		£0
OApartments50 sqm1520 f per sqmfCO2 Bed house75 sqm1440 f per sqmfC	0	3 Bed House	90	sqm	2275 £ per sqm		£0
OApartments50 sqm1520 f per sqmfCO2 Bed house75 sqm1440 f per sqmfC							
O2 Bed house75 sqm1440 £ per sqm£C	Social Re	nt	40%	Open Market V	/alue		
	0	Apartments	50	sqm	1520 £ per sqm		£0
	0	2 Bed house	75	sqm	1440 £ per sqm		£0
0 3 Bed House 90 sqm 1400 £ per sqm £0	0	3 Bed House	90	sqm	1400 £ per sqm		£0

Affordable	e Rent	50% Ope	n Market Value				
0	Apartments	50 sqm	190	00 £ per sqm			£0
0	2 Bed house	75 sqm	180	00 £ per sqm			£0
0	3 Bed House	<b>90</b> sqm	17	50 £ per sqm			£0
5	Total Units						
Developm	nent Value						£1,612,000
Developm	nent Costs						
Land	Apartments	0 Plots	223	38 £ per plot			£0
	2 Bed House	2 Plots	5584	16 £ per plot			£111,691
	3 Bed House	2 Plots	638	24 £ per plot			£127,647
	4 Bed House	1 Plots	893	53 £ per plot			£89,353
	5 Bed House	0 Plots	1116	91 £ per plot	Total Land	£328,691	£0
Stamp Du	ty Land Tax						£5,935
Construct	ion						
	Apartments	<b>1946.95</b> £ pe	r sqm	Market Hou	using Constru	iction Cost	£530,840
	2 bed houses	1154 £ pe	r sqm				
	3 Bed houses	1154 £ pe	r sqm	Affordable	Housing Cons	struction Cos	£0
	4 bed houses	1154 £ pe	r sqm				
	5 bed house	1154 £ pe	r sqm				
Additiona	l Affordable Ho	ousing Land Cost					£0
Profession	nal Fees		8.0	% Build Cost			£42,467
Legal Fees	5		0.5	% gdv			£8,060
Statutory	Fees		1.1	% Build Cost			£5,839
Sales/Mai	rketing Costs		2.0	% Market Units	Value		£32,240
Continger	ncies		5.0	% Build Cost			£26,542
Planning (	Obligations		150	0 £ per Market	Unit		£7,500
Interest		5.0%	12 Month Build	-	6	Mth Sale Void	£51,399
Arrangem	ent Fee	<b>1.0%</b> Cost	·				£9,806
Developm	nent Profit	Market Hsg	20.0% of GDV	Aff Hs	sg 6.0% o	of Cost	£322,400
Total Cost	t						£1,371,720

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £240,280 £522

## HS: **DEVELOPMENT SCENARIO**

**BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)** 

**DEVELOPMENT DETAILS** 

## **Residential Viability Appraisal**

				_	
	Small Scale Infill			Apartments	0
	Gross Residual Value			2 bed houses	2
	Medium			3 Bed houses	2
5	Units	0.15	Site Area	4 bed houses	1
				5 bed house	0

Development Flo	orspace	460	Sqm Market Housing	
Development Val	•			
Market Houses		_		
0 Apartn	nents 50	sqm	3800 £ per sqm	£0
2 2 bed H	nouses 75	sqm	3600 £ per sqm	£540,000
2 3 Bed H	nouses 90	sqm	3500 £ per sqm	£630,000
1 4 bed F	nouses 130	sqm	3400 £ per sqm	£442,000
0 5 bed F	nouse 155	sqm	3400 £ per sqm	£0
Intermediate	65%	Open Market Va	alue	
0 Apartn	nents 50	sqm	2470 £ per sqm	£0
0 2 Bed H	nouse 75	sqm	2340 £ per sqm	£0
0 3 Bed I	House 90	sqm	2275 £ per sqm	£0
Social Rent	40%	Open Market Va	alue	
0 Apartn	nents 50	sqm	1520 £ per sqm	£0
0 2 Bed F	nouse 75	sqm	1440 £ per sqm	£0
0 3 Bed I	House 90	sqm	1400 £ per sqm	£0
Affordable Rent	50%	Open Market Va	alue	
0 Apartn	nents 50	sqm	1900 £ per sqm	£0
0 2 Bed F	nouse 75	sqm	1800 £ per sqm	£0
0 3 Bed I	House 90	sqm	1750 £ per sqm	 £0
5 Total L	Inits			
<b>Development Val</b>	ue			£1,612,000

Deve	opment Value

Developm	nent Costs				
Land					
Construct	ion				
0	Apartments	50 sqm	1946.95	£ per sqm	£0
2	2B Houses	75 sqm	1154	£ per sqm	£173,100
2	3B Houses	<b>90</b> sqm	1154	£ per sqm	£207,720
1	4B Houses	<b>130</b> sqm	1154	£ per sqm	£150,020
0	5B Houses	<b>155</b> sqm	1154	£ per sqm	£0
5		460 Total sqm			
Profession	nal Fees		8.0%	Build Cost	£42,467
Legal Fees	5		0.5%	GDV	£8,060
Statutory	Fees		1.1%	Build Cost	£5,839
Sales/Mai	rketing Costs		2.0%	Market Units Value	£32,240
Continger	ncies		5.0%	Build Cost	£26,542

Interest	5.0%	12 M	onth Build	6 Mth Sale Void	£25,102
Arrangement Fee	1.0%	Cost			£6,460
Development Profit	Market Hsg	<b>20.0%</b> of	GDV		£322,400
Total Cost					£999,950
GROSS RESIDUAL LAND	VALUE				£612,050
GROSS RESIDUAL LAND	VALUE PER H	łA			£4,159,562

		eside	ntial	Viah	ility	Annr	vical
		eside	iillai	VIdu	milley /	Abbie	11501
DEVELOPMENT SCENA	RIO Sm	all Scale Infi			4	Apartments	0
BASE LAND VALUE SCI	NARIO Gr	eenfield				2 bed houses	2
DEVELOPMENT LOCAT	ION (ZONE)	ţh			3	Bed houses	2
DEVELOPMENT DETAI			tal Units			1 bed houses	1
Affordable Proportion	0%	0 Aff	fordable Unit	5	5	5 bed house	0
Affordable Mix	33% Inte	ermediate	0% s	ocial Rent	67%	Affordable Rer	ıt
Development Floorsp	ace	460 Sq	m Market Ho	using	0 9	Sqm Affordable	Housing
Development Value							
Market Houses							
0 Apartments	50 sqn	n 🗌	4000 f	per sqm			£0
2 2 bed house			3900 £	per sqm			£585,000
2 3 Bed house	s 90 sqn	n –	3800 £	per sqm			£684,000
1 4 bed house				per sqm			£481,000
0 5 bed house	155 sqn			per sqm			£0
Intermediate	65% Op	en Market Value	5				
0 Apartments	50 sqn	ı	2600 £	per sqm			£0
0 2 Bed house	<b>75</b> sqn	ı	2535 £	per sqm			£0
0 3 Bed House	<b>90</b> sqn	ı	2470 £	per sqm			£0
Social Rent	40% Op	en Market Value	e				
0 Apartments	50 sqn	ı	1600 f	per sqm			£0
0 2 Bed house	<b>75</b> sqn	ı	1560 £	per sqm			£0
0 3 Bed House	<b>90</b> sqn	ı	1520 £	per sqm			£0
Affordable Rent	50% Op	en Market Value	e				
0 Apartments	50 sqr	ı	2000 £	per sqm			£0
0 2 Bed house	<b>75</b> sqn	ı	1950 £	per sqm			£0
0 3 Bed House	<b>90</b> sqn	ı	1900 £	per sqm			£0
5 Total Units							
Development Value							£1,750,000
Development Costs							
Land Apartments	0 Plo		24526 £				£0
2 Bed House	2 Plo	s	61316 £				£122,632
3 Bed House	2 Plo	s	70075 £				£140,150
4 Bed House	1 Plo	s	98105 £				£98,105
5 Bed House	0 Plo	s	122632 £	per plot	Total Land	£360,887	£0
Stamp Duty Land Tax	_						£7,544
Construction							
Apartments	1946.95 £ p		η	Aarket Hous	sing Constru	ction Cost	£530,840
2 bed house							
3 Bed house			, A	Affordable H	ousing Cons	struction Cos	£0
4 bed house							
5 bed house	1154 £ p	er sqm					

				_			
Additional Affordable Ho	ousing Land C	ost					£0
Professional Fees			8.0%	Build Cost			£42,467
Legal Fees			0.5%	GDV			£8,750
Statutory Fees			1.1%	Build Cost			£5,839
Sales/Marketing Costs			2.0%	Market Units V	alue		£35,000
Contingencies			5.0%	Build Cost			£26,542
Planning Obligations			1500	£ per Market U	nit		£7,500
Interest	5.0%	12	Month Build	-	6	Mth Sale Void	£54,160
Arrangement Fee	1.0%	Cost	-	-	· · · · · ·		£10,179
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£350,000
	-		-				

£1,439,709

VIABILITY MARGIN	£310,291
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£675

	NCS		Resid	lential Vial	bility Appra	aisal
DEVELOP	MENT SCENAR	10	Small Scale	Infill	Apartments	0
BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed houses	2
DEVELOP	MENT LOCATIO	ON (ZONE)	High		3 Bed houses	2
DEVELOP	MENT DETAILS		5	Total Units	4 bed houses	1
Affordab	le Proportion	0%	0	Affordable Units	5 bed house	0
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	nent Floorspac	e	460	Sqm Market Housing	0 Sqm Affordabl	e Housing
Developn	nent Value					
Market H	ouses					
0	Apartments	50	sqm	4000 £ per sqm		£0
2	2 bed houses	75	sqm	3900 £ per sqm		£585,000
2	3 Bed houses	90	sqm	3800 £ per sqm		£684,000
1	4 bed houses	130	sqm	3700 £ per sqm		£481,000
0	5 bed house	155	sqm	3700 £ per sqm		£0
		-	-			
Intermed	iate	65%	Open Market V	/alue		
0	Apartments	50	sqm	2600 £ per sqm		£0
0	2 Bed house	75	sqm	2535 £ per sqm		£0
0	3 Bed House	90	sqm	2470 £ per sqm		£0
			-			
Social Rer	nt	40%	Open Market V	/alue		
0	Apartments	50	sqm	1600 £ per sqm		£0
0	2 Bed house	75	sqm	1560 £ per sqm		£0
0	3 Bed House	90	sqm	1520 £ per sqm		£0

Affordable	e Rent	50%	Open Market V	/alue				
0	Apartments	50	sqm	2000	£ per sqm			£0
0	2 Bed house	75	sqm	1950	£ per sqm			£0
0	3 Bed House	90	sqm	1900	£ per sqm			£0
5	Total Units							
Developm	nent Value							£1,750,000
Developm	ent Costs							
Land	Apartments	0	Plots	25241	£ per plot			£0
	2 Bed House	2	Plots		£ per plot			£126,205
	3 Bed House	2	Plots		£ per plot			£144,235
	4 Bed House	1	Plots	100964	£ per plot			£100,964
	5 Bed House	0	Plots		£ per plot	Total Land	£371,404	£0
Stamp Du	ty Land Tax							£8,070
Construct	ion							
	Apartments	1946.95	£ per sqm		Market Hou	ising Constru	ction Cost	£530,840
	2 bed houses	1154	£ per sqm					
	3 Bed houses	1154	£ per sqm		Affordable	Housing Cons	struction Cos	£0
	4 bed houses	1154	£ per sqm					
	5 bed house	1154	£ per sqm					
					-			
Additional	l Affordable Ho	ousing Land (	Cost					£0
Profession	nal Fees			8.0%	Build Cost			£42,467
Legal Fees	5			0.5%	GDV			£8,750
Statutory	Fees			1.1%	Build Cost			£5,839
Sales/Mar	keting Costs			2.0%	Market Units	Value		£35,000
Contingen	icies			5.0%	Build Cost			£26,542
Planning C	Obligations			1500	£ per Market	Unit		£7,500
Interest		5.0%	12	Month Build		6	Ath Sale Void	£55,019
Arrangem	ent Fee	1.0%	Cost	1				£10,289
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% c	of Cost	£350,000
<b>Total Cost</b>	:							£1,451,720

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

### £298,280

£648

# 65

## **Residential Viability Appraisal**

DEVELOPMENT SCENARIO	Small Scale Int	Small Scale Infill			0
BASE LAND VALUE SCENARIO	Gross Residua	Gross Residual Value			2
DEVELOPMENT LOCATION (ZONE)	High			3 Bed houses	2
DEVELOPMENT DETAILS	5 Units	0.15	Site Area	4 bed houses	1
			_	5 bed house	0

Developme	nt Floorspac	e 460	Sqm Market Housing	
Developme	-			
Market Hou	ses			
0	Apartments	50 sqm	4000 £ per sqm	£0
2	2 bed houses	75 sqm	3900 £ per sqm	£585,000
2	3 Bed houses	90 sqm	3800 £ per sqm	£684,000
1	4 bed houses	130 sqm	3700 £ per sqm	£481,000
0	5 bed house	155 sqm	3700 £ per sqm	£0
Intermediat	e	65% Open Market V	/alue	
0	Apartments	50 sqm	2600 £ per sqm	£0
0	2 Bed house	75 sqm	2535 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	2470 £ per sqm	£0
Social Rent		40% Open Market V	/alue	
0	Apartments	50 sqm	1600 £ per sqm	£0
0	2 Bed house	75 sqm	1560 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1520 £ per sqm	£0
Affordable F	Rent	50% Open Market V	/alue	
0	Apartments	50 sqm	2000 £ per sqm	£0
0	2 Bed house	75 sqm	1950 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1900 £ per sqm	 £0
5	Total Units			
Developme	nt Value			£1,750,000

#### Development Value

Developm	ent Costs				
Land					
Construct	ion				
0	Apartments	50 sqm	1946.95	£ per sqm	£0
2	2B Houses	75 sqm	1154	£ per sqm	£173,100
2	3B Houses	<b>90</b> sqm	1154	£ per sqm	£207,720
1	4B Houses	<b>130</b> sqm	1154	£ per sqm	£150,020
0	5B Houses	155 sqm	1154	£ per sqm	£0
5		460 Total sqm			
Profession	nal Fees		8.0%	Build Cost	£42,467
Legal Fees	;		0.5%	GDV	£8,750
Statutory	Fees		1.1%	Build Cost	£5,839
Sales/Mar	keting Costs		2.0%	Market Units Value	£35,000
Contingen	icies		5.0%	Build Cost	£26,542

			-		
Interest	5.0%	12	Month Build	6 Mth Sale Void	£25,236
Arrangement Fee	1.0%	Cost	-		£6,494
Development Profit	Market Hsg	20.0%	of GDV		£350,000
Total Cost					£1,031,169
GROSS RESIDUAL LAND	VALUE				£718,831
GROSS RESIDUAL LAND	VALUE PER H	ΗA			£4,885,261

	ycs	5	Resic	lential Vial	bility Appr	aisal
DEVELOP	MENT SCENAR	RIO	Small Scale	Mixed Housing	Apartments	1
BASE LAN	D VALUE SCEN	NARIO	Greenfield		2 bed houses	4
DEVELOP	MENT LOCATI	ON (ZONE)	Low		3 Bed houses	4
DEVELOP	MENT DETAILS	5	11	Total Units	4 bed houses	1
Affordable	e Proportion	35%	4	Affordable Units	5 bed house	1
Affordable	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	ent Floorspac	ce	647	Sqm Market Housing	287 Sqm Affordabl	e Housing
Developm	ent Value					
Market Ho	ouses					
1	Apartments	50	sqm	3500 £ per sqm		£113,750
3	2 bed houses	75	sqm	3400 £ per sqm		£663,000
3	3 Bed houses	90	sqm	3300 £ per sqm		£772,200
1	4 bed houses	130		3200 £ per sqm		£270,400
1	5 bed house		sqm	3200 £ per sqm		£322,400
			- 4			,
Intermedia	ate	65%	Open Market V	Value		
0	Apartments	50	sqm	2275 £ per sqm		£28,904
1	2 Bed house		sqm	2210 £ per sqm		£105,293
0	3 Bed House		sqm	2145 £ per sqm		£73,581
U	5 Ded House	50	3411			275,501
Social Ren	t	40%	Open Market	Value		
0	Apartments		sqm	1400 £ per sqm		£0
0	2 Bed house		sqm	1360 £ per sqm		£0
0	3 Bed House		sqm	1320 £ per sqm		£0
0	5 Beu House	50	Sqiii	1520 I per squi		10
Affordable	Rent	50%	Open Market V	Value		
1	Apartments		sqm	1750 £ per sqm		£45,141
1	2 Bed house		sqm	1700 £ per sqm		£164,443
1	3 Bed House		sqm	1650 £ per sqm		£114,917
11	Total Units	90	sqm	1050 E per sqm		L114,917
Developm						£2,674,029
Jevelopin						22,074,023
Developm	ent Costs					
Land		1	Plots	18046 £ per plot		611 720
Lanu	Apartments					£11,730
	2 Bed House	-	Plots	45114 £ per plot		£117,297
	3 Bed House		Plots	51559 £ per plot		£134,053
	4 Bed House		Plots	72183 £ per plot	Tatal 1 and 1 0000 0 17	£46,919
Stamp Dut	5 Bed House Ty Land Tax	1	Plots	90228 £ per plot	Total Land £368,647	£58,648 £7,932
Constructi	-					1,952
constructi		1046.05		•• • • • •		6779 499
	Apartments		£ per sqm	Market Ho	using Construction Cost	£772,120
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£351,748
	4 bed houses		£ per sqm			
	5 bed house	1154	£ per sqm			

Additional Affordable H	ousing Land	Cost					£160,290
Professional Fees			8.0%	Build Cost			£89,909
Legal Fees			0.5%	GDV			£13,370
Statutory Fees			1.1%	Build Cost			£12,363
Sales/Marketing Costs			2.0%	Market Units V	'alue		£42,835
Contingencies			5.0%	Build Cost			£64,208
Planning Obligations			1500	£ per Market L	Init	_	£16,500
Interest	5.0%	12	Month Build		6	Mth Sale Void	£88,461
Arrangement Fee	1.0%	Cost	_			-	£18,834
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£449,455
			-			-	

#### £2,456,672

VIABILITY MARGIN	£217,357
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£336

DEVELOPMENT SCENARIO       Small Scale Mixed Housing       Apartments       1         BASE LAND VALUE SCENARIO       Brownfield       2 bed houses       4         DEVELOPMENT LOCATION (ZONE)       Low       3 Bed houses       4         DEVELOPMENT DETAILS       11 Total Units       4 bed houses       1         Affordable Proportion       35%       4 Affordable Units       5 bed house       1         Affordable Mix       33%       Intermediate       0% Social Rent       67%       Affordable Rent         Development Floorspace       647       Sqm Market Housing       287       Sqm Affordable Housing         Development Value       Value       Value       Value       Value       Value
DEVELOPMENT LOCATION (ZONE)     Low     3 Bed houses     4       DEVELOPMENT DETAILS     11 Total Units     4 bed houses     1       Affordable Proportion     35%     4 Affordable Units     5 bed houses     1       Affordable Mix     33%     Intermediate     0% Social Rent     67%     Affordable Rent       Development Floorspace     647     Sqm Market Housing     287     Sqm Affordable Housing
DEVELOPMENT DETAILS     11     Total Units     4 bed houses     1       Affordable Proportion     35%     4     Affordable Units     5 bed house     1       Affordable Mix     33%     Intermediate     0% Social Rent     67%     Affordable Rent       Development Floorspace     647     Sqm Market Housing     287     Sqm Affordable Housing       Development Value
Affordable Proportion     35%     4     Affordable Units     5     bed house     1       Affordable Mix     33%     Intermediate     0%     Social Rent     67%     Affordable Rent       Development Floorspace     647     Sqm Market Housing     287     Sqm Affordable Housing       Development Value
Affordable Mix     33%     Intermediate     0%     Social Rent     67%     Affordable Rent       Development Floorspace     647     Sqm Market Housing     287     Sqm Affordable Housing       Development Value     Value     Value     Value     Value
Development Floorspace     647     Sqm Market Housing     287     Sqm Affordable Housing       Development Value
Development Value
Market Houses
1         Apartments         50         sqm         3500         £ per sqm         £113,750
3         2 bed houses         75 sqm         3400 £ per sqm         £663,000
3         3 Bed houses         90 sqm         3300 f per sqm         £772,200
1         4 bed houses         130 sqm         3200 f per sqm         £270,400
1         5 bed house         155 sqm         3200 f per sqm         £322,400
Intermediate 65% Open Market Value
O         Apartments         50 sqm         2275 f per sqm         £28,904
1         2 Bed house         75 sqm         2210 f per sqm         £105,292
0         3 Bed House         90 sqm         2145 f per sqm         £73,58
Social Rent 40% Open Market Value
0 Apartments 50 sqm 1400 f per sqm fl
0 2 Bed house 75 sqm 1360 £ per sqm £
O         3 Bed House         90 sqm         1320 f per sqm         fd

Affordable Rent	<b>50%</b> Open M	Aarket Value				
1 Apartments	50 sqm		£ per sqm			£45,141
1 2 Bed house	75 sqm		£ per sqm			£164,443
			• •			£114,917
1 3 Bed House 11 Total Units	90 sqm	1030	£ per sqm			114,917
Development Value						£2,674,029
Development value						12,074,025
Development Costs						
Land Apartments	1 Plots	20057	£ per plot			£13,037
2 Bed House	3 Plots	50141	£ per plot			£130,367
3 Bed House	3 Plots	57304	£ per plot			£148,991
4 Bed House	1 Plots	80226	£ per plot			£52,147
5 Bed House	1 Plots	100283	£ per plot	Total Land	£409,726	£65,184
Stamp Duty Land Tax						£9,986
Construction						
Apartments	1946.95 £ per so	դր	Market Hous	ing Constru	ction Cost	£772,120
2 bed houses	1154 £ per so	գո				
3 Bed houses	1154 £ per so	գո	Affordable H	ousing Cons	struction Co	£351,748
4 bed houses	1154 £ per so	գո				
5 bed house	1154 £ per so	գո				
		_				
Additional Affordable Ho	ousing Land Cost					£178,152
Professional Fees		8.0%	Build Cost			£89,909
Legal Fees		0.5%	GDV			£13,370
Statutory Fees		1.1%	Build Cost			£12,363
Sales/Marketing Costs		2.0%	Market Units V	'alue		£42,835
Contingencies		5.0%	Build Cost			£65,101
Planning Obligations		1500	£ per Market U	Init		£16,500
Interest	5.0%	12 Month Build	- -	6 N	Ath Sale Void	£92,541
Arrangement Fee	1.0% Cost					£19,453
Development Profit	Market Hsg 2	20.0% of GDV	Aff Hsg	6.0% o	of Cost	£449,455
Total Cost						£2,523,259

## VIABILITY MARGIN

#### £150,769 £233

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

CS

## **Residential Viability Appraisal**

DEVELOPMENT SCENARIO	Small Scale Mixed Hous	Apartments	1		
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	4		
DEVELOPMENT LOCATION (ZONE)	Low			3 Bed houses	4
DEVELOPMENT DETAILS	11 Total Units	0.31	Site Area	4 bed houses	1
			-	5 bed house	1

Developr	nent Floorspac	<b>••</b> 90	95 Sqm Market Housing	
	nent Value	. <b>c</b> 5.	55 Sqfii Market Housing	
Market H	ouses			
1	Apartments	50 sqm	3500 £ per sqm	£175,000
4	2 bed houses	75 sqm	3400 £ per sqm	£1,020,000
4	3 Bed houses	90 sqm	3300 £ per sqm	£1,188,000
1	4 bed houses	130 sqm	3200 £ per sqm	£416,000
1	5 bed house	155 sqm	3200 £ per sqm	£496,000
Intermed	iate	65% Open Marke	et Value	
0	Apartments	50 sqm	2275 £ per sqm	£0
0	2 Bed house	75 sqm	2210 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	2145 £ per sqm	£0
Social Rei	nt	40% Open Marke	et Value	
0	Apartments	50 sqm	1400 £ per sqm	£0
0	2 Bed house	75 sqm	1360 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1320 £ per sqm	£0
Affordabl	e Rent	50% Open Marke	et Value	
0	Apartments	50 sqm	1750 £ per sqm	£0
0	2 Bed house	75 sqm	1700 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1650 £ per sqm	£0
11	Total Units			
Develop	nent Value			£3,295,000

#### Development Value

Developm	nent Costs			
Construct	ion			
1	Apartments	50 sqm	1946.95 £ per sqm	£97,348
4	2B Houses	75 sqm	1154 £ per sqm	£346,200
4	3B Houses	90 sqm	1154 £ per sqm	£415,440
1	4B Houses	130 sqm	1154 £ per sqm	£150,020
1	5B Houses	155 sqm	1154 £ per sqm	£178,870
11		945 Total sqm		
Profession	nal Fees		8.0% Build Cost	£95,030
Legal Fees	5		0.5% gdv	£16,475
Statutory	Fees		1.1% Build Cost	£13,067
Sales/Mar	keting Costs		2.0% Market Units Value	£65,900
Continger	icies		5.0% Build Cost	£59,394

Interest	5.0%	12 Month Build	6 Mth Sale Void	£55,868
Arrangement Fee	1.0% Co	st		£14,377
Development Profit	Market Hsg	20.0% of GDV		£659,000
Total Cost				£2,166,989
GROSS RESIDUAL LAND	VALUE			£1,128,011

£3,589,127

GROSS RESIDUAL LAND VALUE PER HA

	ŅCS	5	Resic	lential Via	bility Appr	aisal
DEVELOPN	IENT SCENA	RIO	Small Scale Mixed Housing		Apartments	1
-	O VALUE SCEN	-	Greenfield		2 bed houses	4
	IENT LOCATI	. ,	Medium		3 Bed houses	4
	IENT DETAILS	S	11	Total Units	4 bed houses	1
Affordable	Proportion	40%	4	Affordable Units	5 bed house	1
Affordable	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	ent Floorspa	ce	597	Sqm Market Housing	328 Sqm Affordabl	e Housing
Developm	ent Value					
Market Ho	uses					
1	Apartments	50	sqm	3800 £ per sqm		£114,000
2	2 bed houses	75	sqm	3600 £ per sqm		£648,000
2	3 Bed houses	90	sqm	3500 £ per sqm		£756,000
1	4 bed houses	130	sqm	3400 £ per sqm		£265,200
1	5 bed house	155	sqm	3400 £ per sqm		£316,200
Intermedia	ite	65%	Open Market V	/alue		
0	Apartments	50	sqm	2470 £ per sqm		£35,864
1	2 Bed house	75	sqm	2340 £ per sqm		£127,413
0	3 Bed House	90	sqm	2275 £ per sqm		£89,189
Social Rent	t	40%	Open Market V	Value		
0	Apartments	50	sqm	1520 £ per sqm		£0
0	2 Bed house	75	sqm	1440 £ per sqm		£0
0	3 Bed House	90	sqm	1400 £ per sqm		£0
Affordable	Rent	50%	Open Market V	Value		
1	Apartments	50	sqm	1900 £ per sqm		£56,012
1	2 Bed house	75	sqm	1800 £ per sqm		£198,990
1	3 Bed House		sqm	1750 £ per sqm		£139,293
11	Total Units					
Developm	ent Value					£2,746,162
Developm	ent Costs					
Land	Apartments	1	Plots	20557 £ per plot		£12,334
	2 Bed House	2	Plots	51392 £ per plot		£123,341
	3 Bed House		Plots	58734 £ per plot		£140,962
	4 Bed House		Plots	82228 £ per plot		£49,337
	5 Bed House		Plots	102784 £ per plot	Total Land £387,644	£61,671
Stamp Dut		-			2001,011	£8,882
Constructi						
	Apartments	1946 95	£ per sqm	Market Ho	using Construction Cost	£712,727
	2 bed houses		£ per sqm			_,,
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£401,997
	4 bed houses		£ per sqm	Anordable		2401,007
	5 bed houses		£ per sqm £ per sqm			
	5 Ded House	1154	r hei sditt			

Additional Affordable Ho	ousing Land	Cost				£208,682
Professional Fees			8.0%	Build Cost		£89,178
Legal Fees			0.5%	GDV		£13,731
Statutory Fees			1.1%	Build Cost		£12,262
Sales/Marketing Costs			2.0%	Market Units Va	alue	£41,988
Contingencies			5.0%	Build Cost		£66,170
Planning Obligations			1500	£ per Market U	nit	£16,500
Interest	5.0%	12	Month Build		6 Mth Sale Void	£91,561
Arrangement Fee	1.0%	Cost	-	-		£19,433
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£444,000
			•			

£2,514,754

VIABILITY MARGIN	£231,407
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£388

	NCS		Resid	lential Viab	oility	Appr	aisal
DEVELOPMENT SCENARIO		Small Scale	Mixed Housing		Apartments	1	
BASE LAND VALUE SCENARIO		Brownfield			2 bed houses	4	
DEVELOP	MENT LOCATI	ON (ZONE)	Medium			3 Bed houses	4
DEVELOP	MENT DETAILS	5	11	Total Units		4 bed houses	1
Affordab	le Proportion	40%	4	Affordable Units		5 bed house	1
Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developm	nent Floorspac	e	597	Sqm Market Housing	328	Sqm Affordabl	e Housing
Developn	nent Value						
Market H	ouses						
1	Apartments	50	sqm	3800 £ per sqm			£114,000
2	2 bed houses	75	sqm	3600 £ per sqm			£648,000
2	3 Bed houses	90	sqm	3500 £ per sqm			£756,000
1	4 bed houses	130	sqm	3400 £ per sqm			£265,200
1	5 bed house	155	sqm	3400 £ per sqm			£316,200
Intermed	iate	65%	Open Market \	/alue			
0	Apartments	50	sqm	2470 £ per sqm			£35,864
1	2 Bed house	75	sqm	2340 £ per sqm			£127,413
0	3 Bed House	90	sqm	2275 £ per sqm			£89,189
Social Rer	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	1520 £ per sqm			£0
0	2 Bed house	75	sqm	1440 £ per sqm			£0
0	3 Bed House	90	sqm	1400 £ per sqm			£0

Affordable Rent	50% Open Market \	Value	
1 Apartments	50 sqm	1900 £ per sqm	£56,012
1 2 Bed house	75 sqm	1800 £ per sgm	£198,990
1 3 Bed House	90 sqm	1750 £ per sqm	£139,293
11 Total Units		_, _, _ po, _ po, oq	
Development Value			£2,746,162
Development Costs			
Land Apartments	1 Plots	22066 £ per plot	£13,239
2 Bed House	2 Plots	55164 £ per plot	£132,393
3 Bed House	2 Plots	63044 £ per plot	£151,306
4 Bed House	1 Plots	88262 £ per plot	£52,957
5 Bed House	1 Plots	110328 £ per plot Total Land £416,093	£66,197
Stamp Duty Land Tax			£10,305
Construction			
Apartments	1946.95 £ per sqm	Market Housing Construction Cost	£712,727
2 bed houses	1154 £ per sqm		
3 Bed houses	1154 £ per sqm	Affordable Housing Construction Co	£401,997
4 bed houses	1154 £ per sqm		
5 bed house	1154 £ per sqm		
Additional Affordable Ho	ousing Land Cost		£223,997
Professional Fees		8.0% Build Cost	£89,178
Legal Fees		0.5% gdv	£13,731
Statutory Fees		1.1% Build Cost	£12,262
Sales/Marketing Costs		2.0% Market Units Value	£41,988
Contingencies		5.0% Build Cost	£66,936
Planning Obligations		1500 £ per Market Unit	£16,500
Interest	5.0% 12	Month Build 6 Mth Sale Void	£94,507
Arrangement Fee	1.0% Cost		£19,892
Development Profit	Market Hsg 20.0%	of GDV Aff Hsg 6.0% of Cost	£444,000
Total Cost			£2,564,111

#### VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

### £182,050

Sn G N 11 Total Units 0.31 Site Area 4 bed houses 1 1 5 bed house

**DEVELOPMENT SCENARIO** BASE LAND VALUE SCENARIO **DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

Residential viability	Аррг	disdi
Small Scale Mixed Housing	Apartments	1
Gross Residual Value	2 bed houses	4
Medium	3 Bed houses	4

£305

Developn	nent Floorspac	. <b>e</b> 99'	5 Sqm Market Housing	
-	nent Value		o ogni marnet no aomig	
Market H	ouses			
1	Apartments	50 sqm	3800 £ per sqm	£190,000
4	2 bed houses	75 sqm	3600 £ per sqm	£1,080,000
4	3 Bed houses	90 sqm	3500 £ per sqm	£1,260,000
1	4 bed houses	130 sqm	3400 £ per sqm	£442,000
1	5 bed house	155 sqm	3400 £ per sqm	£527,000
Intermed	iate	65% Open Market	Value	
0	Apartments	50 sqm	2470 £ per sqm	£0
0	2 Bed house	75 sqm	2340 £ per sqm	£0
0	3 Bed House	90 sqm	2275 £ per sqm	£0
Social Rer	nt	40% Open Market	Value	
0	Apartments	50 sqm	1520 £ per sqm	£0
0	2 Bed house	75 sqm	1440 £ per sqm	£0
0	3 Bed House	90 sqm	1400 £ per sqm	£0
Affordabl	e Rent	50% Open Market	Value	
0	Apartments	50 sqm	1900 £ per sqm	£0
0	2 Bed house	75 sqm	1800 £ per sqm	£0
0	3 Bed House	90 sqm	1750 £ per sqm	£0
11	Total Units			
Developn	nent Value			£3,499,000

#### Development Value

Developn	nent Costs				
Construct	tion				
1	Apartments	50 sqm	1946.95	£ per sqm	£97,348
4	2B Houses	75 sqm	1154	£ per sqm	£346,200
4	3B Houses	90 sqm	1154	£ per sqm	£415,440
1	4B Houses	130 sqm	1154	£ per sqm	£150,020
1	5B Houses	155 sqm	1154	£ per sqm	£178,870
11		945 Total sqm			
Profession	nal Fees		8.0%	Build Cost	£95,030
Legal Fee	S		0.5%	GDV	£17,495
Statutory	Fees		1.1%	Build Cost	£13,067
Sales/Ma	rketing Costs		2.0%	Market Units Value	£69,980
Continger	ncies		5.0%	Build Cost	£59,394

Interest	5.0%	12	Month Build	6	Mth Sale Void	£56,066
Arrangement Fee	1.0%	Cost	-		_	£14,428
Development Profit	Market Hsg	20.0%	of GDV			£699,800
Total Cost						£2,213,138
GROSS RESIDUAL LAND	VALUE					£1,285,862

	<b>NCS</b> Residential Viability Appraisal						
DEVELOPMENT SCENARIO				Mixed Housing	Apartments	1	
-	O VALUE SCE	-	Greenfield		2 bed houses	4	
	IENT LOCATI		High		3 Bed houses	4	
-	IENT DETAIL	-		Total Units	4 bed houses	1	
	Proportion	50%	-	Affordable Units	5 bed house	1	
Affordable			Intermediate	0% Social Rent	67% Affordable Re		
	ent Floorspa	ce	498	Sqm Market Housing	410 Sqm Affordabl	e Housing	
Developm							
Market Ho	uses		ī				
1	Apartments	50	sqm	4000 £ per sqm		£100,000	
2	2 bed houses	75	sqm	3900 £ per sqm		£585,000	
2	3 Bed houses	90	sqm	3800 £ per sqm		£684,000	
1	4 bed houses	130	sqm	3700 £ per sqm		£240,500	
1	5 bed house	155	sqm	3700 £ per sqm		£286,750	
Intermedia	ate	65%	Open Market \	/alue			
0	Apartments	50	sqm	2600 £ per sqm		£47,190	
1	2 Bed house	75	sqm	2535 £ per sqm		£172,538	
1	3 Bed House	90	sqm	2470 £ per sqm		£121,042	
Social Rent	t	40%	Open Market \	/alue			
0	Apartments	50	sqm	1600 £ per sqm		£0	
0	2 Bed house	75	sqm	1560 £ per sqm		£0	
0	3 Bed House	90	sqm	1520 £ per sqm		£0	
Affordable	Rent	50%	Open Market \	/alue			
1	Apartments	50	sqm	2000 £ per sqm		£73,700	
2	2 Bed house	75	sqm	1950 £ per sqm		£269,466	
1	3 Bed House	90	sqm	1900 £ per sqm		£189,041	
11	Total Units						
Developm	ent Value					£2,769,227	
Developm	ent Costs						
Land	Apartments	1	Plots	24170 £ per plot		£12,085	
	2 Bed House	2	Plots	60425 £ per plot		£120,850	
	3 Bed House	2	Plots	69057 £ per plot		£138,114	
	4 Bed House	1	Plots	96680 £ per plot		£48,340	
	5 Bed House	1	Plots	120850 £ per plot	Total Land £379,813	£60,425	
Stamp Dut	Stamp Duty Land Tax					£8,491	
Constructi	on						
	Apartments	1946.95	£ per sqm	Market Hou	using Construction Cost	£593,939	
	2 bed houses	1154	£ per sqm				
	3 Bed houses	1154	£ per sqm	Affordable	Housing Construction Co	£502,497	
	4 bed houses	1154	£ per sqm				
	5 bed house	1154	£ per sqm				

			ř	-		
Additional Affordable Ho	ousing Land	Cost				£306,699
Professional Fees			8.0%	Build Cost		£87,715
Legal Fees			0.5%	GDV		£13,846
Statutory Fees			1.1%	Build Cost		£12,061
Sales/Marketing Costs			2.0%	Market Units V	alue	£37,925
Contingencies			5.0%	Build Cost		£70,157
Planning Obligations			1500	£ per Market U	Init	£16,500
Interest	5.0%	12	Month Build		6 Mth Sale Void	£93,957
Arrangement Fee	1.0%	Cost				£20,131
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£409,400
			-			

#### £2,553,129

VIABILITY MARGIN	£216,098
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£434

	ycs	3	Resid	lential Viał	oility Ap	opra	aisal
DEVELOP	PMENT SCENAR	lo	Small Scale	Mixed Housing	Apartr	nents	1
BASE LAI	ND VALUE SCEN	IARIO	Brownfield		2 bed	houses	4
DEVELOP	PMENT LOCATI	ON (ZONE)	High		3 Bed	houses	4
DEVELOF	PMENT DETAILS	5	11	Total Units	4 bed	houses	1
Affordab	le Proportion	50%	6	Affordable Units	5 bed	house	1
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Afford	dable Ren	t
Develop	ment Floorspac	e	498	Sqm Market Housing	410 Sqm A	ffordable	Housing
Develop	ment Value						
Market H	louses						
1	Apartments	50	sqm	4000 £ per sqm			£100,000
2	2 bed houses	75	sqm	3900 £ per sqm			£585,000
2	3 Bed houses	90	sqm	3800 £ per sqm			£684,000
1	4 bed houses	130	sqm	3700 £ per sqm			£240,500
1	5 bed house	155	sqm	3700 £ per sqm			£286,750
Intermed	liate	65%	Open Market \	/alue			
0	Apartments	50	sqm	2600 £ per sqm			£47,190
1	2 Bed house	75	sqm	2535 £ per sqm			£172,538
1	3 Bed House	90	sqm	2470 £ per sqm			£121,042
Social Re	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	1600 £ per sqm			£0
0	2 Bed house	75	sqm	1560 £ per sqm			£0
0	3 Bed House	90	sqm	1520 £ per sqm			£0

Affordable Rent	50% Open	Market Value				
1 Apartments	50 sqm	2000	£ per sqm			£73,700
2 2 Bed house	75 sqm	1950	£ per sqm			£269,466
1 3 Bed House	90 sqm	1900	£ per sqm			£189,041
11 Total Units						
Development Value						£2,769,227
Development Costs						
	1 8 4	24056	C			C12 479
Land Apartments	1 Plots		£ per plot			£12,478
2 Bed House	2 Plots		£ per plot			£124,780
3 Bed House	2 Plots		£ per plot			£142,605
4 Bed House	1 Plots		£ per plot			£49,912
5 Bed House	1 Plots	124780	£ per plot To	otal Land	£392,165	£62,390
Stamp Duty Land Tax						£9,108
Construction						
Apartments	1946.95 £ per s	qm	Market Housin	g Construc	tion Cost	£593,939
2 bed houses	1154 £ per s	qm				
3 Bed houses	1154 £ per s	qm	Affordable Hou	using Const	truction Co	£502,497
4 bed houses	1154 £ per s	qm				
5 bed house	1154 £ per s	qm				
Additional Affordable H	ousing Land Cost					£316,673
Professional Fees		8.0%	Build Cost			£87,715
Legal Fees		0.5%	GDV			£13,846
Statutory Fees		1.1%	Build Cost			£12,061
Sales/Marketing Costs		2.0%	Market Units Valu	ue		£37,925
Contingencies		5.0%	Build Cost			£70,655
Planning Obligations		1500	£ per Market Uni	it		£16,500
Interest	5.0%	12 Month Build	'` F	1	Ith Sale Void	£95,372
Arrangement Fee	1.0% Cost		L	4		£20,366
Development Profit	Market Hsg	20.0% of GDV	Aff Hsg	6.0% of	Cost	£409,400
Total Cost						£2,578,221

VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £191,006 £384

CS

## **Residential Viability Appraisal**

	_				
DEVELOPMENT SCENARIO	Small Scale	Mixed Hous	ng	Apartments	1
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	4
DEVELOPMENT LOCATION (ZONE)	High			3 Bed houses	4
DEVELOPMENT DETAILS 1	1 Units	0.31	Site Area	4 bed houses	1
				5 bed house	1

Developm	nent Floorspac	. <b>e</b> 99ª	Sqm Market Housing	
-	nent Value			
Market Ho	ouses			
1	Apartments	50 sqm	4000 £ per sqm	£200,000
4	2 bed houses	75 sqm	3900 £ per sqm	£1,170,000
4	3 Bed houses	90 sqm	3800 £ per sqm	£1,368,000
1	4 bed houses	130 sqm	3700 £ per sqm	£481,000
1	5 bed house	155 sqm	3700 £ per sqm	£573,500
Intermedi	ate	65% Open Market	Value	
0	Apartments	50 sqm	<b>2600</b> £ per sqm	£0
0	2 Bed house	75 sqm	2535 £ per sqm	£0
0	3 Bed House	90 sqm	2470 £ per sqm	£0
Social Ren	t	40% Open Market	Value	
0	Apartments	50 sqm	1600 £ per sqm	£0
0	2 Bed house	75 sqm	1560 £ per sqm	£0
0	3 Bed House	90 sqm	1520 £ per sqm	£0
Affordable	e Rent	50% Open Market	Value	
0	Apartments	50 sqm	2000 £ per sqm	£0
0	2 Bed house	75 sqm	1950 £ per sqm	£0
0	3 Bed House	90 sqm	1900 £ per sqm	£0
11	Total Units			
Developm	nent Value			£3,792,500

#### Development Value

Developm	nent Costs			
Land				
Construct	ion			
1	Apartments	50 sqm	1946.95 £ per sqm	£97,348
4	2B Houses	75 sqm	1154 £ per sqm	£346,200
4	3B Houses	<b>90</b> sqm	1154 £ per sqm	£415,440
1	4B Houses	130 sqm	1154 £ per sqm	£150,020
1	5B Houses	155 sqm	1154 £ per sqm	£178,870
11		945 Total sqm		
Profession	nal Fees		8.0% Build Cost	£95,030
Legal Fees			0.5% gdv	£18,963
Statutory Fees			1.1% Build Cost	£13,067
Sales/Marketing Costs			2.0% Market Units Value	£75,850
Continger	ncies		5.0% Build Cost	£59,394

Interest	5.0%	12 Month Build	6 Mth Sale Void	£56,351			
Arrangement Fee	1.0% 0	Cost		£14,502			
Development Profit	Market Hsg	20.0% of GDV		£758,500			
	_						
Total Cost				£2,279,534			
GROSS RESIDUAL LAND	VALUE			£1,512,966			
GROSS RESIDUAL LAND VALUE PER HA							

	ycs	5	Resid	lential Vial	bility Appr	aisal
DEVELOPMENT SCENARIO			Medium Sc	ale	Apartments	3
BASE LAN	D VALUE SCEN	NARIO	Greenfield		2 bed houses	11
DEVELOP	MENT LOCATI	ON (ZONE)	Low		3 Bed houses	6
DEVELOP	MENT DETAILS	5	25	Total Units	4 bed houses	3
Affordable	e Proportion	35%	9	Affordable Units	5 bed house	2
Affordable	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	ent Floorspa	ce	1440	Sqm Market Housing	652 Sqm Affordabl	e Housing
Developm	ent Value					
Market Ho	ouses					
2	Apartments	50	sqm	3500 £ per sqm		£341,250
7	2 bed houses	75	sqm	3400 £ per sqm		£1,823,250
4	3 Bed houses	90	sqm	3300 £ per sqm		£1,158,300
2	4 bed houses	130	sqm	3200 £ per sqm		£811,200
1	5 bed house	155	sqm	3200 £ per sqm		£644,800
Intermedia	ate	65%	Open Market	Value		
1	Apartments	50	sqm	2275 £ per sqm		£65,691
1	2 Bed house	75	sqm	2210 £ per sqm		£239,302
1	3 Bed House	90	sqm	2145 £ per sqm		£167,230
		100/				
Social Ren	t	40%	Open Market	Value		
0	Apartments	50	sqm	1400 £ per sqm		£0
0	2 Bed house	75	sqm	1360 £ per sqm		£0
0	3 Bed House	90	sqm	1320 £ per sqm		£0
Affordable	Rent	50%	Open Market	Value		
1						6102 504
3	Apartments		sqm	1750 £ per sqm 1700 £ per sqm		£102,594 £373,734
2	2 Bed house		sqm sqm			£261,174
25	3 Bed House Total Units	90	sqm	1650 £ per sqm		1201,174
Developm						£5,988,524
Developm	ent Costs					
Land	Apartments	2	Plots	17959 £ per plot		£35,019
	2 Bed House	7	Plots	44897 £ per plot		£321,011
	3 Bed House	4	Plots	51311 £ per plot		£200,111
	4 Bed House	2	Plots	71835 £ per plot		£140,078
	5 Bed House	1	Plots	89793 £ per plot	Total Land £812,951	£116,731
Stamp Dut	ty Land Tax					£30,148
Construct	ion					
	Apartments	1946.95	£ per sqm	Market Ho	using Construction Cost	£1,738,784
	2 bed houses	1154	£ per sqm			
	3 Bed houses	1154	£ per sqm	Affordable	Housing Construction Co	£799,426
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

Additional Affordable Ho	ousing Land	Cost				£362,541
Professional Fees			8.0%	Build Cost		£203,057
Legal Fees			0.5%	GDV		£29,943
Statutory Fees			1.1%	Build Cost		£27,920
Sales/Marketing Costs			2.0%	Market Units V	alue	£95,576
Contingencies			5.0%	Build Cost		£145,038
Planning Obligations			5000	£ per Market U	Init	£125,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£202,586
Arrangement Fee	1.0%	Cost	•			£42,454
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£1,003,726

£5,619,148

VIABILITY MARGIN	£369,376
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£257

	NCS		Resid	lential Viat	oility	Appr	aisal
DEVELOP	MENT SCENAR	NO	Medium Sca	ale		Apartments	3
BASE LAN	ID VALUE SCEN	IARIO	Brownfield			2 bed houses	11
DEVELOP	MENT LOCATI	ON (ZONE)	Low			3 Bed houses	6
DEVELOP	MENT DETAILS	5	25	Total Units		4 bed houses	3
Affordab	le Proportion	35%	9	Affordable Units		5 bed house	2
Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developn	nent Floorspac	e	1440	Sqm Market Housing	652	Sqm Affordabl	e Housing
Developn	nent Value						
Market H	ouses						
2	Apartments	50	sqm	3500 £ per sqm			£341,250
7	2 bed houses	75	sqm	3400 £ per sqm			£1,823,250
4	3 Bed houses	90	sqm	3300 £ per sqm			£1,158,300
2	4 bed houses	130	sqm	3200 £ per sqm			£811,200
1	5 bed house	155	sqm	3200 £ per sqm			£644,800
Intermed	iate	65%	Open Market \	/alue			
1	Apartments	50	sqm	2275 £ per sqm			£65,691
1	2 Bed house	75	sqm	2210 £ per sqm			£239,302
1	3 Bed House	90	sqm	2145 £ per sqm			£167,230
Social Rer	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	1400 £ per sqm			£0
0	2 Bed house	75	sqm	1360 £ per sqm			£0
0	3 Bed House	90	sqm	1320 £ per sqm			£0

Affordable R	ent	50%	Open Market V	Value				
1 A	Apartments	50	sqm	1750	£ per sqm			£102,594
3 2	2 Bed house	75	sqm	1700	£ per sqm			£373,734
2 3	Bed House	90	sqm	1650	£ per sqm			£261,174
25 T	Fotal Units							,
Developmen	t Value							£5,988,524
Developmen	at Costs							
		2	<b>.</b>	10007	<b>.</b>			620.075
	Apartments		Plots		£ per plot			£38,975
	2 Bed House	-	Plots		£ per plot			£357,267
	Bed House		Plots		£ per plot			£222,712
4	1 Bed House		Plots		£ per plot			£155,898
	5 Bed House	1	Plots	99935	£ per plot	Total Land	£904,766	£129,915
Stamp Duty I								£34,738
Construction	1							
A	Apartments	1946.95	£ per sqm		Market Hou	using Constru	ction Cost	£1,738,784
2	2 bed houses		£ per sqm					
3	Bed houses		£ per sqm		Affordable	Housing Cons	struction Co	£799,426
4	1 bed houses	1154	£ per sqm					
5	5 bed house	1154	£ per sqm					
Additional Af	ffordable Ho	ousing Land	Cost					£403,486
Professional	Fees			8.0%	Build Cost			£203,057
Legal Fees				0.5%	GDV			£29,943
Statutory Fee	es			1.1%	Build Cost			£27,920
Sales/Market	ting Costs			2.0%	Market Units	Value		£95,576
Contingencie	es			5.0%	Build Cost			£147,085
Planning Obl	igations			5000	£ per Market	Unit		£125,000
Interest	_	5.0%	12	Month Build	l -		Ath Sale Void	£211,749
Arrangement	t Fee	1.0%	Cost	ł				£43,848
Developmen	t Profit	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% c	of Cost	£1,003,726
				•				
Total Cost								£5,769,104

VIABILITY MARGIN	£219,420
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£152

# **Residential Viability Appraisal**

**DEVELOPMENT SCENARIO** Medium Scale 3 Apartments **BASE LAND VALUE SCENARIO** Gross Residual Value 11 2 bed houses **DEVELOPMENT LOCATION (ZONE)** Low 3 Bed houses 6 **DEVELOPMENT DETAILS** 25 Total Units 0.70 Site Area 4 bed houses 3 2 5 bed house

Developm	ent Floorspac	•	2215 Sqm Market Housing
Developm			
Market Ho	ouses		
3	Apartments	50 sqn	n 3500 £ per sqm £525,000
11	2 bed houses	75 sqn	n 3400 £ per sqm £2,805,000
6	3 Bed houses	90 sqn	n 3300 £ per sqm £1,782,000
3	4 bed houses	130 sqn	n 3200 £ per sqm £1,248,000
2	5 bed house	155 sqn	n 3200 £ per sqm £992,000
Intermedi	ate	65% Op	en Market Value
0	Apartments	50 sqn	n 2275 £ per sqm £C
0	2 Bed house	75 sqn	n 2210 £ per sqm £C
0	3 Bed House	<b>90</b> sqn	n 2145 £ per sqm £C
Social Ren	t	<b>40%</b> Opt	en Market Value
0	Apartments	50 sqn	n 1400 £ per sqm £C
0	2 Bed house	75 sqn	n 1360 £ per sqm £C
0	3 Bed House	<b>90</b> sqn	n 1320 £ per sqm £C
Affordable	e Rent	50% Op	en Market Value
0	Apartments	50 sqn	n 1750 £ per sqm £C
0	2 Bed house	75 sqn	n 1700 £ per sqm £C
0	3 Bed House	<b>90</b> sqn	n 1650 £ per sqm £C
25	Total Units		
Developm	ent Value		£7,352,000

Develop	ment Costs				
Construc	tion				
3	Apartments	50 sqm	1946.95	£ per sqm	£292,043
11	2B Houses	75 sqm	1154	£ per sqm	£952,050
6	3B Houses	90 sqm	1154	£ per sqm	£623,160
3	4B Houses	130 sqm	1154	£ per sqm	£450,060
2	5B Houses	155 sqm	1154	£ per sqm	£357,740
25		2065 Total sqm			
Professio	nal Fees		8.0%	Build Cost	£214,004
Legal Fee	!S		0.5%	GDV	£36,760
Statutory	/ Fees		1.1%	Build Cost	£29,426
Sales/Ma	rketing Costs		2.0%	Market Units Value	£147,040
Continge	ncies		5.0%	Build Cost	£133,753

Interest	5.0%	12 Mor	ith Build	6 Mth Sale Void	£125,746
Arrangement Fee	1.0% (	Cost		 	£32,360
Development Profit	Market Hsg	<b>20.0%</b> of G	DV		£1,470,400
	_				
Total Cost					£4,864,541
GROSS RESIDUAL LAND	VALUE				£2,487,459
GROSS RESIDUAL LAND	VALUE PER H	IA			£3,571,735

	ycs	5	Resic	lential Via	bility Appr	aisal
DEVELOP	DEVELOPMENT SCENARIO			ale	Apartments	3
-	D VALUE SCEN	-	Greenfield		2 bed houses	11
	MENT LOCATI	-	Medium		3 Bed houses	6
		• •		Total Units	4 bed houses	3
_	e Proportion	40%	7		5 bed house	2
Affordable	-		Intermediate	0% Social Rent	67% Affordable Re	
	ent Floorspa		ļ	Sqm Market Housing	745 Sqm Affordabl	
Developm	-		1525	Sqiii Market Housing	740 SqiirAlloluubi	
Market Ho						
2		50	sqm	3800 £ per sqm		£342,000
7	Apartments 2 bed houses		sqm	3600 £ per sqm		£1,782,000
4	3 Bed houses		sqm			£1,134,000
4			1	3500 £ per sqm		£795,600
2	4 bed houses		sqm	3400 £ per sqm		£632,400
1	5 bed house	155	sqm	3400 £ per sqm		1032,400
Intermedia	ate	65%	Open Market	/alue		
1						£91 E10
2	Apartments		sqm	2470 £ per sqm		£81,510 £289,575
_	2 Bed house		sqm	2340 £ per sqm		
1	3 Bed House	90	sqm	2275 £ per sqm		£202,703
Social Ren	t	40%	Open Market	/alue		
			1			<b>CO</b>
0	Apartments		sqm	1520 £ per sqm		£0
0	2 Bed house		sqm	1440 £ per sqm		£0
0	3 Bed House	90	sqm	1400 £ per sqm		£0
Affordable	Rent	50%	Open Market	/alue		
			1			6127 200
1	Apartments		sqm	1900 £ per sqm		£127,300
3	2 Bed house		sqm	1800 £ per sqm		£452,250
2 25	3 Bed House Total Units	90	sqm	1750 £ per sqm		£316,575
Developm						£6,155,913
Developin						10,135,915
Developm	ent Costs					
Land	Apartments	2	Plots	20503 £ per plot		£36,905
Land	2 Bed House		Plots	51258 £ per plot		£338,300
	3 Bed House		Plots	58580 £ per plot		£210,888
	4 Bed House		Plots	82012 £ per plot		£147,622
	5 Bed House		Plots	102515 £ per plot	Total Land £856,733	
Stamp Dut	y Land Tax	1	PIOLS			£32,337
Constructi	-					
	Apartments	1946.05	£ per sqm	Market He	using Construction Cost	£1,605,032
	2 bed houses		£ per sqm			1,005,032
	3 Bed houses		1	Affardable	Housing Construction Co	£913,630
	3 Bed houses		£ per sqm £ per sqm	Alloruable	indusing construction CO	1915,030
			1			
	5 bed house	1154	£ per sqm			

			a.			
Additional Affordable Ho	ousing Land	Cost				£473,034
Professional Fees			8.0%	Build Cost		£201,493
Legal Fees			0.5%	GDV		£30,780
Statutory Fees			1.1%	Build Cost		£27,705
Sales/Marketing Costs			2.0%	Market Units V	alue	£93,720
Contingencies			5.0%	Build Cost		£149,585
Planning Obligations			5000	£ per Market U	Init	£125,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£209,761
Arrangement Fee	1.0%	Cost	•			£43,840
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£992,018
			•			

### £5,754,667

VIABILITY MARGIN	£401,246
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£302

	ycs		Resid	lential Vial	oility	Appr	aisal
DEVELOP	MENT SCENAR	NO	Medium Sca	ale		Apartments	3
BASE LAN	ID VALUE SCEN	IARIO	Brownfield			2 bed houses	11
DEVELOP	MENT LOCATI	ON (ZONE)	Medium			3 Bed houses	6
DEVELOP	MENT DETAILS	5	25	Total Units		4 bed houses	3
Affordab	e Proportion	40%	10	Affordable Units		5 bed house	2
Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developn	nent Floorspac	e	1329	Sqm Market Housing	745	Sqm Affordabl	e Housing
Developm	nent Value						
Market H	ouses						
2	Apartments	50	sqm	3800 £ per sqm			£342,000
7	2 bed houses	75	sqm	3600 £ per sqm			£1,782,000
4	3 Bed houses	90	sqm	3500 £ per sqm			£1,134,000
2	4 bed houses	130	sqm	3400 £ per sqm			£795,600
1	5 bed house	155	sqm	3400 £ per sqm			£632,400
Intermed	iate	65%	Open Market V	/alue			
1	Apartments	50	sqm	2470 £ per sqm			£81,510
2	2 Bed house	75	sqm	2340 £ per sqm			£289,575
1	3 Bed House	90	sqm	2275 £ per sqm			£202,703
Social Rer	nt	40%	Open Market V	/alue			
0	Apartments	50	50 sqm 1520 £ per sqm			£0	
0	2 Bed house	75	sqm	1440 £ per sqm			£0
0	3 Bed House	90	sqm	1400 £ per sqm			£0

Affordable	e Rent	50%	Open Market V	Value				
1	Apartments	50	sqm	1900	£ per sqm			£127,300
3	2 Bed house	75	sqm	1800	£ per sqm			£452,250
2	3 Bed House	90	sqm	1750	£ per sqm			£316,575
25	Total Units							
Developm	nent Value							£6,155,913
Developm	nent Costs							
Land	Apartments	2	Plots	22022	£ per plot			£39,640
	2 Bed House	7	Plots	55056	£ per plot			£363,370
	3 Bed House	4	Plots	62921	£ per plot			£226,516
	4 Bed House	2	Plots	88090	£ per plot			£158,561
	5 Bed House	1	Plots	110112	£ per plot	Total Land	£920,222	£132,134
Stamp Dut	ty Land Tax							£35,511
Construct	ion							
	Apartments	1946.95	£ per sqm		Market Hou	using Constru	ction Cost	£1,605,032
	2 bed houses	1154	£ per sqm					
	3 Bed houses	1154	£ per sqm		Affordable	Housing Cons	struction Co	£913,630
	4 bed houses	1154	£ per sqm					
	5 bed house	1154	£ per sqm					
Additional	Affordable H	ousing Land	Cost					£508,089
Profession	nal Fees			8.0%	Build Cost			£201,493
Legal Fees	5			0.5%	GDV			£30,780
Statutory	Fees			1.1%	Build Cost			£27,705
Sales/Mar	keting Costs			2.0%	Market Units	Value		£93,720
Contingen	icies			5.0%	Build Cost			£151,338
Planning C	Obligations			5000	£ per Market	Unit		£125,000
Interest		5.0%	12	Month Build		6 N	Ath Sale Void	£216,372
Arrangem	ent Fee	1.0%	Cost	_				£44,875
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% c	of Cost	£992,018
Total Cost	:							£5,865,784

VIABILITY MARGIN	£290,129
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£218

# 

### DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Medium Scale	Apartments	3		
Gross Residual Value			2 bed houses	11
Medium			3 Bed houses	6
25 Total Units	0.70	Site Area	4 bed houses	3
			5 bed house	2

**Residential Viability Appraisal** 

Developm	ent Floorspac	· <b>o</b>	2215	Sqm Market Housing	
Developm		.e	2215	Sqiil Market Housing	
Market Ho	ouses				
3	Apartments	50 so	դո	3800 £ per sqm	£570,000
11	2 bed houses	75 so	դո	3600 £ per sqm	£2,970,000
6	3 Bed houses	<b>90</b> so	դո	3500 £ per sqm	£1,890,000
3	4 bed houses	130 so	դո	3400 £ per sqm	£1,326,000
2	5 bed house	155 so	դո	3400 £ per sqm	£1,054,000
Intermedia	ate	<b>65%</b> 0	pen Market V	alue	
0	Apartments	50 so	դո	2470 £ per sqm	£0
0	2 Bed house	<b>75</b> so	դո	2340 £ per sqm	£0
0	3 Bed House	<b>90</b> so	դո	2275 £ per sqm	£0
Social Ren	t	<b>40%</b> o	pen Market V	alue	
0	Apartments	50 so	րո	1520 £ per sqm	£0
0	2 Bed house	<b>75</b> so	դո	1440 £ per sqm	£0
0	3 Bed House	<b>90</b> so	դո	1400 £ per sqm	£0
Affordable	e Rent	<b>50%</b> o	pen Market V	alue	
0	Apartments	50 so	դո	1900 £ per sqm	£0
0	2 Bed house	<b>75</b> so	գո	1800 £ per sqm	£0
0	3 Bed House	<b>90</b> so	դո	1750 £ per sqm	£0
25	Total Units				
Developm	ent Value				£7,810,000

Developm	nent Costs				
Construct	ion				
3	Apartments	50 sqm	1946.95	£ per sqm	£292,043
11	2B Houses	75 sqm	1154	£ per sqm	£952,050
6	3B Houses	<b>90</b> sqm	1154	£ per sqm	£623,160
3	4B Houses	<b>130</b> sqm	1154	£ per sqm	£450,060
2	5B Houses	155 sqm	1154	£ per sqm	£357,740
25		2065 Total sqm			
Profession	nal Fees		8.0%	Build Cost	£214,004
Legal Fees	5		0.5%	GDV	£39,050
Statutory	Fees		1.1%	Build Cost	£29,426
Sales/Mar	rketing Costs		2.0%	Market Units Value	£156,200
Continger	ncies		5.0%	Build Cost	£133,753

Interest	5.0%	12 Month Build	6 Mth Sale Void	£126,191
Arrangement Fee	1.0% (	Cost		£32,475
Development Profit	Market Hsg	20.0% of GDV		£1,562,000
Total Cost				£4,968,151
GROSS RESIDUAL LAND	VALUE			£2,841,849
GROSS RESIDUAL LAND	VALUE PER H	IA		£4,080,604

			Desis			ataal
			Resid	lential Vial	onity Appr	alsal
DEVELOP	MENT SCENAF	RIO	Medium Sc	ale	Apartments	3
BASE LAN	D VALUE SCEN	NARIO	Greenfield		2 bed houses	11
DEVELOP	MENT LOCATI	ON (ZONE)	High		3 Bed houses	6
DEVELOP	MENT DETAILS	S	25	Total Units	4 bed houses	3
Affordabl	e Proportion	50%	13	Affordable Units	5 bed house	2
Affordabl	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	nent Floorspa	ce	1108	Sqm Market Housing	931 Sqm Affordabl	e Housing
Developm	nent Value					
Market He	ouses					
2	Apartments	50	sqm	4000 £ per sqm		£300,000
6	2 bed houses	75	sqm	3900 £ per sqm		£1,608,750
3	3 Bed houses	90	sqm	3800 £ per sqm		£1,026,000
2	4 bed houses	130	sqm	3700 £ per sqm		£721,500
1	5 bed house	155	sqm	3700 £ per sqm		£573,500
Intermedi	ate	65%	Open Market	Value		
1	Apartments	50	sqm	2600 £ per sqm		£107,250
2	2 Bed house	75	sqm	2535 £ per sqm		£392,133
1	3 Bed House	90	sqm	2470 £ per sqm		£275,096
			1			
Social Rer	it	40%	Open Market	Value		
0	Apartments	50	sqm	1600 £ per sqm		£0
0	2 Bed house	75	sqm	1560 £ per sqm		£0
0	3 Bed House	90	sqm	1520 £ per sqm		£0
Affordable	e Rent	50%	Open Market	Value		
2	Apartments		sqm	2000 £ per sqm		£167,500
4	2 Bed house	75	sqm	1950 £ per sqm		£612,422
3	3 Bed House	90	sqm	1900 £ per sqm		£429,638
25	Total Units					
Developm	nent Value					£6,213,788
Davalan	ant Casta					
-	nent Costs					000.467
Land	Apartments		Plots	24111 £ per plot		£36,167
	2 Bed House		Plots	60278 £ per plot		£331,529
	3 Bed House		Plots	68889 £ per plot		£206,668
	4 Bed House		Plots	96445 £ per plot		£144,667
Stamp Du	5 Bed House	1	Plots	120556 £ per plot	Total Land £839,587	£120,556
Construct	Stamp Duty Land Tax					£31,479
construct		1046.05	£ per sqm	Nonlas II	using Construction Cost	£1 227 526
	Apartments			warket Hol	ising Construction Cost	£1,337,526
	2 bed houses		£ per sqm	<b>Aff</b> audable	Housing Construction Co	£1 1/2 029
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£1,142,038
	4 bed houses		£ per sqm			
	5 bed house	1134	£ per sqm			

Additional Affordable Ho	ousing Land	Cost		1		£695,350
	Jusing Lanu	COSI	0.00/			,
Professional Fees				Build Cost		£198,365
Legal Fees			0.5%	GDV		£31,069
Statutory Fees			1.1%	Build Cost		£27,275
Sales/Marketing Costs			2.0%	Market Units V	alue	£84,595
Contingencies			5.0%	Build Cost		£158,746
Planning Obligations			5000	£ per Market U	nit	£125,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£215,355
Arrangement Fee	1.0%	Cost	_	-		£45,460
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£914,472
			-			

### £5,846,318

VIABILITY MARGIN	£367,471
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£332

	NCS	5	Resid	lential Viak	oility	Appr	aisal
DEVELOF	PMENT SCENAR	NO	Medium Sca	ale		Apartments	3
BASE LA	ND VALUE SCEN	NARIO	Brownfield			2 bed houses	11
DEVELOP	MENT LOCATI	ON (ZONE)	High			3 Bed houses	6
DEVELOP	MENT DETAILS	5	25	Total Units		4 bed houses	3
Affordab	le Proportion	50%	13	Affordable Units		5 bed house	2
Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Develop	ment Floorspa	ce	1108	Sqm Market Housing	931	Sqm Affordabl	e Housing
Develop	ment Value						
Market H	louses						
2	Apartments	50	sqm	4000 £ per sqm			£300,000
6	2 bed houses	75	sqm	3900 £ per sqm			£1,608,750
3	3 Bed houses	90	sqm	3800 £ per sqm			£1,026,000
2	4 bed houses	130	sqm	3700 £ per sqm			£721,500
1	5 bed house	155	sqm	3700 £ per sqm			£573,500
Intermed	liate	65%	Open Market V	/alue			
1	Apartments	50	sqm	2600 £ per sqm			£107,250
2	2 Bed house	75	sqm	2535 £ per sqm			£392,133
1	3 Bed House	90	sqm	2470 £ per sqm			£275,096
Social Re	nt	40%	Open Market V	/alue			
0	Apartments 50 sqm 1600 £ per sqm			£0			
0	2 Bed house	75	sqm	1560 £ per sqm			£0
0	3 Bed House	90	sqm	1520 £ per sqm			£0

Affordabl	e Rent	50%	Open Market	Value				
2	Apartments	50	sqm	2000	£ per sqm			£167,500
4	2 Bed house	75	sqm	1950	£ per sqm			£612,422
3	3 Bed House	90	sqm	1900	£ per sqm			£429,638
25	Total Units							
Developn	nent Value							£6,213,788
Developn	nent Costs			1				
Land	Apartments	2	Plots	24909	£ per plot			£37,363
	2 Bed House	6	Plots	62272	£ per plot			£342,498
	3 Bed House	3	Plots	71168	£ per plot			£213,505
	4 Bed House	2	Plots	99636	£ per plot			£149,454
	5 Bed House	1	Plots	124545	£ per plot	Total Land	£867,366	£124,545
Stamp Du	ty Land Tax							£32,868
Construct	ion							
	Apartments	1946.95	£ per sqm		Market Ho	using Constru	iction Cost	£1,337,526
	2 bed houses	1154	£ per sqm					
	3 Bed houses	1154	£ per sqm		Affordable	Housing Cons	struction Co	£1,142,038
	4 bed houses	1154	£ per sqm					
	5 bed house	1154	£ per sqm					
Additiona	I Affordable H	ousing Land	Cost					£718,357
Profession	nal Fees			8.0%	Build Cost			£198,365
Legal Fees	S			0.5%	GDV			£31,069
Statutory	Fees			1.1%	Build Cost			£27,275
Sales/Ma	rketing Costs			2.0%	Market Unit	s Value		£84,595
Continger	ncies			5.0%	Build Cost			£159,896
Planning	Obligations			5000	£ per Marke	t Unit		£125,000
Interest		5.0%	12	Month Build	I		Ath Sale Void	£218,561
Arrangem	ent Fee	1.0%	Cost	•		·		£45,994
Developm	nent Profit	Market Hsg	20.0%	of GDV	Aff H	sg 6.0% c	of Cost	£914,472
				•				
Total Cos	t							£5,903,382

VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

### £310,407

AL CIL KATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

# (NCS

# **Residential Viability Appraisal**

DEVELOPMENT SCENARIO	_	Medium Sc	ale		Apartments	3
BASE LAND VALUE SCENARIO		Gross Resid	ual Value		2 bed houses	11
DEVELOPMENT LOCATION (ZONE)		High			3 Bed houses	6
DEVELOPMENT DETAILS	25	Units	0.70	Site Area	4 bed houses	3
				-	5 bed house	2

£310,407 £280

Dovelopme	ent Floorspac		2215	Sqm Market Housing	
Developme	•	e	2213	Sqm Market Housing	
Market Hou					
3	Apartments	50	sqm	4000 £ per sqm	£600,000
11	2 bed houses	75	sqm	3900 £ per sqm	£3,217,500
6	3 Bed houses	90	sqm	3800 £ per sqm	£2,052,000
3	4 bed houses	130	sqm	3700 £ per sqm	£1,443,000
2	5 bed house	155	sqm	3700 £ per sqm	£1,147,000
Intermedia	te	65%	Open Market \	/alue	
0	Apartments	50	sqm	2600 £ per sqm	£0
0	2 Bed house	75	sqm	2535 £ per sqm	£0
0	3 Bed House	90	sqm	2470 £ per sqm	£0
Social Rent		40%	Open Market \	/alue	
0	Apartments	50	sqm	1600 £ per sqm	£0
0	2 Bed house	75	sqm	1560 £ per sqm	£0
0	3 Bed House	90	sqm	1520 £ per sqm	£0
Affordable	Rent	50%	Open Market \	/alue	
0	Apartments	50	sqm	2000 £ per sqm	£0
0	2 Bed house	75	sqm	1950 £ per sqm	£0
0	3 Bed House	90	sqm	1900 £ per sqm	 £0
25	Total Units				
Developme	ent Value				£8,459,500

Developm	nent Costs				
Land					
Construct	ion				
3	Apartments	50 sqm	1946.95	£ per sqm	£292,043
11	2B Houses	75 sqm	1154	£ per sqm	£952,050
6	3B Houses	<b>90</b> sqm	1154	£ per sqm	£623,160
3	4B Houses	130 sqm	1154	£ per sqm	£450,060
2	5B Houses	155 sqm	1154	£ per sqm	£357,740
25		2065 Total sqm			
Professior	nal Fees		8.0%	Build Cost	£214,004
Legal Fees	5		0.5%	GDV	£42,298
Statutory	Fees		1.1%	Build Cost	£29,426
Sales/Mar	keting Costs		2.0%	Market Units Value	£169,190
Contingen	ncies		5.0%	Build Cost	£133,753

Interest	5.0%	12 Month Build	6 Mth Sale Void	£126,822
Arrangement Fee	1.0% C	ost		£32,637
Development Profit	Market Hsg	20.0% of GDV		£1,691,900
Total Cost				£5,115,082
GROSS RESIDUAL LAND	VALUE			£3,344,418
GROSS RESIDUAL LAND	VALUE PER H	A		£4,802,242

	ycs			lential Viat	oility Appr	
DEVELOP	MENT SCENAR	RIO	Intermedia	te Scale	Apartments	6
BASE LAN	D VALUE SCEN	NARIO	Greenfield		2 bed houses	16
DEVELOP	MENT LOCATI	ON (ZONE)	Low		3 Bed houses	16
DEVELOP	MENT DETAILS	5	50	Total Units	4 bed houses	8
Affordable	e Proportion	35%	18	Affordable Units	5 bed house	4
Affordable	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	ent Floorspa	ce	2990	Sqm Market Housing	1,304 Sqm Affordabl	e Housing
Developm	ent Value					
Market Ho	ouses		_			
4	Apartments	50	sqm	3500 £ per sqm		£682,500
10	2 bed houses	75	sqm	3400 £ per sqm		£2,652,000
10	3 Bed houses	90	sqm	3300 £ per sqm		£3,088,800
5	4 bed houses	130	sqm	3200 £ per sqm		£2,163,200
3	5 bed house	155	sqm	3200 £ per sqm		£1,289,600
			•			
Intermedi	ate	65%	Open Market	Value		
1	Apartments	50	sqm	2275 £ per sqm		£131,381
3	2 Bed house	75	sqm	2210 £ per sqm		£478,603
2	3 Bed House	90	sqm	2145 £ per sqm		£334,459
Social Ren	t	40%	Open Market	Value		
0	Apartments	50	sqm	1400 £ per sqm		£0
0	2 Bed house	75	sqm	1360 £ per sqm		£0
0	3 Bed House	90	sqm	1320 £ per sqm		£0
Affordable	e Rent	50%	Open Market	Value		
2	Apartments	50	sqm	1750 £ per sqm		£205,188
6	2 Bed house	75	sqm	1700 £ per sqm		£747,469
4	3 Bed House	90	sqm	1650 £ per sqm		£522,349
50	Total Units					
Developm	ent Value					£12,295,549
Developm	ent Costs					
Land	Apartments	4	Plots	17911 £ per plot		£69,852
	2 Bed House	10	Plots	44777 £ per plot		£465,677
	3 Bed House	10	Plots	51173 £ per plot		£532,202
	4 Bed House	5	Plots	71643 £ per plot		£372,542
	5 Bed House	3	Plots	89553 £ per plot	Total Land £1,673,111	£232,838
Stamp Dut	ty Land Tax					£73,156
Construct	ion					
	Apartments	1956	£ per sqm	Market Hou	sing Construction Cost	£3,634,800
	2 bed houses	1164	£ per sqm			
	3 Bed houses	1164	£ per sqm	Affordable H	lousing Construction Co	£1,598,853
	4 bed houses	1164	£ per sqm			
	5 bed house	1164	£ per sqm			
			-			

				-		
Additional Affordable H	ousing Land	Cost				£723,143
Professional Fees			8.0%	Build Cost		£418,692
Legal Fees			0.5%	GDV		£61,478
Statutory Fees			1.1%	Build Cost		£57,570
Sales/Marketing Costs			2.0%	Market Units V	alue	£197,522
Contingencies			5.0%	Build Cost		£297,840
Planning Obligations			10000	£ per Market U	nit	£500,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£426,756
Arrangement Fee	1.0%	Cost	•			£87,362
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£2,071,151
			•		-	

### £11,821,433

VIABILITY MARGIN	£474,116
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£159

102 bed houses75sqm $3400$ f per sqm $f2,652,000$ 103 Bed houses90sqm $3300$ f per sqm $f3,088,800$ 54 bed houses130sqm $3200$ f per sqm $f2,163,200$ 35 bed house155sqm $3200$ f per sqm $f1,289,600$ Intermediate65% Open Market Value1Apartments50 sqm $2275$ f per sqm $f131,381$ 32 Bed house75 sqm $2210$ f per sqm $f478,603$ 23 Bed House90 sqm $2145$ f per sqm $f334,459$ Social Rent0Apartments50 sqm $1400$ f per sqm $f0$		NCS		Resid	lential Viak	oility	Appr	aisal
DEVELOPMENT LOCATION (ZONE)       Low       3 Bed houses       16         DEVELOPMENT DETAILS       50 Total Units       4 bed houses       8         Affordable Proportion       35%       18 Affordable Units       5 bed house       4         Affordable Mix       33%       Intermediate       0% Social Rent       67% Affordable Rent         Development Floorspace       2990 Sqm Market Housing       1,304 Sqm Affordable Housing         Development Value        4       4682,500         10       2 bed houses       75       sqm       3400 f per sqm       f22652,000         10       3 Bed houses       90       sqm       3300 f per sqm       f22,652,000         10       3 Bed houses       90       sqm       3200 f per sqm       f22,652,000         10       3 Bed houses       90       sqm       3200 f per sqm       f22,652,000         10       3 Bed houses       130       sqm       3200 f per sqm       f22,652,000         10       3 Bed houses       130       sqm       3200 f per sqm       f22,163,200         5       4 bed houses       130       sqm       3200 f per sqm       f12,289,600         1       Apartments       50 sqm       2210 f per sqm </th <th>DEVELOP</th> <th>MENT SCENAR</th> <th>RIO</th> <th>Intermediat</th> <th>e Scale</th> <th></th> <th>Apartments</th> <th>6</th>	DEVELOP	MENT SCENAR	RIO	Intermediat	e Scale		Apartments	6
DEVELOPMENT DETAILS50Total Units4 bed houses8Affordable Proportion $35\%$ 18Affordable Units5 bed house4Affordable Mix $33\%$ Intermediate $0\%$ Social Rent $67\%$ Affordable RentDevelopment Floorspace2990Sqm Market Housing1,304Sqm Affordable HousingDevelopment ValueMarket Houses $4$ Apartments $50$ sqm $3500$ £ per sqm£ 2,652,000102 bed houses $75$ sqm $3400$ £ per sqm£ 2,652,000103 Bed houses $90$ sqm $3300$ £ per sqm£ 2,652,000103 Bed houses $90$ sqm $3300$ £ per sqm£ 2,652,000103 Bed houses $130$ sqm $3200$ £ per sqm£ 2,652,000103 Bed houses $130$ sqm $3200$ £ per sqm£ 2,652,000103 Bed houses $130$ sqm $3200$ £ per sqm£ 2,652,000103 Bed house $130$ sqm $3200$ £ per sqm£ 1,289,60011Apartments $50$ sqm $2275$ £ per sqm£ 131,38132 Bed house $75$ sqm $2210$ £ per sqm£ 478,60323 Bed House $90$ sqm $2145$ £ per sqm£ 334,455Social Rent $40\%$ Open Market Value $0$ Apartments $50$ sqm $1400$ £ per sqm£ 0	BASE LAN	ID VALUE SCEN	NARIO	Brownfield			2 bed houses	16
Affordable Proportion       35%       18       Affordable Units       5       5       bed house       4         Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Rent         Development Floorspace       2990       Sqm Market Housing       1,304       Sqm Affordable Housing         Development Value       Market Houses       4       Apartments       50       sqm       3500       £ per sqm       £682,500         10       2 bed houses       75       sqm       3400       £ per sqm       £2,652,000         10       3 Bed houses       90       sqm       3300       £ per sqm       £2,652,000         10       3 Bed houses       130       sqm       3200       £ per sqm       £2,652,000         10       3 Bed houses       130       sqm       3200       £ per sqm       £2,163,200         3       5 bed house       155       sqm       3200       £ per sqm       £1,289,600         E         E         E         E         E         E         E       E	DEVELOP	MENT LOCATI	ON (ZONE)	Low			3 Bed houses	16
Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Rent         Development Floorspace       2990       Sqm Market Housing       1,304       Sqm Affordable Housing         Development Value         Market Houses       4       Apartments       50       sqm       3500       £ per sqm       £682,500         10       2 bed houses       75       sqm       3400       £ per sqm       £2,652,000         10       3 Bed houses       90       sqm       3300       £ per sqm       £2,652,000         10       3 Bed houses       90       sqm       3300       £ per sqm       £2,652,000         10       3 Bed houses       90       sqm       3300       £ per sqm       £2,652,000         10       3 Bed houses       130       sqm       3200       £ per sqm       £2,163,200         3       5 bed house       155       sqm       3200       £ per sqm       £1,289,600         Intermediate       65%       Open Market Value         1       Apartments       50 sqm       2275 £ per sqm       £131,381         3       2 Bed house       75 sqm       2145 £ per sqm       £478,603 <th>DEVELOP</th> <th>MENT DETAILS</th> <th>5</th> <th>50</th> <th>Total Units</th> <th></th> <th>4 bed houses</th> <th>8</th>	DEVELOP	MENT DETAILS	5	50	Total Units		4 bed houses	8
Development Floorspace2990 Sqm Market Housing1,304 Sqm Affordable HousingDevelopment ValueMarket Houses4Apartments504Apartments50sqm3500 f. per sqmf.682,500102 bed houses75 sqm3400 f. per sqmf.2,652,000103 Bed houses90 sqm3300 f. per sqmf.2,163,20054 bed houses130 sqm3200 f. per sqmf.2,163,20035 bed house155 sqm3200 f. per sqmf.1,289,600Intermediate1Apartments50 sqm2275 f. per sqmf.131,38132 Bed house75 sqm2210 f. per sqmf.131,38132 Bed house90 sqm2145 f. per sqmf.334,459Social Rent40% Open Market Value0Apartments50 sqm1400 f. per sqmf.0	Affordab	le Proportion	35%	18	Affordable Units		5 bed house	4
Development ValueMarket Houses4Apartments $50$ sqm $3500$ f per sqmf 682,500102 bed houses $75$ sqm $3400$ f per sqmf 2,652,000103 Bed houses $90$ sqm $3300$ f per sqmf 2,652,00054 bed houses $130$ sqm $3200$ f per sqmf 2,163,20035 bed house $155$ sqm $3200$ f per sqmf 2,163,20035 bed house $155$ sqm $3200$ f per sqmf 1,289,600Intermediate65%Open Market Value1Apartments $50$ sqm $2275$ f per sqmf 131,38132 Bed house $75$ sqm $2210$ f per sqmf 478,60323 Bed House $90$ sqm $2145$ f per sqmf 334,459Social Rent $40\%$ Open Market Value0Apartments $50$ sqm $1400$ f per sqmf 0	Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Market Houses50 sqm3500 f per sqmf per sqmf 682,500 f 2,652,000 f per sqm102 bed houses75 sqm3400 f per sqmf per sqmf 2,652,000 f 2,652,000 f per sqm103 Bed houses90 sqm3300 f per sqmf per sqmf 3,088,800 f per sqm54 bed houses130 sqm3200 f per sqmf per sqmf 2,163,200 f per sqm35 bed house155 sqm3200 f per sqmf per sqmf 1,289,600Intermediate1Apartments50 sqm2275 f per sqmf 131,381 f 131,38132 Bed house75 sqm2210 f per sqmf 131,381 f 334,45933 Bed House90 sqm2145 f per sqmf 2334,459Social Rent40% Open Market Value0Apartments50 sqm1400 f per sqmf 0 f per sqm	Developr	nent Floorspac	ce	2990	Sqm Market Housing	1,304	Sqm Affordabl	e Housing
4Apartments50sqm $3500$ f per sqmfees 2500102 bed houses75sqm $3400$ f per sqmf2,652,000103 Bed houses90sqm $3300$ f per sqmf3,088,80054 bed houses130sqm $3200$ f per sqmf2,163,20035 bed house155sqm $3200$ f per sqmf1,289,600Intermediate65% Open Market Value1Apartments50 sqm2275 f per sqmf131,38132 Bed house75 sqm2210 f per sqmf478,60323 Bed House90 sqm2145 f per sqmf4334,459OApartments50 sqm1400 f per sqm0Apartments50 sqm1400 f per sqmf0	Developr	nent Value						
10       2 bed houses       75       sqm       3400       £ per sqm       £2,652,000         10       3 Bed houses       90       sqm       3300       £ per sqm       £3,088,800         5       4 bed houses       130       sqm       3200       £ per sqm       £2,163,200         3       5 bed house       155       sqm       3200       £ per sqm       £1,289,600         Intermediate         1       Apartments       50 sqm       2275       £ per sqm       £131,381         3       2 Bed house       75 sqm       2210       £ per sqm       £131,381         3       2 Bed house       75 sqm       2210       £ per sqm       £131,381         3       2 Bed house       75 sqm       2210       £ per sqm       £334,459         2       3 Bed House       90 sqm       2145       £ per sqm       £334,459         Social Rent       40% Open Market Value         0       Apartments       50 sqm       1400       £ per sqm       £0	Market H	ouses						
103 Bed houses90sqm $3300$ f per sqmf 3,088,80054 bed houses130sqm $3200$ f per sqmf 2,163,20035 bed house155sqm $3200$ f per sqmf 1,289,600Intermediate1Apartments50sqm2275f per sqmf 131,38132 Bed house75sqm2210f per sqmf 478,60323 Bed House90sqm2145f per sqmf 334,459Social Rent40%Open Market Valuef 1400 f per sqmf 2334,4590Apartments50sqm1400 f per sqmf 0	4	Apartments	50	sqm	3500 £ per sqm			£682,500
54 bed houses130 sqmsqm3200 3200 f per sqmf per sqmf2,163,200 f per sqm35 bed house155 sqm3200 f per sqmf per sqmf1,289,600Intermediate1Apartments50 sqm2275 f per sqmf131,38132 Bed house75 sqm2210 f per sqmf478,60323 Bed House90 sqm2145 f per sqmf334,459Social Rent40% 50 sqm1400 f per sqmf0	10	2 bed houses	75	sqm	3400 £ per sqm			£2,652,000
3       5 bed house       155 sqm       3200 f per sqm       f1,289,600         Intermediate         1       Apartments       50 sqm       2275 f per sqm       f131,381         3       2 Bed house       75 sqm       2210 f per sqm       f478,603         2       3 Bed House       90 sqm       2145 f per sqm       f334,459         0       Apartments       50 sqm       1400 f per sqm       f0	10	3 Bed houses	90	sqm	3300 £ per sqm			£3,088,800
Intermediate65% 65% Open Market Valuefits1,3811Apartments50 sqm2275 £ per sqm£131,38132 Bed house75 sqm2210 £ per sqm£478,60323 Bed House90 sqm2145 £ per sqm£334,459Social Rent40% Open Market Value0Apartments50 sqm1400 £ per sqm£0	5	4 bed houses	130	sqm	3200 £ per sqm			£2,163,200
1Apartments50 sqm2275 f per sqmf131,38132 Bed house75 sqm2210 f per sqmf478,60323 Bed House90 sqm2145 f per sqmf334,459250 sqm40% Open Market Value50 sqmf00 f per sqm0Apartments50 sqm1400 f per sqmf00	3	5 bed house	155	sqm	3200 £ per sqm			£1,289,600
1Apartments50 sqm2275 f per sqmf131,38132 Bed house75 sqm2210 f per sqmf478,60323 Bed House90 sqm2145 f per sqmf334,459250 sqm40% Open Market Value50 sqmf00 f per sqm0Apartments50 sqm1400 f per sqmf00					•			
3       2 Bed house       75 sqm       2210 f per sqm       f478,603         2       3 Bed House       90 sqm       2145 f per sqm       f334,459         Social Rent       40% Open Market Value       40% Open Market Value       f1400 f per sqm         0       Apartments       50 sqm       1400 f per sqm       f20	Intermed	iate	65%	Open Market \	/alue			
2       3 Bed House       90 sqm       2145 £ per sqm       £334,459         Social Rent       40% Open Market Value       40% Open Market Value       40% Open Market Value         0       Apartments       50 sqm       1400 £ per sqm       £0	1	Apartments	50	sqm	2275 £ per sqm			£131,381
Social Rent     40% Open Market Value       0     Apartments     50 sqm     1400 £ per sqm     £0	3	2 Bed house	75	sqm	2210 £ per sqm			£478,603
0 Apartments 50 sqm 1400 £ per sqm £0	2	3 Bed House	90	sqm	2145 £ per sqm			£334,459
0 Apartments 50 sqm 1400 £ per sqm £0								
	Social Rei	nt	40%	Open Market \	/alue			
0         2 Bed house         75 sqm         1360 £ per sqm         £0	0	Apartments	50	sqm	1400 £ per sqm			£0
	0	2 Bed house	75	sqm	1360 £ per sqm			£0
0         3 Bed House         90 sqm         1320 £ per sqm         £0	0	3 Bed House	90	sqm	1320 £ per sqm			£0

Affordable Rent	50% Open	Market Value			
2 Apartments	50 sqm	1750	£ per sqm		£205,188
6 2 Bed house	75 sqm	1700	£ per sqm		£747,469
4 3 Bed House	<b>90</b> sqm	1650	£ per sqm		£522,349
50 Total Units					
Development Value					£12,295,549
Development Costs					
Development Costs					
Land Apartments	4 Plots		£ per plot		£77,799
2 Bed House	10 Plots		£ per plot		£518,662
3 Bed House	10 Plots		£ per plot		£592,756
4 Bed House	5 Plots		£ per plot		£414,929
5 Bed House	3 Plots	99743	£ per plot Total Land	£1,863,477	£259,331
Stamp Duty Land Tax					£82,674
Construction					
Apartments	1956 £ per	sqm	Market Housing Const	ruction Cost	£3,634,800
2 bed houses	1164 £ per	sqm			
3 Bed houses	1164 £ per	sqm	Affordable Housing Co	nstruction Co	£1,598,853
4 bed houses	<b>1164</b> £ per	sqm			
5 bed house	1164 £ per	sqm			
Additional Affordable Ho	ousing Land Cost				£805,422
Professional Fees		8.0%	Build Cost		£418,692
Legal Fees		0.5%	GDV		£61,478
Statutory Fees		1.1%	Build Cost		£57,570
Sales/Marketing Costs		2.0%	Market Units Value		£197,522
Contingencies		5.0%	Build Cost		£301,954
Planning Obligations		10000	£ per Market Unit		£500,000
Interest	5.0%	12 Month Build		Mth Sale Void	£445,648
Arrangement Fee	1.0% Cost	ł	<u>L</u>	•	£90,224
Development Profit	Market Hsg	20.0% of GDV	Aff Hsg 6.0%	of Cost	£2,071,151
Total Cost					£12,129,464

CS

VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

### £166,084

£56

# **Residential Viability Appraisal**

DEVELOPMENT SCENARIO	Intermediate Scale			Apartments	6
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	16
DEVELOPMENT LOCATION (ZONE)	Low			3 Bed houses	16
DEVELOPMENT DETAILS	50 Total Units	1.44	Site Area	4 bed houses	8
				5 bed house	4

Developm	ent Floorspac	e 4	1600 Sqm Market Housing	
Developm	-			
Market Ho	ouses			
6	Apartments	50 sqm	3500 £ per sqm	£1,050,000
16	2 bed houses	75 sqm	3400 £ per sqm	£4,080,000
16	3 Bed houses	<b>90</b> sqm	3300 £ per sqm	£4,752,000
8	4 bed houses	<b>130</b> sqm	3200 £ per sqm	£3,328,000
4	5 bed house	155 sqm	3200 £ per sqm	£1,984,000
Intermedi	ate	65% Open Ma	arket Value	
0	Apartments	50 sqm	2275 £ per sqm	£0
0	2 Bed house	75 sqm	2210 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	2145 £ per sqm	£0
Social Ren	t	40% Open Ma	arket Value	
0	Apartments	50 sqm	1400 £ per sqm	£0
0	2 Bed house	75 sqm	1360 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1320 £ per sqm	£0
Affordable	e Rent	50% Open Ma	arket Value	
0	Apartments	50 sqm	1750 £ per sqm	£0
0	2 Bed house	75 sqm	1700 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1650 £ per sqm	£0
50	Total Units			
Developm	ient Value			£15,194,000

Construction           6         Apartments         50 sqm         1946.95         £ per sqm         £584,08           16         2B Houses         75 sqm         1154         £ per sqm         £1,384,80           16         3B Houses         90 sqm         1154         £ per sqm         £1,661,76           8         4B Houses         130 sqm         1154         £ per sqm         £1,200,16           4         5B Houses         155 sqm         1154         £ per sqm         £715,48
6         Apartments         50 sqm         1946.95         £ per sqm         £584,08           16         2B Houses         75 sqm         1154         £ per sqm         £1,384,80           16         3B Houses         90 sqm         1154         £ per sqm         £1,661,76           8         4B Houses         130 sqm         1154         £ per sqm         £1,200,16           4         5B Houses         155 sqm         1154         £ per sqm         £715,48
6         Apartments         50 sqm         1946.95         £ per sqm         £584,08           16         2B Houses         75 sqm         1154         £ per sqm         £1,384,80           16         3B Houses         90 sqm         1154         £ per sqm         £1,661,76           8         4B Houses         130 sqm         1154         £ per sqm         £1,200,16           4         5B Houses         155 sqm         1154         £ per sqm         £715,48
6         Apartments         50 sqm         1946.95         £ per sqm         £584,08           16         2B Houses         75 sqm         1154         £ per sqm         £1,384,80           16         3B Houses         90 sqm         1154         £ per sqm         £1,661,76           8         4B Houses         130 sqm         1154         £ per sqm         £1,200,16           4         5B Houses         155 sqm         1154         £ per sqm         £715,48
6         Apartments         50 sqm         1946.95         £ per sqm         £584,08           16         2B Houses         75 sqm         1154         £ per sqm         £1,384,80           16         3B Houses         90 sqm         1154         £ per sqm         £1,661,76           8         4B Houses         130 sqm         1154         £ per sqm         £1,200,16           4         5B Houses         155 sqm         1154         £ per sqm         £715,48
6         Apartments         50 sqm         1946.95         £ per sqm         £584,08           16         2B Houses         75 sqm         1154         £ per sqm         £1,384,80           16         3B Houses         90 sqm         1154         £ per sqm         £1,661,76           8         4B Houses         130 sqm         1154         £ per sqm         £1,200,16           4         5B Houses         155 sqm         1154         £ per sqm         £715,48
16       2B Houses       75 sqm       1154 f per sqm       f1,384,80         16       3B Houses       90 sqm       1154 f per sqm       f1,661,76         8       4B Houses       130 sqm       1154 f per sqm       f1,200,16         4       5B Houses       155 sqm       1154 f per sqm       f715,48
16       3B Houses       90 sqm       1154       £ per sqm       £1,661,76         8       4B Houses       130 sqm       1154       £ per sqm       £1,200,16         4       5B Houses       155 sqm       1154       £ per sqm       £715,48
8         4B Houses         130 sqm         1154 f per sqm         £1,200,16           4         5B Houses         155 sqm         1154 f per sqm         £715,48
4 5B Houses 155 sqm 1154 £ per sqm £715,48
50 4300 Total sqm
Professional Fees 8.0% Build Cost £443,70
Legal Fees 0.5% GDV £75,97
Statutory Fees 1.1% Build Cost £61,00
Sales/Marketing Costs 2.0% Market Units Value £303,88
Contingencies 5.0% Build Cost £277,31

Interest	5.0%	12 Month Build	6 Mth Sale Void	£260,666
Arrangement Fee	1.0% C	ost		£67,082
Development Profit	Market Hsg	20.0% of GDV		£3,038,800
Total Cost				£10,074,709
GROSS RESIDUAL LAND	VALUE			£5,119,291
	VALUE PER H			£3,562,131

	ycs				bility Appr	
DEVELOPN	MENT SCENAR	RIO	Intermediat	te Scale	Apartments	6
BASE LANI	D VALUE SCEN	NARIO	Greenfield		2 bed houses	16
DEVELOPN	MENT LOCATI	ON (ZONE)	Medium		3 Bed houses	16
DEVELOPN	MENT DETAILS	5	50	Total Units	4 bed houses	8
Affordable	e Proportion	40%	20	Affordable Units	5 bed house	4
Affordable	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	ent Floorspa	ce	2760	Sqm Market Housing	1,490 Sqm Affordabl	e Housing
Developm	ent Value					
Market Ho	ouses		_			
4	Apartments	50	sqm	3800 £ per sqm		£684,000
10	2 bed houses	75	sqm	3600 £ per sqm		£2,592,000
10	3 Bed houses	90	sqm	3500 £ per sqm		£3,024,000
5	4 bed houses	130	sqm	3400 £ per sqm		£2,121,600
2	5 bed house	155	sqm	3400 £ per sqm		£1,264,800
Intermedia	ate	65%	Open Market	Value		
1	Apartments	50	sqm	2470 £ per sqm		£163,020
3	2 Bed house	75	sqm	2340 £ per sqm		£579,150
2	3 Bed House	90	sqm	2275 £ per sqm		£405,405
Social Ren	t	40%	Open Market	Value		
0	Apartments	50	sqm	1520 £ per sqm		£0
0	2 Bed house		sqm	1440 £ per sqm		£0
0	3 Bed House	90	sqm	1400 £ per sqm		£0
Affordable	Rent	50%	Open Market	Value		
3	Apartments	50	sqm	1900 £ per sqm		£254,600
7	2 Bed house		sqm	1800 £ per sqm		£904,500
4	3 Bed House		sqm	1750 £ per sqm		£633,150
50	Total Units					,
Developm	ent Value					£12,626,225
Developm	ent Costs					
Land	Apartments	4	Plots	20468 £ per plot		£73,685
	2 Bed House		Plots	51170 £ per plot		£491,235
	3 Bed House		Plots	58480 £ per plot		£561,411
	4 Bed House		Plots	81872 £ per plot		£392,988
	5 Bed House		Plots	102341 £ per plot	Total Land £1,764,937	£245,617
Stamp Dut	y Land Tax					£77,747
Constructi	-					
	Apartments	1956	£ per sqm	Market Hr	ousing Construction Cost	£3,355,200
	2 bed houses		£ per sqm			_0,000,200
	3 Bed houses		£ per sqm	Affordable	e Housing Construction Co	£1,827,260
	4 bed houses		£ per sqm	Anordable		21,027,200
	5 bed house		£ per sqm			
	5 bed house	1104	r hei shill			

			-	-		
Additional Affordable H	ousing Land	Cost				£944,458
Professional Fees			8.0%	Build Cost		£414,597
Legal Fees			0.5%	GDV		£63,131
Statutory Fees			1.1%	Build Cost		£57,007
Sales/Marketing Costs			2.0%	Market Units V	/alue	£193,728
Contingencies			5.0%	Build Cost		£306,346
Planning Obligations			10000	£ per Market U	Init	£500,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£440,927
Arrangement Fee	1.0%	Cost	•			£90,044
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£2,046,916
			•			

### £12,082,297

VIABILITY MARGIN	£543,928
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£197

	NCS		Resid	lential Viat	oility	Appr	aisal
DEVELOP	MENT SCENAR	RIO	Intermediat	e Scale		Apartments	6
BASE LAN	ND VALUE SCEN	NARIO	Brownfield			2 bed houses	16
DEVELOP	MENT LOCATI	ON (ZONE)	Medium			3 Bed houses	16
DEVELOP	MENT DETAILS	5	50	Total Units		4 bed houses	8
Affordab	le Proportion	40%	20	Affordable Units		5 bed house	4
Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developr	ment Floorspac	ce	2760	Sqm Market Housing	1,490	Sqm Affordabl	e Housing
Developr	ment Value						
Market H	louses						
4	Apartments	50	sqm	3800 £ per sqm			£684,000
10	2 bed houses	75	sqm	3600 £ per sqm			£2,592,000
10	3 Bed houses	90	sqm	3500 £ per sqm			£3,024,000
5	4 bed houses	130	sqm	3400 £ per sqm			£2,121,600
2	5 bed house	155	sqm	3400 £ per sqm			£1,264,800
Intermed	iate	65%	Open Market \	/alue			
1	Apartments	50	sqm	2470 £ per sqm			£163,020
3	2 Bed house	75	sqm	2340 £ per sqm			£579,150
2	3 Bed House	90	sqm	2275 £ per sqm			£405,405
Social Re	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	1520 £ per sqm			£0
0	2 Bed house	75	sqm	1440 £ per sqm			£0
0	3 Bed House	90	sqm	1400 £ per sqm			£0

Affordabl	e Rent	50%	Open Market	Value				
3	Apartments	50	sqm	1900	£ per sqm			£254,600
7	2 Bed house	75	sqm	1800	£ per sqm			£904,500
4	3 Bed House	90	sqm	1750	£ per sqm			£633,150
50	Total Units							
Develop	nent Value							£12,626,225
Develop	nent Costs							
Land	Apartments	4	Plots	21994	£ per plot			£79,180
	2 Bed House	10	Plots	54986	£ per plot			£527,868
	3 Bed House	10	Plots	62841	£ per plot			£603,278
	4 Bed House	5	Plots	87978	£ per plot			£422,294
	5 Bed House	2	Plots	109972	£ per plot	Total Land	£1,896,554	£263,934
Stamp Du	ity Land Tax							£84,328
Construct	tion							
	Apartments	1956	£ per sqm		Market Hou	sing Constru	uction Cost	£3,355,200
	2 bed houses	1164	£ per sqm					
	3 Bed houses	1164	£ per sqm		Affordable H	Iousing Con	struction Co	£1,827,260
	4 bed houses	1164	£ per sqm					
	5 bed house	1164	£ per sqm					
Additiona	I Affordable H	ousing Land	Cost					£1,014,889
Professio	nal Fees			8.0%	Build Cost			£414,597
Legal Fee	S			0.5%	GDV			£63,131
Statutory	Fees			1.1%	Build Cost			£57,007
Sales/Ma	rketing Costs			2.0%	Market Units	Value		£193,728
Continger	ncies			5.0%	Build Cost			£309,867
Planning	Obligations			10000	£ per Market	Unit		£500,000
Interest		5.0%	12	Month Build		6	Mth Sale Void	£454,540
Arrangem	nent Fee	1.0%	Cost	-				£92,166
Developn	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	g 6.0%	of Cost	£2,046,916
Total Cos	t							£12,310,183

VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

£316,042

£115

# **Residential Viability Appraisal**

				_	
DEVELOPMENT SCENARIO	Intermediate Scale			Apartments	6
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	16		
DEVELOPMENT LOCATION (ZONE)	Medium			3 Bed houses	16
DEVELOPMENT DETAILS	50 Total Units	1.44	Site Area	4 bed houses	8
				5 bed house	4

Developm	nent Floorspac	. <b>e</b> 4	600 Sqm Market Housing	
•	nent Value			
Market Ho	ouses			
6	Apartments	50 sqm	3800 £ per sqm	£1,140,000
16	2 bed houses	75 sqm	3600 £ per sqm	£4,320,000
16	3 Bed houses	90 sqm	3500 £ per sqm	£5,040,000
8	4 bed houses	130 sqm	3400 £ per sqm	£3,536,000
4	5 bed house	155 sqm	3400 £ per sqm	£2,108,000
Intermedi	ate	65% Open Ma	rket Value	
0	Apartments	50 sqm	2470 £ per sqm	£0
0	2 Bed house	75 sqm	2340 £ per sqm	£0
0	3 Bed House	90 sqm	2275 £ per sqm	£0
Social Ren	it	40% Open Ma	rket Value	
0	Apartments	50 sqm	1520 £ per sqm	£0
0	2 Bed house	75 sqm	1440 £ per sqm	£0
0	3 Bed House	90 sqm	1400 £ per sqm	£0
Affordable	e Rent	50% Open Ma	rket Value	
0	Apartments	50 sqm	1900 £ per sqm	£0
0	2 Bed house	75 sqm	1800 £ per sqm	£0
0	3 Bed House	90 sqm	1750 £ per sqm	£0
50	Total Units			
Developm	nent Value			£16,144,000

Developm	ent Costs			
Construct	ion			
6	Apartments	<b>50</b> sqm	1946.95 £ per sqm	£584,085
16	2B Houses	75 sqm	1154 £ per sqm	£1,384,800
16	3B Houses	90 sqm	1154 £ per sqm	£1,661,760
8	4B Houses	130 sqm	1154 £ per sqm	£1,200,160
4	5B Houses	155 sqm	1154 £ per sqm	£715,480
50		4300 Total sqm		
Profession	nal Fees		8.0% Build Cost	£443,703
Legal Fees	;		0.5% GDV	£80,720
Statutory	Fees		1.1% Build Cost	£61,009
Sales/Mar	keting Costs		2.0% Market Units Value	£322,880
Continger	icies		5.0% Build Cost	£277,314

Interest	5.0%	12	Month Build	6 Mth Sale Void	£261,589
Arrangement Fee	1.0%	Cost		_	£67,319
Development Profit	Market Hsg	20.0%	of GDV		£3,228,800
Total Cost					£10,289,620
<b>GROSS RESIDUAL LAND</b>	VALUE				£5,854,380
GRUSS RESIDUAL LAND	TALOL				- / /

	NCS		Resid	lential Vial	hility Appr	aisal
						disai
DEVELOP	MENT SCENAR	lo	Intermediat	te Scale	Apartments	6
BASE LAN	ID VALUE SCEN	IARIO	Greenfield		2 bed houses	16
DEVELOP	MENT LOCATIO	ON (ZONE)	High		3 Bed houses	16
DEVELOP	MENT DETAILS	5	50	Total Units	4 bed houses	8
Affordab	e Proportion	50%	25	Affordable Units	5 bed house	4
Affordab	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	nent Floorspac	e	2300	Sqm Market Housing	1,863 Sqm Affordabl	e Housing
Developm	nent Value					
Market H	ouses					
3	Apartments	50	sqm	4000 £ per sqm		£600,000
8	2 bed houses	75	sqm	3900 £ per sqm		£2,340,000
8	3 Bed houses	90	sqm	3800 £ per sqm		£2,736,000
4	4 bed houses	130	sqm	3700 £ per sqm		£1,924,000
2	5 bed house	155	sqm	3700 £ per sqm		£1,147,000
Intermed	iate	65%	Open Market V	/alue		
2	Apartments	50	sqm	2600 £ per sqm		£214,500
4	2 Bed house	75	sqm	2535 £ per sqm		£784,266
2	3 Bed House	90	sqm	2470 £ per sqm		£550,193
Social Rer	nt	40%	Open Market V	Value		
0	Apartments	50	sqm	1600 £ per sqm		£0
0	2 Bed house	75	sqm	1560 £ per sqm		£0
0	3 Bed House	90	sqm	1520 £ per sqm		£0
			-			
Affordabl	e Rent	50%	Open Market V	Value		
3	Apartments	50	sqm	2000 £ per sqm		£335,000
8	2 Bed house	75	sqm	1950 £ per sqm		£1,224,844
5	3 Bed House	90	sqm	1900 £ per sqm		£859,275
50	Total Units					
Developn	nent Value					£12,715,077
Developn	nent Costs					
Land	Apartments	3	Plots	24102 £ per plot		£72,307
	2 Bed House	8	Plots	60256 £ per plot		£482,048
	3 Bed House		Plots	68864 £ per plot		£550,912
	4 Bed House	4	Plots	96410 £ per plot		£385,639
	5 Bed House	2	Plots	120512 £ per plot	Total Land £1,731,931	£241,024
	ty Land Tax					£76,097
Construct						
	Apartments		£ per sqm	Market Ho	using Construction Cost	£2,796,000
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£2,284,075
	4 bed houses		£ per sqm			
	5 bed house	1164	£ per sqm			

Additional Affordable Ho	ousing Land	Cost				£1,390,193
Professional Fees			8.0%	Build Cost		£406,406
Legal Fees			0.5%	GDV		£63,575
Statutory Fees			1.1%	Build Cost		£55,881
Sales/Marketing Costs			2.0%	Market Units V	/alue	£174,940
Contingencies			5.0%	Build Cost		£323,513
Planning Obligations			10000	£ per Market L	Jnit	£500,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£451,167
Arrangement Fee	1.0%	Cost	_			£93,026
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£1,886,445
			•			

### £12,233,249

VIABILITY MARGIN	£481,827
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£209

	ycs	5	Resid	lential Viat	oility App	raisal
DEVELOP	MENT SCENAR	RIO	Intermediat	e Scale	Apartments	6
BASE LAN	ID VALUE SCEN	NARIO	Brownfield		2 bed houses	16
DEVELOP	MENT LOCATI	ON (ZONE)	High		3 Bed houses	s 16
DEVELOP	MENT DETAILS	5	50	Total Units	4 bed houses	8
Affordab	le Proportion	50%	25	Affordable Units	5 bed house	4
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable R	Rent
Developr	nent Floorspac	ce	2300	Sqm Market Housing	1,863 Sqm Afforda	ble Housing
Developr	nent Value					
Market H	ouses					
3	Apartments	50	sqm	4000 £ per sqm		£600,000
8	2 bed houses	75	sqm	3900 £ per sqm		£2,340,000
8	3 Bed houses	90	sqm	3800 £ per sqm		£2,736,000
4	4 bed houses	130	sqm	3700 £ per sqm		£1,924,000
2	5 bed house	155	sqm	3700 £ per sqm		£1,147,000
Intermed	iate	65%	Open Market V	/alue		
2	Apartments	50	sqm	2600 £ per sqm		£214,500
4	2 Bed house	75	sqm	2535 £ per sqm		£784,266
2	3 Bed House	90	sqm	2470 £ per sqm		£550,193
Social Rei	nt	40%	Open Market V	/alue		
0	Apartments	50	sqm	1600 £ per sqm		£0
0	2 Bed house	75	sqm	1560 £ per sqm		£0
0	3 Bed House	90	sqm	1520 £ per sqm		£0

Affordable	e Rent	50%	Open Market V	/alue				
3	Apartments	50	sqm	2000	£ per sqm			£335,000
8	2 Bed house	75	sqm	1950	£ per sqm			£1,224,844
5	3 Bed House	90	sqm	1900	£ per sqm			£859,275
50	Total Units							
Developm	ent Value							£12,715,077
Development								
Developm								
Land	Apartments	-	Plots		£ per plot			£74,706
	2 Bed House	8	Plots	62255	£ per plot			£498,039
	3 Bed House	8	Plots		£ per plot			£569,187
	4 Bed House	4	Plots		£ per plot			£398,431
	5 Bed House	2	Plots	143762	£ per plot	Total Land	£1,827,887	£287,524
	ty Land Tax							£80,894
Construct	ion							
	Apartments	1956	£ per sqm		Market Hous	sing Constru	uction Cost	£2,796,000
	2 bed houses	1164	£ per sqm					
	3 Bed houses	1164	£ per sqm		Affordable H	lousing Con	struction Co	£2,284,075
	4 bed houses	1164	£ per sqm					
	5 bed house	1164	£ per sqm					
Additional	Affordable H	ousing Land	Cost					£1,436,308
Profession	nal Fees			8.0%	Build Cost			£406,406
Legal Fees	;			0.5%	GDV			£63,575
Statutory	Fees			1.1%	Build Cost			£55,881
Sales/Mar	keting Costs			2.0%	Market Units \	/alue		£174,940
Contingen	icies			5.0%	Build Cost			£325,819
Planning C	Obligations			10000	£ per Market l	Jnit		£500,000
Interest		5.0%	12	Month Build			Mth Sale Void	£460,879
Arrangem	ent Fee	1.0%	Cost			,ł		£94,518
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£1,886,445
Total Cost	:							£12,393,627

VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

CS

# **Residential Viability Appraisal**

£321,450 £140

DEVELOPMENT SCENARIO		Intermediat	e Sca	ale		Apartments	6
BASE LAND VALUE SCENARIO		Gross Resid	ual V	/alue		2 bed houses	16
DEVELOPMENT LOCATION (ZONE)		High				3 Bed houses	16
DEVELOPMENT DETAILS	50	Units		1.44	Site Area	4 bed houses	8
					-	5 bed house	4

Developm	ent Floorspac	<b>4</b> 600	) Sqm Market Housing	
	ient Value		Sqiff Market Housing	
Market Ho	ouses			
6	Apartments	50 sqm	4000 £ per sqm	£1,200,000
16	2 bed houses	75 sqm	3900 £ per sqm	£4,680,000
16	3 Bed houses	<b>90</b> sqm	3800 £ per sqm	£5,472,000
8	4 bed houses	130 sqm	3700 £ per sqm	£3,848,000
4	5 bed house	155 sqm	3700 £ per sqm	£2,294,000
Intermedi	ate	65% Open Market	Value	
0	Apartments	50 sqm	2600 £ per sqm	£0
0	2 Bed house	75 sqm	2535 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	2470 £ per sqm	£0
Social Ren	ıt	40% Open Market	Value	
0	Apartments	50 sqm	1600 £ per sqm	£0
0	2 Bed house	75 sqm	1560 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1520 £ per sqm	£0
Affordable	e Rent	50% Open Market	Value	
0	Apartments	50 sqm	2000 £ per sqm	£0
0	2 Bed house	75 sqm	1950 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1900 £ per sqm	£0
50	Total Units			
Developm	nent Value			£17,494,000

Develop	ment Costs				
Land					
Construc	tion				
6	Apartments	50 sqm	1946.95	£ per sqm	£584,085
16	2B Houses	75 sqm	1154	£ per sqm	£1,384,800
16	3B Houses	<b>90</b> sqm	1154	£ per sqm	£1,661,760
8	4B Houses	130 sqm	1154	£ per sqm	£1,200,160
4	5B Houses	155 sqm	1154	£ per sqm	£715,480
50		4300 Total sqm			
Professio	onal Fees		8.0% Build Cost		£443,703
Legal Fee	25		0.5% gdv		£87,470
Statutory	/ Fees		1.1% Build Cost		£61,009
Sales/Marketing Costs		2.0%	Market Units Value	£349,880	
Continge	ncies		5.0%	Build Cost	£277,314

Interest	5.0%	12 Month Build	6 Mth Sale Void	£262,901
Arrangement Fee	1.0% c	Cost		£67,657
Development Profit	Market Hsg	20.0% of GDV		£3,498,800
	_			
Total Cost				£10,595,019
GROSS RESIDUAL LAND	VALUE			£6,898,981
GROSS RESIDUAL LAND	VALUE PER H	A		£4,800,484

	ŅCS	5	Resid	lential	Viab	oility /	Appra	aisal
	IENT SCENAR		Large Scale				Apartments	12
	O VALUE SCEN		Greenfield			2	2 bed houses	34
	IENT LOCATIO		Low				Bed houses	36
	IENT DETAILS	-	•	Total Units		2	4 bed houses	12
	Proportion	35%					5 bed house	6
Affordable			Intermediate	0% s	Social Rent	67%	Affordable Re	nt
Developm	ent Floorspac	e	5772	Sqm Market Ho	ousing	2,608 9	Sqm Affordable	e Housing
Developm		_						
Market Ho	uses							
8	Apartments	50	sqm	3500 1	E per sqm			£1,365,000
22	2 bed houses	75	sqm	3400	E per sqm			£5,635,500
23	3 Bed houses	90	sqm	3300 4	E per sqm			£6,949,800
8	4 bed houses	130	sqm	3200 8	E per sqm			£3,244,800
4	5 bed house	155	sqm	3200 1	E per sqm			£1,934,400
Intermedia	ite	65%	Open Market V	/alue				
2	Apartments	50	sqm	2275 i	E per sqm			£262,763
6	2 Bed house	75	sqm	2210 -	E per sqm			£957,206
3	3 Bed House	90	sqm	2145 8	E per sqm			£668,918
Social Rent	t	40%	Open Market V	/alue				
0	Apartments	50	sqm	1400 в	E per sqm			£0
0	2 Bed house	75	sqm	1360 #	E per sqm			£0
0	3 Bed House	90	sqm	1320 1	E per sqm			£0
Affordable	Rent	50%	Open Market V	/alue				
5	Apartments	50	sqm	1750 i	E per sqm			£410,375
12	2 Bed house	75	sqm	1700 н	E per sqm			£1,494,938
7	3 Bed House	90	sqm	1650 4	E per sqm			£1,044,698
100	Total Units							
Developm	ent Value							£23,968,397
Developm	ent Costs							
Land	Apartments	8	Plots	17986	E per plot			£140,287
	2 Bed House		Plots	44964				£993,700
	3 Bed House		Plots	51387				£1,202,460
	4 Bed House		Plots	71942				£561,148
	5 Bed House		Plots	89928		Total Land	£3,248,313	
Stamp Dut					1 H A		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	£151,916
Constructi	-							
	Apartments	1956	£ per sqm		Market Hou	sing Constru	iction Cost	£7,027,488
	2 bed houses		£ per sqm					_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	3 Bed houses		£ per sqm		Affordable F	Jousing Con	struction Cos	£3,197,705
	4 bed houses		£ per sqm	,				_0,107,700
	5 bed house		£ per sqm					
	2 Ded House	1104	L hei shill					

			_			
Additional Affordable Ho				£1,452,330		
Professional Fees			8.0%	Build Cost		£818,015
Legal Fees			0.5%	GDV		£119,842
Statutory Fees			1.1%	Build Cost		£112,477
Sales/Marketing Costs			2.0%	Market Units V	alue	£382,590
Contingencies			5.0%	Build Cost		£583,876
Planning Obligations			10000	£ per Market U	Init	£1,000,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£835,246
Arrangement Fee	1.0%	Cost	-			£170,946
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£4,017,762
			•			

£23,118,507

VIABILITY MARGIN	£849,890
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£147

	NCS		Resid	lential Viab	ility Appra	aisal
DEVELOP	MENT SCENAR	10	Large Scale		Apartments	12
BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed houses	34
DEVELOP	MENT LOCATIO	ON (ZONE)	Low		3 Bed houses	36
DEVELOP	MENT DETAILS		100	Total Units	4 bed houses	12
Affordab	le Proportion	35%	35	Affordable Units	5 bed house	6
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developn	nent Floorspac	e	5772	Sqm Market Housing	2,608 Sqm Affordable	e Housing
Developn	nent Value					
Market H	ouses					
8	Apartments	50	sqm	3500 £ per sqm		£1,365,000
22	2 bed houses	75	sqm	3400 £ per sqm		£5,635,500
23	3 Bed houses	90	sqm	3300 £ per sqm		£6,949,800
8	4 bed houses	130	sqm	3200 £ per sqm		£3,244,800
4	5 bed house	155	sqm	3200 £ per sqm		£1,934,400
Intermed	iate	65%	Open Market V	alue		
2	Apartments	50	sqm	2275 £ per sqm		£262,763
6	2 Bed house	75	sqm	2210 £ per sqm		£957,206
3	3 Bed House	90	sqm	2145 £ per sqm		£668,918
Social Rer	nt	40%	Open Market V	alue		
0	Apartments	50	sqm	1400 £ per sqm		£0
0	2 Bed house	75	sqm	1360 £ per sqm		£0
0	3 Bed House	90	sqm	1320 £ per sqm		£0

Affordable Rent		50%	Open Market V	/alue				
5	Apartments	50	sqm	1750	£ per sqm			£410,375
12	2 Bed house	75	sqm	1700	£ per sqm			£1,494,938
7	3 Bed House	90	sqm	1650	£ per sqm			£1,044,698
100	Total Units							
Developm	nent Value							£23,968,397
	-							
Developm	ient Costs							
Land	Apartments	8	Plots		£ per plot			£156,066
	2 Bed House	22	Plots	50021	£ per plot			£1,105,465
	3 Bed House	23	Plots	57167	£ per plot			£1,337,705
	4 Bed House	8	Plots	80034	£ per plot			£624,262
	5 Bed House	4	Plots	100042	£ per plot	Total Land	£3,613,662	£390,164
Stamp Du	ty Land Tax							£170,183
Construct	ion							
	Apartments	1956	£ per sqm		Market Hou	sing Constru	iction Cost	£7,027,488
	2 bed houses	1164	£ per sqm					
	3 Bed houses	1164	£ per sqm		Affordable H	lousing Con	struction Cos	£3,197,705
	4 bed houses	1164	£ per sqm					
	5 bed house	1164	£ per sqm					
Additiona	l Affordable Ho	ousing Land (	Cost					£1,615,679
Profession	nal Fees			8.0%	Build Cost			£818,015
Legal Fees	5			0.5%	GDV			£119,842
Statutory	Fees			1.1%	Build Cost			£112,477
Sales/Mar	keting Costs			2.0%	Market Units	Value		£382,590
Contingen	icies			5.0%	Build Cost			£592,044
Planning (	Obligations			10000	£ per Market	Unit		£1,000,000
Interest		5.0%	12	Month Build		6 1	Mth Sale Void	£871,725
Arrangem	ent Fee	1.0%	Cost	-				£176,497
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% d	of Cost	£4,017,762
				•				
Total Cost	:							£23,715,669

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

### £252,728 £44

# 

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Large Scale	Apartments	12		
Gross Residual Value	2 bed houses	34		
Low	3 Bed houses	36		
100 Total Units	2.78	Site Area	4 bed houses	12
		-	5 bed house	6

**Residential Viability Appraisal** 

Development Floorspace 8880 Sqm Market Housing							
Development Value							
Market H	ouses						
12	Apartments	50 sqm	3500 £ per sqm	£2,100,000			
34	2 bed houses	75 sqm	3400 £ per sqm	£8,670,000			
36	3 Bed houses	90 sqm	3300 £ per sqm	£10,692,000			
12	4 bed houses	130 sqm	3200 £ per sqm	£4,992,000			
6	5 bed house	155 sqm	3200 £ per sqm	£2,976,000			
Intermedi	ate	65% Open Market	Value				
0	Apartments	50 sqm	2275 £ per sqm	£0			
0	2 Bed house	75 sqm	<b>2210</b> £ per sqm	£0			
0	3 Bed House	<b>90</b> sqm	2145 £ per sqm	£0			
Social Rer	nt	40% Open Market	Value				
0	Apartments	50 sqm	<b>1400</b> £ per sqm	£0			
0	2 Bed house	75 sqm	<b>1360</b> £ per sqm	£0			
0	3 Bed House	<b>90</b> sqm	1320 £ per sqm	£0			
Affordable Rent		50% Open Market	Value				
0	Apartments	50 sqm	1750 £ per sqm	£0			
0	2 Bed house	75 sqm	<b>1700</b> £ per sqm	£0			
0	3 Bed House	<b>90</b> sqm	1650 £ per sqm	£0			
100	Total Units						
Developm	Development Value £29,430,000						

Development Costs							
Construct	ion			-			
12	Apartments	50 sqm	1946.95	£ per sqm	£1,168,170		
34	2B Houses	75 sqm	1154	£ per sqm	£2,942,700		
36	3B Houses	<b>90</b> sqm	1154	£ per sqm	£3,738,960		
12	4B Houses	130 sqm	1154	£ per sqm	£1,800,240		
6	5B Houses	155 sqm	1154	£ per sqm	£1,073,220		
100		8280 Total sqm		-			
Profession	al Fees		8.0%	Build Cost	£857,863		
Legal Fees			0.5%	GDV	£147,150		
Statutory Fees			1.1% Build Cost		£117,956		
Sales/Marketing Costs		2.0% Market Units Value		£588,600			
Contingencies			5.0%	Build Cost	£536,165		

Interest	5.0%	12 Month Build	6 Mth Sale Void	£504,029			
Arrangement Fee	1.0% (	Cost		£129,710			
Development Profit	Market Hsg	20.0% of GDV		£5,886,000			
	_						
Total Cost £1							
<b>GROSS RESIDUAL LAND</b>	£9,939,236						
GROSS RESIDUAL LAND VALUE PER HA							

	ŅCS	5	Resid	lential	Viab	ility /	Appra	aisal
DEVELOPMENT SCENARIO			Large Scale			,	Apartments	12
-	D VALUE SCEN	-	Greenfield			:	2 bed houses	34
	IENT LOCATIO		Medium			3	3 Bed houses	36
DEVELOPMENT DETAILS				Total Units		4	4 bed houses	12
	e Proportion	40%	-	Affordable Unit	-		5 bed house	6
Affordable			Intermediate	0% :	Social Rent	67%	Affordable Rei	nt
-	ent Floorspac	e	5328	Sqm Market Ho	ousing	2,980	Sqm Affordable	e Housing
Developm								
Market Ho	ouses		I					
7	Apartments	50	sqm	3800	E per sqm			£1,368,000
20	2 bed houses		sqm	3600 :	E per sqm			£5,508,000
22	3 Bed houses	90	sqm	3500	E per sqm			£6,804,000
7	4 bed houses	130	-	3400	E per sqm			£3,182,400
4	5 bed house	155	sqm	3400	E per sqm			£1,897,200
Index as a la	**	650/						
Intermedia			Open Market V					
3	Apartments		sqm		E per sqm			£326,040
7	2 Bed house		sqm		E per sqm			£1,158,300
4	3 Bed House	90	sqm	2275	E per sqm			£810,810
Social Rent		40%		(a) a				
			Open Market V					
0	Apartments		sqm		E per sqm			£0
0	2 Bed house		sqm		E per sqm			£0
0	3 Bed House	90	sqm	1400	E per sqm			£0
Affordable	Rent	50%	Open Market V	/aluo				
								6500 200
5	Apartments		sqm		E per sqm			£509,200
13	2 Bed house		sqm		E per sqm			£1,809,000
8 100	3 Bed House Total Units	90	sqm	1/50 1	E per sqm			£1,266,300
Developm								£24,639,250
Developin	Chi Fuluc							
Developm	ent Costs							
Land	Apartments	7	Plots	20542	E per plot			£147,902
	2 Bed House		Plots		E per plot			£1,047,640
	3 Bed House		Plots	58691				£1,267,733
	4 Bed House		Plots	82168				£591,609
	5 Bed House		Plots	102710		Total Land	£3,424,640	£369,755
Stamp Duty Land Tax				1 Piet		,	£160,732	
Constructi	-							
	Apartments	1956	£ per sqm		Market Hous	sing Constru	iction Cost	£6,486,912
	2 bed houses		£ per sqm			-		
	3 Bed houses		£ per sqm		Affordable H	lousing Con	struction Cos	£3,654,520
	4 bed houses		£ per sqm			0		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	5 bed house		£ per sqm					
			4 <b>1</b>					

			-	-		
Additional Affordable Housing Land Cost						£1,895,730
Professional Fees			8.0%	Build Cost		£811,315
Legal Fees			0.5%	GDV		£123,196
Statutory Fees			1.1%	Build Cost		£111,556
Sales/Marketing Costs			2.0%	Market Units V	alue	£375,192
Contingencies			5.0%	Build Cost		£601,858
Planning Obligations			10000	£ per Market U	nit	£1,000,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£863,855
Arrangement Fee	1.0%	Cost	•	-		£176,457
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£3,971,191
			•			

£23,657,154

VIABILITY MARGIN	£982,096
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£184

	NCS		Resid	lential Viab	ility Appra	aisal
DEVELOP	MENT SCENAR	10	Large Scale		Apartments	12
BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed houses	34
DEVELOP	MENT LOCATIO	ON (ZONE)	Medium		3 Bed houses	36
DEVELOP	MENT DETAILS		100	Total Units	4 bed houses	12
Affordab	le Proportion	40%	40	Affordable Units	5 bed house	6
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	nent Floorspac	e	5328	Sqm Market Housing	2,980 Sqm Affordable	e Housing
Developm	nent Value					
Market H	ouses					
7	Apartments	50	sqm	3800 £ per sqm		£1,368,000
20	2 bed houses	75	sqm	3600 £ per sqm		£5,508,000
22	3 Bed houses	90	sqm	3500 £ per sqm		£6,804,000
7	4 bed houses	130	sqm	3400 £ per sqm		£3,182,400
4	5 bed house	155	sqm	3400 £ per sqm		£1,897,200
Intermed	iate	65%	Open Market V	'alue		
3	Apartments	50	sqm	2470 £ per sqm		£326,040
7	2 Bed house	75	sqm	2340 £ per sqm		£1,158,300
4	3 Bed House	90	sqm	2275 £ per sqm		£810,810
Social Rer	nt	40%	Open Market V	alue		
0	Apartments	50	sqm	1520 £ per sqm		£0
0	2 Bed house	75	sqm	1440 £ per sqm		£0
0	3 Bed House	90	sqm	1400 £ per sqm		£0

Affordable	e Rent	50%	Open Market V	/alue				
5	Apartments	50	sqm	1900	£ per sqm			£509,200
13	2 Bed house	75	sqm	1800	£ per sqm			£1,809,000
8	3 Bed House	90	sqm	1750	£ per sqm			£1,266,300
100	Total Units							
Developm	nent Value							£24,639,250
Developm	nent Costs			-				
Land	Apartments	7	Plots	22054	£ per plot			£158,786
	2 Bed House	20	Plots	55134	£ per plot			£1,124,732
	3 Bed House	22	Plots	63010	£ per plot			£1,361,021
	4 Bed House	7	Plots	88214	£ per plot			£635,143
	5 Bed House	4	Plots	110268	£ per plot	Total Land	£3,676,646	£396,964
Stamp Du	ty Land Tax							£173,332
Construct	ion							
	Apartments	1956	£ per sqm		Market Hous	sing Constru	uction Cost	£6,486,912
	2 bed houses	1164	£ per sqm					
	3 Bed houses	1164	£ per sqm		Affordable H	lousing Con	struction Cos	£3,654,520
	4 bed houses	1164	£ per sqm					
	5 bed house	1164	£ per sqm					
Additiona	l Affordable Ho	ousing Land (	Cost					£2,035,230
Profession	nal Fees			8.0%	Build Cost			£811,315
Legal Fees	5			0.5%	GDV			£123,196
Statutory	Fees			1.1%	Build Cost			£111,556
Sales/Mai	rketing Costs			2.0%	Market Units \	/alue		£375,192
Continger	ncies			5.0%	Build Cost			£608,833
Planning (	Obligations			10000	£ per Market l	Jnit		£1,000,000
Interest		5.0%	12	Month Build		6	Mth Sale Void	£890,111
Arrangem	ent Fee	1.0%	Cost					£180,567
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£3,971,191
Total Cost	t							£24,098,602

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £540,648 £101

**DEVELOPMENT SCENARIO** BASE LAND VALUE SCENARIO **DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

Large Scale	Apartments	12		
Gross Residual Value	2 bed houses	34		
Medium	3 Bed houses	36		
100 Total Units	2.78	Site Area	4 bed houses	12
		-	5 bed house	6

Developm	ent Floorspac	<b>a</b> 8880	Sqm Market Housing	
Developm	•	e 8880	Squi Market Housing	
Market Ho				
12	Apartments	50 sqm	3800 £ per sqm	£2,280,000
34	2 bed houses	75 sqm	3600 £ per sqm	£9,180,000
36	3 Bed houses	90 sqm	3500 £ per sqm	£11,340,000
12	4 bed houses	130 sqm	3400 £ per sqm	£5,304,000
6	5 bed house	155 sqm	3400 £ per sqm	£3,162,000
Intermedia	ate	65% Open Market	Value	
0	Apartments	50 sqm	2470 £ per sqm	£0
0	2 Bed house	75 sqm	2340 £ per sqm	£0
0	3 Bed House	90 sqm	2275 £ per sqm	£0
Social Rent	t	40% Open Market	Value	
0	Apartments	50 sqm	1520 £ per sqm	£0
0	2 Bed house	75 sqm	1440 £ per sqm	£0
0	3 Bed House	90 sqm	1400 £ per sqm	£0
Affordable	Rent	50% Open Market	Value	
0	Apartments	50 sqm	<b>1900</b> £ per sqm	£0
0	2 Bed house	75 sqm	1800 £ per sqm	£0
0	3 Bed House	90 sqm	1750 £ per sqm	£0
100	Total Units			
Developm	ent Value			£31,266,000

Development Costs								
Construct	ion							
12	Apartments	<b>50</b> sqm	1946.95	£ per sqm	£1,168,170			
34	2B Houses	75 sqm	1154	£ per sqm	£2,942,700			
36	3B Houses	<b>90</b> sqm	1154	£ per sqm	£3,738,960			
12	4B Houses	130 sqm	1154	£ per sqm	£1,800,240			
6	5B Houses	155 sqm	1154	£ per sqm	£1,073,220			
100		8280 Total sqm						
Profession	nal Fees		8.0%	Build Cost	£857,863			
Legal Fees	5		0.5%	GDV	£156,330			
Statutory	Fees		1.1%	Build Cost	£117,956			
Sales/Mar	keting Costs		2.0%	Market Units Value	£625,320			
Continger	icies		5.0%	Build Cost	£536,165			

Interest	5.0%	12	Month Build		6 Mth Sale Void	£505,813	
Arrangement Fee	1.0%	Cost				£130,169	
Development Profit	Market Hsg	20.0%	of GDV			£6,253,200	
Total Cost						£19,906,106	
GROSS RESIDUAL LAND	VALUE					£11,359,894	
GROSS RESIDUAL LAND	VALUE PER H	A				£4.088.394	

((NCS	F	eside	ential	Viab	ility /	Appra	nisal
DEVELOPMENT SCENAR	IO La	ge Scale			,	Apartments	12
BASE LAND VALUE SCEN	IARIO Gr	eenfield			:	2 bed houses	34
DEVELOPMENT LOCATIO	ON (ZONE) Hi	gh			3	3 Bed houses	36
DEVELOPMENT DETAILS	;	100 To	otal Units			4 bed houses	12
Affordable Proportion	50%	50 At	ffordable Units		!	5 bed house	6
Affordable Mix	33% Int	ermediate	0% s	ocial Rent	67%	Affordable Rer	ıt
Development Floorspac	e	4440 Sc	qm Market Hou	using	3,725	Sqm Affordable	Housing
Development Value							
Market Houses							
6 Apartments	50 sqr	n 🗌	4000 £	per sqm			£1,200,000
17 2 bed houses	75 sqr	ı	3900 £	per sqm			£4,972,500
18 3 Bed houses	90 sqr	ı	3800 £	per sqm			£6,156,000
6 4 bed houses	130 sqr	n 🗖	3700 £	per sqm			£2,886,000
3 5 bed house	155 sqr	n 🗖	3700 £	per sqm			£1,720,500
Intermediate	65% Op	en Market Valu	ie ie				
3 Apartments	50 sqr	ı	2600 £	per sqm			£429,000
8 2 Bed house	75 sqr	ı	2535 £	per sqm			£1,568,531
5 3 Bed House	90 sqr	ı	2470 £	per sqm			£1,100,385
Social Rent	4 <b>0</b> % Op	en Market Valu	ie				
0 Apartments	50 sqr	ı	1600 £	per sqm			£0
0 2 Bed house	75 sqr	ı	1560 £	per sqm			£0
0 3 Bed House	90 sqr	ı	1520 £	per sqm			£0
Affordable Rent	50% Op	en Market Valu	ie				
7 Apartments	50 sqr	ı	2000 £	per sqm			£670,000
17 2 Bed house	<b>75</b> sqr	ı	1950 £	per sqm			£2,449,688
10 3 Bed House	90 sqr	ı	1900 £	per sqm			£1,718,550
100 Total Units							
Development Value							£24,871,154
Development Costs							
Land Apartments	6 Pla	ts	24168 £	per plot			£145,007
2 Bed House	17 Plo	ts	60419 £	per plot			£1,027,131
3 Bed House	18 Plo	ts	69051 £	per plot			£1,242,915
4 Bed House	6 Pla	ts	96671 £	per plot			£580,027
5 Bed House	3 Plo	ts	120839 £	per plot	Total Land	£3,357,596	£362,517
Stamp Duty Land Tax							£157,380
Construction							
Apartments	1956 £ p	er sqm	N	larket Hous	sing Constru	iction Cost	£5,405,760
2 bed houses	1164 £ p	er sqm					
3 Bed houses	1164 £ p	er sqm	А	ffordable H	lousing Con	struction Cos	£4,568,150
4 bed houses	1164 £ p	er sqm					
5 bed house	1164 £ p	er sqm					

Additional Affordable Ho	ousing Land C	Cost				£2,787,927
Professional Fees			8.0%	Build Cost		£797,913
Legal Fees			0.5%	GDV		£124,356
Statutory Fees			1.1%	Build Cost		£109,713
Sales/Marketing Costs			2.0%	Market Units V	alue	£338,700
Contingencies			5.0%	Build Cost		£638,092
Planning Obligations			10000	£ per Market U	Init	£1,000,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£885,987
Arrangement Fee	1.0%	Cost	-			£182,856
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£3,661,089
	-					

### £24,015,518

VIABILITY MARGIN	£855,636
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£193

	ycs	•	Resid	lential Viab	oility Appra	aisal
DEVELOP	MENT SCENAR	10	Large Scale		Apartments	12
BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed houses	34
DEVELOP	MENT LOCATIO	ON (ZONE)	High		3 Bed houses	36
DEVELOP	MENT DETAILS		100	Total Units	4 bed houses	12
Affordab	e Proportion	50%	50	Affordable Units	5 bed house	6
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Rer	nt
Developm	nent Floorspac	e	4440	Sqm Market Housing	3,725 Sqm Affordable	e Housing
Developm	nent Value					
Market H	ouses					
6	Apartments	50	sqm	4000 £ per sqm		£1,200,000
17	2 bed houses	75	sqm	3900 £ per sqm		£4,972,500
18	3 Bed houses	90	sqm	3800 £ per sqm		£6,156,000
6	4 bed houses	130	sqm	3700 £ per sqm		£2,886,000
3	5 bed house	155	sqm	3700 £ per sqm		£1,720,500
Intermed	iate	65%	Open Market V	/alue		
3	Apartments	50	sqm	2600 £ per sqm		£429,000
8	2 Bed house	75	sqm	2535 £ per sqm		£1,568,531
5	3 Bed House	90	sqm	2470 £ per sqm		£1,100,385
Social Rer	nt	40%	Open Market V	/alue		
0	Apartments	50	sqm	1600 £ per sqm		£0
0	2 Bed house	75	sqm	1560 £ per sqm		£0
0	3 Bed House	90	sqm	1520 £ per sqm		£0

7         Apartments         50 sqm         2000 £ per sqm         £670,0           17         2 Bed house         75 sqm         1950 £ per sqm         £2,449,6           10         3 Bed House         90 sqm         1900 £ per sqm         £1,718,5           100         Total Units          £24,871,1           Development Value         £24,871,1           Development Costs           Land         Apartments         6 Plots         24954 £ per plot         £149,7           2 Bed House         17 Plots         62386 £ per plot         £1,060,5           3 Bed House         18 Plots         71298 £ per plot         £1,283,3           4 Bed House         6 Plots         99817 £ per plot         £13,466,855           5 Bed House         3 Plots         124771 £ per plot         £3,466,855         £374,3           Stamp Duty Land Tax         total Land £3,466,855
103 Bed House90 sqm1900 £ per sqmf1,718,5100Total Unitsf24,871,1Development Valuef24,871,1Development CostsLandApartments6 Plots24954f per plotf149,72 Bed House17 Plots62386f per plotf1,060,53 Bed House18 Plots71298f per plotf1,283,34 Bed House6 Plots99817f per plotf598,95 Bed House3 Plots124771f per plotf598,9Stamp Duty Land TaxLand Taxf162,8
100Total UnitsDevelopment Value£24,871,1E24,871,1Development CostsLandApartments6 Plots24954f per plotf 149,72 Bed House17 Plots62386f per plotf 1,060,53 Bed House18 Plots71298f per plotf 1,283,34 Bed House6 Plots99817f per plotf 598,95 Bed House3 Plots124771f per plotf 3,466,855Stamp Duty Land TaxTotal Land £3,466,855
Development Value       £24,871,1         Development Costs
Development Costs         Land       Apartments       6 Plots       24954       f per plot       f149,7         2 Bed House       17 Plots       62386       f per plot       f1,060,5         3 Bed House       18 Plots       71298       f per plot       f1,283,3         4 Bed House       6 Plots       99817       f per plot       f598,9         5 Bed House       3 Plots       124771       f per plot       f3,466,855       f374,3         Stamp Duty Land Tax       Image: Color of the plot text of t
LandApartments6 Plots24954£ per plot£ 149,72 Bed House17 Plots62386£ per plot£ 1,060,53 Bed House18 Plots71298£ per plot£ 1,283,34 Bed House6 Plots99817£ per plot£ 598,95 Bed House3 Plots124771£ per plot£ 3,466,855Stamp Duty Land Tax1111
LandApartments6 Plots24954£ per plot£ 149,72 Bed House17 Plots62386£ per plot£ 1,060,53 Bed House18 Plots71298£ per plot£ 1,283,34 Bed House6 Plots99817£ per plot£ 598,95 Bed House3 Plots124771£ per plot£ 3,466,855Stamp Duty Land Tax1111
2 Bed House17 Plots62386£ per plot£1,060,53 Bed House18 Plots71298£ per plot£1,283,34 Bed House6 Plots99817£ per plot£598,95 Bed House3 Plots124771£ per plot£3,466,855Stamp Duty Land TaxImage: Comparison of the second secon
3 Bed House18 Plots71298£ per plot£1,283,34 Bed House6 Plots99817£ per plot£598,95 Bed House3 Plots124771£ per plotTotal Land £3,466,855Stamp Duty Land TaxImage: Constraint of the second
4 Bed House6 Plots99817£ per plot£598,95 Bed House3 Plots124771£ per plotTotal Land£3,466,855£374,3Stamp Duty Land Tax1111£162,8
5 Bed House     3 Plots     124771     £ per plot     Total Land     £3,466,855     £374,3       Stamp Duty Land Tax     1     1     1     1     1     1
Stamp Duty Land Tax £162,8
Construction
Apartments 1956 £ per sqm Market Housing Construction Cost £5,405,7
2 bed houses 1164 £ per sqm
3 Bed houses 1164 £ per sqm Affordable Housing Construction Cos £4,568,1
4 bed houses 1164 £ per sqm
5 bed house 1164 £ per sqm
Additional Affordable Housing Land Cost £2,878,6
Professional Fees 8.0% Build Cost £797,9
Legal Fees 0.5% GDV £124,3
Statutory Fees 1.1% Build Cost £109,7
Sales/Marketing Costs     2.0%     Market Units Value     £338,7
Contingencies 5.0% Build Cost £642,6
Planning Obligations 10000 £ per Market Unit £1,000,0
Interest 5.0% 12 Month Build 6 Mth Sale Void £898,6
Arrangement Fee 1.0% Cost £184,9
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of Cost £3,661,0
Total Cost £24,240,2

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £630,939 £142

### **DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)**

**DEVELOPMENT DETAILS** 

C-C-S

	Large Scale			Apartments	12
	Gross Residu	ual Value		2 bed houses	34
	High			3 Bed houses	36
100	Units	2.78	Site Area	4 bed houses	12
				5 bed house	6

Dovelopm	ent Floorspac	<b>0</b> 9990	) Sqm Market Housing	
Developm	-	e 8880		
Market Ho				
12	Apartments	50 sqm	4000 £ per sqm	£2,400,000
34	2 bed houses	<b>75</b> sqm	<b>3900</b> £ per sqm	£9,945,000
36	3 Bed houses	90 sqm	3800 £ per sqm	£12,312,000
12	4 bed houses	130 sqm	3700 £ per sqm	£5,772,000
6	5 bed house	155 sqm	3700 £ per sqm	£3,441,000
Intermedia	ite	65% Open Market	Value	
0	Apartments	50 sqm	2600 £ per sqm	£0
0	2 Bed house	75 sqm	2535 £ per sqm	£0
0	3 Bed House	90 sqm	2470 £ per sqm	£0
Social Rent	:	40% Open Market	Value	
0	Apartments	50 sqm	<b>1600</b> £ per sqm	£0
0	2 Bed house	75 sqm	<b>1560</b> £ per sqm	£0
0	3 Bed House	90 sqm	<b>1520</b> £ per sqm	£0
Affordable	Rent	50% Open Market	Value	
0	Apartments	50 sqm	2000 £ per sqm	£0
0	2 Bed house	75 sqm	1950 £ per sqm	£0
0	3 Bed House	90 sqm	1900 £ per sqm	£0
100	Total Units			
Developm	ent Value			£33,870,000

### Development Value

Developm	ent Costs				
Land					
Construct	ion				
12	Apartments	50 sqm	1946.95	£ per sqm	£1,168,170
34	2B Houses	75 sqm	1154	£ per sqm	£2,942,700
36	3B Houses	<b>90</b> sqm	1154	£ per sqm	£3,738,960
12	4B Houses	130 sqm	1154	£ per sqm	£1,800,240
6	5B Houses	155 sqm	1154	£ per sqm	£1,073,220
100		8280 Total sqm		-	
Profession	al Fees		8.0%	Build Cost	£857,863
Legal Fees			0.5%	GDV	£169,350
Statutory	Fees		1.1%	Build Cost	£117,956
Sales/Mar	keting Costs		2.0%	Market Units Value	£677,400
Contingen	cies		5.0%	Build Cost	£536,165

Interest	5.0%	12	Month Build	Γ	6 Mth Sale Void	£508,343
Arrangement Fee	1.0%	Cost	-			£130,820
Development Profit	Market Hsg	20.0%	of GDV			£6,774,000
Total Cost						£20,495,187
<b>GROSS RESIDUAL LAND</b>	VALUE					£13,374,813
GROSS RESIDUAL LAND	VALUE PER H	A				£4.813.557

# Additional Residential Viability Appraisals



### **Residential Assumptions**

Sub Market/ Charging Zone	Proportion %		Tenure Mix %	%
		Intermediate	Social Rent	Affordable Rent
Low	35%	33%		67%
Medium	40%	33%		67%
High	50%	33%		67%
% Open Market Value		65%	40%	50%
70 Open Market Value		0370	4070	50%

Housing Type 8	& Size				Construction C	Cost Sqm	
Apartments	50	sqm	1.15		Apartments	1693	sqm
2 bed houses	75	sqm	Gross : Net	-	2 bed houses	1154	sqm
3 Bed houses	90	sqm			3 Bed houses	1154	sqm
4 bed houses	130	sqm			4 bed houses	1154	sqm
5 bed house	155	sqm			5 bed house	1154	sqm

#VALUE!					
Sub Market/Charging Zone			Sales Value £so	ղո	
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Low	3500	3400	3300	3200	3200
Medium	3800	3600	3500	3400	3400
High	4000	3900	3800	3700	3700

Residential Development Cost	Assumptions				
Abnormal Costs				£ per sqm of Const	ruction Cost
Professional Fees @			8.0%	Construction Cost	
Legal Fees			0.5%	GDV	
Statutory Fees			1.1%	Construction Cost	
Sales/Marketing Costs			2.0%	Market Units Value	
Contingencies			5.0%	Construction Cost	
Planning Obligations			1500	£ per Unit	
Interest @	5.0%	12	Month Construction	on	6 Mth Sales Void
Arrangement Fee	1.0% Co:	ist		_	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of GDV
			1	-	<b>.</b>

### Residential Development Scenarios

enario 1		
Small Scale Inf	ill AONB	
		Apartments
	3	2 bed houses
	3	3 Bed houses
	2	4 bed houses
		5 bed house
		Small Scale Infill AONB

· · · · · · · · · · · · · · · · · · ·
Apartments
2 bed houses
3 Bed houses
4 bed houses
5 bed house
2 3 4

<b>Residential Sc</b>	3	
Title	ed Housing	
Unit Numbers		Apartments
	20	2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house
		3 Bed houses 4 bed houses

<b>Residential So</b>	Residential Scenario 4						
Title	Extra Care Apa	rtments					
Unit Numbers	-	30	Apartments				
			2 bed houses				
			3 Bed houses				
			4 bed houses				
			5 bed house				
	•						

enario 5		
Extra Care Hou	ises	
		Apartments
	20	2 bed houses
		3 Bed houses
	L	4 bed houses
	1	5 bed house
1		Extra Care Houses

### LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Small Scale Infill AONB	3666052	4151443	4879530
Sheltered Apartments	3079746	3853525	4240414
Sheltered Housing	3479922	3944190	4408457
Extra Care Apartments	3079746	3853525	4240414
Extra Care Houses	3479922	3944190	4408457
Existing Use Values			
Brownfield Existing Use Value per Ha	950000		
Greenfield Existing Use Value per Ha	20000		
Greenfield Land Value Uplift Split	50%		
Brownfield Land Value Uplift Split	40%		
Affordable Housing Land Value			
Proportion of OM Plot Value	100%		

Density per Ha							
Apt	2Bed	3Bed	4 Bed	5Bed			
100	40	35	25	20			

Affordable Housing Assumptions									
Туре									
Intermediate	Size (sqm)	Proportion	Cost Rate						
Apartments	50	20%	£1,693						
2 Bed house	75	50%	£1,154						
3 Bed House	90	30%	£1,154						
Social Rent	Size (sqm)	Proportion	Cost Rate						
Apartments	50								
2 Bed house	75								
3 Bed House	90								
Affordable Rent	Size (sqm)	Proportion	Cost Rate						
Apartments	50	20%	£1,693						
2 Bed house	75	50%	£1,154						
3 Bed House	90	30%	£1,154						

		Maximum	Residentia	al CIL Rate	es per sqm
Charging Zone/	Small Scale	Sheltered	Sheltered	Extra Care	Extra Care
Base Land Value	Infill AONB	Apartments	Housing	Apartments	Houses
Low					
Greenfield	£386	-£211	£136	£146	£425
Brownfield	£316	-£299	£13	£82	£336
Medium					
Greenfield	£453	-£236	£148	-£132	£290
Brownfield	£400	-£301	£45	-£193	£194
High					
Greenfield	£552	-£461	£63	-£316	£243
Brownfield	£526	-£522	-£26	-£371	£162

	NCS		Resid	lential	Viab	ility .	Appra	nisal
DEVELOPM	IENT SCENAR	10	Small Scale	Infill AONB			Apartments	0
-	O VALUE SCEN	-	Greenfield				2 bed houses	3
	IENT LOCATIO		<mark>Low</mark>				3 Bed houses	3
	IENT DETAILS	-	•	Total Units			4 bed houses	2
Affordable Proportion 0%			Affordable Units			5 bed house	0	
		Intermediate		ocial Rent		Affordable Rer		
-	ent Floorspac	e	755	Sqm Market Hou	ising	0	Sqm Affordable	Housing
Developm								
Market Ho			1					
0	Apartments		sqm	3500 £				£0
3	2 bed houses		sqm	3400 £				£765,000
3	3 Bed houses		sqm	3300 £				£891,000
2	4 bed houses		sqm	3200 £				£832,000
0	5 bed house	155	sqm	3200 £	per sqm			£0
Intermedia	uto.	65%	Open Market \	/alua				
								<b>CO</b>
0	Apartments		sqm	2275 £				£0
0	2 Bed house		sqm	2210 f				£0
0	3 Bed House	90	sqm	2145 £	per sqm			£0
Social Rent	•	40%	Open Market \	/əluo				
			1					<b>CO</b>
0	Apartments		sqm	1400 f				£0
0	2 Bed house		sqm	1360 £				£0 60
0	3 Bed House	90	sqm	1320 f	per sqm			£0
Affordable	Rent	50%	Open Market V	/alue				
0	Apartments		sqm	1750 £	norcam			£0
0	2 Bed house		sqm	1700 f				£0
0	3 Bed House		sqm	1650 f				£0
8	Total Units	50	Sqiii	1050 1	per sqiii			10
Developm								£2,488,000
•								
Developm	ent Costs							
Land	Apartments	0	Plots	18430 f	per plot			£0
	2 Bed House	3	Plots	46076 £				£138,227
	3 Bed House	3	Plots	52658 £				£157,974
	4 Bed House		Plots	73721 £				£147,442
	5 Bed House	0	Plots	92151 £		Total Land	£443,643	, £0
Stamp Dut	y Land Tax							£11,682
Constructi	on							
	Apartments	1946.95	£ per sqm	N	larket Hous	sing Constru	uction Cost	£871,270
	2 bed houses	1154	£ per sqm					
	3 Bed houses	1154	£ per sqm	A	ffordable H	lousing Con	struction Cos	£0
	4 bed houses	1154	£ per sqm					
	5 bed house	1154	£ per sqm					
	S bed house	1154	r hei sdin					

Additional Affordable Ho	Additional Affordable Housing Contribution			sqm		£75,500
Professional Fees			8.0%	Build Cost		£69,702
Legal Fees			0.5%	GDV		£12,440
Statutory Fees			1.1%	Build Cost		£9,584
Sales/Marketing Costs			2.0%	Market Units V	alue	£49,760
Contingencies			5.0%	Build Cost		£47,339
Planning Obligations			1500	£ per Market U	nit	£12,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£79,979
Arrangement Fee	1.0% c	Cost	•			£15,909
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£497,600
			•			

### £2,196,408

VIABILITY MARGIN	£291,592
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£386

DEVELOPMENT SCENARIO       Small Scale Infill AONB       Apartments       0         BASE LAND VALUE SCENARIO       Brownfield       2 bed houses       3         DEVELOPMENT LOCATION (ZONE)       Low       3 Bed houses       3         DEVELOPMENT DETAILS       8 Total Units       4 bed houses       2         Affordable Proportion       0%       0 Affordable Units       5 bed house       0         Affordable Mix       33%       Intermediate       0% Social Rent       67% Affordable Housing       0         Development Floorspace       755 Sqm Market Housing       0 Sqm Affordable Housing       0       676         Development Value       75       sqm       3300 f per sqm       676       6891,000         3 a bed houses       75 sqm       3300 f per sqm       f891,000       690       690       690         2 bed houses       130 sqm       3200 f per sqm       f00       2 bed house       60%       600 <th></th> <th>NCS</th> <th></th> <th>Resid</th> <th>lential Viab</th> <th>ility Appra</th> <th>aisal</th>		NCS		Resid	lential Viab	ility Appra	aisal
DEVELOPMENT LOCATION (ZONE)       Low       3 Bed houses       3         DEVELOPMENT DETAILS       8 Total Units       4 bed houses       2         Affordable Proportion       0%       0 Affordable Units       5 bed house       0         Affordable Mix       33%       Intermediate       0% Social Rent       67%       Affordable Rent         Development Floorspace       755       Sqm Market Housing       0 Sqm Affordable Housing       0         Development Value          67%       Affordable Rent         Market Houses       0       Affordable Start       67%       Affordable Housing         0       Apartments       50       sqm       3500       f per sqm       £0         3       2 bed houses       75       sqm       3400       f per sqm       £0         3       2 bed houses       75       sqm       3300       f per sqm       £0         3       3 Bed houses       130       sqm       3200       f per sqm       £891,000         2       4 bed houses       130       sqm       3200       f per sqm       £832,000         0       5 bed house       155       sqm       2275       f per sqm       £0	DEVELOP	MENT SCENAR	10	Small Scale	Infill AONB	Apartments	0
DEVELOPMENT DETAILS     8 Total Units     4 bed houses     2       Affordable Proportion     0%     0 Affordable Units     5 bed house     0       Affordable Mix     33%     Intermediate     0% Social Rent     67% Affordable Rent       Development Floorspace     755     Sqm Market Housing     0 Sqm Affordable Housing       Development Value     0     Apartments     50     sqm       0     Apartments     50     sqm     3500 £ per sqm     £0       3     2 bed houses     75     sqm     3400 £ per sqm     £765,000       3     3 Bed houses     90     sqm     3300 £ per sqm     £891,000       2     4 bed houses     130     sqm     3200 £ per sqm     £832,000       0     5 bed house     135     sqm     2200 £ per sqm     £0       0     Apartments     50 sqm     2210 £ per sqm     £0       0     Apartments     50 sqm     2145 £ per sqm     £0       0     3 Bed House     90 sqm     2145 £ per sqm     £0       0     Apartments     50 sqm     1400 £ per sqm     £0       0     Apartments     50 sqm     1400 £ per sqm     £0       0     Apartments     50 sqm     1400 £ per sqm     £0 </th <th>BASE LAN</th> <th>ID VALUE SCEN</th> <th>ARIO</th> <th>Brownfield</th> <th></th> <th>2 bed houses</th> <th>3</th>	BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed houses	3
Affordable Proportion       0%       0       Affordable Units       5 bed house       0         Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Rent         Development Floorspace       755       Sqm Market Housing       0       Sqm Affordable Housing         Development Value         0       Apartments       50       sqm       3500       £ per sqm       £0         3       2 bed houses       75       sqm       3400       £ per sqm       £765,000         3       3 Bed houses       90       sqm       3300       £ per sqm       £891,000         2       4 bed houses       130       sqm       3200       £ per sqm       £832,000         0       5 bed house       155       sqm       3200       £ per sqm       £0         Intermediate       65%       Open Market Value       60         0       Apartments       50 sqm       2210 £ per sqm       £0         0       3 Bed House       90 sqm       2145 £ per sqm       £0         0       3 Bed House       90 sqm       2145 £ per sqm       £0         0       Apartments       50 sqm <t< th=""><th>DEVELOP</th><th>MENT LOCATIO</th><th>ON (ZONE)</th><th>Low</th><th></th><th>3 Bed houses</th><th>3</th></t<>	DEVELOP	MENT LOCATIO	ON (ZONE)	Low		3 Bed houses	3
Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Rent         Development Floorspace       755       Sqm Market Housing       0       Sqm Affordable Housing         Development Value       Market Houses       0       Apartments       50       sqm       3500       f. per sqm       £0         3       2 bed houses       75       sqm       3400       f. per sqm       £755,000         3       3 Bed houses       75       sqm       3300       f. per sqm       £765,000         2       4 bed houses       130       sqm       3200       f. per sqm       £891,000         2       4 bed houses       130       sqm       3200       f. per sqm       £832,000         0       5 bed house       155       sqm       3200       f. per sqm       £0         Intermediate       65%       Open Market Value       60         0       Apartments       50       sqm       2215       f. per sqm       £0         0       Apartments       50       sqm       2215       f. per sqm       £0         0       Apartments       50       sqm       2145       f. per sqm       £	DEVELOP	MENT DETAILS		8	Total Units	4 bed houses	2
Development Floorspace755Sqm Market Housing0Sqm Affordable HousingDevelopment ValueMarket Houses $50$ sqm $3500$ f per sqmf032 bed houses75sqm $3400$ f per sqmf765,00033 Bed houses90sqm $3300$ f per sqmf891,00024 bed houses130sqm $3200$ f per sqmf832,00005 bed house155sqm $3200$ f per sqmf0Intermediate65%Open Market Value0Apartments50sqm2275f per sqmf002 Bed house75 sqm2210f per sqmf003 Bed House90 sqm2145f per sqmf00Apartments50sqm1400f per sqmf0O Apartments50 sqm1400f per sqmf0O Apartments50 sqm2145f per sqmf003 Bed House90 sqm2145f per sqmf0O Apartments50 sqm1400f per sqmf0O Apartments50 sqm1400f per sqmf0OApartments50sqm1400f per sqmf0OApartments50sqm1400f per sqmf0OApartments50sqm1400f per sqmf0 <tr <tr=""></tr>	Affordab	le Proportion	0%	0	Affordable Units	5 bed house	0
Development ValueMarket Houses50sqm $3500$ f per sqmf032 bed houses75sqm $3400$ f per sqmf765,00033 Bed houses90sqm $3300$ f per sqmf891,00024 bed houses130sqm $3200$ f per sqmf8832,00005 bed house155sqm $3200$ f per sqmf832,00005 bed house155sqm $3200$ f per sqmf0Intermediate0Apartments50 sqm2275 f per sqmf002 Bed house75 sqm2210 f per sqmf003 Bed House90 sqm2145 f per sqmf0OApartments50 sqm1400 f per sqmf0OApartments50 sqm1400 f per sqmf002 Bed house75 sqm1360 f per sqmf0	Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Ren	nt
Market HousesImage: sqm $3500$ f per sqmfer sqmfer sqm0Apartments50sqm $3500$ f per sqmfer sqmfer sqm32 bed houses75sqm $3400$ f per sqmfer sqmfer sqm33 Bed houses90sqm $3300$ f per sqmfer sqmfer sqm24 bed houses130sqm $3200$ f per sqmfer sqmfer sqm05 bed house155sqm $3200$ f per sqmfer sqmfer sqm0Apartments50sqm $2275$ f per sqmf00Apartments50 sqm2275 f per sqmf003 Bed House75 sqm2210 f per sqmf003 Bed House90 sqm2145 f per sqmf00Apartments50 sqm1400 f per sqmf00Apartments50 sqm1400 f per sqmf002 Bed house75 sqm1400 f per sqmf0	Developr	nent Floorspac	e	755	Sqm Market Housing	0 Sqm Affordable	e Housing
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Developr	nent Value					
32 bed houses75sqm $3400$ f per sqmf per sqmf 765,00033 Bed houses90sqm $3300$ f per sqmf Ber sqmf 891,00024 bed houses130sqm $3200$ f per sqmf Ber sqmf 832,00005 bed house155sqm $3200$ f per sqmf 0Intermediate0Apartments50 sqm2275 f per sqmf002 Bed house75 sqm2210 f per sqmf003 Bed House90 sqm2145 f per sqmf0OApartments50 sqm1400 f per sqmf0OApartments50 sqm1400 f per sqmf0OApartments50 sqm1400 f per sqmf0OApartments50 sqm1400 f per sqmf002 Bed house75 sqm1360 f per sqmf0	Market H	ouses					
33 Bed houses90sqm $3300$ f per sqmf 891,00024 bed houses130sqm $3200$ f per sqmf 832,00005 bed house155sqm $3200$ f per sqmf0Intermediate65%Open Market Value0Apartments50sqm2275f per sqmf002 Bed house75sqm2210f per sqmf003 Bed House90sqm2145f per sqmf0Social Rent40%Open Market Valuef00Apartments50sqm1400f per sqmf002 Bed house75sqm1360f per sqmf002 Bed house75sqm1360f per sqmf0	0	Apartments	50	sqm	3500 £ per sqm		£0
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	3	2 bed houses	75	sqm	3400 £ per sqm		£765,000
05 bed house155 sqm3200 f per sqmf0Intermediate0Apartments65% Open Market Value0Apartments50 sqm2275 f per sqmf002 Bed house75 sqm2210 f per sqmf003 Bed House90 sqm2145 f per sqmf0Social Rent40% Open Market Value0Apartments50 sqm1400 f per sqmf002 Bed house75 sqm1360 f per sqmf0	3	3 Bed houses	90	sqm	3300 £ per sqm		£891,000
Intermediate65% Open Market Value0Apartments50 sqm2275 £ per sqm£002 Bed house75 sqm2210 £ per sqm£003 Bed House90 sqm2145 £ per sqm£0Social Rent40% Open Market Value0Apartments50 sqm1400 £ per sqm£00Apartments50 sqm1360 £ per sqm£002 Bed house75 sqm1360 £ per sqm£0	2	4 bed houses	130	sqm	3200 £ per sqm		£832,000
0         Apartments         50 sqm         2275 f per sqm         f0           0         2 Bed house         75 sqm         2210 f per sqm         f0           0         3 Bed House         90 sqm         2145 f per sqm         f0           0         3 Bed House         90 sqm         2145 f per sqm         f0           0         Apartments         90 sqm         1400 f per sqm         f0           0         Apartments         50 sqm         1400 f per sqm         f0           0         Apartments         50 sqm         1400 f per sqm         f0           0         2 Bed house         75 sqm         1360 f per sqm         f0	0	5 bed house	155	sqm	3200 £ per sqm		£0
0         Apartments         50 sqm         2275 f per sqm         f0           0         2 Bed house         75 sqm         2210 f per sqm         f0           0         3 Bed House         90 sqm         2145 f per sqm         f0           0         3 Bed House         90 sqm         2145 f per sqm         f0           0         Apartments         90 sqm         1400 f per sqm         f0           0         Apartments         50 sqm         1400 f per sqm         f0           0         Apartments         50 sqm         1400 f per sqm         f0           0         2 Bed house         75 sqm         1360 f per sqm         f0							
02 Bed house75 sqm2210 £ per sqm£003 Bed House90 sqm2145 £ per sqm£0Social Rent40% Open Market Value0Apartments50 sqm1400 £ per sqm£002 Bed house75 sqm1360 £ per sqm£0	Intermed	iate	65%	Open Market V	/alue		
03 Bed House90 sqm2145 £ per sqmf0Social Rent40% Open Market Value0Apartments50 sqm1400 £ per sqmf002 Bed house75 sqm1360 £ per sqmf0	0	Apartments	50	sqm	2275 £ per sqm		£0
Social Rent40% Open Market Value0Apartments50 sqm1400 £ per sqm£002 Bed house75 sqm1360 £ per sqm£0	0	2 Bed house	75	sqm	2210 £ per sqm		£0
O         Apartments         50 sqm         1400 £ per sqm         £0           O         2 Bed house         75 sqm         1360 £ per sqm         £0	0	3 Bed House	90	sqm	2145 £ per sqm		£0
O         Apartments         50 sqm         1400 £ per sqm         £0           O         2 Bed house         75 sqm         1360 £ per sqm         £0							
02 Bed house75 sqm1360 £ per sqm£0	Social Re	nt	40%	Open Market V	/alue		
	0	Apartments	50	sqm	1400 £ per sqm		£0
0 3 Bed House 90 sqm 1320 £ per sqm £0	0	2 Bed house	75	sqm	1360 £ per sqm		£0
	0	3 Bed House	90	sqm	1320 £ per sqm		£0

Affordabl	le Rent	50% Open Marke	t Value		
0	Apartments	50 sqm	1750 £ per sqm		£0
0	2 Bed house	75 sqm	1700 £ per sqm		£0
0	3 Bed House	90 sqm	1650 £ per sqm		£0
8	Total Units				
Developr	ment Value				£2,488,000
Developr	nent Costs				
Land	Apartments	0 Plots	20364 £ per plot		£0
	2 Bed House	3 Plots	50911 £ per plot		£152,732
	3 Bed House	3 Plots	58183 £ per plot		£174,550
	4 Bed House	2 Plots	81457 £ per plot		£162,914
	5 Bed House	0 Plots	101821 £ per plot	Total Land £490,196	£0
Stamp Du	uty Land Tax				£14,010
Construc	tion				
	Apartments	<b>1946.95</b> £ per sqm	Market Hous	sing Construction Cost	£871,270
	2 bed houses	1154 £ per sqm			
	3 Bed houses	1154 £ per sqm	Affordable H	lousing Construction Cos	£0
	4 bed houses	1154 £ per sqm			
	5 bed house	1154 £ per sqm			
Additiona	al Affordable Ho	ousing Contribution	£100 sqm		£75,500
Professio	nal Fees		8.0% Build Cost		£69,702
Legal Fee	S		0.5% gdv		£12,440
Statutory	/ Fees		1.1% Build Cost		£9,584
Sales/Ma	rketing Costs		2.0% Market Units	/alue	£49,760
Continge	ncies		5.0% Build Cost		£47,339
Planning	Obligations		1500 £ per Market U	Jnit	£12,000
Interest		5.0% 1	2 Month Build	6 Mth Sale Void	£83,778
Arrangen	nent Fee	1.0% Cost			£16,398
Developn	nent Profit	Market Hsg 20.0	% of GDV Aff Hsg	6.0% of Cost	£497,600
Total Cos	it				£2,249,576

VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £238,424 £316

DEVELOPMENT SCENARIO	Small Scale In	Small Scale Infill AONB			0
BASE LAND VALUE SCENARIO	Gross Residua	al Value	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	Low			3 Bed houses	3
DEVELOPMENT DETAILS	8 Units	3 Units 0.24 Site Area			2
			-	5 bed house	0

Develop				
-	nent Floorspac	e /	255 Sqm Market Housing	
	nent Value			
Market H		]		
0	Apartments	50 sqm	3500 £ per sqm	£0
3	2 bed houses	75 sqm	3400 £ per sqm	£765,000
3	3 Bed houses	<b>90</b> sqm	3300 £ per sqm	£891,000
2	4 bed houses	130 sqm	3200 £ per sqm	£832,000
0	5 bed house	155 sqm	3200 £ per sqm	£0
Intermed	iate	65% Open Mark	tet Value	
0	Apartments	50 sqm	2275 £ per sqm	£0
0	2 Bed house	75 sqm	2210 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	2145 £ per sqm	£0
Social Rei	nt	40% Open Mark	tet Value	
0	Apartments	50 sqm	1400 £ per sqm	£0
0	2 Bed house	75 sqm	1360 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1320 £ per sqm	£0
Affordabl	e Rent	50% Open Mark	tet Value	
0	Apartments	50 sqm	1750 £ per sqm	£0
0	2 Bed house	75 sqm	1700 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	<b>1650</b> £ per sqm	£0
8	Total Units			
Develop	nent Value			£2,488,000
Develop	nent Costs			
Land	Apartments			

Land	Apartments				
Lanu	•				
	2 Bed House				
	3 Bed House				
	4 Bed House				
	5 Bed House				
Construc	tion			-	
0	Apartments	50 sqm	1946.95	£ per sqm	£0
3	2B Houses	75 sqm	1154	£ per sqm	£259,650
3	3B Houses	<b>90</b> sqm	1154	£ per sqm	£311,580
2	4B Houses	130 sqm	1154	£ per sqm	£300,040
0	5B Houses	155 sqm	1154	£ per sqm	£0
8		755 Total sqm	_		
Professio	nal Fees		8.0%	Build Cost	£69,702
Legal Fee	2S		0.5%	GDV	£12,440
Statutory	/ Fees		1.1%	Build Cost	£9,584
Sales/Ma	rketing Costs		2.0%	Market Units Value	£49,760
Continge	ncies		5.0%	Build Cost	£43,564
				1	

			-		
Interest	5.0%	12	Month Build	6 Mth Sale Void	£41,047
Arrangement Fee	1.0%	Cost	_		£10,563
Development Profit	Market Hsg	20.0%	of GDV		£497,600
Total Cost					£1,605,529
GROSS RESIDUAL LAND	VALUE				£882,471
GROSS RESIDUAL LAND	VALUE PER H	IA			£3,666,052

	ycs		-	lential Viab	oility Appra	aisal
DEVELOPN	MENT SCENAR	10	Small Scale	Infill AONB	Apartments	0
-	D VALUE SCEN	-	Greenfield		2 bed houses	3
	MENT LOCATIO		Medium		3 Bed houses	3
	MENT DETAILS	-		Total Units	4 bed houses	2
	e Proportion	0%		Affordable Units	5 bed house	0
Affordable			Intermediate	0% Social Rent	67% Affordable Rei	
-	ent Floorspac	e	755	Sqm Market Housing	0 Sqm Affordable	e Housing
Developm Market Ho						
			1	2000		60
0	Apartments		sqm	3800 £ per sqm		£0
3	2 bed houses		sqm	3600 £ per sqm		£810,000
2	3 Bed houses 4 bed houses		sqm sqm	3500 £ per sqm 3400 £ per sqm		£945,000 £884,000
2	5 bed houses		sqm	3400 £ per sqm		£884,000 £0
0	5 Ded House		sqiii	5400 £ per sqiii		10
Intermedia	ate	65%	Open Market \	/alue		
0	Apartments	50	sqm	2470 £ per sgm		£0
0	2 Bed house		sqm	2340 £ per sqm		£0
0	3 Bed House		sqm	2275 £ per sqm		£0
Social Ren	t	40%	Open Market \	/alue		
0	Apartments	50	sqm	1520 £ per sqm		£0
0	2 Bed house	75	sqm	1440 £ per sqm		£0
0	3 Bed House	90	sqm	1400 £ per sqm		£0
			1			
Affordable	e Rent	50%	Open Market \	/alue		
0	Apartments	50	sqm	1900 £ per sqm		£0
0	2 Bed house	75	sqm	1800 £ per sqm		£0
0	3 Bed House	90	sqm	1750 £ per sqm		£0
8	Total Units					62 622 222
Developm	ent Value					£2,639,000
Developm	ent Costs					
Land		0	Plots	20857 £ per plot		£0
Lanu	Apartments		Plots	52143 £ per plot		£156,429
	2 Bed House 3 Bed House		Plots	59592 £ per plot		£138,429 £178,776
	4 Bed House		Plots	83429 £ per plot		£166,858
	5 Bed House		Plots	104286 £ per plot	Total Land £502,063	£0
Stamp Dut	ty Land Tax	0	. 1013		15tai Lana 2002,003	£14,603
Constructi	-					,
	Apartments	1946.95	£ per sqm	Market Hou	sing Construction Cost	£871,270
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	Affordable H	lousing Construction Cos	£0
	4 bed houses		£ per sqm	-	-	
	5 bed house		£ per sqm			

Additional Affordable Ho	ousing Contrik	oution	£100	sqm			£75,500
Professional Fees			8.0%	Build Cost			£69,702
Legal Fees			0.5%	GDV			£13,195
Statutory Fees			1.1%	Build Cost			£9,584
Sales/Marketing Costs			2.0%	Market Units V	alue		£52,780
Contingencies			5.0%	Build Cost			£47,339
Planning Obligations			1500	£ per Market U	nit	_	£12,000
Interest	5.0%	12	Month Build		6	Mth Sale Void	£84,893
Arrangement Fee	1.0%	Cost	•	-			£16,560
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£527,800
	-		•				

£2,297,289

VIABILITY MARGIN	£341,711
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£453

	ycs	•	Resid	lential Viab	ility App	praisal
DEVELOP	MENT SCENAR	10	Small Scale	Infill AONB	Apartmer	ents O
BASE LAN	ID VALUE SCEN	ARIO	Brownfield		2 bed hou	uses 3
DEVELOP	MENT LOCATIO	ON (ZONE)	Medium		3 Bed hou	ouses 3
DEVELOP	MENT DETAILS		8	Total Units	4 bed hou	uses 2
Affordab	le Proportion	0%	0	Affordable Units	5 bed hou	use O
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordab	ble Rent
Developr	nent Floorspac	e	755	Sqm Market Housing	0 Sqm Affo	ordable Housing
Developr	nent Value					
Market H	ouses		_			
0	Apartments	50	sqm	3800 £ per sqm		f
3	2 bed houses	75	sqm	3600 £ per sqm		£810,00
3	3 Bed houses	90	sqm	3500 £ per sqm		£945,00
2	4 bed houses	130	sqm	3400 £ per sqm		£884,00
0	5 bed house	155	sqm	3400 £ per sqm		f
Intermed	iate	65%	Open Market \	/alue		
0	Apartments	50	sqm	2470 £ per sqm		f
0	2 Bed house	75	sqm	2340 £ per sqm		f
0	3 Bed House	90	sqm	2275 £ per sqm		f
Social Rei	nt	40%	Open Market \	/alue		
0	Apartments	50	sqm	1520 £ per sqm		f
0	2 Bed house	75	sqm	1440 £ per sqm		f
0	3 Bed House	90	sqm	1400 £ per sqm		f

Affordable	e Rent	50%	Open Market V	/alue				
0	Apartments	50	sqm	1900	£ per sqm			£0
0	2 Bed house	75	sqm	1800	£ per sqm			£0
0	3 Bed House	90	sqm	1750	£ per sqm			£0
8	Total Units							
Developm	nent Value							£2,639,000
Developm	nent Costs			_				
Land	Apartments	0	Plots	22306	£ per plot			£0
	2 Bed House	3	Plots	55764	£ per plot			£167,293
	3 Bed House	3	Plots	63731	£ per plot			£191,192
	4 Bed House	2	Plots	89223	£ per plot			£178,446
	5 Bed House	0	Plots	111529	£ per plot	Total Land	£536,932	£0
Stamp Du	ty Land Tax							£16,347
Construct	ion							
	Apartments	1946.95	£ per sqm		Market Hou	ising Constru	ction Cost	£871,270
	2 bed houses	1154	£ per sqm					
	3 Bed houses	1154	£ per sqm		Affordable I	Housing Cons	struction Cos	£0
	4 bed houses	1154	£ per sqm					
	5 bed house	1154	£ per sqm					
Additiona	Affordable Ho	ousing Contri	bution	£100	sqm			£75,500
Profession	nal Fees				Build Cost			£69,702
Legal Fees	5			0.5%				£13,195
Statutory	Fees			1.1%	Build Cost			£9,584
Sales/Mar	keting Costs			2.0%	Market Units	Value		£52,780
Continger	icies			5.0%	Build Cost			£47,339
Planning (	Obligations			1500	£ per Market	Unit		£12,000
Interest		5.0%	12	Month Build		6	Vth Sale Void	£87,739
Arrangem	ent Fee	1.0%	Cost	-				£16,926
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% c	of Cost	£527,800
<b>Total Cost</b>	:							£2,337,113
_								

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £301,887 £400

6KS

DEVELOPMENT SCENARIO	Small Scale Inf	Small Scale Infill AONB			0
BASE LAND VALUE SCENARIO	Gross Residua	Gross Residual Value			3
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed	houses	3
DEVELOPMENT DETAILS	8 Units	Units 0.24 Site Area			2
			5 bed	house	0

Developme	nt Floorspac	e 755	Sqm Market Housing	
Developme	-		1 0	
Market Hou	ises			
0	Apartments	50 sqm	3800 £ per sqm	£0
3	2 bed houses	75 sqm	3600 £ per sqm	£810,000
3	3 Bed houses	<b>90</b> sqm	3500 £ per sqm	£945,000
2	4 bed houses	130 sqm	3400 £ per sqm	£884,000
0	5 bed house	155 sqm	3400 £ per sqm	£0
Intermediat	te	65% Open Market \	/alue	
0	Apartments	50 sqm	2470 £ per sqm	£0
0	2 Bed house	75 sqm	2340 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	2275 £ per sqm	£0
Social Rent		40% Open Market \	/alue	
0	Apartments	50 sqm	1520 £ per sqm	£0
0	2 Bed house	75 sqm	1440 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1400 £ per sqm	£0
Affordable	Rent	50% Open Market \	/alue	
0	Apartments	50 sqm	1900 £ per sqm	£0
0	2 Bed house	75 sqm	1800 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	1750 £ per sqm	 £0
8	Total Units			
Developme	nt Value			£2,639,000

### Development Value

Developm	nent Costs				
Land					
Construct	ion				
0	Apartments	50 sqm	1946.95	£ per sqm	£0
3	2B Houses	75 sqm	1154	£ per sqm	£259,650
3	3B Houses	<b>90</b> sqm	1154	£ per sqm	£311,580
2	4B Houses	<b>130</b> sqm	1154	£ per sqm	£300,040
0	5B Houses	155 sqm	1154	£ per sqm	£0
8		755 Total sqm			
Profession	nal Fees		8.0%	Build Cost	£69,702
Legal Fees	;		0.5%	GDV	£13,195
Statutory	Fees		1.1%	Build Cost	£9,584
Sales/Mar	keting Costs		2.0%	Market Units Value	£52,780
Contingen	icies		5.0%	Build Cost	£43,564

Interest	5.0%	12	Month Build	6 Mth Sale Void	£41,193
Arrangement Fee	1.0%	Cost			£10,601
Development Profit	Market Hsg	20.0%	of GDV		£527,800
Total Cost					£1,639,688
GROSS RESIDUAL LAND	VALUE				£999,312

			ential	Viak	oility	Appra	nisal
DEVELOPMENT SCENAR	-	nall Scale I	nfill AONB			Apartments	0
BASE LAND VALUE SCEN		reenfield				2 bed houses	3
DEVELOPMENT LOCATIO		gh				3 Bed houses	3
DEVELOPMENT DETAILS		8	Total Units			4 bed houses	2
Affordable Proportion	0%	0	Affordable Units			5 bed house	0
Affordable Mix		ermediate	0% s	ocial Rent	67%	Affordable Rer	it
Development Floorspac	e	755	Sqm Market Hou	using	0	Sqm Affordable	Housing
Development Value							
Market Houses		F					
0 Apartments	50 sq	m	4000 £	per sqm			£0
3 2 bed houses	75 sq	m	3900 £	per sqm			£877,500
3 3 Bed houses	90 sq	m	3800 £	per sqm			£1,026,000
2 4 bed houses	130 sq	m	3700 £	per sqm			£962,000
0 5 bed house	155 sq	m	3700 £	per sqm			£0
Intermediate	65% Op	en Market Va	alue				
0 Apartments	50 sq	m	2600 £	per sqm			£0
0 2 Bed house	75 sq	m	2535 £	per sqm			£0
0 3 Bed House	90 sq	m	2470 £	per sqm			£0
Social Rent	4 <b>0</b> % Op	en Market Va	alue				
0 Apartments	50 sq	m	1600 £	per sqm			£0
0 2 Bed house	<b>75</b> sq	m	1560 £	per sqm			£0
0 3 Bed House	90 sq	m	1520 £	per sqm			£0
Affordable Rent	50% Op	en Market Va	alue				
0 Apartments	50 sq	m	2000 £	per sqm			£0
0 2 Bed house	75 sq	m	1950 £	per sqm			£0
0 3 Bed House	90 sq	m	1900 £	per sqm			£0
8 Total Units							
Development Value							£2,865,500
Development Costs							
Land Apartments	0 Plo	ots	24498 £				£0
2 Bed House	3 Plo	ots	61244 £	per plot			£183,732
3 Bed House	3 Plo	ots	69993 £	per plot			£209,980
4 Bed House	2 Pla	ots	97991 £	per plot			£195,981
5 Bed House	0 Pla	ots	122488 £	per plot	Total Land	£589,693	£0
Stamp Duty Land Tax							£18,985
Construction							
Apartments	1946.95 £ ı		N	larket Hou	ising Constr	uction Cost	£871,270
2 bed houses	1154 £ j	per sqm					
3 Bed houses	1154 £ j	per sqm	А	ffordable I	Housing Cor	nstruction Cos	£0
4 bed houses	1154 £ j	per sqm					
5 bed house	1154 £ j	per sqm					

Additional Affordable Ho	Additional Affordable Housing Contribution			sqm			£75,500
Professional Fees			8.0%	Build Cost			£69,702
Legal Fees			0.5%	GDV			£14,328
Statutory Fees			1.1%	Build Cost			£9,584
Sales/Marketing Costs			2.0%	Market Units V	alue		£57,310
Contingencies			5.0%	Build Cost			£47,339
Planning Obligations			1500	£ per Market U	nit		£12,000
Interest	5.0%	12	Month Build		6	Mth Sale Void	£92,264
Arrangement Fee	1.0%	Cost		-			£17,537
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£573,100

### £2,448,611

VIABILITY MARGIN	£416,889
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£552

Resid	dential Viability	<b>Appr</b> a	aisal
DEVELOPMENT SCENARIO Small Scale	Infill AONB	Apartments	0
BASE LAND VALUE SCENARIO Brownfield		2 bed houses	3
DEVELOPMENT LOCATION (ZONE) High		3 Bed houses	3
DEVELOPMENT DETAILS	3 Total Units	4 bed houses	2
Affordable Proportion 0% 0	) Affordable Units	5 bed house	0
Affordable Mix 33% Intermediate	0% Social Rent 67	% Affordable Rei	nt
Development Floorspace 755	Sqm Market Housing	C Sqm Affordable	e Housing
Development Value			
Market Houses			
0 Apartments 50 sqm	4000 £ per sqm		£0
3 2 bed houses 75 sqm	3900 £ per sqm		£877,500
3 3 Bed houses 90 sqm	3800 £ per sqm		£1,026,000
2 4 bed houses 130 sqm	3700 £ per sqm		£962,000
0 5 bed house 155 sqm	3700 £ per sqm		£0
Intermediate 65% Open Market	Value		
0 Apartments 50 sqm	2600 £ per sqm		£0
0 2 Bed house 75 sqm	2535 £ per sqm		£0
0 3 Bed House 90 sqm	2470 £ per sqm		£0
Social Rent 40% Open Market	Value		
0 Apartments 50 sqm	1600 £ per sqm		£0
0 2 Bed house 75 sqm	1560 £ per sqm		£0
0 3 Bed House 90 sqm	1520 £ per sqm		£0

Affordabl	e Rent	50% Open Market	Value				
0	Apartments	50 sqm	2000 fp	per sqm			£0
0	2 Bed house	<b>75</b> sqm	<b>1950</b> £ p	per sqm			£0
0	3 Bed House	<b>90</b> sqm	<b>1900</b> £ p	per sqm			£0
8	Total Units						
Developm	nent Value						£2,865,500
Developn	nent Costs						
Land	Apartments	0 Plots	25218 £ p	per plot			£0
	2 Bed House	3 Plots	63045 £ p	per plot			£189,136
	3 Bed House	3 Plots	72052 £ p	per plot			£216,155
	4 Bed House	2 Plots	100872 £ p	per plot			£201,745
	5 Bed House	0 Plots	126091 £ p	per plot	Total Land	£607,036	£0
Stamp Du	ity Land Tax						£19,852
Construct	tion						
	Apartments	<b>1946.95</b> £ per sqm	M	larket Housi	ng Construe	ction Cost	£871,270
	2 bed houses	1154 £ per sqm					
	3 Bed houses	1154 £ per sqm	Af	ffordable Ho	ousing Cons	truction Cos	£0
	4 bed houses	1154 £ per sqm					
	5 bed house	1154 £ per sqm					
Additiona	al Affordable Ho	ousing Contribution	£100 sqr				£75,500
Professio			8.0% Bu				£69,702
Legal Fee	S		<b>0.5%</b> GD				£14,328
Statutory	Fees		1.1% Bu				£9,584
Sales/Ma	rketing Costs		2.0% ма	arket Units Va	alue		£57,310
Continger	ncies		5.0% Bu	uild Cost			£47,339
Planning	Obligations		1500 f p	per Market U	nit		£12,000
Interest		5.0% 12	Month Build		6 №	1th Sale Void	£93,679
Arrangem	nent Fee	1.0% Cost	-	-			£17,719
Developm	nent Profit	Market Hsg 20.0%	of GDV	Aff Hsg	6.0% o	f Cost	£573,100
<b>Total Cos</b>	t						£2,468,418
							COU 2003

CS

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

£397,082 £526

DEVELOPMENT SCENARIO	Small Scale Inf	Small Scale Infill AONB			0
BASE LAND VALUE SCENARIO	Gross Residual	Gross Residual Value			3
DEVELOPMENT LOCATION (ZONE)	High			3 Bed houses	3
DEVELOPMENT DETAILS	8 Units	Units 0.24 Site Area			2
			-	5 bed house	0

Development	Floorspace	755	Sqm Market Housing	
Development '	•			
Market Houses	5			
0 Ара	artments 5	0 sqm	4000 £ per sqm	£0
<b>3</b> 2 b	ed houses 7	5 sqm	3900 £ per sqm	£877,500
<b>3</b> 3 B	ed houses 9	0 sqm	3800 £ per sqm	£1,026,000
2 4 b	ed houses 13	0 sqm	3700 £ per sqm	£962,000
0 5 b	ed house 15	5 sqm	3700 £ per sqm	£0
Intermediate	659	6 Open Market Va	lue	
0 Ара	artments 5	0 sqm	2600 £ per sqm	£0
О 2В	ed house 7	5 sqm	2535 £ per sqm	£0
0 зв	ed House 9	0 sqm	2470 £ per sqm	£0
		_		
Social Rent	409	6 Open Market Va	lue	
0 Ара	artments 5	0 sqm	1600 £ per sqm	£0
О 2В	ed house 7	5 sqm	1560 £ per sqm	£0
0 зв	ed House 9	0 sqm	1520 £ per sqm	£0
		_		
Affordable Ren	nt 509	6 Open Market Va	lue	
0 Ара	artments 5	0 sqm	2000 £ per sqm	£0
О 2В	ed house 7	5 sqm	1950 £ per sqm	£0
0 зв	ed House 9	0 sqm	1900 £ per sqm	 £0
8 Tot	tal Units			
Development V	Value			£2,865,500

### Development Value

Developm	ent Costs				
Land					
Construct	ion				
0	Apartments	50 sqm	1946.95	£ per sqm	£0
3	2B Houses	75 sqm	1154	£ per sqm	£259,650
3	3B Houses	<b>90</b> sqm	1154	£ per sqm	£311,580
2	4B Houses	<b>130</b> sqm	1154	£ per sqm	£300,040
0	5B Houses	155 sqm	1154	£ per sqm	£0
8		755 Total sqm			
Profession	al Fees		8.0%	Build Cost	£69,702
Legal Fees			0.5%	GDV	£14,328
Statutory	Fees		1.1%	Build Cost	£9,584
Sales/Mar	keting Costs		2.0%	Market Units Value	£57,310
Contingen	cies		5.0%	Build Cost	£43,564

Interest	5.0%	12 Month Build	6 Mth Sale Void	£41,413
Arrangement Fee	1.0%	Cost		£10,658
Development Profit	Market Hsg	20.0% of GDV		£573,100
Total Cost				£1,690,927
GROSS RESIDUAL LAND	VALUE			£1,174,573
<b>GROSS RESIDUAL LAND</b>	VALUE PER H	IA		£4,879,530

	ycs		-		bility Appr	
DEVELOP	MENT SCENAR	RIO	Sheltered A	partments	Apartments	30
-	D VALUE SCEN	-	Greenfield		2 bed houses	0
	MENT LOCATI		Low		3 Bed houses	0
-	MENT DETAILS	S	30	Total Units	4 bed houses	0
	e Proportion	35%	1	Affordable Units	5 bed house	0
Affordable			Intermediate	0% Social Rent	67% Affordable Re	
-	ent Floorspa	ce	975	Sqm Market Housing	525 Sqm Affordabl	e Housing
-	ent Value					
Market Ho	ouses		1			
20	Apartments	50	sqm	4200 £ per sqm		£4,095,000
0	2 bed houses	75	sqm	£ per sqm		£0
0	3 Bed houses	90	sqm	£ per sqm		£0
0	4 bed houses	130	sqm	£ per sqm		£0
0	5 bed house	155	sqm	£ per sqm		£0
laste une e di	- 4 -	659/	1			_
Intermedi			Open Market			
3	Apartments		sqm	2730 £ per sqm		£472,973
	2 Bed house		sqm	0 £ per sqm		£0
	3 Bed House	90	sqm	0 £ per sqm		£0
Control Dava		40%	1			
Social Ren	τ		Open Market			
0	Apartments		sqm	1680 £ per sqm		£0
0	2 Bed house		sqm	0 £ per sqm		£0
0	3 Bed House	90	sqm	0 £ per sqm		£0
Affordable	Pont	5.0%	Open Market	/alua		
			1			6720 675
7	Apartments		sqm	2100 £ per sqm		£738,675
	2 Bed house		sqm	0 £ per sqm		£0
30	3 Bed House Total Units	90	sqm	0 £ per sqm		£0
Developm						£5,306,648
Developin						13,300,040
Developm	ent Costs					
Land	Apartments	20	Plots	15499 £ per plot		£302,225
Lanu			Plots	38747 £ per plot		£0
	2 Bed House 3 Bed House		Plots	44282 £ per plot		£0 £0
			Plots	61995 £ per plot		£0 £0
	4 Bed House 5 Bed House		Plots	77494 £ per plot	Total Land £302,225	£0 £0
Stamp Dut	ty Land Tax	0	11013	, , 494 E per plot	TUTAL LATIU LOUZ,220	£4,611
Construct	-					
	Apartments	2200.9	£ per sqm	Market Ho	using Construction Cost	£2,145,878
	2 bed houses	2200.5	£ per sqm	Market Hu		22,143,676
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£1,155,473
	4 bed houses		£ per sqm	Allordable		-1,133,473
	5 bed houses		£ per sqm			
	5 bed house		r hei shill			

Additional Affordable H	ousing Land	Cost				£162,737
Professional Fees			8.0%	Build Cost		£264,108
Legal Fees			0.5%	GDV		£26,533
Statutory Fees			1.1%	Build Cost		£36,315
Sales/Marketing Costs			2.0%	Market Units V	/alue	£81,900
Contingencies			5.0%	Build Cost		£173,204
Planning Obligations			1500	£ per Market U	Init	£45,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£182,820
Arrangement Fee	1.0%	Cost	•			£43,530
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£888,328
			•			

£5,512,662

VIABILITY MARGIN	-£206,015
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£211

	ycs		Resid	lential Viat	oility	Appr	aisal
DEVELOP	MENT SCENAR	lo	Sheltered A	partments		Apartments	30
BASE LAN	ID VALUE SCEN	IARIO	Brownfield			2 bed houses	0
DEVELOP	MENT LOCATI	ON (ZONE)	Low			3 Bed houses	0
DEVELOP	MENT DETAILS	5	30	Total Units		4 bed houses	0
Affordabl	e Proportion	35%	11	Affordable Units		5 bed house	0
Affordabl	e Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developm	nent Floorspac	e	975	Sqm Market Housing	525	Sqm Affordabl	e Housing
Developm	nent Value						
Market H	ouses						
20	Apartments	50	sqm	4200 £ per sqm			£4,095,000
0	2 bed houses	75	sqm	£ per sqm			£0
0	3 Bed houses	90	sqm	£ per sqm			£0
0	4 bed houses	130	sqm	£ per sqm			£0
0	5 bed house	155	sqm	£ per sqm			£0
Intermedi	iate	65%	Open Market \	/alue			
3	Apartments	50	sqm	2730 £ per sqm			£472,973
	2 Bed house	75	sqm	0 £ per sqm			£0
	3 Bed House	90	sqm	0 £ per sqm			£0
		_					
Social Rer	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	sqm 1680 £ per sqm			£0
0	2 Bed house	75	sqm	0 £ per sqm			£0
0	3 Bed House	90	sqm	0 £ per sqm			£0

Affordable	e Rent	50%	Open Market	Value				
7	Apartments	50	sqm	2100	£ per sqm			£738,675
	2 Bed house	75	sqm	0	£ per sqm			£0
	3 Bed House	90	sqm	0	£ per sqm			£0
30	Total Units							
Developm	ent Value							£5,306,648
Developm	ent Costs				1			
Land	Apartments	20	Plots	18019	£ per plot			£351,370
	2 Bed House	0	Plots		£ per plot			£0
	3 Bed House	0	Plots		£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£351,370	£0
Stamp Dut	ty Land Tax							£7,069
Constructi	ion							
	Apartments	2200.9	£ per sqm		Market Hou	sing Constr	uction Cost	£2,145,878
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	lousing Cor	nstruction Co	£1,155,473
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
Additional	Affordable H	ousing Land	Cost					£189,199
Profession	al Fees			8.0%	Build Cost			£264,108
Legal Fees				0.5%	GDV			£26,533
Statutory I	Fees			1.1%	Build Cost			£36,315
Sales/Mar	keting Costs			2.0%	Market Units	Value		£81,900
Contingen	cies			5.0%	Build Cost			£174,527
Planning C	Obligations			1500	£ per Market	Unit		£45,000
Interest		5.0%	12	Month Build		6	Mth Sale Void	£187,910
Arrangem	ent Fee	1.0%	Cost	-				£44,324
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	g 6.0%	of Cost	£888,328
				-				
Total Cost								£5,597,934

VIABILITY MARGIN

C-S

### -£291,287

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

# **Residential Viability Appraisal**

				_	
DEVELOPMENT SCENARIO	Sheltered Apartments	Apartments	30		
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0		
DEVELOPMENT LOCATION (ZONE)	Low			3 Bed houses	0
DEVELOPMENT DETAILS	30 Total Units	0.30	Site Area	4 bed houses	0
				5 bed house	0

-£299

Developm	nent Floorspac	e	1500 Sqm Market	t Housing	
Developm	nent Value				
Market Ho	ouses			_	
30	Apartments	50 sqr	420	0 £ per sqm	£6,300,000
0	2 bed houses	75 sqr		£ per sqm	£0
0	3 Bed houses	90 sqr		£ per sqm	£0
0	4 bed houses	130 sqr		£ per sqm	£0
0	5 bed house	155 sqr		£ per sqm	£0
Intermedi	ate	65% Op	n Market Value		
0	Apartments	50 sqr	273	0 £ per sqm	£0
0	2 Bed house	<b>75</b> sqr		0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqr		0 £ per sqm	£0
Social Ren	it	<b>40%</b> Op	n Market Value		
0	Apartments	50 sqr	168	0 £ per sqm	£0
0	2 Bed house	<b>75</b> sqr	I I	0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqr		0 £ per sqm	£0
Affordable	e Rent	5 <b>0%</b> Op	n Market Value		
0	Apartments	50 sqr	210	0 £ per sqm	£0
0	2 Bed house	75 sqr	I I	0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqr		0 £ per sqm	 £0
30	Total Units				
Developm	nent Value				£6,300,000

#### Development Value

Developm	nent Costs			
_				_
Construct	ion			
30	Apartments	50 sqm	2200.9 £ per sqm	£3,301,350
0	2B Houses	75 sqm	1154 £ per sqm	£0
0	3B Houses	<b>90</b> sqm	1154 £ per sqm	£0
0	4B Houses	130 sqm	1154 £ per sqm	£0
0	5B Houses	155 sqm	1154 £ per sqm	£0
30		0 Total sqm		
Profession	nal Fees		8.0% Build Cost	£264,108
Legal Fees	5		0.5% gdv	£31,500
Statutory	Fees		1.1% Build Cost	£36,315
Sales/Marketing Costs			2.0% Market Units Value	£126,000
Continger	ncies		5.0% Build Cost	£165,068

Interest	5.0%	12 Month Build	6 Mth Sale Void	£152,492			
Arrangement Fee	1.0%	Cost		£39,243			
Development Profit	Market Hsg	20.0% of GDV		£1,260,000			
	_						
Total Cost				£5,376,076			
GROSS RESIDUAL LAND VALUE							
GROSS RESIDUAL LAND VALUE PER HA £3							

	ycs			lential Vial	bility Appr	aisal	
DEVELOP	MENT SCENAF	RIO	Sheltered A	partments	Apartments	30	
-	D VALUE SCEN	-	Greenfield		2 bed houses	0	
	MENT LOCATI		Medium		3 Bed houses	0	
	MENT DETAILS	-	1	Total Units	4 bed houses	0	
	e Proportion	40%		Affordable Units	5 bed house	0	
Affordabl			Intermediate	0% Social Rent	67% Affordable Re		
-	nent Floorspac	ce	900	Sqm Market Housing	600 Sqm Affordabl	e Housing	
-	nent Value						
Market H			1				
18	Apartments		sqm	4400 £ per sqm		£3,960,000	
0	2 bed houses		sqm	£ per sqm		£0	
0	3 Bed houses		sqm	£ per sqm		£0	
0	4 bed houses		sqm	£ per sqm		£0	
0	5 bed house	155	sqm	£ per sqm		£0	
Intermedi	ato	65%	Open Market	/alua			
			1			CECC 280	
4	Apartments		sqm	2860 £ per sqm		£566,280	
	2 Bed house		sqm	0 £ per sqm		£0	
	3 Bed House	90	sqm	0 £ per sqm		£0	
Social Rer	nt	40%	Open Market	/alue			
0						£0	
0	Apartments		sqm sqm	1760 £ per sqm		£0 £0	
0	2 Bed house 3 Bed House		sqm	0 £ per sqm		£0 £0	
0	3 Bed House	90	sqm	0 £ per sqm		EU	
Affordable	e Rent	50%	Open Market Value				
8	Apartments		sqm	2200 £ per sqm		£884,400	
0	2 Bed house		sqm	0 £ per sqm		£0	
	3 Bed House		sqm	0 £ per sqm		£0 £0	
30	Total Units	50	Sqiii	0 I per sqm		10	
	nent Value					£5,410,680	
						,	
Developm	nent Costs						
Land	Apartments	18	Plots	19368 £ per plot		£348,617	
	2 Bed House		Plots	48419 £ per plot		£0	
	3 Bed House		Plots	55336 £ per plot		£0	
	4 Bed House		Plots	77470 £ per plot		£0	
	5 Bed House		Plots	96838 £ per plot	Total Land £348,617	£0	
Stamp Duty Land Tax					£6,931		
Construct	ion						
	Apartments	2200.9	£ per sqm	Market Hou	using Construction Cost	£1,980,810	
	2 bed houses		£ per sqm		-		
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£1,320,540	
	4 bed houses		£ per sqm		-		
	5 bed house		£ per sqm				
			1 · · · · · ·				

				-		
Additional Affordable Housing Land Cost						£232,411
Professional Fees			8.0%	Build Cost		£264,108
Legal Fees			0.5%	GDV		£27,053
Statutory Fees			1.1%	Build Cost		£36,315
Sales/Marketing Costs			2.0%	Market Units V	/alue	£79,200
Contingencies			5.0%	Build Cost		£176,688
Planning Obligations			1500	£ per Market L	Init	£45,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£189,364
Arrangement Fee	1.0%	Cost	-			£44,727
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£871,232
			•			

£5,622,997

VIABILITY MARGIN	-£212,317
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£236

	ycs	5	Resid	lential Viat	oility	Appr	aisal
DEVELOP	MENT SCENAR	NO	Sheltered A	partments		Apartments	30
BASE LAN	ID VALUE SCEN	NARIO	Brownfield			2 bed houses	0
DEVELOP	MENT LOCATI	ON (ZONE)	Medium			3 Bed houses	0
DEVELOP	MENT DETAILS	5	30	Total Units		4 bed houses	0
Affordab	le Proportion	40%	12	Affordable Units		5 bed house	0
Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developn	nent Floorspa	ce	900	Sqm Market Housing	600	Sqm Affordable	e Housing
Developn	nent Value						
Market H	ouses						
18	Apartments	50	sqm	4400 £ per sqm			£3,960,000
0	2 bed houses	75	sqm	£ per sqm			£0
0	3 Bed houses	90	sqm	£ per sqm			£0
0	4 bed houses	130	sqm	£ per sqm			£0
0	5 bed house	155	sqm	£ per sqm			£0
Intermed	iate	65%	Open Market V	/alue			
4	Apartments	50	sqm	2860 £ per sqm			£566,280
	2 Bed house	75	sqm	0 £ per sqm			£0
	3 Bed House	90	sqm	0 £ per sqm			£0
Social Rer	nt	40%	Open Market V	/alue			
0	Apartments	50	sqm	1760 £ per sqm			£0
0	2 Bed house	75	sqm	0 £ per sqm			£0
0	3 Bed House	90	sqm	0 £ per sqm			£0

Affordable	e Rent	50%	Open Market	Value				
8	Apartments	50	sqm	2200	£ per sqm			£884,400
	2 Bed house	75	sqm	0	£ per sqm			£0
	3 Bed House	90	sqm	0	£ per sqm			£0
30	Total Units							
Developm	nent Value							£5,410,680
Developm	ant Casta							
Developm					1			
Land	Apartments	_	Plots	21114	£ per plot			£380,054
	2 Bed House	-	Plots		£ per plot			£0
	3 Bed House	0	Plots		£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£380,054	
	ty Land Tax							£8,503
Construct	ion	Γ						
	Apartments	2200.9	£ per sqm		Market Hou	sing Constru	uction Cost	£1,980,810
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	lousing Con	struction Co	£1,320,540
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
Additional	Affordable H	ousing Land	Cost					£253,369
Profession	nal Fees			8.0%	Build Cost			£264,108
Legal Fees	5			0.5%	GDV			£27,053
Statutory	Fees			1.1%	Build Cost			£36,315
Sales/Mar	keting Costs			2.0%	Market Units	Value		£79,200
Contingen	icies			5.0%	Build Cost			£177,736
Planning C	Obligations			1500	£ per Market	Unit		£45,000
Interest		5.0%	12	Month Build		6	Mth Sale Void	£192,785
Arrangem	ent Fee	1.0%	Cost	-				£45,277
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£871,232
						· · · · ·		
Total Cost	:							£5,681,982

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### -£271,302 -£301

				_	
DEVELOPMENT SCENARIO	Sheltered Apartments			Apartments	30
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Medium			3 Bed houses	0
DEVELOPMENT DETAILS	30 Total Units	0.30	Site Area	4 bed houses	0
				5 bed house	0

Developn	nent Floorspac	e	1500 Sqm Market Housing	
Developn	nent Value			
Market H	ouses			
30	Apartments	50 sqm	4400 £ per sqm	£6,600,000
0	2 bed houses	75 sqm	£ per sqm	£0
0	3 Bed houses	90 sqm	£ per sqm	£0
0	4 bed houses	130 sqm	£ per sqm	£0
0	5 bed house	155 sqm	£ per sqm	£0
Intermed	iate	<b>65%</b> Ope	n Market Value	
0	Apartments	50 sqm	2860 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Social Rer	nt	<b>40%</b> Ope	n Market Value	
0	Apartments	50 sqm	1760 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Affordabl	e Rent	<b>50%</b> Ope	n Market Value	
0	Apartments	50 sqm	2200 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	 £0
30	Total Units			
Developn	nent Value			£6,600,000

#### Development Value

Developm	nent Costs			
Construct	ion			_
30	Apartments	50 sqm	2200.9 £ per sqm	£3,301,350
0	2B Houses	75 sqm	1154 £ per sqm	£0
0	3B Houses	90 sqm	1154 £ per sqm	£0
0		-		£0
-	4B Houses	130 sqm	1154 £ per sqm	-
0 30	5B Houses	155 sqm	1154 £ per sqm	£0
30		0 Total sqm		_
Professior	nal Fees		8.0% Build Cost	£264,108
Legal Fees			0.5% GDV	£33,000
Statutory			1.1% Build Cost	£36,315
			2.0% Market Units Value	£132,000
	keting Costs			
Continger	icies		5.0% Build Cost	£165,068

Interest	5.0%	12 Month Build	6 Mth Sale Void	£152,784
Arrangement Fee	1.0% Co	ost		£39,318
Development Profit	Market Hsg	20.0% of GDV		£1,320,000
Total Cost				£5,443,943
<b>GROSS RESIDUAL LAND</b>	VALUE			£1,156,057
	VALUE PER H			£3,853,525

	ycs			lential Vial	bility Appr	aisal
DEVELOP	MENT SCENAF	RIO	Sheltered A	partments	Apartments	30
BASE LAN	D VALUE SCEN	NARIO	Greenfield		2 bed houses	0
DEVELOP	MENT LOCATI	ON (ZONE)	High		3 Bed houses	0
DEVELOP	VENT DETAILS	5	30	Total Units	4 bed houses	0
Affordable	e Proportion	50%	15	Affordable Units	5 bed house	0
Affordable	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	ent Floorspace	ce	750	Sqm Market Housing	750 Sqm Affordabl	e Housing
Developm	ent Value					
Market Ho	ouses					
15	Apartments	50	sqm	4500 £ per sqm		£3,375,000
0	2 bed houses	75	sqm	£ per sqm		£0
0	3 Bed houses	90	sqm	£ per sqm		£0
0	4 bed houses	130	sqm	£ per sqm		£0
0	5 bed house	155	sqm	£ per sqm		£0
Intermedia	ate	65%	Open Market V	Value		
5	Apartments	50	sqm	2925 £ per sqm		£723,938
	2 Bed house	75	sqm	0 £ per sqm		£0
	3 Bed House	90	sqm	0 £ per sqm		£0
Social Ren	t	40%	Open Market V	Value		
0	Apartments	50	sqm	<b>1800</b> £ per sqm		£0
0	2 Bed house	75	sqm	0 £ per sqm		£0
0	3 Bed House	90	sqm	0 £ per sqm		£0
Affordable	e Rent	50%	Open Market V	Value		
10	Apartments	50	sqm	2250 £ per sqm		£1,130,625
	2 Bed house	75	sqm	0 £ per sqm		£0
	3 Bed House	90	sqm	0 £ per sqm		£0
30	Total Units					
Developm	ent Value					£5,229,563
Developm	ent Costs					
Land	Apartments	15	Plots	21302 £ per plot		£319,531
	2 Bed House	0	Plots	53255 £ per plot		£0
	3 Bed House		Plots	60863 £ per plot		£0
	4 Bed House		Plots	85208 £ per plot		£0
	5 Bed House		Plots	106510 £ per plot	Total Land £319,531	£0
Stamp Dut	ty Land Tax	Ū			20.0,001	£5,477
Construct	-					
	Apartments	2200.9	£ per sqm	Market Ho	using Construction Cost	£1,650,675
	2 bed houses	00.5	£ per sqm			
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£1,650,675
	4 bed houses		£ per sqm			
	5 bed house		£ per sqm			
	5 bed house		- per sqill			

			÷			
Additional Affordable Ho	ousing Land	Cost				£319,531
Professional Fees			8.0%	Build Cost		£264,108
Legal Fees			0.5%	GDV		£26,148
Statutory Fees			1.1%	Build Cost		£36,315
Sales/Marketing Costs			2.0%	Market Units V	/alue	£67,500
Contingencies			5.0%	Build Cost		£181,044
Planning Obligations			1500	£ per Market U	Init	£45,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£190,055
Arrangement Fee	1.0%	Cost	•			£45,210
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£774,041
			•			

£5,575,309

VIABILITY MARGIN	-£345,747
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£461

	ycs	5	Resid	lential Viat	oility Appr	aisal
DEVELOP	MENT SCENAF	NO	Sheltered A	partments	Apartments	30
BASE LAN	ID VALUE SCEN	NARIO	Brownfield		2 bed houses	0
DEVELOP	MENT LOCATI	ON (ZONE)	High		3 Bed houses	0
DEVELOP	MENT DETAILS	5	30	Total Units	4 bed houses	0
Affordab	e Proportion	50%	15	Affordable Units	5 bed house	0
Affordab	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	ent
Developn	nent Floorspac	ce	750	Sqm Market Housing	750 Sqm Affordab	le Housing
Developn	nent Value					
Market H	ouses					
15	Apartments	50	sqm	4500 £ per sqm		£3,375,000
0	2 bed houses	75	sqm	£ per sqm		£0
0	3 Bed houses	90	sqm	£ per sqm		£0
0	4 bed houses	130	sqm	£ per sqm		£0
0	5 bed house	155	sqm	£ per sqm		£0
Intermed	iate	65%	Open Market \	/alue		
5	Apartments	50	sqm	2925 £ per sqm		£723,938
	2 Bed house	75	sqm	0 £ per sqm		£0
	3 Bed House	90	sqm	0 £ per sqm		£0
Social Rer	nt	40%	Open Market \	/alue		
0	Apartments	50	sqm	1800 £ per sqm		£0
0	2 Bed house	75	sqm	0 £ per sqm		£0
0	3 Bed House	90	sqm	0 £ per sqm		£0

Affordable	e Rent	50%	Open Market	Value				
10	Apartments	50	sqm	2250	£ per sqm			£1,130,625
	2 Bed house	75	sqm	0	£ per sqm			£0
	3 Bed House	90	sqm	0	£ per sqm			£0
30	Total Units							
Developm	nent Value							£5,229,563
Developm	nent Costs							
Land	Apartments	15	Plots	22662	£ per plot			£339,925
	2 Bed House	0	Plots		£ per plot			£0
	3 Bed House	0	Plots		£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£339,925	£0
Stamp Du	ty Land Tax							£6,496
Construct	ion							
	Apartments	2200.9	£ per sqm		Market Hou	ising Constru	ction Cost	£1,650,675
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	Housing Cons	struction Co	£1,650,675
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
				_				
Additiona	I Affordable H	ousing Land	Cost					£339,925
Profession	nal Fees			8.0%	Build Cost			£264,108
Legal Fees	5			0.5%	GDV			£26,148
Statutory	Fees			1.1%	Build Cost			£36,315
Sales/Mar	keting Costs			2.0%	Market Units	Value		£67,500
Continger	ncies			5.0%	Build Cost			£182,064
Planning (	Obligations			1500	£ per Market	Unit		£45,000
Interest		5.0%	12	Month Build	-	6 N	/Ith Sale Void	£192,552
Arrangem	ent Fee	1.0%	Cost	-		<u> </u>		£45,638
	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	g 6.0% o	of Cost	£774,041
Total Cost	t							£5,621,061
VIABILITY	MARGIN							-£391,498

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

## -£522

DEVELOPMENT SCENARIO	S	Sheltered Apartments			Apartments	30
BASE LAND VALUE SCENARIO	G	Gross Residual Value			2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	н	ligh			3 Bed houses	0
DEVELOPMENT DETAILS	30 l	Units	0.30	Site Area	4 bed houses	0
		-		-	5 bed house	0

Developm	nent Floorspac	. <b>e</b> 150	0 Sqm Market Housing	
Developm	nent Value			
Market Ho	ouses			
30	Apartments	50 sqm	4500 £ per sqm	£6,750,000
0	2 bed houses	75 sqm	£ per sqm	£0
0	3 Bed houses	<b>90</b> sqm	£ per sqm	£0
0	4 bed houses	<b>130</b> sqm	£ per sqm	£0
0	5 bed house	155 sqm	£ per sqm	£0
Intermedi	ate	65% Open Marke	et Value	
0	Apartments	50 sqm	<b>2925</b> £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Social Ren	it	40% Open Marke	et Value	
0	Apartments	50 sqm	1800 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Affordable	e Rent	50% Open Marke	et Value	
0	Apartments	50 sqm	2250 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
30	Total Units			
Developm	nent Value			£6,750,000

Developn	nent Costs			
Land				
Construct	ion			
30	Apartments	50 sqm	2200.9 £ per sqm	£3,301,350
0	2B Houses	75 sqm	1154 £ per sqm	£0
0	3B Houses	<b>90</b> sqm	1154 £ per sqm	£0
0	4B Houses	130 sqm	1154 £ per sqm	£0
0	5B Houses	155 sqm	1154 £ per sqm	£0
30		0 Total sqm		
Profession	nal Fees		8.0% Build Cost	£264,108
Legal Fee	S		0.5% GDV	£33,750
Statutory	Fees		1.1% Build Cost	£36,315
Sales/Ma	rketing Costs		2.0% Market Units Value	£135,000
Continger	ncies		5.0% Build Cost	£165,068

Interest	5.0%	12 Month Build	6 Mth Sale Void	£152,930
Arrangement Fee	1.0% c	lost		£39,356
Development Profit	Market Hsg	20.0% of GDV		£1,350,000
Total Cost				£5,477,876
<b>GROSS RESIDUAL LAND</b>	VALUE			£1,272,124
	VALUE PER H			£4,240,414

	ycs	5		lentia	l Viak	oility	Appr	aisal
DEVELOP	MENT SCENAR	RIO	Sheltered H	ousing		ŀ	Apartments	0
BASE LAN	ID VALUE SCEN	NARIO	Greenfield			2	2 bed houses	20
DEVELOP	MENT LOCATI	ON (ZONE)	Low			3	Bed houses	0
DEVELOP	MENT DETAILS	5	20	Total Units		4	1 bed houses	0
Affordabl	e Proportion	35%	7	Affordable Un	its	5	5 bed house	0
Affordabl	e Mix	33%	Intermediate	0%	Social Rent	67%	Affordable Re	nt
Developn	nent Floorspac	ce	975	Sqm Market H	lousing	525 s	Sqm Affordabl	e Housing
Developn	nent Value							
Market H	ouses							
0	Apartments	50	sqm		£ per sqm			£0
13	2 bed houses	75	sqm	4000	£ per sqm			£3,900,000
0	3 Bed houses	90	sqm		£ per sqm			£0
0	4 bed houses	130	sqm		£ per sqm			£0
0	5 bed house		sqm		£ per sqm			£0
			• 					
Intermedi	iate	65%	Open Market \	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
2	2 Bed house	75	sqm	2600	£ per sqm			£450,450
	3 Bed House	90	sqm	0	£ per sqm			£0
Social Rer	nt	40%	Open Market \	/alue				
0	Apartments	50	sqm	0	£ per sqm			£0
0	2 Bed house		sam		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
			• •	-	-			
Affordabl	e Rent	50%	Open Market \	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
5	2 Bed house		sqm		£ per sqm			£703,500
-	3 Bed House		sqm		£ per sqm			£0
20	Total Units		oq	Ū	2 pc: 54			
Developn	nent Value							£5,053,950
Developn	nent Costs							
Land	Apartments	0	Plots	17500	£ per plot			£0
	2 Bed House		Plots		£ per plot			£568,737
	3 Bed House		Plots		£ per plot			£0
	4 Bed House		Plots		£ per plot			£0
	5 Bed House		Plots		£ per plot	Total Land	£568,737	£0
Stamp Du	ty Land Tax	Ū		0.100	P Pier			£17,937
Construct	-							
	Apartments		£ per sqm		Market Hous	sing Constru	uction Cost	£1,576,575
	2 bed houses	1617	£ per sqm					
	3 Bed houses	1017	£ per sqm		Affordable H	lousing Con	struction Co	£848,925
	4 bed houses		£ per sqm			Construction Construction		20-10,923
	- bed houses							

5 bed house

£ per sqm

				-		
Additional Affordable Ho	ousing Land	Cost				£306,243
Professional Fees			8.0%	Build Cost		£194,040
Legal Fees			0.5%	GDV		£25,270
Statutory Fees			1.1%	Build Cost		£26,681
Sales/Marketing Costs			2.0%	Market Units V	alue	£78,000
Contingencies			5.0%	Build Cost		£136,587
Planning Obligations			5000	£ per Market U	nit	£100,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£173,527
Arrangement Fee	1.0%	Cost				£37,790
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£830,936

#### £4,921,248

VIABILITY MARGIN	£132,702
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£136

	NCS	5	Resic	lential Vial	oility	Appr	aisal
DEVELOP	MENT SCENAR	NO	Sheltered H	ousing		Apartments	0
BASE LAN	ID VALUE SCEN	NARIO	Brownfield			2 bed houses	20
DEVELOP	MENT LOCATI	ON (ZONE)	Low			3 Bed houses	0
DEVELOP	MENT DETAILS	5	20	Total Units		4 bed houses	0
Affordab	le Proportion	35%	7	Affordable Units		5 bed house	0
Affordab	le Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developn	nent Floorspa	ce	975	Sqm Market Housing	525	Sqm Affordable	e Housing
Developn	nent Value						
Market H	ouses						
0	Apartments	50	sqm	£ per sqm			£0
13	2 bed houses	75	sqm	4000 £ per sqm			£3,900,000
0	3 Bed houses	90	sqm	£ per sqm			£0
0	4 bed houses	130	sqm	£ per sqm			£0
0	5 bed house	155	sqm	£ per sqm			£0
Intermed	iate	65%	Open Market \	/alue			
	Apartments	50	sqm	0 £ per sqm			£0
2	2 Bed house	75	sqm	2600 £ per sqm			£450,450
	3 Bed House	90	sqm	0 £ per sqm			£0
			_				
Social Rer	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	0 £ per sqm			£0
0	2 Bed house	75	sqm	1600 £ per sqm			£0
0	3 Bed House	90	sqm	0 £ per sqm			£0

Affordabl	e Rent	50%	Open Market	Value				
	Apartments	50	sqm	0	£ per sqm			£0
5	2 Bed house	75	sqm	2000	£ per sqm			£703,500
	3 Bed House	90	sqm	0	£ per sqm			£0
20	Total Units							
Developn	nent Value							£5,053,950
Developn	nent Costs							
Land	Apartments	0	Plots		£ per plot			£0
	2 Bed House	13	Plots	49049	£ per plot			£637,640
	3 Bed House	0	Plots		£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£637,640	£0
Stamp Du	ty Land Tax							£21,382
Construct	ion		_					
	Apartments		£ per sqm		Market Ho	using Constru	uction Cost	£1,576,575
	2 bed houses	1617	£ per sqm					
	3 Bed houses		£ per sqm		Affordable	Housing Con	struction Co	£848,925
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
Additiona	I Affordable H	ousing Land	Cost					£343,345
Profession	nal Fees			8.0%	Build Cost			£194,040
Legal Fee	5			0.5%	GDV			£25,270
Statutory	Fees			1.1%	Build Cost			£26,681
Sales/Ma	rketing Costs			2.0%	Market Unit	s Value		£78,000
Continger	ncies			5.0%	Build Cost			£138,442
Planning	Obligations			5000	£ per Marke	t Unit		£100,000
Interest		5.0%	12	Month Build	•		Mth Sale Void	£180,664
Arrangem	ent Fee	1.0%	Cost	-				£38,903
Developm	nent Profit	Market Hsg	20.0%	of GDV	Aff H	sg 6.0% o	of Cost	£830,936
				•				
Total Cos	t							£5,040,801

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £13,149

£13

DEVELOPMENT SCENARIO	Sheltered Housing			Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Low			3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units	0.50	Site Area	4 bed houses	0
			-	5 bed house	0

Development Floorspac	. <b>e</b> 150	00 Sqm Market Housing	
Development Value			
Market Houses			
0 Apartments	50 sqm	£ per sqm	£0
20 2 bed houses	<b>75</b> sqm	<b>4000</b> £ per sqm	£6,000,000
0 3 Bed houses	90 sqm	£ per sqm	£0
0 4 bed houses	130 sqm	£ per sqm	£0
0 5 bed house	155 sqm	£ per sqm	£0
Intermediate	65% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	2600 £ per sqm	£0
0 3 Bed House	90 sqm	0 £ per sqm	£0
Social Rent	40% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	1600 £ per sqm	£0
0 3 Bed House	90 sqm	0 £ per sqm	£0
Affordable Rent	50% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	2000 £ per sqm	£0
0 3 Bed House	90 sqm	0 £ per sqm	£0
20 Total Units			
Development Value			£6,000,000

#### Development Value

Developm	nent Costs				
				-	
Construct	ion			_	
0	Apartments	50 sqm		£ per sqm	£0
20	2B Houses	75 sqm	1617	£ per sqm	£2,425,500
0	3B Houses	<b>90</b> sqm		£ per sqm	£0
0	4B Houses	<b>130</b> sqm		£ per sqm	£0
0	5B Houses	155 sqm		£ per sqm	£0
20		1500 Total sqm		_	
Profession	nal Fees		8.0%	Build Cost	£194,040
Legal Fees	5		0.5%	GDV	£30,000
Statutory	Fees		1.1%	Build Cost	£26,681
Sales/Mar	keting Costs		2.0%	Market Units Value	£120,000
Contingen	icies		5.0%	Build Cost	£121,275
				]	

Interest	5.0%	12 Month Build	6 Mth Sale Void	£113,368
Arrangement Fee	1.0% Co	st		£29,175
Development Profit	Market Hsg	20.0% of GDV		£1,200,000
Total Cost				£4,260,039
GROSS RESIDUAL LAND	VALUE			£1,739,961
GROSS RESIDUAL LAND	VALUE PER HA			£3,479,922

DEVELOPMENT SCENARIO         Sheltered Housing         Apartments         0           BASE LAND VALUE SCENARIO         Greenfield         2 bed houses         20           DEVELOPMENT LOCATION (ZONE)         Medium         3 Bed houses         0           Affordable Proportion         40%         8 Affordable Units         5 bed houses         0           Affordable Mix         33%         Intermediate         0%         Social Rent         607%         Affordable Rent           Development Floorspace         900 Sgm Market Housing         600 Sgm Affordable Housing         600 Sgm Affordable Housing         0           Development Value         75 sqm         4200 f per sqm         60         Sgm Affordable Housing         60           0         Apartments         50         sqm         f per sqm         60           12         2 bed houses         130         sqm         f per sqm         60           0         3 Bed houses         130         sqm         f per sqm         60           0         4 bed houses         130         sqm         f per sqm         £0           12         2 bed houses         130         sqm         f per sqm         £0           0         5 bed house         155
DEVELOPMENT LOCATION (ZONE)       Medium       3 Bed houses       0         DEVELOPMENT DETAILS       20 Total Units       4 bed houses       0         Affordable Proportion       40%       8 Affordable Units       5 bed house       0         Affordable Mix       33%       Intermediate       0% Social Rent       67% Affordable Rent       0         Development Floorspace       900       Sqm Market Housing       600       Sqm Affordable Housing       0         Development Value        50 sqm       £ per sqm       £0       12       2 bed houses       75 sqm       4200       £ per sqm       £0       12       2 bed houses       90 sqm       £ per sqm       £0       60       12       2 bed houses       130 sqm       £ per sqm       £0       60       12       2 bed houses       130 sqm       £ per sqm       £0       60       12       2 bed houses       130 sqm       £ per sqm       £0       60
DEVELOPMENT DETAILS       20       Total Units       4 bed houses       0         Affordable Proportion       40%       8       Affordable Units       5 bed house       0         Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Housing         Development Floorspace       900       Sqm       £ per sqm       600       Sqm Affordable Housing         Development Value       Market Houses       90       sqm       £ per sqm       600       sqm Affordable Housing         Development Value       90       sqm       £ per sqm       60       sqm Affordable Housing         Development Values       90       sqm       £ per sqm       £ of sqm Affordable Housing       60         12       2 bed houses       75 sqm       4200 f £ per sqm       £ per sqm       £0         0       A partments       50 sqm       0 £ per sqm       £0         0       3 bed house       130 sqm       £ per sqm       £0         0       5 bed house       155 sqm       2730 f per sqm       £0         3       2 Bed house       75 sqm       0 f per sqm       £0         3       2 Bed house       75 sqm       1680 f per sqm       £0 </th
Affordable Proportion $40\%$ $33\%$ 8 Affordable Units5 bed house0Affordable Mix $33\%$ $33\%$ Intermediate $0\%$ Social Rent $67\%$ $600$ Affordable RentDevelopment Floorspace900 $900$ Sqm Market Housing $600$ $600$ Sqm Affordable HousingDevelopment ValueMarket Houses0Apartments $50$ $50$ $50$ Sqm $\pounds$ per sqm $\pounds$ $200$ $\pounds$ per sqm $\pounds$ $200$ 03 Bed houses $900$ $900$ $5 bed house3130900sqm\pounds per sqm\pounds200\pounds200\pounds per sqm\pounds20004 bed houses13001305 bed house500155sqm\pounds per sqm\pounds200\pounds200\pounds200\pounds200\pounds per sqm\pounds200\pounds200Intermediate65\%05 bed house000155\pounds per sqm\pounds200\pounds200\pounds200\pounds200\pounds200\pounds200\pounds200-500Social Rent65\%90 sqm0 \pounds per sqm0 \pounds per sqm\pounds200Social Rent40\%90 sqm0 \pounds per sqm-60Social Rent40\%90 sqm0 \pounds per sqm\pounds200Social Rent40\%900 \pounds per sqm-60Social Rent509050$
Affordable Mix       33%       Intermediate       0%       Social Rent       67%       Affordable Rent         Development Floorspace       900       Sqm Market Housing       600       Sqm Affordable Rent         Market Houses       900       Sqm Market Housing       600       Sqm Affordable Rent         0       Apartments       50       sqm       £ per sqm       £0         12       2 bed houses       75       sqm       4200       £ per sqm       £0         0       3 Bed houses       90       sqm       £ per sqm       £0       £3,780,000         0       3 Bed houses       90       sqm       £ per sqm       £0       £0         0       4 bed houses       130       sqm       £ per sqm       £0       £0         0       5 bed house       155       sqm       0 £ per sqm       £0         0       5 bed house       75 sqm       2730 £ per sqm       £00         3       2 Bed house       75 sqm       0 £ per sqm       £0         3       Bed House       90 sqm       0 £ per sqm       £0         3       Bed house       75 sqm       1680 £ per sqm       £0         0       Apartments
Development Floorspace     900     Sqm Market Housing     600     Sqm Affordable Housing       Development Value     Market Houses     600     Sqm Affordable Housing       Market Houses     50     sqm     £ per sqm     £0       12     2 bed houses     75     sqm     4200     £ per sqm     £0       0     Apartments     50     sqm     4200     £ per sqm     £0       0     3 Bed houses     90     sqm     £ per sqm     £0       0     4 bed houses     130     sqm     £ per sqm     £0       0     5 bed house     135     sqm     £ per sqm     £0       0     65%     Open Market Value     65%     £ per sqm     £0       3     2 Bed house     75 sqm     2730 £ per sqm     £50,540       3     3 Bed House     90 sqm     0 £ per sqm     £0       3     2 Bed house     75 sqm     2730 £ per sqm     £540,540       3     3 Bed House     90 sqm     0 £ per sqm     £0       Social Rent       0     Apartments     50 sqm     0 £ per sqm     £0       0     Apartments     50 sqm     0 £ per sqm     £0       0     3 Bed House     90 sqm     0
Development Value         Market Houses       50       sqm       £ per sqm       £0         0       Apartments       50       sqm       £ per sqm       £0         12       2 bed houses       75       sqm       4200       £ per sqm       £3,780,000         0       3 Bed houses       90       sqm       £ per sqm       £0         0       4 bed houses       130       sqm       £ per sqm       £0         0       4 bed houses       130       sqm       £ per sqm       £0         0       5 bed house       155       sqm       £ per sqm       £0         0       5 bed house       155       sqm       0 £ per sqm       £0         Intermediate       65%       Open Market Value         Apartments       50 sqm       0 £ per sqm       £0         3       2 Bed house       75 sqm       2730 £ per sqm       £0         O       Apartments       50 sqm       0 £ per sqm       £0         O       Apartments       50 sqm       0 £ per sqm       £0         0       Apartments       50 sqm       0 £ per sqm       £0
Market Houses50 50 sqmf per sqmf 00Apartments50 sqmf per sqmf0122 bed houses75 sqmsqm4200 f per sqmf per sqmf003 Bed houses90 sqmsqmf per sqmf004 bed houses130 155 sqmsqmf per sqmf005 bed house155 sqmf per sqmf0O f per sqmf005 bed house75 sqm2730f per sqmf032 Bed house75 sqm2730f per sqmf032 Bed house90 sqm0 f per sqmf032 Bed house90 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf003 Bed House90 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf003 Bed House90 sqm0 f per sqmf003 Bed House90 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf003 Bed House90 sqm0 f per sqmf003 Bed House90 sqm0 f per sqmf005 Bed House90 sqm0 f per sqmf005 Bed House50%0pen Market Valuef0
$ \begin{array}{c c c c c c c c } 0 & Apartments & 50 sqm & f per sqm & f 0 \\ 12 & 2 bed houses & 75 sqm & 4200 f per sqm & f 0 \\ 12 & 2 bed houses & 90 sqm & f per sqm & f 0 \\ 2 & 3 Bed houses & 90 sqm & f per sqm & f 0 \\ 0 & 4 bed houses & 130 sqm & f per sqm & f 0 \\ 0 & 5 bed house & 155 sqm & 0 f per sqm & f 0 \\ 0 & 5 bed house & 75 sqm & 2730 f per sqm & f 0 \\ 3 & 2 Bed house & 90 sqm & 0 f per sqm & f 0 \\ 3 & 2 Bed house & 90 sqm & 0 f per sqm & f 0 \\ 0 & Apartments & 50 sqm & 0 f per sqm & f 0 \\ 0 & 3 Bed House & 90 sqm & 0 f per sqm & f 0 \\ 0 & 3 Bed House & 90 sqm & 0 f per sqm & f 0 \\ 0 & 3 Bed House & 90 sqm & 0 f per sqm & f 0 \\ 1 & 40\% 0 pen Market Value & 50 sqm & 0 f per sqm & f 0 \\ 1 & 40\% 0 pen Market Value & 50 sqm & 0 f per sqm & f 0 \\ 1 & 40\% 0 pen Market Value & 50 sqm & 0 f per sqm & f 0 \\ 1 & 50\% 0 pen Market Value & 50 sqm & 0 f per sqm & f 0 \\ 2 & 50 sqm & 0 f per sqm & f 0 \\ 3 & 60 sqm & 0 f per sqm & f 0 \\ 3 & 60 sqm & 0 f per sqm & f 0 \\ 3 & 60 sqm & 0 f per sqm & f 0 \\ 4 & 50 sqm & 0 f per sqm & f 0 \\ 5 & 50 sqm & 0 f per $
122 bed houses75sqm4200f per sqmf 3,780,00003 Bed houses90sqmf per sqmf004 bed houses130sqmf per sqmf005 bed house155sqmf per sqmf005 bed house155sqmf per sqmf0Her sqmf per sqmf0Apartments50 sqm0 f per sqmf032 Bed house75 sqm2730 f per sqmf03 Bed House90 sqm0 f per sqmf0Social Rent0Apartments50 sqm0 f per sqmf002 Bed house75 sqm1680 f per sqmf002 Bed house75 sqm1680 f per sqmf003 Bed House90 sqm0 f per sqmf0Apartments50 sqm0 f per sqmApartments50 sqm0 f per sqmApartments50 sqm0 f per sqmApartments50%Open Market ValueApartments50%Open Market ValueApartments50%0pen Market ValueApartments50%Som60Apartments50%Som60Apartments50 sqmSom60Som60
03 Bed houses90sqmf per sqmf004 bed houses130sqmf per sqmf005 bed house155sqmf per sqmf005 bed house155sqmf per sqmf0Intermediate65%Open Market ValueApartments50sqm0 f per sqmf032 Bed house75sqm2730 f per sqmf03 Bed House90sqm0 f per sqmf0Social Rent40%Open Market Value0Apartments50sqm0 f per sqmf002 Bed house75sqm1680 f per sqmf003 Bed House90 sqm0 f per sqmf003 Bed House50 sqm0 f per sqmf0Affordable Rent50%Apartments50%0 f per sqmf0
04 bed houses130sqmf per sqmf005 bed house155sqmf per sqmf005 bed house155sqmf per sqmf0Apartments50 sqm0 f per sqmf032 Bed house75 sqm2730 f per sqmf03 Bed House90 sqm0 f per sqmf0Social Rent0Apartments50 sqm0 f per sqm0Apartments50 sqm0 f per sqmf003 Bed House75 sqm1680 f per sqmf003 Bed House90 sqm0 f per sqmf0Apartments50 sqm0 f per sqmAffordable Rent50%Apartments50%Social Rent50%03 Bed House75 sqm1680 f per sqm0Apartments50%0 f per sqmf0Affordable Rent50%50 sqm0 f per sqmf0
05 bed house155 sqmf per sqmf 0IntermediateApartments50 sqm0 f per sqmf032 Bed house75 sqm2730 f per sqmf03 Bed House90 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf00Apartments50 sqm0 f per sqmf003 Bed House75 sqm1680 f per sqmf003 Bed House90 sqm0 f per sqmf003 Bed House50 sqm0 f per sqmf003 Bed House50 sqm0 f per sqmf0050 sqm0 f per sqmf0
Intermediate       65%       Open Market Value       60         Apartments       50 sqm       0 £ per sqm       £0         3       2 Bed house       75 sqm       2730 £ per sqm       £540,540         3 Bed House       90 sqm       0 £ per sqm       £0         Social Rent       40%       Open Market Value       60         0       Apartments       50 sqm       0 £ per sqm       £0         0       Apartments       50 sqm       0 £ per sqm       £0         0       Apartments       50 sqm       0 £ per sqm       £0         0       Apartments       50 sqm       0 £ per sqm       £0         0       3 Bed House       75 sqm       1680 £ per sqm       £0         0       3 Bed House       90 sqm       0 £ per sqm       £0         0       3 Bed House       90 sqm       0 £ per sqm       £0         0       3 Bed House       90 sqm       0 £ per sqm       £0         Composition of £ per sqm       £0         Affordable Rent       50% Open Market Value       £0         Apartments       50 sqm       0 £ per sqm       £0
Apartments       50 sqm       0 f per sqm       f0         3       2 Bed house       75 sqm       2730 f per sqm       f540,540         3 Bed House       90 sqm       0 f per sqm       f0         Social Rent       40% Open Market Value         0       Apartments       50 sqm       0 f per sqm       f0         0       Apartments       50 sqm       0 f per sqm       f0         0       Apartments       50 sqm       0 f per sqm       f0         0       3 Bed house       75 sqm       1680 f per sqm       f0         0       3 Bed House       90 sqm       0 f per sqm       f0         0       3 Bed House       90 sqm       0 f per sqm       f0         0       3 Bed House       90 sqm       0 f per sqm       f0         0       3 Bed House       50% Open Market Value       f0       f0         Apartments       50% Open Market Value       f0          50 sqm       0 f per sqm       f0
Apartments       50 sqm       0 f per sqm       f0         3       2 Bed house       75 sqm       2730 f per sqm       f540,540         3 Bed House       90 sqm       0 f per sqm       f0         Social Rent       40% Open Market Value         0       Apartments       50 sqm       0 f per sqm       f0         0       Apartments       50 sqm       0 f per sqm       f0         0       Apartments       50 sqm       0 f per sqm       f0         0       3 Bed house       75 sqm       1680 f per sqm       f0         0       3 Bed House       90 sqm       0 f per sqm       f0         0       3 Bed House       90 sqm       0 f per sqm       f0         0       3 Bed House       90 sqm       0 f per sqm       f0         0       3 Bed House       50% Open Market Value       f0       f0         Apartments       50% Open Market Value       f0          50 sqm       0 f per sqm       f0
32 Bed house75 sqm2730 f per sqmf540,5403 Bed House90 sqm0 f per sqmf03 Bed House40% Open Market Value600Apartments50 sqm0 f per sqm02 Bed house75 sqm1680 f per sqm03 Bed House90 sqm0 f per sqm03 Bed House90 sqm0 f per sqm4ffordable Rent50% Open Market Value60Apartments50% open Market Valuef0650% open Market Valuef0650% open Market Valuef0650% open Market Valuef0650% open Market Valuef0650 sqm0 f per sqm650 sqm0 f per sqm
3 Bed House       90 sqm       0 f per sqm       f0         Social Rent       40% Open Market Value       60         0       Apartments       50 sqm       0 f per sqm       f0         0       2 Bed house       75 sqm       1680 f per sqm       f0         0       3 Bed House       90 sqm       0 f per sqm       f0         Affordable Rent       50% Open Market Value       60       f0         Apartments       50 sqm       0 f per sqm       f0
Social Rent       40% Open Market Value         0       Apartments       50 sqm       0 £ per sqm       £0         0       2 Bed house       75 sqm       1680 £ per sqm       £0         0       3 Bed House       90 sqm       0 £ per sqm       £0         Affordable Rent       50% Open Market Value       50% open Market Value       £0         Apartments       50 sqm       0 £ per sqm       £0
0Apartments50 sqm0 f per sqmf002 Bed house75 sqm1680 f per sqmf003 Bed House90 sqm0 f per sqmf0Affordable Rent50% Open Market ValueApartments50 sqm0 f per sqmf0
0Apartments50 sqm0 f per sqmf002 Bed house75 sqm1680 f per sqmf003 Bed House90 sqm0 f per sqmf0Affordable Rent50% Open Market ValueApartments50 sqm0 f per sqmf0
0     2 Bed house     75 sqm     1680 f per sqm     f0       0     3 Bed House     90 sqm     0 f per sqm     f0       Affordable Rent     50% Open Market Value       Apartments     50 sqm     0 f per sqm
0     3 Bed House     90 sqm     0 £ per sqm     £0       Affordable Rent     50% Open Market Value     50 sqm     0 £ per sqm       Apartments     50 sqm     0 £ per sqm     £0
Affordable Rent 50% Open Market Value Apartments 50 sqm 0 f per sqm f0
Apartments 50 sqm 0 £ per sqm £0
Apartments 50 sqm 0 £ per sqm £0
5         2 Bed house         75 sqm         2100 f per sqm         £844,200
3 Bed House 90 sqm 0 f per sqm f0
20 Total Units
Development Value £5,164,740
Development Costs
Land Apartments 0 Plots 19821 £ per plot £0
2 Bed House 12 Plots 49552 f per plot £594,628
3 Bed House 0 Plots 56631 £ per plot £0
4 Bed House 0 Plots 79284 £ per plot £0
5 Bed House 0 Plots 99105 f per plot Total Land £594,628 £0
Stamp Duty Land Tax £19,231
Construction
Apartments f per sqm Market Housing Construction Cost £1,455,300
Apartments f per sqm Market Housing Construction Cost £1,455,300
Apartments     £ per sqm     Market Housing Construction Cost     £1,455,300       2 bed houses     1617     £ per sqm

Additional Affordable Ho	ousing Land	Cost				£396,419
Professional Fees			8.0%	Build Cost		£194,040
Legal Fees			0.5%	GDV		£25,824
Statutory Fees			1.1%	Build Cost		£26,681
Sales/Marketing Costs			2.0%	Market Units V	/alue	£75,600
Contingencies			5.0%	Build Cost		£141,096
Planning Obligations			5000	£ per Market U	Init	£100,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£179,248
Arrangement Fee	1.0%	Cost	-			£38,990
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£814,212
			•			

£5,031,469

VIABILITY MARGIN	£133,271
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£148

	ycs		Resid	lential Vial	oility	Appr	aisal
DEVELOP	MENT SCENAR	RIO	Sheltered H	ousing		Apartments	0
BASE LAN	ID VALUE SCEN	NARIO	Brownfield			2 bed houses	20
DEVELOP	MENT LOCATIO	ON (ZONE)	Medium			3 Bed houses	0
DEVELOP	MENT DETAILS	5	20	Total Units		4 bed houses	0
Affordab	e Proportion	40%	8	Affordable Units		5 bed house	0
Affordab	e Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developn	nent Floorspac	ce	900	Sqm Market Housing	600	Sqm Affordabl	e Housing
Developn	nent Value						
Market H	ouses		_				
0	Apartments	50	sqm	£ per sqm			£0
12	2 bed houses	75	sqm	4200 £ per sqm			£3,780,000
0	3 Bed houses	90	sqm	£ per sqm			£0
0	4 bed houses	130	sqm	£ per sqm			£0
0	5 bed house	155	sqm	£ per sqm			£0
Intermed	iate	65%	Open Market \	/alue			
	Apartments	50	sqm	0 £ per sqm			£0
3	2 Bed house	75	sqm	2730 £ per sqm			£540,540
	3 Bed House	90	sqm	0 £ per sqm			£0
Social Rer	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	0 £ per sqm			£0
0	2 Bed house	75	sqm	1680 £ per sqm			£0
0	3 Bed House	90	sqm	0 £ per sqm			£0

Affordable Rent	50% Open Market	Value	
Apartments	50 sqm	0 £ per sqm	£0
5 2 Bed house	75 sqm	2100 £ per sqm	£844,200
3 Bed House	90 sqm	0 £ per sqm	£0
20 Total Units			
Development Value			£5,164,740
Development Costs			
Land Apartments	0 Plots	£ per plot	£0
2 Bed House	12 Plots	53692 £ per plot	£644,303
3 Bed House	0 Plots	£ per plot	£0
4 Bed House	0 Plots	£ per plot	£0
5 Bed House	0 Plots	£ per plot Total Land £644,303	£0
Stamp Duty Land Tax			£21,715
Construction			
Apartments	£ per sqm	Market Housing Construction Cost	£1,455,300
2 bed houses	1617 £ per sqm		
3 Bed houses	£ per sqm	Affordable Housing Construction Co	£970,200
4 bed houses	£ per sqm		
5 bed house	£ per sqm		
Additional Affordable H	Iousing Land Cost		£429,535
Professional Fees		8.0% Build Cost	£194,040
Legal Fees		0.5% gdv	£25,824
Statutory Fees		1.1% Build Cost	£26,681
Sales/Marketing Costs		2.0% Market Units Value	£75,600
Contingencies		5.0% Build Cost	£142,752
Planning Obligations		5000 £ per Market Unit	£100,000
Interest	5.0% 12	Month Build 6 Mth Sale Void	£184,652
Arrangement Fee	1.0% Cost		£39,859
Development Profit	Market Hsg 20.0%	of GDV Aff Hsg 6.0% of Cost	£814,212
Total Cost			£5,124,673

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £40,067

## **Residential Viability Appraisal**

				_	
DEVELOPMENT SCENARIO	Sheltered Housing			Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	20		
DEVELOPMENT LOCATION (ZONE)	Medium			3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units	0.50	Site Area	4 bed houses	0
				5 bed house	0

£45

Development Floorspace	<b>e</b> 15	00 Sqm Market Housing	
Development Value			
Market Houses			
0 Apartments	50 sqm	£ per sqm	£0
20 2 bed houses	75 sqm	4200 £ per sqm	£6,300,000
0 3 Bed houses	90 sqm	£ per sqm	£0
0 4 bed houses	130 sqm	£ per sqm	£0
0 5 bed house	155 sqm	£ per sqm	£0
Intermediate	65% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	2730 £ per sqm	£0
0 3 Bed House	90 sqm	0 £ per sqm	£0
Social Rent	40% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	1680 £ per sqm	£0
0 3 Bed House	90 sqm	0 £ per sqm	£0
Affordable Rent	50% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	2100 £ per sqm	£0
0 3 Bed House	90 sqm	0 £ per sqm	£0
20 Total Units			
Development Value			£6,300,000

Devel	opment	Value
-------	--------	-------

Development Costs						
Construct	ion					
0	Apartments	50 sqm	£ per sqm	£0		
20	2B Houses	75 sqm	1617 £ per sqm	£2,425,500		
0	3B Houses	90 sqm	£ per sqm	£0		
0	4B Houses	130 sqm	£ per sqm	£0		
0	5B Houses	155 sqm	£ per sqm	£0		
20		1500 Total sqm				
Profession	nal Fees		8.0% Build Cost	£194,040		
Legal Fees	5		0.5% gdv	£31,500		
Statutory	Fees		1.1% Build Cost	£26,681		
Sales/Mar	rketing Costs		2.0% Market Units Value	£126,000		
Continger	ncies		5.0% Build Cost	£121,275		

Interest	5.0%	12 Month Build	6 Mth Sale Void	£113,660	
Arrangement Fee	1.0% (	Cost		£29,250	
Development Profit	Market Hsg	20.0% of GDV		£1,260,000	
Total Cost				£4,327,905	
GROSS RESIDUAL LAND VALUE					
GROSS RESIDUAL LAND VALUE PER HA					

	NCS		Resid	lentia	l Viał	oility	Appr	aisal
DEVELOP	MENT SCENAF	RIO	Sheltered Housing			A	partments	0
BASE LAN	D VALUE SCEN	NARIO	Greenfield			2	bed houses	20
DEVELOP	MENT LOCATI	ON (ZONE)	High			3	Bed houses	0
DEVELOP	MENT DETAILS	S	20	Total Units		4	bed houses	0
Affordable Proportion 50%		50%	10	Affordable Un	its	5	bed house	0
Affordable Mix 33%		33%	Intermediate	0%	Social Rent	67%	Affordable Re	nt
Developn	nent Floorspa	ce	750	Sqm Market H	ousing	750 s	qm Affordabl	e Housing
Developn	Development Value							
Market H	ouses							
0	Apartments	50	sqm		£ per sqm			£0
10	2 bed houses	75	sqm	4400	£ per sqm			£3,300,000
0	3 Bed houses	90	sqm		£ per sqm			£0
0	4 bed houses		sqm		£ per sqm			£0
0	5 bed house	155	sqm		£ per sqm			£0
Intermed	iate	65%	Open Market \	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
3	2 Bed house	75	sqm	2860	£ per sqm			£707,850
	3 Bed House	90	sqm	0	£ per sqm			£0
Social Rer	nt	40%	Open Market \	/alue				
0	Apartments	50	sqm	0	£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
			• •	-				
Affordabl	e Rent	50%	Open Market \	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
7	2 Bed house		sqm		£ per sqm			£1,105,500
	3 Bed House		sqm		£ per sqm			£0
20	Total Units	50	Sqiii	0	z per sqiii			20
	nent Value							£5,113,350
Developn	nent Costs							
Land	Apartments	0	Plots	22142	£ per plot			£0
	2 Bed House		Plots		£ per plot			£553,557
	3 Bed House		Plots		£ per plot			£0
	4 Bed House		Plots		£ per plot			£0
	5 Bed House		Plots		£ per plot	Total Land	£553,557	£0 £0
Stamp Du	ty Land Tax	0	. 1013	110/11			2000,007	£17,178
Construct	-							,
	Apartments		£ per sqm		Market Hou	ising Constru	iction Cost	£1,212,750
	2 bed houses	1617	£ per sqm		ina ket HUU	ung constru		-1,212,730
		1017			Affordable	Jouring Com	truction C-	£1 212 750
	3 Bed houses		£ per sqm		Anordable	Housing Cons		£1,212,750
	4 bed houses		£ per sqm					

5 bed house

£ per sqm

			÷.			
Additional Affordable H	ousing Land	Cost				£553,557
Professional Fees			8.0%	Build Cost		£194,040
Legal Fees			0.5%	GDV		£25,567
Statutory Fees			1.1%	Build Cost		£26,681
Sales/Marketing Costs			2.0%	Market Units V	/alue	£66,000
Contingencies			5.0%	Build Cost		£148,953
Planning Obligations			5000	£ per Market L	Init	£100,000
Interest	5.0%	12	Month Build		6 Mth Sale Void	£181,925
Arrangement Fee	1.0%	Cost	•			£40,110
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£732,765
			•			

#### £5,065,832

VIABILITY MARGIN	£47,518
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£63

	ycs	5	Resid	lential Vial	bility Appr	aisal
DEVELOP	MENT SCENAR	RIO	Sheltered H	ousing	Apartments	0
BASE LAN	ID VALUE SCEN	NARIO	Brownfield		2 bed houses	20
DEVELOP	MENT LOCATI	ON (ZONE)	High		3 Bed houses	0
DEVELOP	MENT DETAILS	5	20	Total Units	4 bed houses	0
Affordab	le Proportion	50%	10	Affordable Units	5 bed house	0
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	ent
Developr	nent Floorspa	ce	750	Sqm Market Housing	750 Sqm Affordab	e Housing
Develop	nent Value					
Market H	ouses					
0	Apartments	50	sqm	£ per sqm		£0
10	2 bed houses	75	sqm	4400 £ per sqm		£3,300,000
0	3 Bed houses	90	sqm	£ per sqm		£0
0	4 bed houses	130	sqm	£ per sqm		£0
0	5 bed house	155	sqm	£ per sqm		£0
Intermed	iate	65%	Open Market \	/alue		
	Apartments	50	sqm	0 £ per sqm		£0
3	2 Bed house	75	sqm	2860 £ per sqm		£707,850
	3 Bed House	90	sqm	0 £ per sqm		£0
Social Rei	nt	40%	Open Market \	/alue		
0	Apartments	50	sqm	0 £ per sqm		£0
0	2 Bed house	75	sqm	1760 £ per sqm		£0
0	3 Bed House	90	sqm	0 £ per sqm		£0

Affordable	e Rent	50%	Open Market	Value				
	Apartments	50	sqm	0	£ per sqm			£0
7	2 Bed house	75	sqm	2200	£ per sqm			£1,105,500
	3 Bed House	90	sqm	0	£ per sqm			£0
20	Total Units							
Developm	nent Value							£5,113,350
_								
Developm	nent Costs							
Land	Apartments		Plots		£ per plot			£0
	2 Bed House	10	Plots	58335	£ per plot			£583,346
	3 Bed House	0	Plots		£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£583,346	£0
	ty Land Tax							£18,667
Construct	ion		T					
	Apartments		£ per sqm		Market Hou	sing Constru	ction Cost	£1,212,750
	2 bed houses	1617	£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	lousing Cons	struction Co	£1,212,750
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
Additiona	Affordable H	ousing Land	Cost					£583,346
Profession	nal Fees			8.0%	Build Cost			£194,040
Legal Fees	5			0.5%	GDV			£25,567
Statutory	Fees			1.1%	Build Cost			£26,681
Sales/Mar	keting Costs			2.0%	Market Units	Value		£66,000
Continger	ncies			5.0%	Build Cost			£150,442
Planning (	Obligations			5000	£ per Market	Unit		£100,000
Interest		5.0%	12	Month Build		6 N	/Ith Sale Void	£185,571
Arrangem	ent Fee	1.0%	Cost	_				£40,736
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% c	of Cost	£732,765
Total Cost	:							£5,132,660

65

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

### -£19,310

# **Residential Viability Appraisal**

DEVELOPMENT SCENARIO	Sheltered	Sheltered Housing			0
BASE LAND VALUE SCENARIO	Gross Res	Gross Residual Value			20
DEVELOPMENT LOCATION (ZONE)	High			3 Bed houses	0
DEVELOPMENT DETAILS	20 Units	Units 0.50 Site Area			0
			-	5 bed house	0

-£26

Development Floorspac	e 150	00 Sqm Market Housing	
Development Value			
Market Houses			
0 Apartments	<b>50</b> sqm	£ per sqm	£0
20 2 bed houses	<b>75</b> sqm	4400 £ per sqm	£6,600,000
0 3 Bed houses	90 sqm	£ per sqm	£0
0 4 bed houses	130 sqm	£ per sqm	£0
0 5 bed house	155 sqm	£ per sqm	£0
Intermediate	65% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	<b>75</b> sqm	2860 £ per sqm	£0
0 3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Social Rent	40% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	1760 £ per sqm	£0
0 3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Affordable Rent	50% Open Mark	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	<b>75</b> sqm	2200 £ per sqm	£0
0 3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
20 Total Units			
Development Value			£6,600,000

Deve	lopment	Value
------	---------	-------

Developm	Development Costs								
Land									
Construct	ion								
0	Apartments	<b>50</b> sqm	£ per sqm	£0					
20	2B Houses	75 sqm	1617 £ per sqm	£2,425,500					
0	3B Houses	<b>90</b> sqm	£ per sqm	£0					
0	4B Houses	130 sqm	£ per sqm	£0					
0	5B Houses	155 sqm	£ per sqm	£0					
20		1500 Total sqm							
Profession	nal Fees		8.0% Build Cost	£194,040					
Legal Fees	5		0.5% gdv	£33,000					
Statutory	Fees		1.1% Build Cost	£26,681					
Sales/Mar	rketing Costs		2.0% Market Units Value	£132,000					
Continger	ncies		5.0% Build Cost	£121,275					

Interest	5.0%	12 Month Build	6 Mth Sale Void	£113,951			
Arrangement Fee	1.0% c	Cost		£29,325			
Development Profit	Market Hsg	20.0% of GDV		£1,320,000			
	_						
Total Cost				£4,395,772			
GROSS RESIDUAL LAND VALUE £2,2							
<b>GROSS RESIDUAL LAND</b>	VALUE PER H	A		£4,408,457			

	ycs		-	lential Via	bility Appr	aisal
DEVELOP	MENT SCENAR	RIO		Apartments	Apartments	30
BASE LAN	D VALUE SCEN	NARIO	Greenfield		2 bed houses	0
DEVELOP	MENT LOCATI	ON (ZONE)	Low		3 Bed houses	0
DEVELOP	VENT DETAILS	S	30	Total Units	4 bed houses	0
Affordable	e Proportion	10%	3	Affordable Units	5 bed house	0
Affordable	e Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt
Developm	ent Floorspace	ce	1350	Sqm Market Housing	150 Sqm Affordabl	e Housing
Developm	ent Value					
Market Ho	ouses		_			
27	Apartments	50	sqm	4200 £ per sqm		£5,670,000
0	2 bed houses	75	sqm	£ per sqm		£0
0	3 Bed houses	90	sqm	£ per sqm		£0
0	4 bed houses	130	sqm	£ per sqm		£0
0	5 bed house	155	sqm	£ per sqm		£0
Intermedia	ate	65%	Open Market	Value		
1	Apartments	50	sqm	2730 £ per sqm		£135,135
	2 Bed house	75	sqm	0 £ per sqm		£0
	3 Bed House	90	sqm	0 £ per sqm		£0
Social Ren	t	40%	Open Market	Value		
0	Apartments	50	sqm	1680 £ per sqm		£0
0	2 Bed house	75	sqm	0 £ per sqm		£0
0	3 Bed House	90	sqm	0 £ per sqm		£0
			_			
Affordable	e Rent	50%	Open Market	Value		
2	Apartments	50	sqm	2100 £ per sqm		£211,050
	2 Bed house	75	sqm	0 £ per sqm		£0
	3 Bed House	90	sqm	0 £ per sqm		£0
30	Total Units					
Developm	ent Value					£6,016,185
Developm	ent Costs					
Land	Apartments	27	Plots	15499 £ per plot		£418,466
	2 Bed House	0	Plots	38747 £ per plot		£0
	3 Bed House	0	Plots	44282 £ per plot		£0
	4 Bed House	0	Plots	61995 £ per plot		£0
	5 Bed House	0	Plots	77494 £ per plot	Total Land £418,466	£0
Stamp Dut	ty Land Tax					£10,423
Construct	ion					
	Apartments	2200.9	£ per sqm	Market Ho	using Construction Cost	£2,971,215
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£330,135
	4 bed houses		£ per sqm			
	5 bed house		£ per sqm			

			-	_			
Additional Affordable H	ousing Land	Cost					£46,496
Professional Fees			8.0%	Build Cost			£264,108
Legal Fees			0.5%	GDV			£30,081
Statutory Fees			1.1%	Build Cost			£36,315
Sales/Marketing Costs			2.0%	Market Units V	/alue		£113,400
Contingencies			5.0%	Build Cost			£167,392
Planning Obligations			1500	£ per Market L	Jnit	_	£45,000
Interest	5.0%	12	Month Build	-	6	Mth Sale Void	£188,925
Arrangement Fee	1.0%	Cost	•			•	£43,880
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£1,153,808
			•			•	

£5,819,645

VIABILITY MARGIN	£196,540
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£146

	ycs		Resid	lential Viat	oility	Appr	aisal
DEVELOP	MENT SCENAR	RIO	Extra Care A	Apartments		Apartments	30
BASE LAN	ID VALUE SCEN	NARIO	Brownfield			2 bed houses	0
DEVELOP	MENT LOCATI	ON (ZONE)	Low			3 Bed houses	0
DEVELOP	MENT DETAILS	5	30	Total Units		4 bed houses	0
Affordabl	e Proportion	10%	3	Affordable Units		5 bed house	0
Affordabl	e Mix	33%	Intermediate	0% Social Rent	67%	Affordable Re	nt
Developn	nent Floorspac	ce	1350	Sqm Market Housing	150	Sqm Affordabl	e Housing
Developn	nent Value						
Market H	ouses						
27	Apartments	50	sqm	4200 £ per sqm			£5,670,000
0	2 bed houses	75	sqm	£ per sqm			£0
0	3 Bed houses	90	sqm	£ per sqm			£0
0	4 bed houses	130	sqm	£ per sqm			£0
0	5 bed house	155	sqm	£ per sqm			£0
Intermed	iate	65%	Open Market \	/alue			
1	Apartments	50	sqm	2730 £ per sqm			£135,135
	2 Bed house	75	sqm	0 £ per sqm			£0
	3 Bed House	90	sqm	0 £ per sqm			£0
Social Rer	nt	40%	Open Market \	/alue			
0	Apartments	50	sqm	1680 £ per sqm			£0
0	2 Bed house	75	sqm	0 £ per sqm			£0
0	3 Bed House	90	sqm	0 £ per sqm			£0

Affordable	e Rent	50%	Open Market	Value				
2	Apartments	50	sqm	2100	£ per sqm			£211,050
	2 Bed house	75	sqm	0	£ per sqm			£0
	3 Bed House	90	sqm	0	£ per sqm			£0
30	Total Units							
Developm	nent Value							£6,016,185
Developm	and Casta							
-	nent Costs							
Land	Apartments		Plots	18019	£ per plot			£486,513
	2 Bed House	-	Plots		£ per plot			£0
	3 Bed House	-	Plots		£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£486,513	£0
	ty Land Tax							£13,826
Construct	ion		1					
	Apartments	2200.9	£ per sqm		Market Hou	ising Constru	ction Cost	£2,971,215
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm		Affordable	Housing Cons	struction Co	£330,135
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
Additiona	I Affordable H	ousing Land	Cost					£54,057
Profession	nal Fees			8.0%	Build Cost			£264,108
Legal Fees	S			0.5%	GDV			£30,081
Statutory	Fees			1.1%	Build Cost			£36,315
Sales/Mai	rketing Costs			2.0%	Market Units	Value		£113,400
Continger	ncies			5.0%	Build Cost			£167,770
Planning (	Obligations			1500	£ per Market	Unit		£45,000
Interest		5.0%	12	Month Build		6 N	/Ith Sale Void	£194,786
Arrangem	ent Fee	1.0%	Cost	-				£44,674
Developm	nent Profit	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% o	of Cost	£1,153,808
			-	•				
Total Cost	t							£5,905,688

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

### £110,497

## **Residential Viability Appraisal**

DEVELOPMENT SCENARIO	Extra Care Apartments			Apartments	30
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0		
DEVELOPMENT LOCATION (ZONE)	Low	3 Bed houses	0		
DEVELOPMENT DETAILS	30 Total Units	0.30	Site Area	4 bed houses	0
				5 bed house	0

£82

Developn	nent Floorspac	e :	1500 Sqm Market Housing	
Developm	nent Value			
Market H	ouses			
30	Apartments	50 sqm	4200 £ per sqm	£6,300,000
0	2 bed houses	<b>75</b> sqm	£ per sqm	£0
0	3 Bed houses	<b>90</b> sqm	£ per sqm	£0
0	4 bed houses	130 sqm	£ per sqm	£0
0	5 bed house	155 sqm	£ per sqm	£0
Intermedi	ate	65% Open Ma	arket Value	
0	Apartments	50 sqm	2730 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Social Rer	nt	40% Open Ma	arket Value	
0	Apartments	50 sqm	1680 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Affordable	e Rent	50% Open Ma	arket Value	
0	Apartments	50 sqm	2100 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
30	Total Units			
Developm	nent Value			£6,300,000

#### Development Value

Developm	nent Costs			
Construct	ion			_
30	Apartments	50 sqm	2200.9 £ per sqm	£3,301,350
0	2B Houses	75 sqm	£ per sqm	£0
0	3B Houses	<b>90</b> sqm	£ per sqm	£0
0	4B Houses	130 sqm	£ per sqm	£0
0	5B Houses	155 sqm	£ per sqm	£0
30		0 Total sqm		
Profession	nal Fees		8.0% Build Cost	£264,108
Legal Fees	5		0.5% GDV	£31,500
Statutory	Fees		1.1% Build Cost	£36,315
Sales/Mai	keting Costs		2.0% Market Units Value	£126,000
Continger	ncies		5.0% Build Cost	£165,068

Interest	5.0%	12 Month Build	6 Mth Sale Void	£152,492
Arrangement Fee	1.0%	Cost		£39,243
Development Profit	Market Hsg	20.0% of GDV		£1,260,000
	_			
Total Cost				£5,376,076
GROSS RESIDUAL LAND VALUE				
GROSS RESIDUAL LAND VALUE PER HA				

	ycs		Resic	lential Via	ability	Appr	aisal
DEVELOPN	MENT SCENAR	RIO	Extra Care A	Apartments	А	partments	30
BASE LAN	D VALUE SCEN	NARIO	Greenfield		2	bed houses	0
DEVELOPN	MENT LOCATI	ON (ZONE)	Medium		3	Bed houses	0
-	MENT DETAILS	-		Total Units	4	bed houses	0
	e Proportion	35%	11	Affordable Units		bed house	0
Affordable			Intermediate	0% Social Ren		Affordable Re	
-	ent Floorspac	ce	975	Sqm Market Housing	525 s	qm Affordabl	e Housing
Developm							
Market Ho	ouses		1				
20	Apartments	50	sqm	4400 £ per sqm			£4,290,000
0	2 bed houses	75	sqm	£ per sqm			£0
0	3 Bed houses	90	sqm	£ per sqm			£0
0	4 bed houses	130	sqm	£ per sqm			£0
0	5 bed house	155	sqm	£ per sqm			£0
		r	1				
Intermedia	ate	65%	Open Market \	/alue			
3	Apartments	50	sqm	2860 £ per sqm			£495,495
	2 Bed house	75	sqm	0 £ per sqm			£0
	3 Bed House	90	sqm	0 £ per sqm			£0
Social Ren	t	40%	Open Market \	/alue			
0	Apartments	50	sqm	1760 £ per sqm			£0
0	2 Bed house	75	sqm	0 £ per sqm			£0
0	3 Bed House	90	sqm	0 £ per sqm			£0
Affordable	Rent	50%	Open Market \	/alue			
7	Apartments	50	sqm	2200 £ per sqm			£773,850
	2 Bed house	75	sqm	0 £ per sqm			£0
	3 Bed House	90	sqm	0 £ per sqm			£0
30	Total Units						
Developm	ent Value						£5,559,345
David	ant Cast						
Developm							
Land	Apartments		Plots	19368 £ per plot			£377,669
	2 Bed House		Plots	48419 £ per plot			£0
	3 Bed House		Plots	55336 £ per plot			£0
	4 Bed House		Plots	77470 £ per plot			£0
Charry D	5 Bed House	0	Plots	96838 £ per plot	Total Land	£377,669	£0
	y Land Tax						£8,383
Constructi							
	Apartments	2200.9	£ per sqm	Market H	lousing Constru	ction Cost	£2,145,878
	2 bed houses		£ per sqm		_		
	3 Bed houses		£ per sqm	Affordab	le Housing Cons	struction Co	£1,155,473
	4 bed houses		£ per sqm				
	5 bed house		£ per sqm				

				-		
Additional Affordable H	ousing Land	Cost				£203,360
Professional Fees			8.0%	Build Cost		£264,108
Legal Fees			0.5%	GDV		£27,797
Statutory Fees			1.1%	Build Cost		£36,315
Sales/Marketing Costs			2.0%	Market Units \	/alue	£85,800
Contingencies			5.0%	Build Cost		£175,236
Planning Obligations			1500	£ per Market l	Init	£45,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£190,835
Arrangement Fee	1.0%	Cost	-			£44,800
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£927,328
			•			

£5,687,981

VIABILITY MARGIN	-£128,636
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£132

	NCS		Resid	lential Viat	oility App	raisal
DEVELOP	MENT SCENAR	RIO	Extra Care A	Apartments	Apartments	30
BASE LAN	ID VALUE SCEN	NARIO	Brownfield		2 bed houses	s 0
DEVELOP	MENT LOCATI	ON (ZONE)	Medium		3 Bed houses	s 0
DEVELOP	MENT DETAILS	5	30	Total Units	4 bed houses	s 0
Affordab	le Proportion	35%	11	Affordable Units	5 bed house	0
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable F	Rent
Developr	nent Floorspac	ce	975	Sqm Market Housing	525 Sqm Afforda	ble Housing
Developr	nent Value					
Market H	ouses					
20	Apartments	50	sqm	4400 £ per sqm		£4,290,000
0	2 bed houses	75	sqm	£ per sqm		£0
0	3 Bed houses	90	sqm	£ per sqm		£0
0	4 bed houses	130	sqm	£ per sqm		£0
0	5 bed house	155	sqm	£ per sqm		£0
Intermed	iate	65%	Open Market \	/alue		
3	Apartments	50	sqm	2860 £ per sqm		£495,495
	2 Bed house	75	sqm	0 £ per sqm		£0
	3 Bed House	90	sqm	0 £ per sqm		£0
Social Rei	nt	40%	Open Market \	/alue		
0	Apartments	50	sqm	1760 £ per sqm		£0
0	2 Bed house	75	sqm	0 £ per sqm		£0
0	3 Bed House	90	sqm	0 £ per sqm		£0

Affordable Rent	50% Open Market	Value	
7 Apartments	50 sqm	2200 £ per sqm	£773,850
2 Bed house	75 sqm	0 £ per sqm	£0
3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
30 Total Units			
Development Value			£5,559,345
Development Costs			
Land Apartments	20 Plots	21114 £ per plot	£411,725
2 Bed House	0 Plots	£ per plot	£0
3 Bed House	0 Plots	£ per plot	£0
4 Bed House	0 Plots	£ per plot	£0
5 Bed House	0 Plots	£ per plot Total Land £411,72	25 £0
Stamp Duty Land Tax			£10,086
Construction			
Apartments	2200.9 £ per sqm	Market Housing Construction Cost	£2,145,878
2 bed houses	£ per sqm		
3 Bed houses	£ per sqm	Affordable Housing Construction	<b>Eo</b> : £1,155,473
4 bed houses	£ per sqm		
5 bed house	£ per sqm		
Additional Affordable H	ousing Land Cost		£221,698
Professional Fees		8.0% Build Cost	£264,108
Legal Fees		0.5% gdv	£27,797
Statutory Fees		1.1% Build Cost	£36,315
Sales/Marketing Costs		2.0% Market Units Value	£85,800
Contingencies		5.0% Build Cost	£176,152
Planning Obligations		1500 £ per Market Unit	£45,000
Interest	5.0% 12	Month Build 6 Mth Sale Vo	id £194,362
Arrangement Fee	1.0% Cost		£45,350
Development Profit	Market Hsg 20.0%	of GDV Aff Hsg 6.0% of Cost	£927,328
Total Cost			£5,747,072

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### -£187,727 -£193

APPLICABLE)

				_	
DEVELOPMENT SCENARIO	Extra Care Apartments			Apartments	30
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	0		
DEVELOPMENT DETAILS	30 Total Units	0.30	Site Area	4 bed houses	0
				5 bed house	0

Developr	nent Floorspac	. <b>e</b> 15	00 Sqm Market Housing	
-	nent Value			
Market H	ouses			
30	Apartments	50 sqm	4400 £ per sqm	£6,600,000
0	2 bed houses	75 sqm	£ per sqm	£0
0	3 Bed houses	90 sqm	£ per sqm	£0
0	4 bed houses	130 sqm	£ per sqm	£0
0	5 bed house	155 sqm	£ per sqm	£0
Intermed	iate	65% Open Mark	xet Value	
0	Apartments	50 sqm	2860 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Social Rei	nt	40% Open Mark	tet Value	
0	Apartments	50 sqm	1760 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
Affordabl	e Rent	50% Open Mark	tet Value	
0	Apartments	50 sqm	2200 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
30	Total Units			
Developr	nent Value			£6,600,000

#### Development Value

Developm	Development Costs					
Construct	ion					
30	Apartments	50 sqm	2200.9 £ per sqm	£3,301,350		
0	2B Houses	75 sqm	£ per sqm	£0		
0	3B Houses	<b>90</b> sqm	£ per sqm	£0		
0	4B Houses	130 sqm	£ per sqm	£0		
0	5B Houses	155 sqm	£ per sqm	£0		
30		0 Total sqm				
Profession	nal Fees		8.0% Build Cost	£264,108		
Legal Fees	5		0.5% GDV	£33,000		
Statutory	Fees		1.1% Build Cost	£36,315		
Sales/Mai	keting Costs		2.0% Market Units Value	£132,000		
Continger	ncies		5.0% Build Cost	£165,068		

Interest	5.0%	12 Month Build	6 Mth Sale Void	£152,784
Arrangement Fee	1.0% Co	st		£39,318
Development Profit	Market Hsg	20.0% of GDV		£1,320,000
Total Cost				£5,443,943
<b>GROSS RESIDUAL LAND</b>	VALUE			£1,156,057
	VALUE PER HA			£3,853,525

<b>NCS</b> Residential Viability Appraisal							
DEVELOP	MENT SCENAR	NO	Extra Care	Apartments	Apartments	30	
BASE LAND VALUE SCENARIO			Greenfield		2 bed houses	0	
DEVELOPMENT LOCATION (ZONE)			High		3 Bed houses	0	
	MENT DETAIL	• •	_	Total Units	4 bed houses	0	
Affordable	e Proportion	45%	14	Affordable Units	5 bed house	0	
Affordable	-	33%	Intermediate	0% Social Rent	67% Affordable Re	nt	
Developm	ent Floorspa	ce	1 825	Sqm Market Housing	675 Sqm Affordabl	e Housing	
Developm	ent Value						
Market Ho	ouses						
17	Apartments	50	sqm	4500 £ per sqm		£3,712,500	
0	2 bed houses	75	sqm	£ per sqm		£0	
0	3 Bed houses	90	sqm	£ per sqm		£0	
0	4 bed houses	130	t in the second s	£ per sqm		£0	
0	5 bed house		sqm	£ per sqm		£0	
Intermedi	ate	65%	Open Market	Value			
4	Apartments	50	sqm	2925 £ per sqm		£651,544	
	2 Bed house	75	sqm	0 £ per sqm		£0	
	3 Bed House	90	sqm	0 £ per sqm		£0	
Social Ren	t	40%	Open Market	Value			
0	Apartments	50	sqm	1800 £ per sqm		£0	
0	2 Bed house	75	sqm	0 £ per sqm		£0	
0	3 Bed House	90	sqm	0 £ per sqm		£0	
Affordable	e Rent	50%	Open Market	Value			
9	Apartments	50	sqm	2250 £ per sqm		£1,017,563	
	2 Bed house	75	sqm	0 £ per sqm		£0	
	3 Bed House	90	sqm	0 £ per sqm		£0	
30	Total Units						
Developm	ent Value					£5,381,606	
-							
Developm	ient Costs						
Land	Apartments	17	Plots	21302 £ per plot		£351,484	
	2 Bed House	0	Plots	53255 £ per plot		£0	
	3 Bed House	0	Plots	60863 £ per plot		£0	
	4 Bed House	0	Plots	85208 £ per plot		£0	
	5 Bed House	0	Plots	106510 £ per plot	Total Land £351,484		
	ty Land Tax					£7,074	
Construct							
	Apartments	2200.9	£ per sqm	Market Ho	using Construction Cost	£1,815,743	
	2 bed houses		£ per sqm				
	3 Bed houses		£ per sqm	Affordable	Housing Construction Co	£1,485,608	
	4 bed houses		£ per sqm				
	5 bed house		£ per sqm				

Additional Affordable Ho	ousing Land	Cost				£287,578
Professional Fees			8.0%	Build Cost		£264,108
Legal Fees			0.5%	GDV		£26,908
Statutory Fees			1.1%	Build Cost		£36,315
Sales/Marketing Costs			2.0%	Market Units V	alue	£74,250
Contingencies			5.0%	Build Cost		£179,446
Planning Obligations			1500	£ per Market U	Init	£45,000
Interest	5.0%	12	Month Build	-	6 Mth Sale Void	£191,651
Arrangement Fee	1.0%	Cost	•			£45,285
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£831,636
			•			

£5,642,086

VIABILITY MARGIN	-£260,480
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£316

<b>NCS</b> Residential Viability Appraisal								
DEVELOP	MENT SCENAR	RIO	Extra Care A	partments	Apartments	30		
BASE LAN	ID VALUE SCEN	NARIO	Brownfield		2 bed houses	0		
DEVELOP	MENT LOCATI	ON (ZONE)	High		3 Bed houses	0		
DEVELOP	MENT DETAILS	5	30	Total Units	4 bed houses	0		
Affordab	le Proportion	45%	14	Affordable Units	5 bed house	0		
Affordab	le Mix	33%	Intermediate	0% Social Rent	67% Affordable Re	nt		
Develop	nent Floorspa	ce	825	Sqm Market Housing	675 Sqm Affordabl	Sqm Affordable Housing		
Developr	nent Value							
Market H	ouses							
17	Apartments	50	sqm	4500 £ per sqm		£3,712,500		
0	2 bed houses	75	sqm	£ per sqm		£0		
0	3 Bed houses	90	sqm	£ per sqm		£0		
0	4 bed houses	130	sqm £ per sqm			£0		
0	5 bed house	155	sqm	£ per sqm		£0		
Intermed	iate	65%	Open Market V	/alue				
4	Apartments	50	sqm	2925 £ per sqm		£651,544		
	2 Bed house	75	sqm	0 £ per sqm		£0		
	3 Bed House	90	sqm	0 £ per sqm		£0		
Social Rei	nt	40%	Open Market V	/alue				
0	Apartments	50	sqm	1800 £ per sqm		£0		
0	2 Bed house	75	sqm	0 £ per sqm		£0		
0	3 Bed House	90	sqm	0 £ per sqm		£0		

Affordab	le Rent	<b>50%</b> Open N	larket Value				
9	Apartments	50 sqm	2250	£ per sqm			£1,017,563
	2 Bed house	75 sqm	0	£ per sqm			£0
	3 Bed House	<b>90</b> sqm	0	£ per sqm			£0
30	Total Units						
Develop	ment Value						£5,381,606
Develop	ment Costs						
Land	Apartments	17 Plots	22662	£ per plot			£373,917
	2 Bed House	0 Plots		£ per plot			£0
	3 Bed House	0 Plots		£ per plot			£0
	4 Bed House	0 Plots		£ per plot			£0
	5 Bed House	0 Plots	129760	£ per plot	Total Land	£373,917	£0
Stamp D	uty Land Tax						£8,196
Construc	tion			-			
	Apartments	2200.9 £ per sc	Im	Market Ho	using Constru	iction Cost	£1,815,743
	2 bed houses	£ per sc	Im				
	3 Bed houses	£ per sc	Im	Affordable	Housing Con	struction Co	£1,485,608
	4 bed houses	£ per sc	Im				
	5 bed house	£ per sc	Im				
			_				
Addition	al Affordable H	ousing Land Cost					£305,932
Professio	onal Fees		8.0%	Build Cost			£264,108
Legal Fee	es		0.5%	GDV			£26,908
Statutory	y Fees		1.1%	Build Cost			£36,315
Sales/Ma	arketing Costs		2.0%	Market Units	s Value		£74,250
Continge	encies		5.0%	Build Cost			£180,364
Planning	Obligations		1500	£ per Market	t Unit		£45,000
Interest		5.0%	12 Month Build	-	6	Ath Sale Void	£194,230
Arranger	ment Fee	<b>1.0%</b> Cost					£45,713
Developr	ment Profit	Market Hsg 2	0.0% of GDV	Aff Hs	6.0% o	of Cost	£831,636
Total Cos	st						£5,687,921
							6206 24F

VIABILITY MARGIN POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

<u>es</u>

#### -£306,315 -£371

SQ WEINE OF MARKET HOUSING (IF AFFLICABLE)

DEVELOPMENT SCENARIO	Extra Car	Extra Care Apartments		30
BASE LAND VALUE SCENARIO	Gross Re	sidual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	High		3 Bed houses	0
DEVELOPMENT DETAILS	30 Units	0.30	Site Area 4 bed houses	0
			5 bed house	0

Developn	nent Floorspac	<b>.e</b> 150	00 Sqm Market Housing	
Developn	nent Value			
Market H	ouses			
30	Apartments	50 sqm	4500 £ per sqm	£6,750,000
0	2 bed houses	75 sqm	£ per sqm	£0
0	3 Bed houses	90 sqm	£ per sqm	£0
0	4 bed houses	130 sqm	£ per sqm	£0
0	5 bed house	155 sqm	£ per sqm	£0
Intermed	iate	65% Open Marke	et Value	
0	Apartments	50 sqm	2925 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Social Rer	nt	40% Open Marke	et Value	
0	Apartments	50 sqm	1800 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Affordabl	e Rent	50% Open Marke	et Value	
0	Apartments	50 sqm	2250 £ per sqm	£0
0	2 Bed house	75 sqm	0 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
30	Total Units			
Developn	nent Value			£6,750,000

Developm	nent Costs				
Land					
Construct	ion				
30	Apartments	50 sqm	2200.9	£ per sqm	£3,301,350
0	2B Houses	75 sqm		£ per sqm	£0
0	3B Houses	<b>90</b> sqm		£ per sqm	£0
0	4B Houses	130 sqm		£ per sqm	£0
0	5B Houses	155 sqm		£ per sqm	£0
30		0 Total sqm			
Profession	nal Fees		8.0%	Build Cost	£264,108
Legal Fees	5		0.5%	GDV	£33,750
Statutory	Fees		1.1%	Build Cost	£36,315
Sales/Mar	keting Costs		2.0%	Market Units Value	£135,000
Continger	icies		5.0%	Build Cost	£165,068

Interest	5.0%	12 Month Build	6 Mth Sale Void	£152,930		
Arrangement Fee	1.0% c	lost		£39,356		
Development Profit	Market Hsg	20.0% of GDV		£1,350,000		
Total Cost				£5,477,876		
GROSS RESIDUAL LAND	GROSS RESIDUAL LAND VALUE					
	VALUE PER H			£4,240,414		

	ycs		Resid	lentia	l Viab	oility /	Appra	aisal
DEVELOP	MENT SCENAR	10	Extra Care H	louses		A	Apartments	0
BASE LAN	D VALUE SCEN	ARIO	Greenfield			2	2 bed houses	20
DEVELOP	MENT LOCATIO	ON (ZONE)	Low			3	Bed houses	0
DEVELOP	MENT DETAILS		20	Total Units		4	bed houses	0
Affordable	e Proportion	10%	2	Affordable Uni	ts	5	bed house	0
Affordable	e Mix	33%	Intermediate	0%	Social Rent	67%	Affordable Rer	nt
Developm	ent Floorspac	e	1350	Sqm Market H	ousing	150 s	aqm Affordable	e Housing
Developm	ent Value							
Market Ho	ouses							
0	Apartments	50	sqm		£ per sqm			£0
18	2 bed houses	75	sqm	4000	£ per sqm			£5,400,000
0	3 Bed houses	90	sqm		£ per sqm			£0
0	4 bed houses	130	sqm		£ per sqm			£0
0	5 bed house	155			£ per sqm			£0
Intermedia	ate	65%	Open Market V	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
1	2 Bed house	75	sqm	2600	£ per sqm			£128,700
	3 Bed House	90	sqm	0	£ per sqm			£0
Social Ren	t	40%	Open Market V	/alue				
0	Apartments	50	sqm	0	£ per sqm			£0
0	2 Bed house	75	sqm	1600	£ per sqm			£0
0	3 Bed House	90	sqm	0	£ per sqm			£0
Affordable	e Rent	50%	Open Market V	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
1	2 Bed house	75	sqm	2000	£ per sqm			£201,000
	3 Bed House	90	sqm	0	£ per sqm			£0
20	Total Units							
Developm	ent Value							£5,729,700
Developm	ent Costs							
Land	Apartments	0	Plots	17500	£ per plot			£0
	2 Bed House	18	Plots	43749	£ per plot			£787,483
	3 Bed House	0	Plots	49999	£ per plot			£0
	4 Bed House	0	Plots	69998	£ per plot			£0
	5 Bed House	0	Plots	87498	£ per plot	Total Land	£787,483	£0
	ty Land Tax							£28,874
Constructi	ion							
	Apartments		£ per sqm		Market Hous	sing Constru	ction Cost	£2,182,950
	2 bed houses	1617	£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	lousing Cons	struction Cos	£242,550
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					

				_		
Additional Affordable H	ousing Land (	Cost				£87,498
Professional Fees			8.0%	Build Cost		£194,040
Legal Fees			0.5%	GDV		£28,649
Statutory Fees			1.1%	Build Cost		£26,681
Sales/Marketing Costs			2.0%	Market Units V	alue	£108,000
Contingencies			5.0%	Build Cost		£125,650
Planning Obligations			1500	£ per Market U	Init	£30,000
Interest	5.0%	12	Month Build	•	6 Mth Sale Void	£181,029
Arrangement Fee	1.0%	Cost	•			£38,124
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£1,094,553
			•			
Tabal Cash						CE 45C 000

#### Total Cost

£5,156,080

VIABILITY MARGIN	£573,620
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£425

		Resid	ential	Viabi	ility /	Appra	aisal
DEVELOPMENT SCENAR	-	Extra Care H	louses		ŀ	Apartments	0
BASE LAND VALUE SCEN	ARIO	Brownfield			2	2 bed houses	20
DEVELOPMENT LOCATIO	ON (ZONE)	Low			3	Bed houses	0
DEVELOPMENT DETAILS		20	Total Units		2	bed houses	0
Affordable Proportion	10%	2	Affordable Units	5	5	bed house	0
Affordable Mix	33%	Intermediate	0% s	ocial Rent	67%	Affordable Rei	nt
Development Floorspac	e	1350	Sqm Market Ho	using	<b>150</b> s	Sqm Affordable	e Housing
Development Value							
Market Houses							
0 Apartments	50	sqm	£	per sqm			£0
18 2 bed houses	75	sqm	4000 £	per sqm			£5,400,000
0 3 Bed houses	90	sqm	£	per sqm			£0
0 4 bed houses	130	sqm	£	per sqm			£0
0 5 bed house	155	sqm	£	per sqm			£0
Intermediate	65%	Open Market V	alue				
Apartments	50	sqm	0 £	per sqm			£0
1 2 Bed house	75	sqm	2600 £	per sqm			£128,700
3 Bed House	90	sqm	0 £	per sqm			£0
Social Rent	40%	Open Market V	alue				
0 Apartments	50	sqm	0 £	per sqm			£0
0 2 Bed house	75	sqm	1600 £	per sqm			£0
0 3 Bed House	90	sqm	0 £	per sqm			£0

Affordab	le Rent	50% Open Market	Value		
	Apartments	50 sqm	0 £ per sqm		£0
1	2 Bed house	75 sqm	2000 £ per sqm		£201,000
	3 Bed House	<b>90</b> sqm	0 £ per sqm		£0
20	Total Units				
Develop	ment Value				£5,729,700
Develop	ment Costs				
Land	Apartments	0 Plots	£ per plot		£0
	2 Bed House	18 Plots	49049 £ per plot		£882,886
	3 Bed House	0 Plots	£ per plot		£0
	4 Bed House	0 Plots	£ per plot		£0
	5 Bed House	0 Plots	£ per plot T	otal Land £882,886	£0
Stamp Du	uty Land Tax				£33,644
Construc	tion				
	Apartments	£ per sqm	Market Housin	g Construction Cost	£2,182,950
	2 bed houses	1617 £ per sqm			
	3 Bed houses	£ per sqm	Affordable Hou	using Construction Cos	£242,550
	4 bed houses	£ per sqm			
	5 bed house	£ per sqm			
Additiona	al Affordable Ho	ousing Land Cost			£98,098
Professio	nal Fees		8.0% Build Cost		£194,040
Legal Fee	es		0.5% gdv		£28,649
Statutory	/ Fees		1.1% Build Cost		£26,681
Sales/Ma	rketing Costs		2.0% Market Units Val	ue	£108,000
Continge	ncies		5.0% Build Cost		£126,180
Planning	Obligations		1500 £ per Market Uni	t	£30,000
Interest		5.0% 12	Month Build	6 Mth Sale Void	£189,247
Arrangen	nent Fee	1.0% Cost			£39,237
Developr	ment Profit	Market Hsg 20.0%	of GDV Aff Hsg	6.0% of Cost	£1,094,553
Total Cos	st				£5,276,715

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

## £336

## **Residential Viability Appraisal**

						l
lO	Extra Care Houses			Apartments	0	
IARIO	Gross Residual Value			2 bed houses	20	
ON (ZONE)	Low			3 Bed houses	0	
5	20 Total Units	0.50	Site Area	4 bed houses	0	
				5 bed house	0	

**DEVELOPMENT SCENAR** BASE LAND VALUE SCEN **DEVELOPMENT LOCATIO DEVELOPMENT DETAILS**  £452,985

Development Floorspac	: <b>e</b> 15	00 Sqm Market Housing	
Development Value			
Market Houses			
0 Apartments	50 sqm	£ per sqm	£0
20 2 bed houses	75 sqm	4000 £ per sqm	£6,000,000
0 3 Bed houses	90 sqm	£ per sqm	£0
0 4 bed houses	130 sqm	£ per sqm	£0
0 5 bed house	155 sqm	£ per sqm	£0
Intermediate	65% Open Marke	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	2600 £ per sqm	£0
0 3 Bed House	90 sqm	0 £ per sqm	£0
Social Rent	40% Open Marke	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	<b>1600</b> £ per sqm	£0
0 3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Affordable Rent	50% Open Marke	et Value	
0 Apartments	50 sqm	0 £ per sqm	£0
0 2 Bed house	75 sqm	2000 £ per sqm	£0
0 3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
20 Total Units			
Development Value			£6,000,000

#### Development Value

Developn	nent Costs			
Construct	ion			
0	Apartments	50 sqm	£ per sqm	£0
20	2B Houses	75 sqm	<b>1617</b> £ per sqm	£2,425,500
0	3B Houses	90 sqm	£ per sqm	£0
0	4B Houses	130 sqm	£ per sqm	£0
0	5B Houses	155 sqm	£ per sqm	£0
20		1500 Total sqm		
Profession	nal Fees		8.0% Build Cost	£194,040
Legal Fee	5		0.5% gdv	£30,000
Statutory	Fees		1.1% Build Cost	£26,681
Sales/Ma	rketing Costs		2.0% Market Units Value	£120,000
Continger	ncies		5.0% Build Cost	£121,275

Interest	5.0%	12	Month Build		6 Mth Sale Void	£113,368
Arrangement Fee	1.0%	Cost				£29,175
Development Profit	Market Hsg	20.0%	of GDV			£1,200,000
Total Cost						£4,260,039
<b>GROSS RESIDUAL LAND</b>	GROSS RESIDUAL LAND VALUE					
GROSS RESIDUAL LAND VALUE PER HA						£3,479,922

	ycs			lentia	l Vial	oility	Appra	
DEVELOPN	IENT SCENAR	10	Extra Care Houses			Apartments	0	
-	D VALUE SCEN	-	Greenfield				2 bed houses	20
DEVELOPN	IENT LOCATIO	ON (ZONE)	Medium			3 Bed houses	0	
_	IENT DETAILS			Total Units			4 bed houses	0
	Proportion	35%		Affordable Uni			5 bed house	0
Affordable			Intermediate		Social Rent		Affordable Rei	
-	ent Floorspac	e	975	Sqm Market H	ousing	525	Sqm Affordable	Housing
Developm								
Market Ho	uses		I					
0	Apartments		sqm		£ per sqm			£0
13	2 bed houses		sqm	4200	£ per sqm			£4,095,000
0	3 Bed houses		sqm		£ per sqm			£0
0	4 bed houses	130			£ per sqm			£0
0	5 bed house	155	sqm		£ per sqm			£0
Intermedia	ato.	65%	Open Market V	(alua				
memeura					_			60
2	Apartments		sqm		£ per sqm			0£
2	2 Bed house		sqm		£ per sqm			£472,973
-	3 Bed House	90	sqm	0	£ per sqm			£0
Social Rent 40%		Open Market V	/alue				_	
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sam			£0
			• • • •	-				
Affordable	Rent	50%	Open Market V	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
5	2 Bed house	75	sqm	2100	£ per sqm			£738,675
	3 Bed House	90	sqm	0	£ per sqm			£0
20	Total Units							
Developm	ent Value							£5,306,648
Developm	ent Costs							
Land	Apartments	0	Plots	19821	£ per plot			£0
	2 Bed House	13	Plots	49552	£ per plot			£644,181
	3 Bed House	0	Plots	56631	£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots	99105	£ per plot	Total Land	£644,181	£0
	y Land Tax							£21,709
Constructi								
	Apartments		£ per sqm		Market Ho	using Constr	uction Cost	£1,576,575
	2 bed houses	1617	£ per sqm					
	3 Bed houses		£ per sqm		Affordable	Housing Cor	struction Cos	£848,925
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					

				_			
Additional Affordable Ho	ousing Land Co	ost					£346,867
Professional Fees			8.0%	Build Cost			£194,040
Legal Fees			0.5%	GDV			£26,533
Statutory Fees			1.1%	Build Cost			£26,681
Sales/Marketing Costs			2.0%	Market Units V	alue		£81,900
Contingencies			5.0%	Build Cost			£138,618
Planning Obligations			1500	£ per Market U	nit		£30,000
Interest	5.0%	12	Month Build	-	6	Mth Sale Void	£178,822
Arrangement Fee	1.0% (	Cost	•			•	£39,060
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£869,936

### Total Cost

£5,023,846

VIABILITY MARGIN	£282,801
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£290

	ycs		Resid	lential Viab	oility	Appra	aisal
DEVELOP	MENT SCENAR	10	Extra Care H	louses		Apartments	0
BASE LAN	ID VALUE SCEN	IARIO	Brownfield			2 bed houses	20
DEVELOP	MENT LOCATIO	ON (ZONE)	Medium			3 Bed houses	0
DEVELOP	MENT DETAILS	i i	20	Total Units		4 bed houses	0
Affordabl	e Proportion	35%	7	Affordable Units		5 bed house	0
Affordabl	e Mix	33%	Intermediate	0% Social Rent	67%	Affordable Rei	nt
Development Floorspace		e	975	Sqm Market Housing	525	Sqm Affordable	e Housing
Developn	nent Value						
Market H	ouses						
0	Apartments	50	sqm	£ per sqm			£0
13	2 bed houses	75	sqm	4200 £ per sqm			£4,095,000
0	3 Bed houses	90	sqm	£ per sqm			£0
0	4 bed houses	130	sqm	£ per sqm			£0
0	5 bed house	155	sqm	£ per sqm			£0
Intermed	iate	65%	Open Market V	/alue			
	Apartments	50	sqm	0 £ per sqm			£0
2	2 Bed house	75	sqm	2730 £ per sqm			£472,973
	3 Bed House	90	sqm	0 £ per sqm			£0
Social Rer	nt	40%	Open Market V	/alue			
0	Apartments	50	sqm	0 £ per sqm			£0
0	2 Bed house	75	sqm	1680 £ per sqm			£0
0	3 Bed House	90	sqm	0 £ per sqm			£0

Affordable	e Rent	50%	Open Market	Value				
	Apartments	50	sqm	0	£ per sqm			£0
5	2 Bed house	75	sqm	2100	£ per sqm			£738,675
	3 Bed House	90	sqm	0	£ per sqm			£0
20	Total Units							
Developm	nent Value							£5,306,648
Developm	nent Costs			-	í.			
Land	Apartments	0	Plots		£ per plot			£0
	2 Bed House	13	Plots	53692	£ per plot			£697,995
	3 Bed House	0	Plots		£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£697,995	£0
Stamp Du	ty Land Tax							£24,400
Construct	ion							
	Apartments		£ per sqm		Market Hou	sing Constru	ction Cost	£1,576,575
	2 bed houses	1617	£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	Housing Cons	truction Cos	£848,925
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
Additiona	l Affordable Ho	ousing Land (	Cost					£375,843
Profession	nal Fees			8.0%	Build Cost			£194,040
Legal Fees	5			0.5%	GDV			£26,533
Statutory	Fees			1.1%	Build Cost			£26,681
Sales/Mar	keting Costs			2.0%	Market Units	Value		£81,900
Continger	ncies			5.0%	Build Cost			£140,067
Planning (	Obligations			1500	£ per Market	Unit		£30,000
Interest		5.0%	12	Month Build		6 N	/th Sale Void	£184,395
Arrangem	ent Fee	1.0%	Cost	-				£39,930
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% o	f Cost	£869,936
Total Cost	t							£5,117,219

VIABILITY MARGIN

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

#### £189,428 £194

**DEVELOPMENT SCENARIO** BASE LAND VALUE SCENARIO **DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

Extra Care Houses			Apartments	0
Gross Residual Value	2 bed houses	20		
Medium			3 Bed houses	0
20 Total Units	Site Area	4 bed houses	0	
		-	5 bed house	0

**Residential Viability Appraisal** 

Developn	nent Floorspac	<b>e</b> 150	0 Sqm Market Housing	
Developn	nent Value			
Market H	ouses			
0	Apartments	50 sqm	£ per sqm	£0
20	2 bed houses	75 sqm	4200 £ per sqm	£6,300,000
0	3 Bed houses	90 sqm	£ per sqm	£0
0	4 bed houses	130 sqm	£ per sqm	£0
0	5 bed house	155 sqm	£ per sqm	£0
Intermediate 65% Open			Value	
0	Apartments	50 sqm	0 £ per sqm	£0
0	2 Bed house	75 sqm	2730 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Social Rer	nt	40% Open Market	Value	
0	Apartments	50 sqm	0 £ per sqm	£0
0	2 Bed house	75 sqm	1680 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Affordabl	e Rent	50% Open Market	Value	
0	Apartments	50 sqm	0 £ per sqm	£0
0	2 Bed house	75 sqm	2100 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	 £0
20	Total Units			
Develop	nent Value			£6,300,000

#### Development Value

Developm	nent Costs		_		
Construct	ion				_
0	Apartments	50 sqm		£ per sqm	£0
20	2B Houses	75 sqm	1617	£ per sqm	£2,425,500
0	3B Houses	<b>90</b> sqm		£ per sqm	£0
0	4B Houses	<b>130</b> sqm		£ per sqm	£0
0	5B Houses	155 sqm		£ per sqm	£0
20		1500 Total sqm	-		
Profession	nal Fees		8.0%	Build Cost	£194,040
Legal Fees	5		0.5%	GDV	£31,500
Statutory	Fees		1.1%	Build Cost	£26,681
Sales/Mar	keting Costs		2.0%	Market Units Value	£126,000
Continger	ncies		5.0%	Build Cost	£121,275

Interest	5.0%	12	Month Build		6 Mth Sale Void	£113,660	
Arrangement Fee	1.0%	Cost				£29,250	
Development Profit	Market Hsg	20.0%	of GDV			£1,260,000	
Total Cost						£4,327,905	
<b>GROSS RESIDUAL LAND</b>	VALUE					£1,972,095	
GROSS RESIDUAL LAND VALUE PER HA £3,944,							

	ycs		Resid	lentia	l Vial	bility	Appra	aisal
DEVELOP	MENT SCENAR	10	Extra Care H	louses			Apartments	0
BASE LAN	D VALUE SCEN	IARIO	Greenfield				2 bed houses	20
DEVELOP	VENT LOCATIO	ON (ZONE)	High			3 Bed houses	0	
DEVELOP	MENT DETAILS		20	Total Units			4 bed houses	0
Affordable	e Proportion	45%	9	Affordable Uni	ts		5 bed house	0
Affordable	e Mix	33%	Intermediate	0%	Social Rent	67%	Affordable Rei	nt
Developm	ent Floorspac	e	825	Sqm Market H	ousing	675	Sqm Affordable	e Housing
Developm	ent Value							
Market Ho	ouses							
0	Apartments	50	sqm		£ per sqm			£0
11	2 bed houses	75	sqm	4400	£ per sqm			£3,630,000
0	3 Bed houses	90	sqm		£ per sqm			£0
0	4 bed houses	130	sqm		£ per sqm			£0
0	5 bed house	155	sqm		£ per sqm			£0
Intermedia	ate	65%	Open Market V	/alue				
	Apartments	50	sqm	0	£ per sqm			£0
3	2 Bed house	75	sqm	2860	£ per sqm			£637,065
	3 Bed House	90	sqm	0	£ per sqm			£0
Social Ren	t	40%	Open Market V	/alue				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house	-	sqm	1760	£ per sqm			£0
0	3 Bed House	90	sqm	0	£ per sqm			£0
Affordable	Dont	F.09/		(-)				
Affordable			Open Market V					
	Apartments		sqm		£ per sqm			£0
6	2 Bed house		sqm		£ per sqm			£994,950
20	3 Bed House	90	sqm	0	£ per sqm			£0
20 Developm	Total Units							£5 262 015
Developm	ent value							£5,262,015
Developm	ent Costs							
Land	Apartments	0	Plots	22142	£ per plot			£0
Lunu	2 Bed House	-	Plots		£ per plot			£608,913
	3 Bed House		Plots		£ per plot			£0
	4 Bed House		Plots		£ per plot			£0
	5 Bed House		Plots	110711		Total Land	£608,913	£0
Stamp Dut	y Land Tax	0	. 1015	110/11			~000,010	£19,946
Constructi	-							
	Apartments		£ per sqm		Market Ho	using Constr	uction Cost	£1,334,025
	2 bed houses	1617	£ per sqm			<u> </u>		, ,
	3 Bed houses	/	£ per sqm		Affordable	Housing Cor	nstruction Cos	£1,091,475
	4 bed houses		£ per sqm					,,
	5 bed house		£ per sqm					

				_			
Additional Affordable Ho	ousing Land Co	ost					£498,201
Professional Fees			8.0%	Build Cost			£194,040
Legal Fees			0.5%	GDV			£26,310
Statutory Fees			1.1%	Build Cost			£26,681
Sales/Marketing Costs			2.0%	Market Units V	alue		£72,600
Contingencies			5.0%	Build Cost			£146,185
Planning Obligations			1500	£ per Market U	nit		£30,000
Interest	5.0%	12	Month Build	-	6	Mth Sale Void	£181,748
Arrangement Fee	1.0% c	Cost	•	-			£40,184
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£791,489
	_						

### Total Cost

£5,061,796

VIABILITY MARGIN	£200,219
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£243

(NCS Res	sidential Viability	Appra	aisal
DEVELOPMENT SCENARIO Extra C	are Houses	Apartments	0
BASE LAND VALUE SCENARIO Brown	ield	2 bed houses	20
DEVELOPMENT LOCATION (ZONE) High		3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units	4 bed houses	0
Affordable Proportion 45%	9 Affordable Units	5 bed house	0
Affordable Mix 33% Intermed	iate 0% Social Rent 67%	6 Affordable Rer	nt
Development Floorspace	825 Sqm Market Housing 675	Sqm Affordable	e Housing
Development Value			
Market Houses			
0 Apartments 50 sqm	£ per sqm		£0
11 2 bed houses 75 sqm	4400 £ per sqm		£3,630,000
0 3 Bed houses 90 sqm	£ per sqm		£0
0 4 bed houses 130 sqm	£ per sqm		£0
0 5 bed house 155 sqm	£ per sqm		£0
Intermediate 65% Open Ma	rket Value		
Apartments 50 sqm	0 £ per sqm		£0
3 2 Bed house 75 sqm	2860 £ per sqm		£637,065
3 Bed House 90 sqm	0 £ per sqm		£0
Social Rent 40% Open Ma	rket Value		
0 Apartments 50 sqm	0 £ per sqm		£0
0 2 Bed house 75 sqm	1760 £ per sqm		£0
0 3 Bed House 90 sqm	0 £ per sqm		£0

Affordable Rent	50% Open Market V	/alue		
Apartments	<b>50</b> sqm	0 £ per sqm		£0
6 2 Bed house	75 sqm	2200 £ per sqm		£994,950
3 Bed House	<b>90</b> sqm	0 £ per sqm		£0
20 Total Units				
Development Value				£5,262,015
Development Costs				
Land Apartments	0 Plots	£ per plot		£0
2 Bed House	11 Plots	58335 £ per plot		£641,680
3 Bed House	0 Plots	£ per plot		£0
4 Bed House	0 Plots	£ per plot		£0
5 Bed House	0 Plots	£ per plot Total	Land £641,680	£0
Stamp Duty Land Tax				£21,584
Construction				
Apartments	£ per sqm	Market Housing Co	onstruction Cost	£1,334,025
2 bed houses	1617 £ per sqm			
3 Bed houses	£ per sqm	Affordable Housin	g Construction Cos	£1,091,475
4 bed houses	£ per sqm			
5 bed house	£ per sqm			
Additional Affordable Ho	ousing Land Cost			£525,011
Professional Fees		8.0% Build Cost		£194,040
Legal Fees		0.5% gdv		£26,310
Statutory Fees		1.1% Build Cost		£26,681
Sales/Marketing Costs		2.0% Market Units Value		£72,600
Contingencies		5.0% Build Cost		£147,526
Planning Obligations		1500 £ per Market Unit		£30,000
Interest	5.0% 12	Month Build	6 Mth Sale Void	£185,516
Arrangement Fee	1.0% Cost	· · ·		£40,809
Development Profit	Market Hsg 20.0%	of GDV Aff Hsg 🖸	5.0% of Cost	£791,489
Total Cost				£5,128,745
VIABILITY MARGIN				£133,270

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)

NCS

# Residential Viability Appraisal

£162

DEVELOPMENT SCENARIO	Extra Care	Extra Care Houses			0
BASE LAND VALUE SCENARIO	Gross Resid	Gross Residual Value			20
DEVELOPMENT LOCATION (ZONE)	High	High			0
DEVELOPMENT DETAILS	20 Units	0.50	Site Area	4 bed houses	0
				5 bed house	0

Developm	ent Floorspac	<b>e</b> 1500	) Sqm Market Housing	
Developm	ent Value			
Market Ho	ouses			
0	Apartments	50 sqm	£ per sqm	£0
20	2 bed houses	<b>75</b> sqm	4400 £ per sqm	£6,600,000
0	3 Bed houses	<b>90</b> sqm	£ per sqm	£0
0	4 bed houses	130 sqm	£ per sqm	£0
0	5 bed house	155 sqm	£ per sqm	£0
Intermedi	ate	65% Open Market	Value	
0	Apartments	50 sqm	0 £ per sqm	£0
0	2 Bed house	75 sqm	2860 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Social Ren	t	40% Open Market	Value	
0	Apartments	50 sqm	0 £ per sqm	£0
0	2 Bed house	75 sqm	1760 £ per sqm	£0
0	3 Bed House	<b>90</b> sqm	0 £ per sqm	£0
Affordable	e Rent	50% Open Market	Value	
0	Apartments	50 sqm	0 £ per sqm	£0
0	2 Bed house	75 sqm	2200 £ per sqm	£0
0	3 Bed House	90 sqm	0 £ per sqm	£0
20	Total Units			
Developm	ent Value			£6,600,000

Deve	lopm	ent \	/alue

Developm	nent Costs				
Land					
Construct	ion				
0	Apartments	50 sqm		£ per sqm	£0
20	2B Houses	75 sqm	1617	£ per sqm	£2,425,500
0	3B Houses	<b>90</b> sqm		£ per sqm	£0
0	4B Houses	130 sqm		£ per sqm	£0
0	5B Houses	155 sqm		£ per sqm	£0
20		1500 Total sqm			
Profession	nal Fees		8.0%	Build Cost	£194,040
Legal Fees	5		0.5%	GDV	£33,000
Statutory	Fees		1.1%	Build Cost	£26,681
Sales/Mar	keting Costs		2.0%	Market Units Value	£132,000
Continger	ncies		5.0%	Build Cost	£121,275

Interest	5.0%	12	Month Build		6 M	th Sale Void	£113,951
Arrangement Fee	1.0%	Cost		_			£29,325
Development Profit	Market Hsg	20.0%	of GDV				£1,320,000
			-				
Total Cost							£4,395,772
GROSS RESIDUAL LAND	VALUE						£2,204,228
GROSS RESIDUAL LAND VALUE PER HA						£4,408,457	

# Commercial Viability Appraisals



### Viability Model Appraisal Assumptions

## **Commercial Assumptions**

Development S	Sample Unit Siz	e & Land Plot R		Construction (		
		Unit Size Sqm	Plot Ratio %	Gross:Net	Cost Sqm	
Industrial	B1b B1c B2 B8	1000	200%	1.0	867	Factory Unit
Office	B1a	2000	200%	1.2	1801	Office Building
Food Retail	A1	3000	300%	1.0	1297	Supermarket
General Retail	A 1 A2 A3	300	150%	1.0	1139	Roadside Retail Unit
Residential Inst	C2	4000	150%	1.2	1569	Care Facility
Hotels	C3	3000	200%	1.2	1770	Mid Range Hotel
Community	D1	200	150%	1.0	3058	Community Centre
eisure	D2	2500	300%	1.0	1149	Bowling Alley
Agricultural		500	200%	1.0	860	Farm Store
Sui Generis						
Sui Generis						
Sui Generis						
Sui Generis						

Sales Values Sqm		
	Charging Zone	S
	Area Wide	
Industrial	900	
Office	1500	
Food Retail	2950	
Other Retail	1900	
Residential Inst	1200	
Hotels	2750	
Community	1077	
Leisure	1350	
Agricultural	400	
Sui Generis		
Sui Generis		
Sui Generis		

<b>Commercial Development Cos</b>					
Abnormal Costs				£ per sqm of Build Co	ost
Professional Fees @			8.0%	Build Cost	
Legal Fees			0.5%	GDV	
Statutory Fees			0.6%	Build Cost	
Sales/Marketing Costs			1.0%	Market Units Value	
Contingencies			5.0%	Build Cost	
Planning Obligations			10	£ per Sqm	
Interest @	6.0%	12	Month Constructio	n	3 Mth Sales Void
Arrangement Fee	1.0%	Cost			
Development Profit		17.5%	of GDV		

Charging Zones	
Area Wide	

Commercial Land Values	Area Wide
Industrial Land Values per Ha	
Comparable Land Value per Ha	£950,000
Residual Land Value per Ha	£950,000
Office Land Values per Ha	
Comparable Land Value per Ha	£950,000
Residual Land Value per Ha	£950,000
Food Retail Land Values per Ha	
Comparable Land Value per Ha	£3,000,000
Residual Land Value per Ha	£2,806,614
General Retail Land Values per Ha	
Comparable Land Value per Ha	£1,750,000
Residual Land Value per Ha	£1,750,000
Residential Institution Land Values per Ha	
Comparable Land Value per Ha	£950,000
Residual Land Value per Ha	£950,000
Hotel Land Values per Ha	
Comparable Land Value per Ha	£1,750,000
Residual Land Value per Ha	£1,750,000
Community Use Land Values per Ha	
Comparable Land Value per Ha	£865,000
Residual Land Value per Ha	£865,000
Leisure Land Values per Ha	
Comparable Land Value per Ha	£950,000
Residual Land Value per Ha	£950,000
Agricultural Land Values per Ha	
Comparable Land Value per Ha	£20,000
Sui Generis Land Values per Ha	
Sui Generis Land Values per Ha	

Greenfield Land Benchmark Uplift Split	50%
Brownfield Land Benchmark Uplift Split	40%



### Maximum Commercial CIL Rates

General Zone				
Greenfield	Brownfield			
-£315	-£524			
-£1,232	-£1,320			
£352	£257			
£24	-£39			
-£1,123	-£1,203			
-£430	-£503			
-£2,830	-£2,921			
-£450	-£609			
-£712				
	Greenfield           -£315           -£1,232           £352           £24           -£1,123           -£430           -£2,830           -£450			



### Industrial Viability Appraisal

#### DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Development Males

Factory Unit Greenfield

Area Wide

1,000 Sqm Total Floorspace

Development v	alue					
Industrial	B1b B1c B2 B8	1000	sqm	900	£ per sqm	£900,000
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
<b>Residential Inst</b>	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

Development Costs							
Land	Plot Ratio				_		
Industrial	200%	2000	sqm		£ per sqm		£0
Office	200%	0	sqm		£ per sqm		£0
Food Retail	300%	0	sqm		£ per sqm		£0
Other Retail	150%	0	sqm		£ per sqm		£0
Residential Inst	150%	0	sqm		£ per sqm		£0
Hotels	200%	0	sqm		£ per sqm		£0
Community	150%	0	sqm		£ per sqm		£0
Leisure	300%	0	sqm		£ per sqm		£0
Agricultural	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty		1.0%	£0
	Gross/Net		T				
Industrial	1.0	1000	sqm	867	£ per sqm		£867,000
Office	1.2	0	sqm	1801	£ per sqm		£0
Food Retail	1.0	0	sqm	1297	£ per sqm		£0
Other Retail	1.0	0	sqm	1139	£ per sqm		£0
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0
Hotels	1.2	0	sqm	1770	£ per sqm		£0
Community	1.0	0	sqm	3058	£ per sqm		£0
Leisure	1.0	0	sqm	1149	£ per sqm		£0
Agricultural	1.0	0	sqm	860	£ per sqm		£0

#### £900,000

Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£69,360
Legal Fees				0.5%	GDV	£4,500
Statutory Fees				0.6%	Build Cost	£5,202
Sales/Marketing	Costs			1.0%	GDV	£9,000
Contingencies				5.0%	Build Cost	£43,350
Planning Obligati	ons			10	per Sqm	£10,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£39,168
Arrangement Fee	!	1.0%	Cost	•		£10,084
Development Pro	ofit		17.5%	of GDV		£157,500
Total Cost						£1,215,164

#### POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE



#### **DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS**

Factory Unit
Brownfield
Area Wide

### 1,000 Sqm Total Floorspace

Development ve						
Industrial	B1b B1c B2 B8	1000	sqm	900	£ per sqm	£900,000
Office	Bla		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

#### **Development Costs**

Land	Plot Ratio		_	-	
Industrial	200%	2000	sqm	95	£ per sqm
Office	200%	0	sqm		£ per sqm
Food Retail	300%	0	sqm		£ per sqm

£190,000 £0 £0

### £900,000



**Development Value** 

					_		
Other Retail	150%	0 so	qm		£ per sqm		£0
Residential Inst	150%	0 so	qm		£ per sqm		£0
Hotels	200%	0 so	qm		£ per sqm		£0
Community	150%	0 so	qm		£ per sqm		£0
Leisure	300%	0 so	qm		£ per sqm		£0
Agricultural	200%	0 so	qm		£ per sqm		£0
Blank	200%	0 so	qm		£ per sqm		£0
Blank	200%	0 so	qm		£ per sqm		£0
Blank	0%	0 so	qm		£ per sqm		£0
Construction				Stamp Duty	•	1.0%	£1,900
	Gross/Net						
Industrial	1.0	1000 so	qm	867	£ per sqm		£867,000
Office	1.2	0 so	qm	1801	£ per sqm		£0
Food Retail	1.0	0 so	qm	1297	£ per sqm		£0
Other Retail	1.0	0 so	qm	1139	£ per sqm		£0
Residential Inst	1.2	0 so	qm	1569	£ per sqm		£0
Hotels	1.2	0 so	qm	1770	£ per sqm		£0
Community	1.0	0 so	qm	3058	£ per sqm		£0
Leisure	1.0	0 so	qm	1149	£ per sqm		£0
Agricultural	1.0	0 so	qm	860	£ per sqm		£0
Blank	1.0	0 so	qm		£ per sqm		£0
Blank	1.0	0 so	qm		£ per sqm		£0
Blank	0.0	0 so	qm		£ per sqm		£0
Abnormal Costs				0	£ sqm Build Co	st	£0
Professional Fees	@			8.0%	Build Cost		£69,360
Legal Fees				0.5%	GDV		£4,500
Statutory Fees				0.6%	Build Cost		£5,202
Sales/Marketing	Costs			1.0%	GDV		£9,000
Contingencies				5.0%	Build Cost		£43,350
Planning Obligati	ons			10	per Sqm		£10,000
Interest @		6.0%	12	Month Build	3	Mth Sale Void	£54,075
Arrangement Fee		1.0% c	ost	_			£12,003
Development Pro	ofit		17.5%	of GDV			£157,500
Total Cost							£1,423,891

#### POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE

#### -£523,891 -£524



**DEVELOPMENT TYPE** BASE LAND VALUE SCENARIO **DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

Factory Unit Residual Value Area Wide

1,000 Sqm Total Floorspace

**Development Value** 

Industrial	B1b B1c B2 B8	1000	sqm	900	£ per sqm	£900,000
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

#### £900,000

Development Co	sts					
Land	Plot Ratio					
Industrial	200%	2000	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Construction				Stamp Duty		£0
	Gross/Net		7			
Industrial	1.0	1000	sqm	867	£ per sqm	£867,000
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	0	sqm	1770	£ per sqm	£0
Community	1.0	0	sqm	3058	£ per sqm	£0
Leisure	1.0	0	sqm	1149	£ per sqm	£0
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0		sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£69,360
Legal Fees				0.5%	-	£4,500
Statutory Fees					Build Cost	£5,202
Sales/Marketing	Costs			1.0%	4	£9,000
Contingencies				5.0%	Build Cost	£43,350

Planning Obligations				per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£38,780
Arrangement Fee	1.0%	Cost	-		£9,984
Development Profit		17.5%	of GDV		£157,500
Total Cost					£1,204,676

Gross Residual Land Value
---------------------------

Gross Residual Land Value per Ha

-£304,676	
-£1,523,379	

## Office Viability Appraisal

#### DEVELOPMENT TYPE

Development Value

#### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

**(NCS** 

### Office Building Greenfield Area Wide

2,400 Sqm Total Floorspace

£3,000,000

Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0		
Office	Bla	2000	sqm	1500	£ per sqm	£3,000,000		
Food Retail	A1		sqm	2950	£ per sqm	£0		
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0		
Residential Inst	C2		sqm	1200	£ per sqm	£0		
Hotels	C3		sqm	2750	£ per sqm	£0		
Community	D1		sqm	1077	£ per sqm	£0		
Leisure	D2		sqm	1350	£ per sqm	£0		
Agricultural			sqm	400	£ per sqm	£0		
Sui Generis	Blank		sqm	1800	£ per sqm	£0		
Sui Generis	Blank		sqm	900	£ per sqm	£0		
Sui Generis	Blank		sqm	0	£ per sqm	£0		

#### **Development Value**

#### **Development Costs** Land Plot Ratio 0 sqm Industrial 200% £0 £ per sqm Office 4000 £194.000 200% 48.5 sam £ per sqm £0 Food Retail 0 300% sqm £ per sqm 0 Other Retail £0 150% sqm £ per sqm 0 Residential Inst 150% £0 sqm £ per sqm 0 Hotels £0 200% sqm £ per sqm 0 Community £0 150% sqm £ per sqm 0 Leisure 300% £0 sqm £ per sqm 0 Agricultural £0 200% sqm £ per sqm Blank 0 £0 200% sqm £ per sqm 0 Blank 200% £0 sqm £ per sqm 0 sqm Blank £0 0% £ per sqm Construction Stamp Duty 1.0% £1,940 Gross/Net Industrial 0 sqm £0 1.0 867 £ per sqm Office 2400 £4,322,400 1.2 sqm 1801 £ per sqm 1297 £ per sqm Food Retail 0 1.0 £0 sqm Other Retail 0 £0 1139 £ per sqm 1.0 sqm 0 **Residential Inst** 1569 £ per sqm 1.2 sqm £0 Hotels 0 1770 £ per sqm £0 1.2 sqm 0 £0 Community 3058 £ per sqm 1.0 sqm 0 sqm Leisure 1.0 1149 £ per sqm £0

Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£345,792
Legal Fees				0.5%	GDV	£15,000
Statutory Fees				0.6%	Build Cost	£25,934
Sales/Marketing	Costs			1.0%	GDV	£30,000
Contingencies				5.0%	Build Cost	£216,120
Planning Obligati	ons			10	£ per Sqm	£20,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£208,467
Arrangement Fee	2	1.0%	Cost	•		£51,712
Development Pro	ofit		17.5%	of GDV		£525,000
Total Cost				•		£5,956,365

#### POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE

£2,956,365-£1,232-

## **Office Viability Appraisal**

DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Development Value

Office Building
Brownfield
Area Wide

2,400 Sqm Total Floorspace

Development ve	nuc	_	_	_		
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	Bla	2000	sqm	1500	£ per sqm	£3,000,000
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural	-		sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

£3,000,000

Development Cost			
Land	Plot Ratio		

Industrial	2000/	0		Г		۱.		00
	200%		sqm	-	05	£ per sqm		£0
Office	200%	4000	-	-	95	£ per sqm		£380,000
Food Retail	300%		sqm	_		£ per sqm		£0
Other Retail	150%		sqm	_		£ per sqm		£0
Residential Inst	150%		sqm	-		£ per sqm		£0
Hotels	200%		sqm	-		£ per sqm		£0
Community	150%		sqm	-		£ per sqm		£0
Leisure	300%		sqm			£ per sqm		£0
Agricultural	200%		sqm	-		£ per sqm		£0
Blank	200%		sqm	_		£ per sqm		£0
Blank	200%		sqm	_		£ per sqm		£0
Blank	0%	0	sqm			£ per sqm		£0
Construction				S	tamp Duty		3.0%	£11,400
	Gross/Net			г		1		
Industrial	1.0		sqm			£ per sqm		£0
Office	1.2	2400			1801	£ per sqm		£4,322,400
Food Retail	1.0	0	sqm		1297	£ per sqm		£0
Other Retail	1.0	0	sqm		1139	£ per sqm		£0
Residential Inst	1.2	0	sqm		1569	£ per sqm		£0
Hotels	1.2	0	sqm		1770	£ per sqm		£0
Community	1.0	0	sqm		3058	£ per sqm		£0
Leisure	1.0	0	sqm		1149	£ per sqm		£0
Agricultural	1.0	0	sqm		860	£ per sqm		£0
Blank	1.0	0	sqm			£ per sqm		£0
Blank	1.0	0	sqm			£ per sqm		£0
Blank	0.0	0	sqm			£ per sqm		£0
				_		_		
Abnormal Costs					0	£ sqm Build (	Cost	£0
Professional Fees	@				8.0%	Build Cost		£345,792
Legal Fees					0.5%	GDV		£15,000
Statutory Fees					0.6%	Build Cost		£25,934
Sales/Marketing	Costs				1.0%	GDV		£30,000
Contingencies					5.0%	Build Cost		£216,120
Planning Obligati	ons				10	£ per Sqm		£20,000
Interest @		6.0%		12 M	Ionth Build		3 Mth Sale Void	£223,650
Arrangement Fee		1.0%	Cost				<b></b>	£53,666
Development Pro			17.	.5% oʻ	f GDV			£525,000
Total Cost								£6,168,963

#### POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE

### -£3,168,963 -£1,320

## **Office Viability Appraisal**

**DEVELOPMENT TYPE** 

Office Building

### BASE LAND VALUE SCENARIO **DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS**

Residual Value

Area Wide

2,400 Sqm Total Floorspace

Development Value								
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0		
Office	B1a	2000	sqm	1500	£ per sqm	£3,000,000		
Food Retail	A1		sqm	2950	£ per sqm	£0		
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0		
Residential Inst	C2		sqm	1200	£ per sqm	£0		
Hotels	C3		sqm	2750	£ per sqm	£0		
Community	D1		sqm	1077	£ per sqm	£0		
Leisure	D2		sqm	1350	£ per sqm	£0		
Agricultural			sqm	400	£ per sqm	£0		
Sui Generis	Blank		sqm	1800	£ per sqm	£0		
Sui Generis	Blank		sqm	900	£ per sqm	£0		
Sui Generis	Blank		sqm	0	£ per sqm	£0		

#### **Development Value**

#### **Development Costs**

Land	Plot Ratio				_		
Industrial	200%	0	sqm		£ per sqm		
Office	200%	4000	sqm		£ per sqm		
Food Retail	300%	0	sqm		£ per sqm		
Other Retail	150%	0	sqm		£ per sqm		
Residential Inst	150%	0	sqm		£ per sqm		
Hotels	200%	0	sqm		£ per sqm		
Community	150%	0	sqm		£ per sqm		
Leisure	300%	0	sqm		£ per sqm		
Agricultural	200%	0	sqm		£ per sqm		
Blank	200%	0	sqm		£ per sqm		
Blank	200%	0	sqm		£ per sqm		
Blank	0%	0	sqm		£ per sqm		
Construction				Stamp Duty		1.0%	£0
	Gross/Net		-				
Industrial	1.0	0	sqm	867	£ per sqm		£0
Office	1.2	2400	sqm	1801	£ per sqm		£4,322,400
Food Retail	1.0	0	sqm	1297	£ per sqm		£0
Other Retail	1.0	0	sqm	1139	£ per sqm		£0
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0
Hotels	1.2	0	sqm	1770	£ per sqm		£0
Community	1.0	0	sqm	3058	£ per sqm		£0
Leisure	1.0	0	sqm	1149	£ per sqm		£0
Agricultural	1.0	0	sqm	860	£ per sqm		£0
Blank	1.0	0	sqm		£ per sqm		£0
Blank	1.0	0	sqm		£ per sqm		£0
Blank	0.0	0	sqm		£ per sqm		£0

#### £3,000,000

			_	_	
Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£345,792
Legal Fees			0.5%	GDV	£15,000
Statutory Fees			0.6%	Build Cost	£25,934
Sales/Marketing Costs			1.0%	GDV	£30,000
Contingencies			5.0%	Build Cost	£216,120
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£192,469
Arrangement Fee	1.0%	Cost	-		£49,552
Development Profit		17.5%	of GDV		£525,000
Total Cost					£5,722,267

Gross Residual Land Value

Gross Residual Land Value per Ha

-£2,722,267 -£6,805,669

## Food Retail Viability Ap

#### DEVELOPMENT TYPE

#### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

NCS

Supermarket

Greenfield

0

3,000 Sqm Total Floorspace

£8,850,000

Development Value							
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0	
Office	B1a		sqm	1500	£ per sqm	£0	
Food Retail	A1	3000	sqm	2950	£ per sqm	£8,850,000	
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0	
Residential Inst	C2		sqm	1200	£ per sqm	£0	
Hotels	С3		sqm	2750	£ per sqm	£0	
Community	D1		sqm	1077	£ per sqm	£0	
Leisure	D2		sqm	1350	£ per sqm	£0	
Agricultural			sqm	400	£ per sqm	£0	
Sui Generis	Blank		sqm	1800	£ per sqm	£0	
Sui Generis	Blank		sqm	900	£ per sqm	£0	
Sui Generis	Blank		sqm	0	£ per sqm	£0	

#### **Development Value**

<b>Development Co</b>	sts						
Land	Plot Ratio		_		_		
Industrial	200%	0	sqm		£ per sqm		£0
Office	200%	0	sqm		£ per sqm		£0
Food Retail	300%	9000	sqm	141	£ per sqm		£1,271,976
Other Retail	150%	0	sqm		£ per sqm		£0
Residential Inst	150%	0	sqm		£ per sqm		£0
Hotels	200%	0	sqm		£ per sqm		£0
Community	150%	0	sqm		£ per sqm		£0
Leisure	300%	0	sqm		£ per sqm		£0
Agricultural	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty	,	4.0%	£50,879
	Gross/Net		-				
Industrial	1.0	0	sqm	867	£ per sqm		£0
Office	1.2	0	sqm	1801	£ per sqm		£0
Food Retail	1.0	3000	sqm	1297	£ per sqm		£3,891,000
Other Retail	1.0	0	sqm	1139	£ per sqm		£0
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0
Hotels	1.2	0	sqm	1770	£ per sqm		£0
Community	1.0	0	sqm	3058	£ per sqm		£0
Leisure	1.0	0	sqm	1149	£ per sqm		£0

Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	. @			8.0%	Build Cost	£311,280
Legal Fees				0.5%	GDV	£44,250
Statutory Fees				0.6%	Build Cost	£23,346
Sales/Marketing	Costs			1.0%	GDV	£88,500
Contingencies				5.0%	Build Cost	£194,550
Planning Obligati	ons			10	£ per Sqm	£30,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£280,770
Arrangement Fee	2	1.0%	Cost	•		£59,058
Development Pro	ofit		17.5%	of GDV		£1,548,750
Total Cost						£7,794,359

#### POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE

£1,055,641 £352



### Food Retail Viability Appraisal

DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

**Development Value** 

Supermarket	
Brownfield	
0	

3,000 Sqm Total Floorspace

					-	
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1	3000	sqm	2950	£ per sqm	£8,850,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

£8,850,000

<b>Development Cos</b>	ts	
Land	Plot Ratio	

Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	9000	sqm	169.2646	£ per sqm	£1,523,381
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction				Stamp Duty	4.0%	£60,935
	Gross/Net		_			
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	3000	sqm	1297	£ per sqm	£3,891,000
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	0	sqm	1770	£ per sqm	£0
Community	1.0	0	sqm	3058	£ per sqm	£0
Leisure	1.0	0	sqm	1149	£ per sqm	£0
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£311,280
Legal Fees				0.5%	GDV	£44,250
Statutory Fees				0.6%	Build Cost	£23,346
Sales/Marketing	Costs			1.0%	GDV	£88,500
Contingencies				5.0%	Build Cost	£194,550
Planning Obligation	ons			10	£ per Sqm	£30,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£301,081
Arrangement Fee		1.0%	Cost	-	-	£61,672
Development Pro	ofit		17.5%	of GDV		£1,548,750
Total Cost						£8,078,746

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE

5

**DEVELOPMENT TYPE** 

Supermarket

£771,254 £257

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Development Value

#### Residual Value

Area Wide

3,000 Sqm Total Floorspace

£8,850,000

£0

Development Va	lue				_	
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1	3000	sqm	2950	£ per sqm	£8,850,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

### Development Costs

Development Co						
Land	Plot Ratio		_		_	
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	9000	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
			•			
Construction			·	Stamp Duty		£0
Construction	Gross/Net			Stamp Duty		£0
<b>Construction</b> Industrial	Gross/Net		sqm			£0 £0
		0		867		
Industrial	1.0	0	sqm sqm	867 1801	£ per sqm	£0
Industrial Office	1.0 1.2	0 0 3000	sqm sqm	867 1801 1297	£ per sqm £ per sqm	£0 £0
Industrial Office Food Retail	1.0 1.2 1.0	0 0 3000 0	sqm sqm sqm	867 1801 1297 1139	£ per sqm £ per sqm £ per sqm	£0 £0 £3,891,000
Industrial Office Food Retail Other Retail	1.0 1.2 1.0 1.0	0 0 3000 0 0	sqm sqm sqm sqm	867 1801 1297 1139 1569	£ per sqm £ per sqm £ per sqm £ per sqm	£0 £0 £3,891,000 £0
Industrial Office Food Retail Other Retail Residential Inst	1.0 1.2 1.0 1.0 1.2	0 0 3000 0 0 0	sqm sqm sqm sqm	867 1801 1297 1139 1569 1770	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	f0 f0 £3,891,000 f0 f0
Industrial Office Food Retail Other Retail Residential Inst Hotels	1.0 1.2 1.0 1.0 1.0 1.2 1.2	0 0 3000 0 0 0 0	sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	£0 £0 £3,891,000 £0 £0 £0
Industrial Office Food Retail Other Retail Residential Inst Hotels Community	1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.2 1.0	0 0 3000 0 0 0 0 0	sqm sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058 1149	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	£0 £0 £3,891,000 £0 £0 £0 £0
Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure	1.0 1.2 1.0 1.0 1.0 1.2 1.2 1.2 1.0 1.0	0 0 3000 0 0 0 0 0 0 0	sqm sqm sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058 1149	£ per sqm £ per sqm	£0 £3,891,000 £0 £0 £0 £0 £0 £0
Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural	1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.0 1.0 1.0	0 0 3000 0 0 0 0 0 0 0 0 0	sqm sqm sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058 1149	£ per sqm £ per sqm	f0 f0 f3,891,000 f0 f0 f0 f0 f0 f0 f0

0 sqm

£ per sqm

0.0

Blank

			_	_	
Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£311,280
Legal Fees			0.5%	GDV	£44,250
Statutory Fees			0.6%	Build Cost	£23,346
Sales/Marketing Costs			1.0%	GDV	£88,500
Contingencies			5.0%	Build Cost	£194,550
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£176,842
Arrangement Fee	1.0%	Cost	-		£45,529
Development Profit		17.5%	of GDV		£1,548,750
Total Cost					£6,324,047

Gross Residual Land Value	£2,525,953
Gross Residual Land Value per Ha	£2,806,614

### General Retail Viability Appraisa

#### DEVELOPMENT TYPE

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

### Roadside Retail Unit

Greenfield

#### Area Wide

300 Sqm Total Floorspace

£570,000

Development Va	Development Value								
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0			
Office	B1a		sqm	1500	£ per sqm	£0			
Food Retail	A1		sqm	2950	£ per sqm	£0			
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1900	£ per sqm	£570,000			
Residential Inst	C2		sqm	1200	£ per sqm	£0			
Hotels	C3		sqm	2750	£ per sqm	£0			
Community	D1		sqm	1077	£ per sqm	£0			
Leisure	D2		sqm	1350	£ per sqm	£0			
Agricultural			sqm	400	£ per sqm	£0			
Sui Generis	Blank		sqm	1800	£ per sqm	£0			
Sui Generis	Blank		sqm	900	£ per sqm	£0			
Sui Generis	Blank		sqm	0	£ per sqm	£0			

### **Development Value**

<b>Development Co</b>	Development Costs						
Land	Plot Ratio		_	_	_		
Industrial	200%	0	sqm		£ per sqm		£0
Office	200%	0	sqm		£ per sqm		£0
Food Retail	300%	0	sqm		£ per sqm		£0
Other Retail	150%	450	sqm	88.5	£ per sqm		£39,825
Residential Inst	150%	0	sqm		£ per sqm		£0
Hotels	200%	0	sqm		£ per sqm		£0
Community	150%	0	sqm		£ per sqm		£0
Leisure	300%	0	sqm		£ per sqm		£0
Agricultural	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty	,	1.0%	£398
	Gross/Net						
Industrial	1.0	0	sqm	867	£ per sqm		£0
Office	1.2	0	sqm	1801	£ per sqm		£0
Food Retail	1.0	0	sqm	1297	£ per sqm		£0
Other Retail	1.0	300	sqm	1139	£ per sqm		£341,700
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0
Hotels	1.2	0	sqm	1770	£ per sqm		£0
Community	1.0	0	sqm	3058	£ per sqm		£0
Leisure	1.0	0	sqm	1149	£ per sqm		£0

Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	. @			8.0%	Build Cost	£27,336
Legal Fees				0.5%	GDV	£2,850
Statutory Fees				0.6%	Build Cost	£2,050
Sales/Marketing	Costs			1.0%	GDV	£5,700
Contingencies				5.0%	Build Cost	£17,085
Planning Obligati	ons			10	£ per Sqm	£3,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£18,650
Arrangement Fee	2	1.0%	Cost	•		£4,399
Development Pro	ofit		17.5%	of GDV		£99,750
Total Cost						£562,744

£7,256 £24



### **General Retail Viability Appraisal**

DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Development Value

Roadside Retail Unit
Brownfield
Area Wide

300 Sqm Total Floorspace

Development ve	inuc		_			
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1900	£ per sqm	£570,000
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

£570,000

<b>Development Cos</b>	sts	
Land	Plot Ratio	

			-		_	
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	127	£ per sqm	£57,150
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction			-	Stamp Duty	1.0%	£572
	Gross/Net		_			
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	300	sqm	1139	£ per sqm	£341,700
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	0	sqm	1770	£ per sqm	£0
Community	1.0	0	sqm	3058	£ per sqm	£0
Leisure	1.0	0	sqm	1149	£ per sqm	£0
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
					-	
Abnormal Costs					£ sqm Build Cost	£0
Professional Fees	@				Build Cost	£27,336
Legal Fees				0.5%		£2,850
Statutory Fees					Build Cost	£2,050
Sales/Marketing	Costs			1.0%	GDV	£5,700
Contingencies				5.0%	Build Cost	£17,085
Planning Obligati	ons			10	£ per Sqm	£3,000
Interest @		6.0%		Month Build	3 Mth Sale Void	£20,010
Arrangement Fee		1.0%				£4,574
Development Pro	ofit		17.5%	of GDV		£99,750
Total Cost						£581,777

### -£11,777 -£39



### General Retail Viability Appraisal

**DEVELOPMENT TYPE** 

Roadside Retail Unit

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

### Residual Value

Area Wide

300 Sqm Total Floorspace

£570,000

Development Va	lue					
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1900	£ per sqm	£570,000
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

**Development Value** 

### **Development Costs**

Blank

Development co	505					
Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	450	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Construction				Stamp Duty		£0
Construction	Gross/Net			Stamp Duty		£0
<b>Construction</b> Industrial	Gross/Net		sqm	Stamp Duty	£ per sqm	£0
		0	sqm sqm	Stamp Duty		£0
Industrial	1.0	0	• ·	Stamp Duty	£ per sqm	£0
Industrial Office	1.0	0 0 0	sqm		£ per sqm £ per sqm	£0 £341,700
Industrial Office Food Retail	1.0 1.2 1.0	0 0 0 300	sqm sqm		£ per sqm £ per sqm £ per sqm	
Industrial Office Food Retail Other Retail	1.0 1.2 1.0 1.0	0 0 0 300 0	sqm sqm sqm		£ per sqm £ per sqm £ per sqm £ per sqm	
Industrial Office Food Retail Other Retail Residential Inst	1.0 1.2 1.0 1.0 1.2	0 0 300 0	sqm sqm sqm sqm		£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	
Industrial Office Food Retail Other Retail Residential Inst Hotels	1.0 1.2 1.0 1.0 1.0 1.2 1.2	0 0 300 0 0 0	sqm sqm sqm sqm		£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	
Industrial Office Food Retail Other Retail Residential Inst Hotels Community	1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.2 1.0	0 0 300 0 0 0 0	sqm sqm sqm sqm sqm		£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	
Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure	1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.2 1.0 1.0	0 0 300 0 0 0 0 0 0	sqm sqm sqm sqm sqm sqm		£ per sqm £ per sqm	
Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural	1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.0 1.0 1.0	0 0 300 0 0 0 0 0 0 0	sqm sqm sqm sqm sqm sqm sqm		£ per sqm £ per sqm	

£ per sqm

0 sqm

0.0

			_	_	
Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£27,336
Legal Fees			0.5%	GDV	£2,850
Statutory Fees			0.6%	Build Cost	£2,050
Sales/Marketing Costs			1.0%	GDV	£5,700
Contingencies			5.0%	Build Cost	£17,085
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£15,409
Arrangement Fee	1.0%	Cost	-		£3,967
Development Profit		17.5%	of GDV		£99,750
Total Cost					£515,848

Gross Residual Land Value	£54,152
Gross Residual Land Value per Ha	£1,203,387

### **Residential Institution Viability Appraisal**

### DEVELOPMENT TYPE

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

### Care Facility Greenfield

Area Wide

4,800 Sqm Total Floorspace

£4,800,000

Development Value									
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0			
Office	B1a		sqm	1500	£ per sqm	£0			
Food Retail	A1		sqm	2950	£ per sqm	£0			
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0			
Residential Inst	C2	4000	sqm	1200	£ per sqm	£4,800,000			
Hotels	С3		sqm	2750	£ per sqm	£0			
Community	D1		sqm	1077	£ per sqm	£0			
Leisure	D2		sqm	1350	£ per sqm	£0			
Agricultural			sqm	400	£ per sqm	£0			
Sui Generis	Blank		sqm	0	£ per sqm	£0			
Sui Generis	Blank		sqm	0	£ per sqm	£0			
Sui Generis	Blank		sqm	0	£ per sqm	£0			

### **Development Value**

Development Cos						
Land	Plot Ratio		-			
Industrial	200%	0	sqm	£ per sqm		£0
Office	200%	0	sqm	£ per sqm		£0
Food Retail	300%	0	sqm	£ per sqm		£0
Other Retail	150%	0	sqm	£ per sqm		£0
Residential Inst	150%	6000	sqm	39.2 £ per sqm		£235,200
Hotels	200%	0	sqm	£ per sqm		£0
Community	150%	0	sqm	£ per sqm		£0
Leisure	300%	0	sqm	£ per sqm		£0
Agricultural	200%	0	sqm	£ per sqm		£0
Blank	0%	0	sqm	£ per sqm		£0
Blank	0%	0	sqm	£ per sqm		£0
Blank	0%	0	sqm	£ per sqm	_	£0
Construction				Stamp Duty	1.0%	£2,352
	Gross/Net		_			
Industrial	1.0	0	sqm	867 £ per sqm		£0
Office	1.2	0	sqm	1801 £ per sqm		£0
Food Retail	1.0	0	sqm	1297 £ per sqm		£0
Other Retail	1.0	0	sqm	1139 £ per sqm		£0
Residential Inst	1.2	4800	sqm	1569 £ per sqm		£7,531,200
Hotels	1.2	0	sqm	1770 £ per sqm		£0
Community	1.0	0	sqm	3058 £ per sqm		£0
Leisure	1.0	0	sqm	1149 £ per sqm		£0

Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£602,496
Legal Fees				0.5%	GDV	£24,000
Statutory Fees				0.6%	Build Cost	£45,187
Sales/Marketing	Costs			1.0%	GDV	£48,000
Contingencies				5.0%	Build Cost	£376,560
Planning Obligati	ons			10	£ per Sqm	£40,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£355,109
Arrangement Fee	!	1.0%	Cost			£89,050
Development Pro	ofit		17.5%	of GDV		£840,000
Total Cost						£10,189,154



### **DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS**

Care Facility
Brownfield
Area Wide

4,800 Sqm Total Floorspace

Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0		
Office	B1a		sqm	1500	£ per sqm	£0		
Food Retail	A1		sqm	2950	£ per sqm	£0		
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0		
Residential Inst	C2	4000	sqm	1200	£ per sqm	£4,800,000		
Hotels	C3		sqm	2750	£ per sqm	£0		
Community	D1		sqm	1077	£ per sqm	£0		
Leisure	D2		sqm	1350	£ per sqm	£0		
Agricultural			sqm	400	£ per sqm	£0		
Sui Generis	Blank		sqm	0	£ per sqm	£0		
Sui Generis	Blank		sqm	0	£ per sqm	£0		
Sui Generis	Blank		sqm	0	£ per sqm	£0		

### **Development Value**

<b>Development Cos</b>	sts	
Land	Plot Ratio	

Development Value

£4,800,000

-£5,389,154

-£1,123

			-			
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	6000	sqm	95	£ per sqm	£570,000
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction				Stamp Duty	4.0%	£22,800
	Gross/Net					
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	4800	sqm	1569	£ per sqm	£7,531,200
Hotels	1.2	0	sqm	1770	£ per sqm	£0
Community	1.0	0	sqm	3058	£ per sqm	£0
Leisure	1.0	0	sqm	1149	£ per sqm	£0
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
			•			
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@				Build Cost	£602,496
Legal Fees				0.5%	GDV	£24,000
Statutory Fees				0.6%	Build Cost	£45,187
Sales/Marketing	Costs			1.0%	GDV	£48,000
Contingencies				5.0%	Build Cost	£376,560
Planning Obligati	ons			10	£ per Sqm	£40,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£382,706
Arrangement Fee	2	1.0%	Cost	-		£92,602
Development Pro	ofit		17.5%	of GDV		£840,000
Total Cost						£10,575,551



**DEVELOPMENT TYPE** 

Care Facility

-£5,775,551

## -£1,203

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

### Gross Residual

Area Wide

4,800 Sqm Total Floorspace

Development Value									
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0			
Office	B1a		sqm	1500	£ per sqm	£0			
Food Retail	A1		sqm	2950	£ per sqm	£0			
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0			
Residential Inst	C2	4000	sqm	1200	£ per sqm	£4,800,000			
Hotels	C3		sqm	2750	£ per sqm	£0			
Community	D1		sqm	1077	£ per sqm	£0			
Leisure	D2		sqm	1350	£ per sqm	£0			
Agricultural			sqm	400	£ per sqm	£0			
Sui Generis	Blank		sqm	0	£ per sqm	£0			
Sui Generis	Blank		sqm	0	£ per sqm	£0			
Sui Generis	Blank		sqm	0	£ per sqm	£0			

**Development Value** 

### **Development Costs**

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%		sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	6000	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Construction				Stamp Duty	'	
	Gross/Net				1	
Industrial	1.0	0	sqm		£ per sqm	
Office	1.2	0	sqm		£ per sqm	
Food Retail	1.0	0	sqm		£ per sqm	
Other Retail	1.0	0	sqm		£ per sqm	
Residential Inst	1.2	4800	sqm		£ per sqm	
Hotels	1.2	0	sqm		£ per sqm	
Community	1.0	0	sqm		£ per sqm	
Leisure	1.0	0	sqm		£ per sqm	
Agricultural	1.0	0	sqm		£ per sqm	
Blank	0.0		sqm		£ per sqm	
Blank	0.0		sqm		£ per sqm	
Blank	0.0	0	sqm		£ per sqm	

£4,800,000

Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£0
Legal Fees			0.5%	GDV	£24,000
Statutory Fees			0.6%	Build Cost	£0
Sales/Marketing Costs			1.0%	GDV	£48,000
Contingencies			5.0%	Build Cost	£0
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£2,797
Arrangement Fee	1.0%	Cost	-		£720
Development Profit		17.5%	of GDV		£840,000
Total Cost					£915,517

Gross Residual Land Value	£3,884,483
Gross Residual Land Value per Ha	£6,474,139

### **Hotel Viability Appraisal**

#### DEVELOPMENT TYPE

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

NCS

### Mid Range Hotel

Greenfield

Area Wide

3,600 Sqm Total Floorspace

Development Va	alue					
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3	3000	sqm	2750	£ per sqm	£8,250,000
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

### **Development Value**

£8,250,000

<b>Development Co</b>	sts						
Land	Plot Ratio						
Industrial	200%	0	sqm		£ per sqm		£0
Office	200%	0	sqm		£ per sqm		£0
Food Retail	300%	0	sqm		£ per sqm		£0
Other Retail	150%	0	sqm		£ per sqm		£0
Residential Inst	150%	0	sqm		£ per sqm		£0
Hotels	200%	6000	sqm	88.5	£ per sqm		£531,000
Community	150%	0	sqm		£ per sqm		£0
Leisure	300%	0	sqm		£ per sqm		£0
Agricultural	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty		4.0%	£21,240
	Gross/Net				l		
Industrial	1.0	0	sqm	867	£ per sqm		£0
Office	1.2	0	sqm	1801	£ per sqm		£0
Food Retail	1.0	0	sqm	1297	£ per sqm		£0
Other Retail	1.0	0	sqm	1139	£ per sqm		£0
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0
Hotels	1.2	3600	sqm	1770	£ per sqm		£6,372,000
Community	1.0	0	sqm	3058	£ per sqm		£0
Leisure	1.0	0	sqm	1149	£ per sqm		£0

Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	. @			8.0%	Build Cost	£509,760
Legal Fees				0.5%	GDV	£41,250
Statutory Fees				0.6%	Build Cost	£38,232
Sales/Marketing	Costs			1.0%	GDV	£82,500
Contingencies				5.0%	Build Cost	£318,600
Planning Obligati	ons			10	£ per Sqm	£30,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£330,028
Arrangement Fee	2	1.0%	Cost	•		£79,446
Development Pro	ofit		17.5%	of GDV		£1,443,750
Total Cost						£9,797,806

-£1,547,806 -£430



## **Hotel Viability Appraisal**

DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Development Value

Area Wide
Brownfield
Mid Range Hotel

3,600 Sqm Total Floorspace

Development va	iue					
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3	3000	sqm	2750	£ per sqm	£8,250,000
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

£8,250,000

<b>Development Cos</b>	sts	
Land	Plot Ratio	

			r		7	
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	6000	sqm	127	£ per sqm	£762,000
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction				Stamp Duty	4.0%	£30,480
	Gross/Net					
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	3600	sqm	1770	£ per sqm	£6,372,000
Community	1.0	0	sqm	3058	£ per sqm	£0
Leisure	1.0	0	sqm	1149	£ per sqm	£0
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
				_		
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£509,760
Legal Fees				0.5%	GDV	£41,250
Statutory Fees				0.6%	Build Cost	£38,232
Sales/Marketing	Costs			1.0%	GDV	£82,500
Contingencies				5.0%	Build Cost	£318,600
Planning Obligati	ons			10	£ per Sqm	£30,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£348,691
Arrangement Fee	2	1.0%	Cost	-		£81,848
Development Pro	ofit		17.5%	of GDV		£1,443,750
Total Cost						£10,059,111

г

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE



### Hotel Viability Appraisal

**DEVELOPMENT TYPE** 

Mid Range Hotel

### -£1,809,111 -£503

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Development V/ale

Residual Value

Area Wide

3,600 Sqm Total Floorspace

£8,250,000

£0

£0

Development Va	lue					
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3	3000	sqm	2750	£ per sqm	£8,250,000
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

**Development Value** 

### Development Costs

Blank

Blank

Development Co	313					
Land	Plot Ratio		_		_	
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	6000	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Construction				Stamp Duty	,	£0
	Gross/Net					
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	3600	sqm	1770	£ per sqm	£6,372,000
Community	1.0	0	sqm	3058	£ per sqm	£0
Leisure	1.0	0	sqm	1149	£ per sqm	£0
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0

0 sqm

0 sqm

£ per sqm

£ per sqm

1.0

0.0

			_	_	
Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£509,760
Legal Fees			0.5%	GDV	£41,250
Statutory Fees			0.6%	Build Cost	£38,232
Sales/Marketing Costs			1.0%	GDV	£82,500
Contingencies			5.0%	Build Cost	£318,600
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£285,963
Arrangement Fee	1.0%	Cost	-		£73,623
Development Profit		17.5%	of GDV		£1,443,750
Total Cost					£9,165,679

Gross Residual Land Value	-£915,679
Gross Residual Land Value per Ha	-£1,526,131

# NCS

#### **DEVELOPMENT TYPE**

### BASE LAND VALUE SCENARIO **DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS**

### Community Centre

Greenfield

Area Wide

200 Sqm Total Floorspace

Development Value								
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0		
Office	B1a		sqm	1500	£ per sqm	£0		
Food Retail	A1		sqm	2950	£ per sqm	£0		
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0		
Residential Inst	C2		sqm	1200	£ per sqm	£0		
Hotels	C3		sqm	2750	£ per sqm	£0		
Community	D1	200	sqm	1077	£ per sqm	£215,400		
Leisure	D2		sqm	1350	£ per sqm	£0		
Agricultural			sqm	400	£ per sqm	£0		
Sui Generis	Blank		sqm	1800	£ per sqm	£0		
Sui Generis	Blank		sqm	900	£ per sqm	£0		
Sui Generis	Blank		sqm	0	£ per sqm	£0		
Development Value £215,400								

### **Development Value**

<b>Development Co</b>	Development Costs							
Land	Plot Ratio		_		_			
Industrial	200%	0	sqm		£ per sqm		£0	
Office	200%	0	sqm		£ per sqm		£0	
Food Retail	300%	0	sqm		£ per sqm		£0	
Other Retail	150%	0	sqm		£ per sqm		£0	
Residential Inst	150%	0	sqm		£ per sqm		£0	
Hotels	200%	0	sqm		£ per sqm		£0	
Community	150%	300	sqm	35.8	£ per sqm		£10,740	
Leisure	300%	0	sqm		£ per sqm		£0	
Agricultural	200%	0	sqm		£ per sqm		£0	
Blank	200%	0	sqm		£ per sqm		£0	
Blank	200%	0	sqm		£ per sqm		£0	
Blank	0%	0	sqm		£ per sqm		£0	
Construction				Stamp Duty	,	1.0%	£107	
	Gross/Net		_		_			
Industrial	1.0	0	sqm	867	£ per sqm		£0	
Office	1.2	0	sqm	1801	£ per sqm		£0	
Food Retail	1.0	0	sqm	1297	£ per sqm		£0	
Other Retail	1.0	0	sqm	1139	£ per sqm		£0	
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0	
Hotels	1.2	0	sqm	1770	£ per sqm		£0	
Community	1.0	200	sqm	3058	£ per sqm		£611,600	
Leisure	1.0	0	sqm	1149	£ per sqm		£0	

Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	. @			8.0%	Build Cost	£48,928
Legal Fees				0.5%	GDV	£1,077
Statutory Fees				0.6%	Build Cost	£3,670
Sales/Marketing	Costs			1.0%	GDV	£0
Contingencies				5.0%	Build Cost	£30,580
Planning Obligati	ons			10	£ per Sqm	£2,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£27,948
Arrangement Fee	2	1.0%	Cost			£7,087
Development Pro	ofit		17.5%	of GDV		£37,695
Total Cost						£781,432

-£566,032 -£2,830



### **Community Use Viability Appraisal**

DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Brownfield	Community Centre	
	Brownfield	
Area Wide	Area Wide	

200 Sqm Total Floorspace

Development	t Value		_	_	
Industrial	B1b B1c B2 B8	sqm	900	£ per sqm	£0
Office	B1a	sqm	1500	£ per sqm	£0
Food Retail	A1	sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	sqm	1900	£ per sqm	£0
Residential In	st c2	sqm	1200	£ per sqm	£0
Hotels	C3	sqm	2750	£ per sqm	£0
Community	D1	<b>200</b> sqm	1077	£ per sqm	£215,400
Leisure	D2	sqm	1350	£ per sqm	£0
Agricultural		sqm	400	£ per sqm	£0
Sui Generis	Blank	sqm	1800	£ per sqm	£0
Sui Generis	Blank	sqm	900	£ per sqm	£0
Sui Generis	Blank	sqm	0	£ per sqm	£0

#### **Development Value**

£215,400

<b>Development Cos</b>	sts	
Land	Plot Ratio	

Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	300	sqm	91	£ per sqm	£27,225
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction				Stamp Duty	1.0%	£272
	Gross/Net					
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	0	sqm	1770	£ per sqm	£0
Community	1.0	200	sqm	3058	£ per sqm	£611,600
Leisure	1.0	0	sqm	1149	£ per sqm	£0
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£48,928
Legal Fees				0.5%	GDV	£1,077
Statutory Fees				0.6%	Build Cost	£3,670
Sales/Marketing Costs			1.0%	GDV	£0	
Contingencies				5.0%	Build Cost	£30,580
Planning Obligati	ons			10	£ per Sqm	£2,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£29,242
Arrangement Fee	2	1.0%	Cost			£7,254
Development Pro	ofit		17.5%	of GDV		£37,695
Total Cost						£799,542

-£584,142 -£2,921



### Community Use Viability Appraisal

**DEVELOPMENT TYPE** 

Community Centre

BASE LAND VALUE SCENARIO
<b>DEVELOPMENT LOCATION (ZONE)</b>
DEVELOPMENT DETAILS

Residual Value Area Wide

200 Sqm Total Floorspace

£215,400

£0

£0

£0

£0

Development Va	alue				_	
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1	200	sqm	1077	£ per sqm	£215,400
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

**Development Value** 

### **Development Costs**

Agricultural

Blank

Blank

Blank

Development co						
Land	Plot Ratio		_		_	
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	300	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Construction	· ·			Stamp Duty	,	£0
	Gross/Net		_			
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	0	sqm	1770	£ per sqm	£0
Community	1.0	200	sqm	3058	£ per sqm	£611,600
Leisure	1.0	0	sqm	1149	£ per sqm	£0

0 sqm

0 sqm

0 sqm

0 sqm

1.0

1.0

1.0

0.0

860 £ per sqm

£ per sqm

£ per sqm

£ per sqm

Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£48,928
Legal Fees			0.5%	GDV	£1,077
Statutory Fees			0.6%	Build Cost	£3,670
Sales/Marketing Costs			1.0%	GDV	£0
Contingencies			5.0%	Build Cost	£30,580
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£27,028
Arrangement Fee	1.0%	Cost	-		£6,959
Development Profit		17.5%	of GDV		£37,695
Total Cost					£767,536

Gross Residual Land Value	-£552,136
Gross Residual Land Value per Ha	-£18,404,536

### Leisure Viability Appraisal

### DEVELOPMENT TYPE

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

NCS

### Bowling Alley

Greenfield

Area Wide

2,500 Sqm Total Floorspace

Development Value							
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0	
Office	B1a		sqm	1500	£ per sqm	£0	
Food Retail	A1		sqm	2950	£ per sqm	£0	
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0	
Residential Inst	C2		sqm	1200	£ per sqm	£0	
Hotels	С3		sqm	2750	£ per sqm	£0	
Community	D1		sqm	1077	£ per sqm	£0	
Leisure	D2	2500	sqm	1350	£ per sqm	£3,375,000	
Agricultural			sqm	400	£ per sqm	£0	
Sui Generis	Blank		sqm	1800	£ per sqm	£0	
Sui Generis	Blank		sqm	900	£ per sqm	£0	
Sui Generis	Blank		sqm	0	£ per sqm	£0	

#### **Development Value**

£3,375,000

Development Co	sts						
Land	Plot Ratio				_		
Industrial	200%	0	sqm		£ per sqm		£0
Office	200%	0	sqm		£ per sqm		£0
Food Retail	300%	0	sqm		£ per sqm		£0
Other Retail	150%	0	sqm		£ per sqm		£0
Residential Inst	150%	0	sqm		£ per sqm		£0
Hotels	200%	0	sqm		£ per sqm		£0
Community	150%	0	sqm		£ per sqm		£0
Leisure	300%	7500	sqm	48.5	£ per sqm		£363,750
Agricultural	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty		3.0%	£10,913
	Gross/Net						
Industrial	1.0	0	sqm	867	£ per sqm		£0
Office	1.2	0	sqm	1801	£ per sqm		£0
Food Retail	1.0	0	sqm	1297	£ per sqm		£0
Other Retail	1.0	0	sqm	1139	£ per sqm		£0
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0
Hotels	1.2	0	sqm	1770	£ per sqm		£0
Community	1.0	0	sqm	3058	£ per sqm		£0
Leisure	1.0	2500	sqm	1149	£ per sqm		£2,872,500

Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	. @			8.0%	Build Cost	£229,800
Legal Fees				0.5%	GDV	£16,875
Statutory Fees				0.6%	Build Cost	£17,235
Sales/Marketing	Costs			1.0%	GDV	£33,750
Contingencies				5.0%	Build Cost	£143,625
Planning Obligati	ons			10	£ per Sqm	£25,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£158,788
Arrangement Fee	2	1.0%	Cost			£37,134
Development Pro	ofit		17.5%	of GDV		£590,625
Total Cost						£4,499,995



## Leisure Viability Appraisal

DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Bowling Alley	
Brownfield	
Area Wide	

2,500 Sqm Total Floorspace

Development Va	alue	_	_	_	_	
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0
Office	B1a		sqm	1500	£ per sqm	£0
Food Retail	A1		sqm	2950	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2	2500	sqm	1350	£ per sqm	£3,375,000
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1800	£ per sqm	£0
Sui Generis	Blank		sqm	900	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

#### **Development Value**

£3,375,000

<b>Development Cos</b>	sts	
Land	Plot Ratio	



			r			
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	7500	sqm	95	£ per sqm	£712,500
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction				Stamp Duty	4.0%	£28,500
	Gross/Net					
Industrial	1.0	0	sqm	867	£ per sqm	£0
Office	1.2	0	sqm	1801	£ per sqm	£0
Food Retail	1.0	0	sqm	1297	£ per sqm	£0
Other Retail	1.0	0	sqm	1139	£ per sqm	£0
Residential Inst	1.2	0	sqm	1569	£ per sqm	£0
Hotels	1.2	0	sqm	1770	£ per sqm	£0
Community	1.0	0	sqm	3058	£ per sqm	£0
Leisure	1.0	2500	sqm	1149	£ per sqm	£2,872,500
Agricultural	1.0	0	sqm	860	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	@			8.0%	Build Cost	£229,800
Legal Fees				0.5%	GDV	£16,875
Statutory Fees				0.6%	Build Cost	£17,235
Sales/Marketing	Costs			1.0%	GDV	£33,750
Contingencies				5.0%	Build Cost	£143,625
Planning Obligati	ons			10	£ per Sqm	£25,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£187,246
Arrangement Fee	2	1.0%	Cost	_		£40,798
Development Pro	ofit		17.5%	of GDV		£590,625
Total Cost						£4,898,454

r

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE



Leisure Viability Appraisal

**DEVELOPMENT TYPE** 

Bowling Alley

-£1,523,454 -£609

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

Residual Value

Area Wide 2,500 Sqm Total Floorspace

**Development Value** Industrial B1b B1c B2 B8 sqm 900 £ per sqm £0 Office 1500 £ per sqm £0 B1a sqm Food Retail 2950 £ per sqm £0 A1 sqm Other Retail A 1 A2 A3 A4 A5 1900 £ per sqm £0 sqm 1200 £ per sqm Residential Inst c2 £0 sqm Hotels 2750 £ per sqm £0 C3 sqm 1077 £ per sqm Community £0 D1 sqm 2500 sqm 1350 £ per sqm £3,375,000 Leisure D2 400 £ per sqm Agricultural £0 sqm 1800 £ per sqm Sui Generis Blank £0 sqm 900 £ per sqm Sui Generis £0 Blank sqm Sui Generis 0 £ per sqm £0 Blank sqm

**Development Value** 

### **Development Costs**

Blank

Development Co	sis					
Land	Plot Ratio		_		_	
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	7500	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Dlavel	0%	0	sqm		£ per sqm	
Blank	0%	0	зчш			
Blank Construction	0%	0	3411	Stamp Duty		£0
	Gross/Net		34111	Stamp Duty		£0
						£0 £0
Construction	Gross/Net	0		867		
<b>Construction</b> Industrial	Gross/Net	0	sqm sqm	867 1801	£ per sqm	£0
<b>Construction</b> Industrial Office	Gross/Net 1.0 1.2	0 0 0	sqm sqm	867 1801 1297	£ per sqm £ per sqm	£0 £0
Construction Industrial Office Food Retail	Gross/Net 1.0 1.2 1.0	0 0 0	sqm sqm sqm sqm	867 1801 1297 1139	£ per sqm £ per sqm £ per sqm	£0 £0 £0
Construction Industrial Office Food Retail Other Retail	Gross/Net 1.0 1.2 1.0 1.0	0 0 0 0	sqm sqm sqm sqm	867 1801 1297 1139 1569	£ per sqm £ per sqm £ per sqm £ per sqm	£0 £0 £0 £0
<b>Construction</b> Industrial Office Food Retail Other Retail Residential Inst	Gross/Net 1.0 1.2 1.0 1.0 1.2	0 0 0 0 0 0	sqm sqm sqm sqm	867 1801 1297 1139 1569 1770	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	£0 £0 £0 £0 £0
Construction Industrial Office Food Retail Other Retail Residential Inst Hotels	Gross/Net 1.0 1.2 1.0 1.0 1.0 1.2 1.2	0 0 0 0 0 0	sqm sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	£0 £0 £0 £0 £0 £0
Construction Industrial Office Food Retail Other Retail Residential Inst Hotels Community	Gross/Net 1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.2 1.2 1.2	0 0 0 0 0 0 0 2500	sqm sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058 1149	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	£0 £0 £0 £0 £0 £0 £0
Construction Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure	Gross/Net 1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.2 1.0 1.0	0 0 0 0 0 0 0 2500	sqm sqm sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058 1149	£ per sqm £ per sqm	£0 £0 £0 £0 £0 £0 £0 £2,872,500
Construction Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural	Gross/Net 1.0 1.2 1.0 1.0 1.2 1.2 1.2 1.2 1.2 1.0 1.0 1.0 1.0 1.0 1.0	0 0 0 0 0 0 2500 0 0	sqm sqm sqm sqm sqm sqm sqm	867 1801 1297 1139 1569 1770 3058 1149	£ per sqm £ per sqm	£0 £0 £0 £0 £0 £0 £2,872,500 £0

0 sqm

£ per sqm

0.0

£3,375,000

£0

			_		
Abnormal Costs			0	£ sqm Build Cost	£0
Professional Fees @			8.0%	Build Cost	£229,800
Legal Fees			0.5%	GDV	£16,875
Statutory Fees			0.6%	Build Cost	£17,235
Sales/Marketing Costs			1.0%	GDV	£33,750
Contingencies			5.0%	Build Cost	£143,625
Planning Obligations				£ per Sqm	£0
Interest @	6.0%	12	Month Build	3 Mth Sale Void	£128,712
Arrangement Fee	1.0%	Cost	-		£33,138
Development Profit		17.5%	of GDV		£590,625
Total Cost					£4,066,260

Gross Residual Land Value	-£691,260
Gross Residual Land Value per Ha	-£921,680

### **Agricultural Viability Appraisa**

### DEVELOPMENT TYPE

### BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS

NCS

### Farm Store

Greenfield

Area Wide

500 Sqm Total Floorspace

£200,000

Development Va	Development Value						
Industrial	B1b B1c B2 B8		sqm	900	£ per sqm	£0	
Office	B1a		sqm	1500	£ per sqm	£0	
Food Retail	A1		sqm	2950	£ per sqm	£0	
Other Retail	A 1 A2 A3 A4 A5		sqm	1900	£ per sqm	£0	
Residential Inst	C2		sqm	1200	£ per sqm	£0	
Hotels	C3		sqm	2750	£ per sqm	£0	
Community	D1		sqm	1077	£ per sqm	£0	
Leisure	D2		sqm	1350	£ per sqm	£0	
Agricultural		500	sqm	400	£ per sqm	£200,000	
Sui Generis	Blank		sqm	1800	£ per sqm	£0	
Sui Generis	Blank		sqm	900	£ per sqm	£0	
Sui Generis	Blank		sqm	0	£ per sqm	£0	

### **Development Value**

Development Co	Development Costs						
Land	Plot Ratio		_		_		
Industrial	200%	0	sqm		£ per sqm		£0
Office	200%	0	sqm		£ per sqm		£0
Food Retail	300%	0	sqm		£ per sqm		£0
Other Retail	150%	0	sqm		£ per sqm		£0
Residential Inst	150%	0	sqm		£ per sqm		£0
Hotels	200%	0	sqm		£ per sqm		£0
Community	150%	0	sqm		£ per sqm		£0
Leisure	300%	0	sqm		£ per sqm		£0
Agricultural	200%	1000	sqm	2	£ per sqm		£2,000
Blank	200%	0	sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty	,	1.0%	£20
	Gross/Net		_		_		
Industrial	1.0	0	sqm	867	£ per sqm		£0
Office	1.2	0	sqm	1801	£ per sqm		£0
Food Retail	1.0	0	sqm	1297	£ per sqm		£0
Other Retail	1.0	0	sqm	1139	£ per sqm		£0
Residential Inst	1.2	0	sqm	1569	£ per sqm		£0
Hotels	1.2	0	sqm	1770	£ per sqm		£0
Community	1.0	0	sqm	3058	£ per sqm		£0
Leisure	1.0	0	sqm	1149	£ per sqm		£0

Agricultural	1.0	500	sqm	860	£ per sqm	£430,000
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	. @			8.0%	Build Cost	£34,400
Legal Fees				0.5%	GDV	£1,000
Statutory Fees				0.6%	Build Cost	£2,580
Sales/Marketing	Costs			1.0%	GDV	£0
Contingencies				5.0%	Build Cost	£21,500
Planning Obligati	ons			10	£ per Sqm	£5,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£19,363
Arrangement Fee	2	1.0%	Cost			£4,965
Development Pro	ofit		17.5%	of GDV		£35,000
Total Cost				-		£555,828

POTENTIAL MARGIN FOR CIL	-£355,828
POTENTIAL CIL RATE PER SQ METRE	-£712

## Strategic Site Viability Appraisals

Garden Village

Viability	Appraisal	Assum	ptions					
AFFORDABLE HC	USING PROPORT	ION & TENU	IRE					
Affordable Prop	ortion %	0%	1					
Tenure Mix	F	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent	
Transfer Value	% OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent	
MARKET SALES V	/ALUES		Apartments	Houses	_			
£ per Sqm								
CONSTRUCTION	COSTS		Apartments	Houses	1			
£ per Sqm								
	GATION CONTRIB						£ Per Unit	
COMMUNITY INI	FRASTRUCTURE L	EVY					£ Per Sqm	
LAND VALUE SCE	ENARIOS (Values	Per Ha)						
Greenfield		2419101	1					
Brownfield		2409101	1					
Residual		4818202	1					
Land Value		20000	Existing Greer	nfield (eg Agı	ricultural) Per	На		
			Brownfield (e	g Industrial)	Per Ha			
		4818202	Gross Residua	l Land Value	per Ha		Uplift	50%
	<b></b>							
COST ASSUMPTION Professional Fees			г	8.00/	of Constructi	on Cost		
Legal Fees	s w		-		of Gross Deve		luo	
Statutory Fees			-		of Constructi		lue	
Sales/Marketing	Costs		-		of Market Un			
Contingencies	00000		-		of Constructi			
Interest @		5.0%	36	Month Const	4		Mth Sales Void	
Finance Arrange	ment Fee	1.0%	of Total Cost					
Development Pro	ofit		20.0%	of GDV		6.0%	Aff Hsg Build Cost	

Vi•ab <sup>2</sup>	Resi	dent	ial Vi	iabil	ity Ap	oprai	sal
SITE LOCATION		Cotswolds Gar					
NET DEVELOPABLE SITE	AREA	62.86	На				
DEVELOPMENT SCENAR	RIO	Greenfield	(Greenfield, Bro	ownfield or Re	esidual)		
UNIT NUMBERS		2200	Total Units				
Affordable Proportion %	50%	1100	Affordable Un	its			
Affordable Mix	40%	Aff Home Owr	30%	Social Rent	30%	Affordable Rei	nt
Development Floorspace		107690	Sqm GIA Mark	et Housing	107,690	Sqm GIA Afford	J
DEVELOPMENT VALU							Totals
Total Housing Sales Area	Apartments	0	sqm				
(ie Net Floorspace)	Houses	215380	sqm				
MARKET HOUSES	Area		Sales Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	107690	sqm	3800	£ per sqm		£0	
					Total Market	Housing Value	£409,222,000
Aff Home Own	73%	of Open Marke	et Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	43076	sqm	2774	£ per sqm		£119,492,824	
		L		Total Interme	diate Affordable	Housing Value	£119,492,824
Social Rent	40%	of Open Marke	et Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	32307	sqm	1520	£ per sqm		£49,106,640	
Affordable Rent	50%	of Open Marke	et Value	Total Social	Rent Affordable	Housing Value	£49,106,640
Apartments		sqm	0	£ per sqm		£0	
Houses	32307	sqm	1900	£ per sqm	Affordable Rent	£61,383,300	£61,383,300
					otal Develop	Ű.	£639,204,764
DEVELOPMENT COST	'S			I		ment value	1039,204,704
LAND COSTS	Net Site Area	Mark	et Housing Land	Area	Afforda	ble Housing Lar	nd Area
	62.86	1	31.43			31.43	
Market Hsg Land Value	£2,419,101	ner Ha		Total Ma	arket Land Value	£76,032,344	
Affordable Hsg Land Value	£2,419,101	•			Hsg Land Value	£76,032,344	
	,,						
					Stamp Duty		£7,592,734
CONSTRUCTION COSTS					Tota	l Land Cost	£152,064,689
Apartments		sqm		£ per sqm		£0	
Houses	215380	sqm	1171	£ per sqm		£252,209,980	
					Total Constr	uction Cost	£252,209,980

FEES, FINANCE & ANCIL	LARY COSTS			_				
Abnormal Costs			2500000	£			£25,000,000	
Professional Fees			8.0%	8.0% of Construction Cost				
Legal Fees			0.5%	0.5% of Gross Development Value				
Statutory Fees			1.1%	of Construction	n Cost		£2,774,310	
Sales/Marketing Costs			2.0%		£8,184,440			
Contingencies			5.0%	£14,869,339				
Planning Obligations			0 £ per unit				£48,400,000	
CIL			0	£0				
Interest	5.0%	12	Month Constr	uction	6	Mth Sale Void	£26,972,411	
Arrangement Fee	1.0%	of Total Costs	_				£5,344,683	
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing	6.0%	Build Costs	£91,636,727	
						<b>Total Costs</b>	£658,422,135	
VIABILITY MARGIN							-£19,217,371	

West Eynsham

Viability	Appraisal	Assum	ptions									
AFFORDABLE HC	USING PROPORT	ION & TENU	IRE									
Affordable Prop	ortion %	0%	1									
Tenure Mix 0%			%Intermedia	0%	%Social Rent	0%	%Affordable Rent					
Transfer Value	% OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent					
MARKET SALES V	/ALUES		Apartments	Houses	_							
£ per Sqm												
CONSTRUCTION	COSTS		Apartments	Houses	1							
£ per Sqm												
	GATION CONTRIB						£ Per Unit					
COMMUNITY INI	FRASTRUCTURE L	EVY					£ Per Sqm					
LAND VALUE SCE	ENARIOS (Values	Per Ha)										
Greenfield		2291549	1									
Brownfield		2281549	1									
Residual		4563098	1									
Land Value		20000	Existing Greenfield (eg Agricultural) Per Ha									
			Brownfield (e	g Industrial)								
		4563098	Gross Residua	l Land Value	Uplift	50%						
COST ASSUMPTION Professional Fees			г	8.00/	of Constructi	on Cost						
Legal Fees	s w		-		of Gross Deve		luo					
Statutory Fees			-		of Constructi		lue					
Sales/Marketing	Costs		-		of Market Un							
Contingencies			-		of Constructi							
Interest @		5.0%	36	Month Const	4		Mth Sales Void					
Finance Arrange	ment Fee	1.0%	of Total Cost									
Development Pro	Development Profit 20.0% of GDV 6.0% Aff Hsg Build Cost											

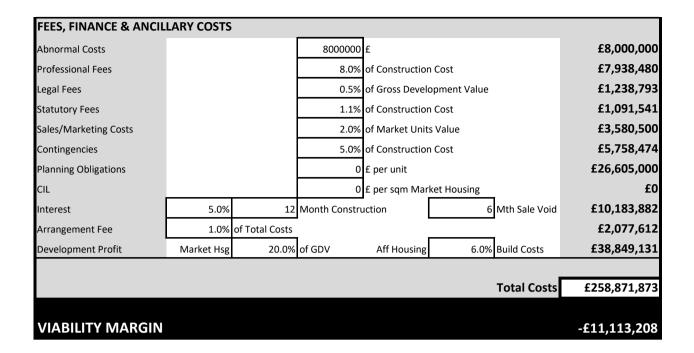
Vi-ab <sup>2</sup>	Resi	dent	ial V	iabil	ity Ap	oprai	sal
SITE LOCATION		West Eynsham	1				
NET DEVELOPABLE SITE			На				
	NO	Greenfield	(Greenfield, Br	ownfield or Re	esidual)		
		763	Total Units				
Affordable Proportion %	50%		Affordable Un	1	400/		
Affordable Mix	34%	Aff Home Own		Social Rent	40%		
Development Floorspace DEVELOPMENT VALU	16	32398	Sqm GIA Marl	cet Housing	30,398	Sqm GIA Afford	Totals
Total Housing Sales Area	Apartments	0	sqm				Totais
(ie Net Floorspace)	Houses	70795					
(le Net Hoorspace)	Houses	10755	Sqiii				
MARKET HOUSES	Area		Sales Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	35397.5	sqm	3800	£ per sqm		£0	
AFFORDABLE HOUSING	i				Total Market	Housing Value	£134,510,500
Aff Home Own	73%	of Open Marke	et Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	12035	sqm	2774	£ per sqm		£33,385,506	
		ı		Total Interme	diate Affordable	Housing Value	£33,385,506
Social Rent	40%	of Open Marke	et Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	9203	sqm	1520	£ per sqm		£13,989,092	
Affordable Rent	50%	of Open Marke	et Value	Total Social	Rent Affordable	Housing Value	£13,989,092
Apartments			0	£ per sqm		£0	
Apartments Houses	14159	sqm		£ per sqm		£26,902,100	
nouses	14155		1500		Affordable Rent		£26,902,100
				Т	otal Develop	ment Value	£208,787,198
DEVELOPMENT COST	S				-		
LAND COSTS	Net Site Area	Mark	et Housing Land	d Area	Afforda	ible Housing La	nd Area
	22.00	На	11.00	На		11.00	На
Market Hsg Land Value	£2,291,549	per Ha		Total Ma	arket Land Value	£25,207,039	
Affordable Hsg Land Value	£2,291,549	per Ha		Total Aff	f Hsg Land Value	£25,207,039	
					Stamp Duty	Land Tax	£2,510,204
CONSTRUCTION COSTS						al Land Cost	£50,414,078
Apartments	0	sqm	0	£ per sqm		£0	
Houses	70795	sqm	1164	£ per sqm		£82,405,380	
					Total Constr	uction Cost	£82,405,380

FEES, FINANCE & ANCIL	LARY COSTS			_			
Abnormal Costs			800000	£			£8,000,000
Professional Fees			8.0%	of Construction	n Cost		£6,592,430
Legal Fees			0.5%	of Gross Devel	opment Value		£1,043,936
Statutory Fees			1.1%	of Construction	n Cost		£906,459
Sales/Marketing Costs			2.0%	of Market Unit	s Value		£2,690,210
Contingencies			5.0%	of Construction	n Cost		£4,849,891
Planning Obligations			0	£ per unit			£22,645,000
CIL			0	£ per sqm Mar	ket Housing		£0
Interest	5.0%	12	Month Constru	uction	6	Mth Sale Void	£9,130,950
Arrangement Fee	1.0%	of Total Costs	_			_	£1,820,576
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing	6.0%	Build Costs	£30,096,749
						<b>Total Costs</b>	£223,105,863
VIABILITY MARGIN							-£14,318,665

East Chipping Norton

Viability	Appraisal	Assum	ptions					
AFFORDABLE HC	USING PROPORT	ION & TENU	IRE					
Affordable Prop	ortion %	1						
Tenure Mix	F	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent	
Transfer Value	% OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent	
MARKET SALES V	/ALUES		Apartments	Houses	_			
£ per Sqm								
CONSTRUCTION	COSTS		Apartments	Houses	1			
£ per Sqm								
	GATION CONTRIB						£ Per Unit	
COMMUNITY INI	FRASTRUCTURE L	EVY					£ Per Sqm	
LAND VALUE SCE	ENARIOS (Values	Per Ha)						
Greenfield		1763494	]					
Brownfield		1753494						
Residual		3506988	1					
Land Value		20000	Existing Greer	nfield (eg Agi	ricultural) Per	На		
			Brownfield (e	-				
		3506988	Gross Residua	al Land Value	per Ha		Uplift	50%
	<b></b>							
COST ASSUMPTION Professional Fees			г	8.00/	lef Constructi	on Cost		
Legal Fees	s w		8.0% of Construction Cost 0.5% of Gross Development Value					
Statutory Fees			1.1% of Construction Cost					
Sales/Marketing	Costs		2.0% of Market Units Value					
Contingencies		-		of Constructi				
Interest @		5.0%	36	Month Cons	4		Mth Sales Void	
Finance Arrange	ment Fee	1.0%	of Total Cost					
Development Pro	ofit		20.0%	of GDV		6.0%	Aff Hsg Build Cost	

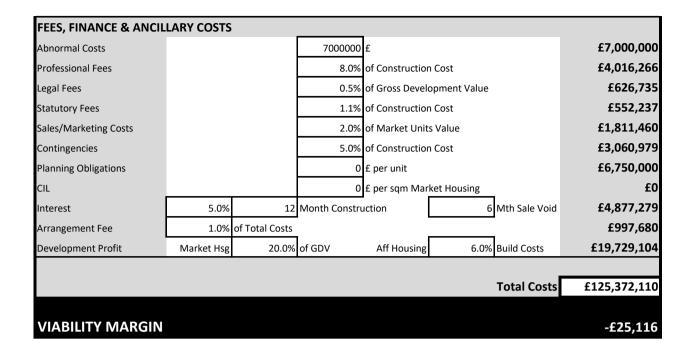
Vi-ab <sup>2</sup>	Resi	dent	ial Viak	oility Ap	oprai	sal
SITE LOCATION		East Chipping				
NET DEVELOPABLE SITE	29.34	На				
DEVELOPMENT SCENAR	RIO	Greenfield	(Greenfield, Brownfiel	ld or Residual)		
UNIT NUMBERS		1027	Total Units			
Affordable Proportion %	40%	411	Affordable Units			
Affordable Mix	33%	Aff Home Owr	0% Social I	Rent 67%	Affordable Rer	nt
Development Floorspace		51150	Sqm GIA Market Hou	sing 34,100	Sqm GIA Afford	5
DEVELOPMENT VALU						Totals
Total Housing Sales Area	Apartments	0	sqm			
(ie Net Floorspace)	Houses	85250	sqm			
MARKET HOUSES	Area		Sales Value			
Apartments	0	sqm	0 £ per s	qm	£0	
Houses	51150	sqm	3500 £ per s	•	£0	
AFFORDABLE HOUSING				Total Market	Housing Value	£179,025,000
Aff Home Own	73%	of Open Marke	et Value			
Apartments	0	sqm	0 £ per s	qm	£0	
Houses	11253	sqm	2555 £ per s	qm	£28,751,415	
			Total Ir	ntermediate Affordable	Housing Value	£28,751,415
Social Rent	40%	of Open Marke	et Value			
Apartments	0	sqm	0 £ per s	qm	£0	
Houses	0	sqm	1400 £ per s	qm	£0	
Affordable Rent	50%	of Open Marke		l Social Rent Affordable	Housing Value	£0
Apartments	0	sqm	0 £ per s	am	£0	
Houses	22847	-	1750 £ per s		£39,982,250	
	_			Total Affordable Rent		£39,982,250
				Total Develop	ment Value	£247,758,665
DEVELOPMENT COST	S					
LAND COSTS	Net Site Area	Mark	et Housing Land Area	Afforda	able Housing Lar	nd Area
	29.34	На	17.60 Ha		11.74	На
Market Hsg Land Value	£1,763,494	per Ha	Тс	otal Market Land Value	£31,044,548	
Affordable Hsg Land Value	£1,763,494	per Ha	То	otal Aff Hsg Land Value	£20,696,366	
				Stamp Duty	Land Tax	£2,576,546
CONSTRUCTION COSTS				Tota	al Land Cost	£51,740,914
Apartments	0	sqm	0 £ per s	qm	£0	
Houses	85250	sqm	1164 £ per s		£99,231,000	
				Total Constr	ruction Cost	£99,231,000
					action cost	1000



## East Witney

Viability	Appraisal	Assum	ptions					
AFFORDABLE HC	OUSING PROPORT	ION & TENU	IRE					
Affordable Prop	ortion %	1						
Tenure Mix	F	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent	
Transfer Value	% OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent	
MARKET SALES V	/ALUES		Apartments	Houses	_			
£ per Sqm								
CONSTRUCTION	COSTS		Apartments	Houses	1			
£ per Sqm								
	GATION CONTRIB						£ Per Unit	
	FRASTRUCTURE L	EVY					£ Per Sqm	
LAND VALUE SCE	ENARIOS (Values	Per Ha)						
	•	·						
Greenfield		1887000	]					
Brownfield		1877000	1					
Residual		3754000						
Land Value		20000	Existing Greer	nfield (eg Agi	ricultural) Per	На		
			Brownfield (e	g Industrial)	Per Ha			
		3754000	Gross Residua	al Land Value	per Ha		Uplift	50%
COST ASSUMPTI Professional Fee			г	8.00/	lef Constructi	an Cast		
Legal Fees	s @		8.0% of Construction Cost 0.5% of Gross Development Value					
Statutory Fees			1.1% of Construction Cost					
Sales/Marketing	Costs		2.0% of Market Units Value					
Contingencies	0000	-		of Constructio				
Interest @		5.0%	36	Month Cons	1 ,		Mth Sales Void	
Finance Arrange	ment Fee	1.0%	of Total Cost					
Development Pr	ofit		20.0%	of GDV		6.0%	Aff Hsg Build Cost	

Vi-ab <sup>2</sup>	Resi	dent	ial Viab	ility A	pprai	sal
SITE LOCATION	-	East Witney				
NET DEVELOPABLE SITE		13				
DEVELOPMENT SCENAL	RIO	Greenfield	(Greenfield, Brownfield	or Residual)		
UNIT NUMBERS	40%	450	Total Units			
Affordable Proportion % Affordable Mix	40%	180 Intermediate	Affordable Units	ent 67%	Affordable Re	<b>a</b> t
Development Floorspace			Sqm GIA Market Housi		Sqm GIA Afford	
DEVELOPMENT VALU		23878	Sqiil GiA Market Housi	ing 17,232		Totals
Total Housing Sales Area	Apartments	0	sqm			Totalo
(ie Net Floorspace)	Houses	43130				
(ie wet noorspace)	liouses	43130	3411			
MARKET HOUSES	Area		Sales Value			
Apartments	0	sqm	0 £ per sqr	m	£0	
Houses	25878	sqm	3500 £ per sqr	m	£0	
AFFORDABLE HOUSING	;			Total Market	Housing Value	£90,573,000
Intermediate	73%	of Open Marke	et Value			
Apartments	0	sqm	0 £ per sqr	m	£0	
Houses	5693	sqm	2555 £ per sqr	m	£14,546,024	
			Total Inte	ermediate Affordable	Housing Value	£14,546,024
Social Rent	40%	of Open Marke	et Value			
Apartments	0	sqm	0 £ per sqr	m	£0	
Houses	0	sqm	1400 £ per sqr	m	£0	
Affordable Rent	50%	of Open Marke		ocial Rent Affordable	Housing Value	£0
Apartments	0	sqm	0 £ per sqr	m	£0	
Houses	11559	sqm	1750 £ per sqr	m	£20,227,970	
				Total Affordable Rent	-	£20,227,970
				Total Develop	ment Value	£125,346,994
DEVELOPMENT COST						
LAND COSTS	Net Site Area	Marke	et Housing Land Area	Afford	able Housing La	nd Area
	13.00	На	7.80 Ha		5.20	На
Market Hsg Land Value	£1,887,000	per Ha	Tota	al Market Land Value	£14,718,600	
Affordable Hsg Land Value	£1,887,000	per Ha	Tot	al Aff Hsg Land Value	£9,812,400	
				Stamp Duty	Land Tax	£1,216,050
CONSTRUCTION COSTS	<b>)</b>			Tot	al Land Cost	£24,531,000
		i				
Apartments	0	sqm	0 £ per sqr	m	£0	
Houses	43130	sqm	1164 £ per sqr	m	£50,203,320	
				Total Const	ruction Cost	£50,203,320



North Witney

Viability	Appraisal	Assum	ptions					
AFFORDABLE HC	USING PROPORT	ION & TENU	IRE					
Affordable Prop	ortion %	1						
Tenure Mix	F	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent	
Transfer Value	% OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent	
MARKET SALES V	/ALUES		Apartments	Houses	_			
£ per Sqm								
CONSTRUCTION	COSTS		Apartments	Houses	1			
£ per Sqm								
	GATION CONTRIB						£ Per Unit	
COMMUNITY INI	FRASTRUCTURE L	EVY					£ Per Sqm	
LAND VALUE SCE	ENARIOS (Values	Per Ha)						
Greenfield		1667127	1					
Brownfield		1657127	1					
Residual		3314254	1					
Land Value		20000	Existing Greer	nfield (eg Agi	ricultural) Per	На		
			Brownfield (e	g Industrial)				
		3314254	Gross Residua	l Land Value	per Ha		Uplift	50%
COST ASSUMPTION Professional Fees			г	8.00/	lef Constructi	an Cast		
Legal Fees	s w		8.0% of Construction Cost 0.5% of Gross Development Value					
Statutory Fees			1.1% of Construction Cost					
Sales/Marketing	Costs		2.0% of Market Units Value					
Contingencies		-		of Constructi				
Interest @		5.0%	36	Month Const	4		Mth Sales Void	
Finance Arrange	ment Fee	1.0%	of Total Cost					
Development Pro	ofit		20.0%	of GDV		6.0%	Aff Hsg Build Cost	
							-	

Vi-ab <sup>2</sup>	Resi	dent	ial Viak	oility Ap	oprai	sal
SITE LOCATION		North Witney				
NET DEVELOPABLE SITE	AREA	40	На			
DEVELOPMENT SCENAR	NO	Greenfield	(Greenfield, Brownfield	d or Residual)		
UNIT NUMBERS		1400	Total Units			
Affordable Proportion %	40%	560	Affordable Units			
Affordable Mix	33%	Intermediate	0% Social R	ent 67%	Affordable Ren	nt
Development Floorspace		80472	Sqm GIA Market Hous	ing 53,648	Sqm GIA Afford	J
DEVELOPMENT VALU						Totals
Total Housing Sales Area	Apartments	0	sqm			
(ie Net Floorspace)	Houses	134120	sqm			
MARKET HOUSES	Area		Sales Value			
Apartments	0	sqm	0 £ per so	μm	£0	
Houses	80472	sqm	3500 £ per so	րա	£0	
AFFORDABLE HOUSING				Total Market	Housing Value	£281,652,000
Intermediate	73%	of Open Marke	et Value			
Apartments	0	sqm	0 £ per so	μm	£0	
Houses	17704	sqm	2555 £ per so	դո	£45,233,311	
			Total In	termediate Affordable	Housing Value	£45,233,311
Social Rent	40%	of Open Marke	et Value			
Apartments	0	sqm	0 £ per so	ım	£0	
Houses	0	sqm	1400 £ per so	րա	£0	
Affordable Rent	50%	of Open Marke		Social Rent Affordable	Housing Value	£0
Apartments	0	sqm	0 £ per so	am	£0	
Houses	35944	•	1750 £ per so		£62,902,280	
		- 1		' Total Affordable Rent		£62,902,280
				Total Develop	ment Value	£389,787,591
DEVELOPMENT COST	S					
LAND COSTS	Net Site Area	Mark	et Housing Land Area	Afforda	able Housing Lar	nd Area
	40.00	На	24.00 Ha		16.00	На
Market Hsg Land Value	£1,667,127	per Ha	То	tal Market Land Value	£40,011,048	
Affordable Hsg Land Value	£1,667,127	per Ha	То	tal Aff Hsg Land Value	£26,674,032	
				Stown Duby	Land Tax	£2 222 7EA
CONSTRUCTION COSTS				Stamp Duty	al Land Cost	£3,323,754 £66,685,080
contraction costs				100		100,003,080
Apartmonto	0	sam	0 £ per so	m	£0	
Apartments Houses	134120	sqm	1164 £ per so			
nouses	154120	эүш		1	£156,115,680	
				Total Constr	ruction Cost	£156,115,680

