

# CIL Viability Appraisals

Residential

Commercial

Strategic Sites

# Residential Viability Appraisals



## Viability Model Appraisal Assumptions

### Residential Assumptions

#### Affordable Housing

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%

#### Housing Type & Size

Apartments	50	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	130	sqm
5 bed house	155	sqm

1.15  
Gross : Net

#### Construction Cost Sqm

Apartments	1693	sqm
2 bed houses	1154	sqm
3 Bed houses	1154	sqm
4 bed houses	1154	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 Construction 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	1946.95	1500 £ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee	1.0%	Cost
Development Profit	Market Hsg	20.0% of GDV
		Aff Hsg
		6 Mth Sales Void
		6.0% of GDV

## Residential Development Scenarios

### Residential Scenario 1

Title	Small Scale Infill	
Unit Numbers		Apartments
	2	2 bed houses
	2	3 Bed houses
	1	4 bed houses
		5 bed house

### Residential Scenario 2

Title	Small Scale Mixed Housing	
Unit Numbers	1	Apartments
	4	2 bed houses
	4	3 Bed houses
	1	4 bed houses
	1	5 bed house

### Residential Scenario 3

Title	Medium Scale	
Unit Numbers	3	Apartments
	11	2 bed houses
	6	3 Bed houses
	3	4 bed houses
	2	5 bed house

### Residential Scenario 4

Title	Intermediate Scale	
Unit Numbers	6	Apartments
	16	2 bed houses
	16	3 Bed houses
	8	4 bed houses
	4	5 bed house

### Residential Scenario 5

Title	Large Scale	
Unit Numbers	12	Apartments
	34	2 bed houses
	36	3 Bed houses
	12	4 bed houses
	6	5 bed house

## LAND VALUE ASSUMPTIONS

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
<b>Existing Use Values</b>			
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%		
<b>Affordable Housing Land Value</b>			
Proportion of OM Plot Value	100%		

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

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



## Maximum Residential CIL Rates per sqm

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



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	2
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	2
<b>DEVELOPMENT DETAILS</b>	5 Total Units		4 bed houses	1
<b>Affordable Proportion</b>	0%	0 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	Affordable Rent	67%
<b>Development Floorspace</b>	460 Sqm Market Housing		0 Sqm Affordable Housing	

## Development Value

Market Houses						
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

Intermediate 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 Rent 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						
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					
<b>Development Value</b>						<b>£1,520,000</b>

## Development Costs

Land						
0	Plots	18479	£ per plot		£0	
2	Plots	46197	£ per plot		£92,394	
2	Plots	52797	£ per plot		£105,593	
1	Plots	73915	£ per plot		£73,915	
0	Plots	92394	£ per plot	Total Land	£271,903	
Stamp Duty Land Tax						£3,095

Construction					
1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£530,840	
1154	£ per sqm	<b>Affordable Housing Construction Cos</b>		£0	
1154	£ per sqm				
1154	£ per sqm				
1154	£ per sqm				

Additional Affordable Housing Land 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 Value		£30,400		
Contingencies		5.0%	Build Cost		£26,542		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£1,286,049</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Small Scale Infill		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	2	
<b>DEVELOPMENT LOCATION (ZONE)</b>		Low		3 Bed houses	2	
<b>DEVELOPMENT DETAILS</b>		5 Total Units		4 bed houses	1	
<b>Affordable Proportion</b>	0%	0 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	460 Sqm Market Housing		0 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		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	
<b>Social Rent</b>						
		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			
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					
<b>Development Value</b>						<b>£1,520,000</b>

### Development Costs

<b>Land</b>	Apartments	0	Plots	20403	£ per plot		£0	
	2 Bed House	2	Plots	51008	£ per plot		£102,015	
	3 Bed House	2	Plots	58294	£ 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 Duty Land Tax							£4,511

### Construction

Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>	£530,840
2 bed houses	1154	£ per sqm		
3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Cos</b>	£0
4 bed houses	1154	£ per sqm		
5 bed house	1154	£ per sqm		

Additional Affordable Housing Land 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 Value		£30,400		
Contingencies		5.0%	Build Cost		£26,542		
Planning Obligations		1500	£ per Market Unit		£7,500		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£48,986	
Arrangement Fee	1.0%		Cost		£9,484		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£304,000
<b>Total Cost</b>						<b>£1,318,386</b>	

**VIABILITY MARGIN** £201,614

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)** £438

		<b>Residential Viability Appraisal</b>			
<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill	Apartments		0	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses		2	
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses		2	
<b>DEVELOPMENT DETAILS</b>	5 Units	0.15	Site Area	4 bed houses	1
				5 bed house	0

**Development Floorspace**

460 Sqm Market Housing

**Development Value**

**Market Houses**

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

**Intermediate**

		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 Rent**

		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			
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

**Development Value**

**£1,520,000**

**Development Costs**

**Land**

Apartments	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	

**Construction**

0	Apartments	50	sqm	1946.95	£ per sqm	£0
2	2B Houses	75	sqm	1154	£ per sqm	£173,100
2	3B Houses	90	sqm	1154	£ per sqm	£207,720
1	4B Houses	130	sqm	1154	£ per sqm	£150,020
0	5B Houses	155	sqm	1154	£ per sqm	£0

5 460 Total sqm

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

8.0%	Build Cost	£42,467
0.5%	GDV	£7,600
1.1%	Build Cost	£5,839
2.0%	Market Units Value	£30,400
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
<b>Total Cost</b>						<b>£979,138</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£540,862</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,675,762</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	2
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	2
<b>DEVELOPMENT DETAILS</b>	5 Total Units		4 bed houses	1
<b>Affordable Proportion</b>	0%	0 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	Affordable Rent	67%
<b>Development Floorspace</b>	460 Sqm Market Housing		0 Sqm Affordable Housing	

## Development Value

Market Houses						
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	£442,000
0	5 bed house	155	sqm	3400	£ per sqm	£0

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
0	3 Bed House	90	sqm	1400	£ per sqm	£0

Affordable 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

5	Total Units					
<b>Development Value</b>						<b>£1,612,000</b>

## Development Costs

Land						
0	Plots	20898	£ per plot		£0	
2	Plots	52245	£ per plot		£104,489	
2	Plots	59708	£ per plot		£119,416	
1	Plots	83591	£ per plot		£83,591	
0	Plots	104489	£ per plot	Total Land	£307,496	
Stamp Duty Land Tax						£4,875

Construction					
1946.95	£ per sqm	<b>Market Housing Construction Cost</b>			£530,840
1154	£ per sqm	<b>Affordable Housing Construction Cost</b>			£0
1154	£ per sqm				
1154	£ per sqm				
1154	£ per sqm				

Additional Affordable Housing Land 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 Value		£32,240		
Contingencies		5.0%	Build Cost		£26,542		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£1,347,513</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Small Scale Infill		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	2	
<b>DEVELOPMENT LOCATION (ZONE)</b>		Medium		3 Bed houses	2	
<b>DEVELOPMENT DETAILS</b>		5 Total Units		4 bed houses	1	
<b>Affordable Proportion</b>	0%	0 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	460 Sqm Market Housing		0 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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		£442,000	
0	5 bed house	155 sqm	3400 £ per sqm		£0	
<b>Intermediate</b>						
		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	
<b>Social Rent</b>						
		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	1900	£ per sqm	£0
0	2 Bed house	75	sqm	1800	£ per sqm	£0
0	3 Bed House	90	sqm	1750	£ per sqm	£0
5	Total Units					
<b>Development Value</b>						<b>£1,612,000</b>

<b>Development Costs</b>						
<b>Land</b>	Apartments	0	Plots	22338	£ per plot	£0
	2 Bed House	2	Plots	55846	£ per plot	£111,691
	3 Bed House	2	Plots	63824	£ per plot	£127,647
	4 Bed House	1	Plots	89353	£ per plot	£89,353
	5 Bed House	0	Plots	111691	£ per plot	£0
						Total Land
Stamp Duty Land Tax						£5,935

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£530,840
	2 bed houses	1154	£ per sqm	<b>Affordable Housing Construction Cost</b>		£0
	3 Bed houses	1154	£ per sqm			
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

<b>Additional Affordable Housing Land Cost</b>							£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 Value			£32,240		
Contingencies		5.0%	Build Cost			£26,542		
Planning Obligations		1500	£ per Market Unit			£7,500		
Interest		5.0%	12	Month Build	6	Mth Sale Void	£51,399	
Arrangement Fee		1.0%	Cost			£9,806		
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£322,400
<b>Total Cost</b>						<b>£1,371,720</b>		

<b>VIABILITY MARGIN</b>	<b>£240,280</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£522</b>

						
<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	2		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	2		
<b>DEVELOPMENT DETAILS</b>	5	Units	0.15	Site Area	4 bed houses	1
					5 bed house	0

**Development Floorspace**

460 Sqm Market Housing

**Development Value**

**Market Houses**

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	£442,000
0	5 bed house	155	sqm	3400	£ per sqm	£0

**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
0	3 Bed House	90	sqm	1400	£ per sqm	£0

**Affordable 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

5 Total Units

**Development Value**

**£1,612,000**

**Development Costs**

**Land**


**Construction**

0	Apartments	50	sqm	1946.95	£ per sqm	£0
2	2B Houses	75	sqm	1154	£ per sqm	£173,100
2	3B Houses	90	sqm	1154	£ per sqm	£207,720
1	4B Houses	130	sqm	1154	£ per sqm	£150,020
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 £8,060

**Statutory Fees**

1.1% Build Cost £5,839

**Sales/Marketing Costs**

2.0% Market Units Value £32,240

**Contingencies**

5.0% Build Cost £26,542

Interest	5.0%	12	Month Build	6	Mth Sale Void	£25,102
Arrangement Fee	1.0%	Cost				£6,460
Development Profit	Market Hsg	20.0%	of GDV			£322,400
<b>Total Cost</b>						<b>£999,950</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£612,050</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,159,562</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	2
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	2
<b>DEVELOPMENT DETAILS</b>	5 Total Units		4 bed houses	1
<b>Affordable Proportion</b>	0%	0 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	Affordable Rent	67%
<b>Development Floorspace</b>	460 Sqm Market Housing		0 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>						
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

<b>Intermediate</b>		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

<b>Social Rent</b>		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

<b>Affordable Rent</b>		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

5	<b>Total Units</b>					
<b>Development Value</b>						<b>£1,750,000</b>

## Development Costs

<b>Land</b>	Apartments	0	Plots	24526	£ per plot	£0
	2 Bed House	2	Plots	61316	£ per plot	£122,632
	3 Bed House	2	Plots	70075	£ per plot	£140,150
	4 Bed House	1	Plots	98105	£ per plot	£98,105
	5 Bed House	0	Plots	122632	£ per plot	£0
	<b>Stamp Duty Land Tax</b>					£7,544
<b>Construction</b>						

1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£530,840
1154	£ per sqm	<b>Affordable Housing Construction Cos</b>		£0
1154	£ per sqm			
1154	£ per sqm			
1154	£ per sqm			

Additional Affordable Housing Land Cost					£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 Value		£35,000		
Contingencies		5.0%	Build Cost		£26,542		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£1,439,709</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Small Scale Infill		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	2	
<b>DEVELOPMENT LOCATION (ZONE)</b>		High		3 Bed houses	2	
<b>DEVELOPMENT DETAILS</b>		5 Total Units		4 bed houses	1	
<b>Affordable Proportion</b>	0%	0 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	460 Sqm Market Housing		0 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		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	
<b>Social Rent</b>						
		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 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
5	Total Units					
<b>Development Value</b>						<b>£1,750,000</b>

<b>Development Costs</b>						
<b>Land</b>	Apartments	0	Plots	25241	£ per plot	£0
	2 Bed House	2	Plots	63103	£ per plot	£126,205
	3 Bed House	2	Plots	72117	£ per plot	£144,235
	4 Bed House	1	Plots	100964	£ per plot	£100,964
	5 Bed House	0	Plots	126205	£ per plot	£0
						Total Land
Stamp Duty Land Tax						£8,070

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£530,840
	2 bed houses	1154	£ per sqm	<b>Affordable Housing Construction Cost</b>		£0
	3 Bed houses	1154	£ per sqm			
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

<b>Additional Affordable Housing Land Cost</b>							£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 Value			£35,000	
Contingencies		5.0%	Build Cost			£26,542	
Planning Obligations		1500	£ per Market Unit			£7,500	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£55,019	
Arrangement Fee	1.0%		Cost			£10,289	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£350,000
<b>Total Cost</b>						<b>£1,451,720</b>	

<b>VIABILITY MARGIN</b>	<b>£298,280</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£648</b>

 <h2 style="display: inline;">Residential Viability Appraisal</h2>						
<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	2		
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	2		
<b>DEVELOPMENT DETAILS</b>	5	Units	0.15	Site Area	4 bed houses	1
					5 bed house	0

**Development Floorspace**

460 Sqm Market Housing

**Development Value**

**Market Houses**

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

**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

**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

5 Total Units

**Development Value**

**£1,750,000**

**Development Costs**

**Land**


**Construction**

0	Apartments	50 sqm	1946.95 £ per sqm	£0
2	2B Houses	75 sqm	1154 £ per sqm	£173,100
2	3B Houses	90 sqm	1154 £ per sqm	£207,720
1	4B Houses	130 sqm	1154 £ per sqm	£150,020
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 £8,750

**Statutory Fees**

1.1% Build Cost £5,839

**Sales/Marketing Costs**

2.0% Market Units Value £35,000

**Contingencies**

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
<b>Total Cost</b>						<b>£1,031,169</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£718,831</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,885,261</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	4
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	4
<b>DEVELOPMENT DETAILS</b>	11 Total Units		4 bed houses	1
<b>Affordable Proportion</b>	35%	4 Affordable Units	5 bed house	1
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	647 Sqm Market Housing		287 Sqm Affordable Housing	

## 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 £ per sqm	£772,200
1	4 bed houses	130 sqm	3200 £ per sqm	£270,400
1	5 bed house	155 sqm	3200 £ per sqm	£322,400

Intermediate				
		65%	Open Market Value	
0	Apartments	50 sqm	2275 £ per sqm	£28,904
1	2 Bed house	75 sqm	2210 £ per sqm	£105,293
0	3 Bed House	90 sqm	2145 £ per sqm	£73,581

Social Rent				
		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	Apartments	50 sqm	1750 £ per sqm	£45,141
1	2 Bed house	75 sqm	1700 £ per sqm	£164,443
1	3 Bed House	90 sqm	1650 £ per sqm	£114,917

11	Total Units			
<b>Development Value</b>				<b>£2,674,029</b>

## Development Costs

Land				
1	Apartments	1 Plots	18046 £ per plot	£11,730
3	2 Bed House	3 Plots	45114 £ per plot	£117,297
3	3 Bed House	3 Plots	51559 £ per plot	£134,053
1	4 Bed House	1 Plots	72183 £ per plot	£46,919
1	5 Bed House	1 Plots	90228 £ per plot	£58,648
			Total Land	£368,647
Stamp Duty Land Tax				£7,932

Construction					
		1946.95	£ per sqm	<b>Market Housing Construction Cost</b>	£772,120
Apartments					
		1154	£ per sqm	<b>Affordable Housing Construction Co:</b>	£351,748
2 bed houses					
		1154	£ per sqm		
3 Bed houses					
		1154	£ per sqm		
4 bed houses					
		1154	£ per sqm		
5 bed house					

Additional Affordable Housing 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 Value		£42,835		
Contingencies		5.0%	Build Cost		£64,208		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£2,456,672</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	4		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	4		
<b>DEVELOPMENT DETAILS</b>	11 Total Units		4 bed houses	1		
<b>Affordable Proportion</b>	35%	4 Affordable Units	5 bed house	1		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	647 Sqm Market Housing		287 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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 sqm	3200 £ per sqm	£270,400		
1	5 bed house	155 sqm	3200 £ per sqm	£322,400		
<b>Intermediate</b>						
		65%	Open Market Value			
0	Apartments	50 sqm	2275 £ per sqm	£28,904		
1	2 Bed house	75 sqm	2210 £ per sqm	£105,293		
0	3 Bed House	90 sqm	2145 £ per sqm	£73,581		
<b>Social Rent</b>						
		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	Apartments	50	sqm	1750	£ per sqm	£45,141
1	2 Bed house	75	sqm	1700	£ per sqm	£164,443
1	3 Bed House	90	sqm	1650	£ per sqm	£114,917
11	Total Units					
<b>Development Value</b>						<b>£2,674,029</b>

<b>Development Costs</b>						
<b>Land</b>	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	£65,184
					Total Land	£409,726
Stamp Duty Land Tax						£9,986

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£772,120
	2 bed houses	1154	£ per sqm			
	3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Co:</b>		£351,748
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

<b>Additional Affordable Housing Land Cost</b>							£178,152
<b>Professional Fees</b>							£89,909
Legal Fees							£13,370
Statutory Fees							£12,363
Sales/Marketing Costs							£42,835
Contingencies							£65,101
Planning Obligations							£16,500
Interest							£92,541
Arrangement Fee							£19,453
Development Profit							£449,455
<b>Total Cost</b>						<b>£2,523,259</b>	

<b>VIABILITY MARGIN</b>	<b>£150,769</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£233</b>

 <h2 style="display: inline;">Residential Viability Appraisal</h2>					
<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	4	
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	4	
<b>DEVELOPMENT DETAILS</b>	11 Total Units	0.31	Site Area	4 bed houses	1
				5 bed house	1

**Development Floorspace**

995 Sqm Market Housing

**Development Value**

**Market Houses**

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

**Intermediate**

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 Rent**

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

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

11 Total Units

**Development Value**

**£3,295,000**

**Development Costs**


**Construction**

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

**Professional Fees**

8.0% Build Cost £95,030

**Legal Fees**

0.5% GDV £16,475

**Statutory Fees**

1.1% Build Cost £13,067

**Sales/Marketing Costs**

2.0% Market Units Value £65,900

**Contingencies**

5.0% Build Cost £59,394

Interest	5.0%	12	Month Build	6	Mth Sale Void	£55,868
Arrangement Fee	1.0%	Cost				£14,377
Development Profit	Market Hsg	20.0%	of GDV			£659,000
<b>Total Cost</b>						<b>£2,166,989</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,128,011</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,589,127</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	4
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	4
<b>DEVELOPMENT DETAILS</b>	11 Total Units		4 bed houses	1
<b>Affordable Proportion</b>	40%	4 Affordable Units	5 bed house	1
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	597 Sqm Market Housing		328 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		65%	Open Market Value	
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

<b>Social Rent</b>		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

<b>Affordable Rent</b>		50%	Open Market 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	90 sqm	1750 £ per sqm	£139,293

11	<b>Total Units</b>			
<b>Development Value</b>				<b>£2,746,162</b>

## Development Costs

<b>Land</b>	Apartments	1 Plots	20557 £ per plot	£12,334
	2 Bed House	2 Plots	51392 £ per plot	£123,341
	3 Bed House	2 Plots	58734 £ per plot	£140,962
	4 Bed House	1 Plots	82228 £ per plot	£49,337
	5 Bed House	1 Plots	102784 £ per plot	£61,671
<b>Stamp Duty Land Tax</b>				£8,882
<b>Total Land</b>				<b>£387,644</b>

<b>Construction</b>				
1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£712,727
1154	£ per sqm	<b>Affordable Housing Construction Co</b>		£401,997
1154	£ per sqm			
1154	£ per sqm			
1154	£ per sqm			

Additional Affordable Housing 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 Value	£41,988			
Contingencies		5.0%	Build Cost	£66,170			
Planning Obligations		1500	£ per Market Unit	£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
<b>Total Cost</b>				<b>£2,514,754</b>			

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	4		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	4		
<b>DEVELOPMENT DETAILS</b>	11 Total Units		4 bed houses	1		
<b>Affordable Proportion</b>	40%	4 Affordable Units	5 bed house	1		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	597 Sqm Market Housing		328 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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		
<b>Intermediate</b>						
		65%	Open Market Value			
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		
<b>Social Rent</b>						
		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			
1	Apartments	50	sqm	1900	£ per sqm	£56,012
1	2 Bed house	75	sqm	1800	£ per sqm	£198,990
1	3 Bed House	90	sqm	1750	£ per sqm	£139,293
11	Total Units					
<b>Development Value</b>						<b>£2,746,162</b>

<b>Development Costs</b>						
<b>Land</b>	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	£66,197
					Total Land	£416,093
Stamp Duty Land Tax						£10,305

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£712,727
	2 bed houses	1154	£ per sqm			
	3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Co:</b>		£401,997
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

Additional Affordable Housing 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
<b>Total Cost</b>						<b>£2,564,111</b>	

<b>VIABILITY MARGIN</b>	<b>£182,050</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£305</b>

 <h2 style="display: inline;">Residential Viability Appraisal</h2>					
<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	4	
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	4	
<b>DEVELOPMENT DETAILS</b>	11 Total Units	0.31	Site Area	4 bed houses	1
				5 bed house	1

**Development Floorspace**

995 Sqm Market Housing

**Development Value**

**Market Houses**

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

**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
0	3 Bed House	90	sqm	1400	£ per sqm	£0

**Affordable 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

**Development Value**

**£3,499,000**

**Development Costs**


**Construction**

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

**Professional Fees**

8.0% Build Cost £95,030

**Legal Fees**

0.5% GDV £17,495

**Statutory Fees**

1.1% Build Cost £13,067

**Sales/Marketing Costs**

2.0% Market Units Value £69,980

**Contingencies**

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
<b>Total Cost</b>						<b>£2,213,138</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,285,862</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,091,380</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	4
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	4
<b>DEVELOPMENT DETAILS</b>	11 Total Units		4 bed houses	1
<b>Affordable Proportion</b>	50%	6 Affordable Units	5 bed house	1
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	498 Sqm Market Housing		410 Sqm Affordable Housing	

## Development Value

Market Houses				
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

Intermediate				
		65%	Open Market Value	
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				
		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 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			
<b>Development Value</b>				<b>£2,769,227</b>

## Development Costs

Land				
1	Plots	24170	£ per plot	£12,085
2	Plots	60425	£ per plot	£120,850
2	Plots	69057	£ per plot	£138,114
1	Plots	96680	£ per plot	£48,340
1	Plots	120850	£ per plot	£60,425
			Total Land	£379,813
<b>Stamp Duty Land Tax</b>				<b>£8,491</b>

Construction				
1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£593,939
1154	£ per sqm	<b>Affordable Housing Construction Co:</b>		£502,497
1154	£ per sqm			
1154	£ per sqm			
1154	£ per sqm			

Additional Affordable Housing 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 Value	£37,925			
Contingencies		5.0%	Build Cost	£70,157			
Planning Obligations		1500	£ per Market Unit	£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
<b>Total Cost</b>				<b>£2,553,129</b>			

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Small Scale Mixed Housing		Apartments	1
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	4
<b>DEVELOPMENT LOCATION (ZONE)</b>		High		3 Bed houses	4
<b>DEVELOPMENT DETAILS</b>		11 Total Units		4 bed houses	1
<b>Affordable Proportion</b>	50%	6 Affordable Units		5 bed house	1
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent	
<b>Development Floorspace</b>		498 Sqm Market Housing		410 Sqm Affordable Housing	
<b>Development Value</b>					
<b>Market Houses</b>					
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
<b>Intermediate</b>					
		65%	Open Market Value		
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
<b>Social Rent</b>					
		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 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					
<b>Development Value</b>						<b>£2,769,227</b>

<b>Development Costs</b>						
<b>Land</b>	Apartments	1	Plots	24956	£ per plot	£12,478
	2 Bed House	2	Plots	62390	£ per plot	£124,780
	3 Bed House	2	Plots	71303	£ per plot	£142,605
	4 Bed House	1	Plots	99824	£ per plot	£49,912
	5 Bed House	1	Plots	124780	£ per plot	£62,390
					Total Land	£392,165
Stamp Duty Land Tax						£9,108

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£593,939
	2 bed houses	1154	£ per sqm			
	3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Co:</b>		£502,497
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

Additional Affordable Housing 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 Value			£37,925	
Contingencies		5.0%	Build Cost			£70,655	
Planning Obligations		1500	£ per Market Unit			£16,500	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£95,372	
Arrangement Fee	1.0%	Cost				£20,366	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£409,400
<b>Total Cost</b>						<b>£2,578,221</b>	

<b>VIABILITY MARGIN</b>	<b>£191,006</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£384</b>



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Mixed Housing		Apartments	1	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	4	
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	4	
<b>DEVELOPMENT DETAILS</b>	11 Units	0.31	Site Area	4 bed houses	1
				5 bed house	1

**Development Floorspace**

995 Sqm Market Housing

**Development Value**

**Market Houses**

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

**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

**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

11 Total Units

**Development Value**

**£3,792,500**

**Development Costs**

**Land**


**Construction**

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

**Professional 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

**Contingencies**

5.0% Build Cost £59,394

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Interest	5.0%	12	Month Build	6	Mth Sale Void	£56,351
Arrangement Fee	1.0%	Cost				£14,502
Development Profit	Market Hsg	20.0%	of GDV			£758,500
<b>Total Cost</b>						<b>£2,279,534</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,512,966</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,813,983</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Medium Scale	Apartments	3
<b>BASE LAND VALUE SCENARIO</b>	Greenfield	2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	25 Total Units	4 bed houses	3
<b>Affordable Proportion</b>	35%	5 bed house	2
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent
<b>Development Floorspace</b>	1440 Sqm Market Housing	Affordable Rent	67%
		652 Sqm Affordable Housing	

## Development Value

Market Houses				
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

Intermediate				
		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

Social Rent				
		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	Apartments	50 sqm	1750 £ per sqm	£102,594
3	2 Bed house	75 sqm	1700 £ per sqm	£373,734
2	3 Bed House	90 sqm	1650 £ per sqm	£261,174

25	Total Units			
<b>Development Value</b>				<b>£5,988,524</b>

## Development Costs

Land				
2	Apartments	2 Plots	17959 £ per plot	£35,019
7	2 Bed House	7 Plots	44897 £ per plot	£321,011
4	3 Bed House	4 Plots	51311 £ per plot	£200,111
2	4 Bed House	2 Plots	71835 £ per plot	£140,078
1	5 Bed House	1 Plots	89793 £ per plot	£812,951
Total Land				£812,951
Stamp Duty Land Tax				£30,148

Construction				
Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>	£1,738,784
2 bed houses	1154	£ per sqm		
3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Co:</b>	£799,426
4 bed houses	1154	£ per sqm		
5 bed house	1154	£ per sqm		

Additional Affordable Housing 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 Value		£95,576		
Contingencies		5.0%	Build Cost		£145,038		
Planning Obligations		5000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,619,148</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Medium Scale		Apartments	3		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	11		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	6		
<b>DEVELOPMENT DETAILS</b>	25 Total Units		4 bed houses	3		
<b>Affordable Proportion</b>	35%	9 Affordable Units	5 bed house	2		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	1440 Sqm Market Housing		652 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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		
<b>Intermediate</b>						
		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		
<b>Social Rent</b>						
		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	Apartments	50	sqm	1750	£ per sqm	£102,594
3	2 Bed house	75	sqm	1700	£ per sqm	£373,734
2	3 Bed House	90	sqm	1650	£ per sqm	£261,174
25	Total Units					
<b>Development Value</b>						<b>£5,988,524</b>

<b>Development Costs</b>						
<b>Land</b>	Apartments	2	Plots	19987	£ per plot	£38,975
	2 Bed House	7	Plots	49967	£ per plot	£357,267
	3 Bed House	4	Plots	57106	£ per plot	£222,712
	4 Bed House	2	Plots	79948	£ per plot	£155,898
	5 Bed House	1	Plots	99935	£ per plot	£129,915
					Total Land	£904,766
Stamp Duty Land Tax						£34,738

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£1,738,784
	2 bed houses	1154	£ per sqm			
	3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Co:</b>		£799,426
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

Additional Affordable Housing Land Cost						£403,486	
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 Value			£95,576	
Contingencies		5.0%	Build Cost			£147,085	
Planning Obligations		5000	£ per Market Unit			£125,000	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£211,749	
Arrangement Fee	1.0%	Cost				£43,848	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£1,003,726
<b>Total Cost</b>						<b>£5,769,104</b>	

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

 <h2 style="display: inline;">Residential Viability Appraisal</h2>			
<b>DEVELOPMENT SCENARIO</b>	Medium Scale	Apartments	3
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	25 Total Units	4 bed houses	3
	0.70 Site Area	5 bed house	2

**Development Floorspace**

2215 Sqm Market Housing

**Development Value**

**Market Houses**

3	Apartments	50	sqm	3500	£ per sqm	£525,000
11	2 bed houses	75	sqm	3400	£ per sqm	£2,805,000
6	3 Bed houses	90	sqm	3300	£ per sqm	£1,782,000
3	4 bed houses	130	sqm	3200	£ per sqm	£1,248,000
2	5 bed house	155	sqm	3200	£ per sqm	£992,000

**Intermediate**

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 Rent**

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

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

25 Total Units

**Development Value**

**£7,352,000**

**Development Costs**


**Construction**

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

**Professional Fees**

8.0% Build Cost £214,004

**Legal Fees**

0.5% GDV £36,760

**Statutory Fees**

1.1% Build Cost £29,426

**Sales/Marketing Costs**

2.0% Market Units Value £147,040

**Contingencies**

5.0% Build Cost £133,753

Interest	5.0%	12	Month Build	6	Mth Sale Void	£125,746
Arrangement Fee	1.0%	Cost				£32,360
Development Profit	Market Hsg	20.0%	of GDV			£1,470,400
<b>Total Cost</b>						<b>£4,864,541</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£2,487,459</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,571,735</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Medium Scale		Apartments	3
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	25 Total Units		4 bed houses	3
<b>Affordable Proportion</b>	40%	10 Affordable Units	5 bed house	2
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	1329 Sqm Market Housing		745 Sqm Affordable Housing	

## Development Value

Market Houses				
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

Intermediate				
		65%	Open Market Value	
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 Rent				
		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	
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

**Development Value** **£6,155,913**

## Development Costs

<b>Land</b>	Apartments	2 Plots	20503 £ per plot	£36,905
	2 Bed House	7 Plots	51258 £ per plot	£338,300
	3 Bed House	4 Plots	58580 £ per plot	£210,888
	4 Bed House	2 Plots	82012 £ per plot	£147,622
	5 Bed House	1 Plots	102515 £ per plot	£123,018
				<b>Stamp Duty Land Tax</b>
				£32,337

## Construction

Apartments	1946.95 £ per sqm	<b>Market Housing Construction Cost</b>	£1,605,032
2 bed houses	1154 £ per sqm		
3 Bed houses	1154 £ per sqm	<b>Affordable Housing Construction Co:</b>	£913,630
4 bed houses	1154 £ per sqm		
5 bed house	1154 £ per sqm		

Additional Affordable Housing 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 Value		£93,720		
Contingencies		5.0%	Build Cost		£149,585		
Planning Obligations		5000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,754,667</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Medium Scale		Apartments	3
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	25 Total Units		4 bed houses	3
<b>Affordable Proportion</b>	40%	10 Affordable Units	5 bed house	2
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	67% Affordable Rent	
<b>Development Floorspace</b>	1329 Sqm Market Housing		745 Sqm Affordable Housing	
<b>Development Value</b>				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
		65% Open Market Value		
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
<b>Social Rent</b>				
		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			
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					
<b>Development Value</b>						<b>£6,155,913</b>

<b>Development Costs</b>						
<b>Land</b>	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	£132,134
					Total Land	£920,222
Stamp Duty Land Tax						£35,511

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£1,605,032
	2 bed houses	1154	£ per sqm			
	3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Co:</b>		£913,630
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

<b>Additional Affordable Housing Land Cost</b>							£508,089
<b>Professional Fees</b>							£201,493
Legal Fees							£30,780
Statutory Fees							£27,705
Sales/Marketing Costs							£93,720
Contingencies							£151,338
Planning Obligations							£125,000
Interest							£216,372
Arrangement Fee							£44,875
Development Profit							£992,018
<b>Total Cost</b>						<b>£5,865,784</b>	

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

 <h2 style="display: inline;">Residential Viability Appraisal</h2>			
<b>DEVELOPMENT SCENARIO</b>	Medium Scale	Apartments	3
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium	3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	25 Total Units	4 bed houses	3
	0.70 Site Area	5 bed house	2

**Development Floorspace**

2215 Sqm Market Housing

**Development Value**

**Market Houses**

3	Apartments	50	sqm	3800	£ per sqm	£570,000
11	2 bed houses	75	sqm	3600	£ per sqm	£2,970,000
6	3 Bed houses	90	sqm	3500	£ per sqm	£1,890,000
3	4 bed houses	130	sqm	3400	£ per sqm	£1,326,000
2	5 bed house	155	sqm	3400	£ per sqm	£1,054,000

**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
0	3 Bed House	90	sqm	1400	£ per sqm	£0

**Affordable 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

25 Total Units

**Development Value**

**£7,810,000**

**Development Costs**


**Construction**

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

**Professional Fees**

8.0% Build Cost £214,004

**Legal Fees**

0.5% GDV £39,050

**Statutory Fees**

1.1% Build Cost £29,426

**Sales/Marketing Costs**

2.0% Market Units Value £156,200

**Contingencies**

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
<b>Total Cost</b>						<b>£4,968,151</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£2,841,849</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,080,604</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Medium Scale	Apartments	3
<b>BASE LAND VALUE SCENARIO</b>	Greenfield	2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>	High	3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	25 Total Units	4 bed houses	3
<b>Affordable Proportion</b>	50%	5 bed house	2
<b>Affordable Mix</b>	33%	13 Affordable Units	
<b>Development Floorspace</b>	1108 Sqm Market Housing	0% Social Rent	67% Affordable Rent
		931 Sqm Affordable Housing	

## Development Value

Market Houses				
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

Intermediate				
		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

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

Affordable 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			
<b>Development Value</b>				<b>£6,213,788</b>

## Development Costs

Land				
2	Apartments	2 Plots	24111 £ per plot	£36,167
6	2 Bed House	6 Plots	60278 £ per plot	£331,529
3	3 Bed House	3 Plots	68889 £ per plot	£206,668
2	4 Bed House	2 Plots	96445 £ per plot	£144,667
1	5 Bed House	1 Plots	120556 £ per plot	£120,556
Total Land				£839,587
Stamp Duty Land Tax				£31,479

## Construction

Apartments	1946.95 £ per sqm	<b>Market Housing Construction Cost</b>	£1,337,526
2 bed houses	1154 £ per sqm		
3 Bed houses	1154 £ per sqm	<b>Affordable Housing Construction Co:</b>	£1,142,038
4 bed houses	1154 £ per sqm		
5 bed house	1154 £ per sqm		

Additional Affordable Housing Land Cost					£695,350		
Professional Fees		8.0%	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 Value		£84,595		
Contingencies		5.0%	Build Cost		£158,746		
Planning Obligations		5000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,846,318</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Medium Scale		Apartments	3
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>		High		3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>		25 Total Units		4 bed houses	3
<b>Affordable Proportion</b>	50%	13 Affordable Units		5 bed house	2
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent	
<b>Development Floorspace</b>		1108 Sqm Market Housing		931 Sqm Affordable Housing	
<b>Development Value</b>					
<b>Market Houses</b>					
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
<b>Intermediate</b>					
		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
<b>Social Rent</b>					
		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 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					
<b>Development Value</b>						<b>£6,213,788</b>

### Development Costs

<b>Land</b>	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	£124,545
					Total Land	£867,366
Stamp Duty Land Tax						£32,868

### Construction

Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>	£1,337,526
2 bed houses	1154	£ per sqm		
3 Bed houses	1154	£ per sqm	<b>Affordable Housing Construction Co</b>	£1,142,038
4 bed houses	1154	£ per sqm		
5 bed house	1154	£ per sqm		

Additional Affordable Housing Land Cost				£718,357
Professional Fees		8.0%	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 Value	£84,595
Contingencies		5.0%	Build Cost	£159,896
Planning Obligations		5000	£ per Market Unit	£125,000
Interest	5.0%	12	Month Build	
				6
Arrangement Fee	1.0%	Cost		£45,994
Development Profit	Market Hsg	20.0%	of GDV	
	Aff Hsg	6.0%	of Cost	£914,472

**Total Cost** **£5,903,382**

**VIABILITY MARGIN** **£310,407**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)** **£280**



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Medium Scale	Apartments	3
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	11
<b>DEVELOPMENT LOCATION (ZONE)</b>	High	3 Bed houses	6
<b>DEVELOPMENT DETAILS</b>	25 Units	4 bed houses	3
	0.70	5 bed house	2
	Site Area		

**Development Floorspace**

2215 Sqm Market Housing

**Development Value**

**Market Houses**

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

**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

**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

25 Total Units

**Development Value**

**£8,459,500**

**Development Costs**

**Land**


**Construction**

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

**Professional Fees**

8.0% Build Cost £214,004

**Legal Fees**

0.5% GDV £42,298

**Statutory Fees**

1.1% Build Cost £29,426

**Sales/Marketing Costs**

2.0% Market Units Value £169,190

**Contingencies**

5.0% Build Cost £133,753

Interest	5.0%	12	Month Build	6	Mth Sale Void	£126,822
Arrangement Fee	1.0%	Cost				£32,637
Development Profit	Market Hsg	20.0%	of GDV			£1,691,900
<b>Total Cost</b>						<b>£5,115,082</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£3,344,418</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,802,242</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Intermediate Scale		Apartments	6
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	16
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	16
<b>DEVELOPMENT DETAILS</b>	50 Total Units		4 bed houses	8
<b>Affordable Proportion</b>	35%	18 Affordable Units	5 bed house	4
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	67% Affordable Rent	
<b>Development Floorspace</b>	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	£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 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 Rent 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				
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

**Development Value £12,295,549**

## Development Costs

Land				
4	Apartments	4 Plots	17911 £ per plot	£69,852
10	2 Bed House	10 Plots	44777 £ per plot	£465,677
10	3 Bed House	10 Plots	51173 £ per plot	£532,202
5	4 Bed House	5 Plots	71643 £ per plot	£372,542
3	5 Bed House	3 Plots	89553 £ per plot	£232,838
Total Land				£1,673,111
Stamp Duty Land Tax				£73,156

## Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£3,634,800
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Co</b>	£1,598,853
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing 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 Value	£197,522			
Contingencies		5.0%	Build Cost	£297,840			
Planning Obligations		10000	£ per Market Unit	£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
<b>Total Cost</b>					<b>£11,821,433</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Intermediate Scale		Apartments	6
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	16
<b>DEVELOPMENT LOCATION (ZONE)</b>		Low		3 Bed houses	16
<b>DEVELOPMENT DETAILS</b>		50 Total Units		4 bed houses	8
<b>Affordable Proportion</b>	35%	18 Affordable Units		5 bed house	4
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent	
<b>Development Floorspace</b>		2990 Sqm Market Housing		1,304 Sqm Affordable Housing	
<b>Development Value</b>					
<b>Market Houses</b>					
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
<b>Intermediate</b>					
		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
<b>Social Rent</b>					
		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			
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					
<b>Development Value</b>						<b>£12,295,549</b>

### Development Costs

<b>Land</b>	Apartments	4	Plots	19949	£ per plot	£77,799
	2 Bed House	10	Plots	49871	£ per plot	£518,662
	3 Bed House	10	Plots	56996	£ per plot	£592,756
	4 Bed House	5	Plots	79794	£ per plot	£414,929
	5 Bed House	3	Plots	99743	£ per plot	£259,331
					Total Land	£1,863,477
<b>Stamp Duty Land Tax</b>						£82,674

### Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£3,634,800
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Co:</b>	£1,598,853
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing 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	£445,648
Arrangement Fee	1.0%	Cost		£90,224
Development Profit	Market Hsg	20.0%	of GDV	
	Aff Hsg	6.0%	of Cost	£2,071,151

**Total Cost** **£12,129,464**

**VIABILITY MARGIN** **£166,084**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)** **£56**



## Residential Viability Appraisal

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

**Development Floorspace**

4600 Sqm Market Housing

**Development Value**

**Market Houses**

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	90	sqm	3300	£ per sqm	£4,752,000
8	4 bed houses	130	sqm	3200	£ per sqm	£3,328,000
4	5 bed house	155	sqm	3200	£ per sqm	£1,984,000

**Intermediate**

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 Rent**

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

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

50 Total Units

**Development Value**

**£15,194,000**

**Development Costs**


**Construction**

6	Apartments	50	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

**Professional Fees**

8.0% Build Cost £443,703

**Legal Fees**

0.5% GDV £75,970

**Statutory Fees**

1.1% Build Cost £61,009

**Sales/Marketing Costs**

2.0% Market Units Value £303,880

**Contingencies**

5.0% Build Cost £277,314

Interest	5.0%	12	Month Build	6	Mth Sale Void	£260,666
Arrangement Fee	1.0%	Cost				£67,082
Development Profit	Market Hsg	20.0%	of GDV			£3,038,800
<b>Total Cost</b>						<b>£10,074,709</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£5,119,291</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,562,131</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Intermediate Scale		Apartments	6
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	16
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	16
<b>DEVELOPMENT DETAILS</b>	50 Total Units		4 bed houses	8
<b>Affordable Proportion</b>	40%	20 Affordable Units	5 bed house	4
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	2760 Sqm Market Housing		1,490 Sqm Affordable Housing	

## Development Value

Market Houses				
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

Intermediate				
		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 Rent				
		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	
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

**Development Value £12,626,225**

## Development Costs

Land				
Apartments	4 Plots	20468	£ per plot	£73,685
2 Bed House	10 Plots	51170	£ per plot	£491,235
3 Bed House	10 Plots	58480	£ per plot	£561,411
4 Bed House	5 Plots	81872	£ per plot	£392,988
5 Bed House	2 Plots	102341	£ per plot	£245,617
			Total Land	£1,764,937
Stamp Duty Land Tax				£77,747

## Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£3,355,200
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Co</b>	£1,827,260
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing 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 Value	£193,728			
Contingencies		5.0%	Build Cost	£306,346			
Planning Obligations		10000	£ per Market Unit	£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
<b>Total Cost</b>					<b>£12,082,297</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Intermediate Scale		Apartments	6		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	16		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	16		
<b>DEVELOPMENT DETAILS</b>	50 Total Units		4 bed houses	8		
<b>Affordable Proportion</b>	40%	20 Affordable Units	5 bed house	4		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	2760 Sqm Market Housing		1,490 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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		
<b>Intermediate</b>						
		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		
<b>Social Rent</b>						
		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			
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					
<b>Development Value</b>						<b>£12,626,225</b>

### Development Costs

<b>Land</b>	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	£263,934
					Total Land	£1,896,554
<b>Stamp Duty Land Tax</b>						£84,328

### Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£3,355,200
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Cost</b>	£1,827,260
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing Land Cost				£1,014,889
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 Value	£193,728
Contingencies		5.0%	Build Cost	£309,867
Planning Obligations		10000	£ per Market Unit	£500,000
Interest	5.0%	12	Month Build	
				6
Arrangement Fee	1.0%	Cost		£92,166
Development Profit	Market Hsg	20.0%	of GDV	
	Aff Hsg	6.0%	of Cost	£2,046,916

**Total Cost** **£12,310,183**

**VIABILITY MARGIN** **£316,042**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)** **£115**

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

**Development Floorspace**

4600 Sqm Market Housing

**Development Value**

**Market Houses**

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

**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
0	3 Bed House	90	sqm	1400	£ per sqm	£0

**Affordable 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

50 Total Units

**Development Value**

**£16,144,000**

**Development Costs**


**Construction**

6	Apartments	50	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

**Professional Fees**

8.0% Build Cost £443,703

**Legal Fees**

0.5% GDV £80,720

**Statutory Fees**

1.1% Build Cost £61,009

**Sales/Marketing Costs**

2.0% Market Units Value £322,880

**Contingencies**

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
<b>Total Cost</b>						<b>£10,289,620</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£5,854,380</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,073,625</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Intermediate Scale		Apartments	6
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	16
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	16
<b>DEVELOPMENT DETAILS</b>	50 Total Units		4 bed houses	8
<b>Affordable Proportion</b>	50%	25 Affordable Units	5 bed house	4
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	2300 Sqm Market Housing		1,863 Sqm Affordable Housing	

## Development Value

Market Houses				
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

Intermediate				
		65%	Open Market Value	
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 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

Affordable Rent				
		50%	Open Market 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			
<b>Development Value</b>				<b>£12,715,077</b>

## Development Costs

Land				
Apartments	3 Plots	24102	£ per plot	£72,307
2 Bed House	8 Plots	60256	£ per plot	£482,048
3 Bed House	8 Plots	68864	£ per plot	£550,912
4 Bed House	4 Plots	96410	£ per plot	£385,639
5 Bed House	2 Plots	120512	£ per plot	£241,024
			Total Land	£1,731,931
Stamp Duty Land Tax				£76,097

Construction				
Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£2,796,000
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Co</b>	£2,284,075
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing 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 Value	£174,940			
Contingencies		5.0%	Build Cost	£323,513			
Planning Obligations		10000	£ per Market Unit	£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
<b>Total Cost</b>				<b>£12,233,249</b>			

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Intermediate Scale		Apartments	6
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	16
<b>DEVELOPMENT LOCATION (ZONE)</b>		High		3 Bed houses	16
<b>DEVELOPMENT DETAILS</b>		50 Total Units		4 bed houses	8
<b>Affordable Proportion</b>	50%	25 Affordable Units		5 bed house	4
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent	
<b>Development Floorspace</b>		2300 Sqm Market Housing		1,863 Sqm Affordable Housing	
<b>Development Value</b>					
<b>Market Houses</b>					
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
<b>Intermediate</b>					
		65%	Open Market Value		
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
<b>Social Rent</b>					
		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 Rent		50%	Open Market 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					
<b>Development Value</b>						<b>£12,715,077</b>

### Development Costs

<b>Land</b>	Apartments	3	Plots	24902	£ per plot	£74,706
	2 Bed House	8	Plots	62255	£ per plot	£498,039
	3 Bed House	8	Plots	71148	£ per plot	£569,187
	4 Bed House	4	Plots	99608	£ per plot	£398,431
	5 Bed House	2	Plots	143762	£ per plot	£287,524
					Total Land	£1,827,887
<b>Stamp Duty Land Tax</b>						£80,894

### Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£2,796,000
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Co</b>	£2,284,075
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing Land Cost				£1,436,308			
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 Value		£174,940			
Contingencies	5.0%	Build Cost		£325,819			
Planning Obligations	10000	£ per Market Unit		£500,000			
Interest	5.0%	12	Month Build	6	Mth Sale Void	£460,879	
Arrangement Fee	1.0%	Cost		£94,518			
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£1,886,445

**Total Cost** **£12,393,627**

**VIABILITY MARGIN** **£321,450**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)** **£140**

		<b>Residential Viability Appraisal</b>			
<b>DEVELOPMENT SCENARIO</b>	Intermediate Scale	Apartments		6	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses		16	
<b>DEVELOPMENT LOCATION (ZONE)</b>	High	3 Bed houses		16	
<b>DEVELOPMENT DETAILS</b>	50 Units	1.44	Site Area	4 bed houses	8
				5 bed house	4

**Development Floorspace**

4600 Sqm Market Housing

**Development Value**

**Market Houses**

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	90	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

**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

**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

50 Total Units

**Development Value**

**£17,494,000**

**Development Costs**

**Land**


**Construction**

6	Apartments	50	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

**Professional Fees**

8.0% Build Cost £443,703

**Legal Fees**

0.5% GDV £87,470

**Statutory Fees**

1.1% Build Cost £61,009

**Sales/Marketing Costs**

2.0% Market Units Value £349,880

**Contingencies**

5.0% Build Cost £277,314

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Interest	5.0%	12	Month Build	6	Mth Sale Void	£262,901
Arrangement Fee	1.0%	Cost				£67,657
Development Profit	Market Hsg	20.0%	of GDV			£3,498,800
<b>Total Cost</b>						<b>£10,595,019</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£6,898,981</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,800,484</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Large Scale	Apartments	12
<b>BASE LAND VALUE SCENARIO</b>	Greenfield	2 bed houses	34
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses	36
<b>DEVELOPMENT DETAILS</b>	100 Total Units	4 bed houses	12
<b>Affordable Proportion</b>	35%	5 bed house	6
<b>Affordable Mix</b>	33%	Intermediate	0%
<b>Development Floorspace</b>	5772 Sqm Market Housing	Social Rent	67%
		Affordable Rent	
		2,608 Sqm Affordable Housing	

Development Value				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
		65% Open Market Value		
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
<b>Social Rent</b>				
		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
<b>Affordable Rent</b>				
		50% Open Market Value		
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			
<b>Development Value</b>				<b>£23,968,397</b>

Development Costs				
<b>Land</b>				
8	Plots	17986	£ per plot	£140,287
22	Plots	44964	£ per plot	£993,700
23	Plots	51387	£ per plot	£1,202,460
8	Plots	71942	£ per plot	£561,148
4	Plots	89928	£ per plot	£350,718
			Total Land	£3,248,313
<b>Stamp Duty Land Tax</b>				£151,916
<b>Construction</b>				
<b>Market Housing Construction Cost</b>				£7,027,488
<b>Affordable Housing Construction Cost</b>				£3,197,705

Additional Affordable Housing Land Cost					£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 Value		£382,590		
Contingencies		5.0%	Build Cost		£583,876		
Planning Obligations		10000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£23,118,507</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Large Scale		Apartments	12	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	34	
<b>DEVELOPMENT LOCATION (ZONE)</b>		Low		3 Bed houses	36	
<b>DEVELOPMENT DETAILS</b>		100 Total Units		4 bed houses	12	
<b>Affordable Proportion</b>	35%	35 Affordable Units		5 bed house	6	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>		5772 Sqm Market Housing		2,608 Sqm Affordable Housing		
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		65%	Open Market Value			
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	
<b>Social Rent</b>						
		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			
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					
<b>Development Value</b>						<b>£23,968,397</b>

### Development Costs

<b>Land</b>	Apartments	8 Plots	20008	£ 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
Stamp Duty Land Tax						£170,183

### Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£7,027,488
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Cos</b>	£3,197,705
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing Land Cost					£1,615,679		
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 Value		£382,590		
Contingencies		5.0%	Build Cost		£592,044		
Planning Obligations		10000	£ per Market Unit		£1,000,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£871,725	
Arrangement Fee	1.0%		Cost		£176,497		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£4,017,762

**Total Cost** **£23,715,669**

**VIABILITY MARGIN** **£252,728**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)** **£44**



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Large Scale		Apartments	12	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	34	
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	36	
<b>DEVELOPMENT DETAILS</b>	100	Total Units	2.78	Site Area	
				4 bed houses	12
				5 bed house	6

**Development Floorspace**

8880 Sqm Market Housing

**Development Value**

**Market Houses**

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

**Intermediate**

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 Rent**

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

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

100 Total Units

**Development Value**

**£29,430,000**

**Development Costs**


**Construction**

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	90	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

**Professional 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
<b>Total Cost</b>						<b>£19,490,764</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£9,939,236</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,577,103</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Large Scale		Apartments	12
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	34
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	36
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	12
<b>Affordable Proportion</b>	40%	40 Affordable Units	5 bed house	6
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	5328 Sqm Market Housing		2,980 Sqm Affordable Housing	

## Development Value

Market Houses				
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

Intermediate				
		65%	Open Market Value	
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 Rent				
		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	
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			
<b>Development Value</b>				<b>£24,639,250</b>

## Development Costs

Land				
Apartments	7 Plots	20542	£ per plot	£147,902
2 Bed House	20 Plots	51355	£ per plot	£1,047,640
3 Bed House	22 Plots	58691	£ per plot	£1,267,733
4 Bed House	7 Plots	82168	£ per plot	£591,609
5 Bed House	4 Plots	102710	£ per plot	£369,755
			Total Land	£3,424,640
Stamp Duty Land Tax				£160,732

Construction				
Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£6,486,912
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Cos</b>	£3,654,520
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

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 Value		£375,192		
Contingencies		5.0%	Build Cost		£601,858		
Planning Obligations		10000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£23,657,154</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Large Scale		Apartments	12	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	34	
<b>DEVELOPMENT LOCATION (ZONE)</b>		Medium		3 Bed houses	36	
<b>DEVELOPMENT DETAILS</b>		100 Total Units		4 bed houses	12	
<b>Affordable Proportion</b>	40%	40 Affordable Units		5 bed house	6	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>		5328 Sqm Market Housing		2,980 Sqm Affordable Housing		
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		65%	Open Market Value			
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	
<b>Social Rent</b>						
		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	
5	Apartments	50	sqm	1900 £ per sqm
13	2 Bed house	75	sqm	1800 £ per sqm
8	3 Bed House	90	sqm	1750 £ per sqm
100	Total Units			
<b>Development Value</b>				<b>£24,639,250</b>

### Development Costs

<b>Land</b>	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
Stamp Duty Land Tax						£173,332

### Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£6,486,912
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Cos</b>	£3,654,520
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing Land Cost					£2,035,230		
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 Value		£375,192		
Contingencies		5.0%	Build Cost		£608,833		
Planning Obligations		10000	£ per Market Unit		£1,000,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£890,111	
Arrangement Fee	1.0%		Cost		£180,567		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£3,971,191

**Total Cost** **£24,098,602**

**VIABILITY MARGIN** **£540,648**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)** **£101**



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Large Scale		Apartments	12
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	34
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	36
<b>DEVELOPMENT DETAILS</b>	100	Total Units	2.78	Site Area
				4 bed houses
			5 bed house	6

**Development Floorspace**

8880 Sqm Market Housing

**Development Value**

**Market Houses**

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

**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
0	3 Bed House	90	sqm	1400	£ per sqm	£0

**Affordable 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

100 Total Units

**Development Value**

**£31,266,000**

**Development Costs**


**Construction**

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	90	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

**Professional Fees**

8.0% Build Cost £857,863

**Legal Fees**

0.5% GDV £156,330

**Statutory Fees**

1.1% Build Cost £117,956

**Sales/Marketing Costs**

2.0% Market Units Value £625,320

**Contingencies**

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
<b>Total Cost</b>						<b>£19,906,106</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£11,359,894</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,088,394</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Large Scale		Apartments	12
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	34
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	36
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	12
<b>Affordable Proportion</b>	50%	50 Affordable Units	5 bed house	6
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	4440 Sqm Market Housing		3,725 Sqm Affordable Housing	

Development Value					
<b>Market Houses</b>					
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
<b>Intermediate</b>					
		65% Open Market Value			
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
<b>Social Rent</b>					
		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
<b>Affordable Rent</b>					
		50% Open Market Value			
7	Apartments	50 sqm	2000 £ per sqm		£670,000
17	2 Bed house	75 sqm	1950 £ per sqm		£2,449,688
10	3 Bed House	90 sqm	1900 £ per sqm		£1,718,550
100	Total Units				
<b>Development Value</b>					<b>£24,871,154</b>

Development Costs					
<b>Land</b>					
6	Plots	24168	£ per plot		£145,007
17	Plots	60419	£ per plot		£1,027,131
18	Plots	69051	£ per plot		£1,242,915
6	Plots	96671	£ per plot		£580,027
3	Plots	120839	£ per plot	Total Land	£3,357,596
Stamp Duty Land Tax					£157,380
<b>Construction</b>					
1956	£ per sqm	<b>Market Housing Construction Cost</b>			£5,405,760
1164	£ per sqm	<b>Affordable Housing Construction Cos</b>			£4,568,150
1164	£ per sqm				
1164	£ per sqm				
1164	£ per sqm				

Additional Affordable Housing Land 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 Value		£338,700		
Contingencies		5.0%	Build Cost		£638,092		
Planning Obligations		10000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£24,015,518</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Large Scale		Apartments	12	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	34	
<b>DEVELOPMENT LOCATION (ZONE)</b>		High		3 Bed houses	36	
<b>DEVELOPMENT DETAILS</b>		100 Total Units		4 bed houses	12	
<b>Affordable Proportion</b>	50%	50 Affordable Units		5 bed house	6	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>		4440 Sqm Market Housing		3,725 Sqm Affordable Housing		
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		65%	Open Market Value			
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	
<b>Social Rent</b>						
		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 Rent		50%	Open Market Value		
7	Apartments	50	sqm	2000 £ per sqm	£670,000
17	2 Bed house	75	sqm	1950 £ per sqm	£2,449,688
10	3 Bed House	90	sqm	1900 £ per sqm	£1,718,550
100	Total Units				
<b>Development Value</b>					<b>£24,871,154</b>

### Development Costs

<b>Land</b>	Apartments	6 Plots	24954	£ per plot		£149,725
	2 Bed House	17 Plots	62386	£ per plot		£1,060,555
	3 Bed House	18 Plots	71298	£ per plot		£1,283,360
	4 Bed House	6 Plots	99817	£ per plot		£598,902
	5 Bed House	3 Plots	124771	£ per plot	Total Land	£3,466,855
Stamp Duty Land Tax						£162,843

### Construction

Apartments	1956	£ per sqm	<b>Market Housing Construction Cost</b>	£5,405,760
2 bed houses	1164	£ per sqm		
3 Bed houses	1164	£ per sqm	<b>Affordable Housing Construction Cos</b>	£4,568,150
4 bed houses	1164	£ per sqm		
5 bed house	1164	£ per sqm		

Additional Affordable Housing Land Cost					£2,878,649		
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 Value		£338,700		
Contingencies		5.0%	Build Cost		£642,628		
Planning Obligations		10000	£ per Market Unit		£1,000,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£898,604	
Arrangement Fee	1.0%		Cost		£184,956		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£3,661,089
<b>Total Cost</b>						<b>£24,240,215</b>	

<b>VIABILITY MARGIN</b>	<b>£630,939</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£142</b>

		<b>Residential Viability Appraisal</b>			
<b>DEVELOPMENT SCENARIO</b>	Large Scale	Apartments		12	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses		34	
<b>DEVELOPMENT LOCATION (ZONE)</b>	High	3 Bed houses		36	
<b>DEVELOPMENT DETAILS</b>	100 Units	2.78	Site Area	4 bed houses	12
				5 bed house	6

**Development Floorspace**

8880 Sqm Market Housing

**Development Value**

**Market Houses**

12	Apartments	50	sqm	4000	£ per sqm	£2,400,000
34	2 bed houses	75	sqm	3900	£ 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

**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

**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

**Development Value**

**£33,870,000**

**Development Costs**

**Land**


**Construction**

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	90	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

**Professional Fees**

8.0% Build Cost

£857,863

**Legal Fees**

0.5% GDV

£169,350

**Statutory Fees**

1.1% Build Cost

£117,956

**Sales/Marketing Costs**

2.0% Market Units Value

£677,400

**Contingencies**

5.0% Build Cost

£536,165

Interest	5.0%	12	Month Build	6	Mth Sale Void	£508,343
Arrangement Fee	1.0%	Cost				£130,820
Development Profit	Market Hsg	20.0%	of GDV			£6,774,000
<b>Total Cost</b>						<b>£20,495,187</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£13,374,813</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,813,557</b>

# Additional Residential Viability Appraisals



## Viability Model Appraisal Assumptions

### Residential Assumptions

#### Affordable Housing

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%

#### Housing Type & Size

Apartments	50	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	130	sqm
5 bed house	155	sqm

1.15  
Gross : Net

#### Construction Cost Sqm

Apartments	1693	sqm
2 bed houses	1154	sqm
3 Bed houses	1154	sqm
4 bed houses	1154	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 Construction 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
Arrangement Fee	1.0%	Cost
Development Profit	20.0%	Market Hsg of GDV
		Aff Hsg 6.0% of GDV
		6 Mth Sales Void

## Residential Development Scenarios

### Residential Scenario 1

Title	Small Scale Infill AONB	
Unit Numbers		Apartments
	3	2 bed houses
	3	3 Bed houses
	2	4 bed houses
		5 bed house

### Residential Scenario 2

Title	Sheltered Apartments	
Unit Numbers	30	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

### Residential Scenario 3

Title	Sheltered Housing	
Unit Numbers		Apartments
	20	2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

### Residential Scenario 4

Title	Extra Care Apartments	
Unit Numbers	30	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

### Residential Scenario 5

Title	Extra Care Houses	
Unit Numbers		Apartments
	20	2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

## 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
<b>Existing Use Values</b>			
Brownfield Existing Use Value per Ha	950000		
Greenfield Existing Use Value per Ha	20000		
<b>Affordable Housing Land Value</b>			
Proportion of OM Plot Value	100%		

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

Affordable Housing Assumptions			
Type			
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			
Social Rent	Size (sqm)	Proportion	Cost Rate
Apartments	50		
2 Bed house	75		
3 Bed House	90		
Affordable Rent			
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 Residential CIL Rates per sqm

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



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill AONB		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	3
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	3
<b>DEVELOPMENT DETAILS</b>	8 Total Units		4 bed houses	2
<b>Affordable Proportion</b>	0%	0 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	Affordable Rent	67%
<b>Development Floorspace</b>	755 Sqm Market Housing		0 Sqm Affordable Housing	

## Development Value

Market Houses						
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						
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 Rent 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						
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					<b>£2,488,000</b>
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## Development Costs

Land						
0	Plots	18430	£ per plot		£0	
3	Plots	46076	£ per plot		£138,227	
3	Plots	52658	£ per plot		£157,974	
2	Plots	73721	£ per plot		£147,442	
0	Plots	92151	£ per plot	Total Land	£443,643	
					Stamp Duty Land Tax	£11,682

Construction					
1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£871,270	
1154	£ per sqm	<b>Affordable Housing Construction Cos</b>		£0	
1154	£ per sqm				
1154	£ per sqm				
1154	£ per sqm				

Additional Affordable Housing Contribution		£100	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 Value		£49,760		
Contingencies		5.0%	Build Cost		£47,339		
Planning Obligations		1500	£ per Market Unit		£12,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£79,979	
Arrangement Fee	1.0%	Cost			£15,909		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£497,600
<b>Total Cost</b>						<b>£2,196,408</b>	

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Small Scale Infill AONB		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	3	
<b>DEVELOPMENT LOCATION (ZONE)</b>		Low		3 Bed houses	3	
<b>DEVELOPMENT DETAILS</b>		8 Total Units		4 bed houses	2	
<b>Affordable Proportion</b>	0%	0 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	
<b>Development Floorspace</b>	755 Sqm Market Housing		0 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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
<b>Intermediate</b>						
		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
<b>Social Rent</b>						
		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			
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					
<b>Development Value</b>						<b>£2,488,000</b>

<b>Development Costs</b>						
<b>Land</b>	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	£0
						Total Land
Stamp Duty Land Tax						£14,010

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£871,270
	2 bed houses	1154	£ per sqm	<b>Affordable Housing Construction Cos</b>		£0
	3 Bed houses	1154	£ per sqm			
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

Additional Affordable Housing Contribution		£100	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 Value			£49,760	
Contingencies		5.0%	Build Cost			£47,339	
Planning Obligations		1500	£ per Market Unit			£12,000	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£83,778	
Arrangement Fee	1.0%		Cost			£16,398	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£497,600
<b>Total Cost</b>						<b>£2,249,576</b>	

<b>VIABILITY MARGIN</b>	<b>£238,424</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£316</b>

						
<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill AONB		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	3		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	3		
<b>DEVELOPMENT DETAILS</b>	8	Units	0.24	Site Area	4 bed houses	2
					5 bed house	0

**Development Floorspace**

755 Sqm Market Housing

**Development Value**

**Market Houses**

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

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 Rent**

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

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

**Development Value**

**£2,488,000**

**Development Costs**

**Land**

Apartments	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	

**Construction**

0	Apartments	50	sqm	1946.95	£ per sqm	£0
3	2B Houses	75	sqm	1154	£ per sqm	£259,650
3	3B Houses	90	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

**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 Value £49,760

**Contingencies**

5.0% Build Cost £43,564

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
<b>Total Cost</b>						<b>£1,605,529</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£882,471</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,666,052</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill AONB		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	3
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	3
<b>DEVELOPMENT DETAILS</b>	8 Total Units		4 bed houses	2
<b>Affordable Proportion</b>	0%	0 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	Affordable Rent	67%
<b>Development Floorspace</b>	755 Sqm Market Housing		0 Sqm Affordable Housing	

## Development Value

Market Houses						
0	Apartments	50	sqm	3800	£ per sqm	£0
3	2 bed houses	75	sqm	3600	£ per sqm	£810,000
3	3 Bed houses	90	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

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
0	3 Bed House	90	sqm	1400	£ per sqm	£0

Affordable 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

8	Total Units					<b>£2,639,000</b>
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## Development Costs

Land						
0	Plots	20857	£ per plot		£0	
3	Plots	52143	£ per plot		£156,429	
3	Plots	59592	£ per plot		£178,776	
2	Plots	83429	£ per plot		£166,858	
0	Plots	104286	£ per plot	Total Land	£502,063	
					Stamp Duty Land Tax	£14,603

Construction					
1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£871,270	
1154	£ per sqm	<b>Affordable Housing Construction Cos</b>		£0	
1154	£ per sqm				
1154	£ per sqm				
1154	£ per sqm				

Additional Affordable Housing Contribution		£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 Value		£52,780		
Contingencies		5.0%	Build Cost		£47,339		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£2,297,289</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Small Scale Infill AONB		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	3	
<b>DEVELOPMENT LOCATION (ZONE)</b>		Medium		3 Bed houses	3	
<b>DEVELOPMENT DETAILS</b>		8 Total Units		4 bed houses	2	
<b>Affordable Proportion</b>	0%	0 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	755 Sqm Market Housing		0 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
0	Apartments	50	sqm	3800	£ per sqm	£0
3	2 bed houses	75	sqm	3600	£ per sqm	£810,000
3	3 Bed houses	90	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
<b>Intermediate</b>						
		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
<b>Social Rent</b>						
		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	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					
<b>Development Value</b>						<b>£2,639,000</b>

<b>Development Costs</b>						
<b>Land</b>	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	£0
						Total Land
Stamp Duty Land Tax						£16,347

<b>Construction</b>						
	Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£871,270
	2 bed houses	1154	£ per sqm	<b>Affordable Housing Construction Cos</b>		£0
	3 Bed houses	1154	£ per sqm			
	4 bed houses	1154	£ per sqm			
	5 bed house	1154	£ per sqm			

Additional Affordable Housing Contribution		£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 Value			£52,780	
Contingencies		5.0%	Build Cost			£47,339	
Planning Obligations		1500	£ per Market Unit			£12,000	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£87,739	
Arrangement Fee	1.0%		Cost			£16,926	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£527,800
<b>Total Cost</b>						<b>£2,337,113</b>	

<b>VIABILITY MARGIN</b>	<b>£301,887</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£400</b>

						
<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill AONB		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	3		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	3		
<b>DEVELOPMENT DETAILS</b>	8	Units	0.24	Site Area	4 bed houses	2
					5 bed house	0

**Development Floorspace**

755 Sqm Market Housing

**Development Value**

**Market Houses**

0	Apartments	50 sqm	3800 £ per sqm	£0
3	2 bed houses	75 sqm	3600 £ per sqm	£810,000
3	3 Bed houses	90 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

**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
0	3 Bed House	90 sqm	1400 £ per sqm	£0

**Affordable 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

8 Total Units

**Development Value**

**£2,639,000**

**Development Costs**

**Land**


**Construction**

0	Apartments	50 sqm	1946.95 £ per sqm	£0
3	2B Houses	75 sqm	1154 £ per sqm	£259,650
3	3B Houses	90 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

**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 Value £52,780

**Contingencies**

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
<b>Total Cost</b>						<b>£1,639,688</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£999,312</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,151,443</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill AONB		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	3
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	3
<b>DEVELOPMENT DETAILS</b>	8 Total Units		4 bed houses	2
<b>Affordable Proportion</b>	0%	0 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	Affordable Rent	67%
<b>Development Floorspace</b>	755 Sqm Market Housing		0 Sqm Affordable 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

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

8	Total Units					<b>£2,865,500</b>
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## Development Costs

Land					
0	Plots	24498	£ per plot		£0
3	Plots	61244	£ per plot		£183,732
3	Plots	69993	£ per plot		£209,980
2	Plots	97991	£ per plot		£195,981
0	Plots	122488	£ per plot	Total Land	£589,693
					£18,985

Construction					
1946.95	£ per sqm	<b>Market Housing Construction Cost</b>		£871,270	
1154	£ per sqm	<b>Affordable Housing Construction Cos</b>		£0	
1154	£ per sqm				
1154	£ per sqm				
1154	£ per sqm				

Additional Affordable Housing Contribution		£100	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 Value		£57,310		
Contingencies		5.0%	Build Cost		£47,339		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>						<b>£2,448,611</b>	

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Small Scale Infill AONB		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	3	
<b>DEVELOPMENT LOCATION (ZONE)</b>		High		3 Bed houses	3	
<b>DEVELOPMENT DETAILS</b>		8 Total Units		4 bed houses	2	
<b>Affordable Proportion</b>	0%	0 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	755 Sqm Market Housing		0 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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
<b>Intermediate</b>						
		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
<b>Social Rent</b>						
		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 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
8	Total Units					
<b>Development Value</b>						<b>£2,865,500</b>

### Development Costs

<b>Land</b>	Apartments	0	Plots	25218	£ per plot	£0
	2 Bed House	3	Plots	63045	£ per plot	£189,136
	3 Bed House	3	Plots	72052	£ per plot	£216,155
	4 Bed House	2	Plots	100872	£ per plot	£201,745
	5 Bed House	0	Plots	126091	£ per plot	£0
Stamp Duty Land Tax						£19,852
<b>Total Land</b>						<b>£607,036</b>

### Construction

Apartments	1946.95	£ per sqm	<b>Market Housing Construction Cost</b>	£871,270
2 bed houses	1154	£ per sqm	<b>Affordable Housing Construction Cos</b>	£0
3 Bed houses	1154	£ per sqm		
4 bed houses	1154	£ per sqm		
5 bed house	1154	£ per sqm		

Additional Affordable Housing Contribution	£100	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 Value		£57,310			
Contingencies	5.0%	Build Cost		£47,339			
Planning Obligations	1500	£ per Market Unit		£12,000			
Interest	5.0%	12	Month Build	6	Mth Sale Void	£93,679	
Arrangement Fee	1.0%	Cost		£17,719			
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£573,100
<b>Total Cost</b>						<b>£2,468,418</b>	

<b>VIABILITY MARGIN</b>	<b>£397,082</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£526</b>



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Small Scale Infill AONB	Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	3		
<b>DEVELOPMENT LOCATION (ZONE)</b>	High	3 Bed houses	3		
<b>DEVELOPMENT DETAILS</b>	8 Units	0.24	Site Area	4 bed houses	2
				5 bed house	0

**Development Floorspace**

755 Sqm Market 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

**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

8 Total Units

**Development Value**

**£2,865,500**

**Development Costs**

**Land**


**Construction**

0	Apartments	50 sqm	1946.95 £ per sqm	£0
3	2B Houses	75 sqm	1154 £ per sqm	£259,650
3	3B Houses	90 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

**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 Value £57,310

**Contingencies**

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
<b>Total Cost</b>						<b>£1,690,927</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,174,573</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,879,530</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	35%	11 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		525 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>						
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

<b>Intermediate</b>		65%	Open Market Value			
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

<b>Social Rent</b>		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

<b>Affordable Rent</b>		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

**Development Value** **£5,306,648**

## Development Costs

<b>Land</b>	Apartments	20	Plots	15499	£ per plot	£302,225
	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	£0
					Total Land	£302,225
<b>Stamp Duty Land Tax</b>						£4,611

## Construction

Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>	£2,145,878
2 bed houses		£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£1,155,473
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing 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 Value	£81,900			
Contingencies		5.0%	Build Cost	£173,204			
Planning Obligations		1500	£ per Market Unit	£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
<b>Total Cost</b>				<b>£5,512,662</b>			

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	35%	11 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		525 Sqm Affordable Housing	
<b>Development Value</b>				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
	65%	Open Market Value		
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
<b>Social Rent</b>				
	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 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					
<b>Development Value</b>						<b>£5,306,648</b>

<b>Development Costs</b>							
<b>Land</b>	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	£0	
					Total Land	£351,370	£0
Stamp Duty Land Tax						£7,069	
<b>Construction</b>							
	Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>		£2,145,878	
	2 bed houses		£ per sqm				
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co:</b>		£1,155,473	
	4 bed houses		£ per sqm				
	5 bed house		£ per sqm				
Additional Affordable Housing Land Cost						£189,199	
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 Value	£81,900
Contingencies						5.0% Build Cost	£174,527
Planning Obligations						1500 £ per Market Unit	£45,000
Interest						5.0% 12 Month Build 6 Mth Sale Void	£187,910
Arrangement Fee						1.0% Cost	£44,324
Development Profit						Market Hsg 20.0% of GDV Aff Hsg 6.0% of Cost	£888,328
<b>Total Cost</b>						<b>£5,597,934</b>	

<b>VIABILITY MARGIN</b>	<b>-£291,287</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>-£299</b>

 <h2 style="display: inline;">Residential Viability Appraisal</h2>			
<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments	Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units	0.30 Site Area	4 bed houses
			5 bed house
			0

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

30	Apartments	50	sqm	4200	£ per sqm	£6,300,000
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

**Intermediate**

		65%	Open Market 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 Rent**

		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 Rent**

		50%	Open Market 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

**Development Value**

**£6,300,000**

**Development Costs**


**Construction**

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	4B Houses	130	sqm	1154	£ per sqm	£0
0	5B Houses	155	sqm	1154	£ per sqm	£0

30 0 Total sqm

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

8.0%	Build Cost	£264,108
0.5%	GDV	£31,500
1.1%	Build Cost	£36,315
2.0%	Market Units Value	£126,000
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
<b>Total Cost</b>						<b>£5,376,076</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£923,924</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,079,746</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	40%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	900 Sqm Market Housing		600 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		65%	Open Market Value	
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

<b>Social Rent</b>		40%	Open 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

<b>Affordable Rent</b>		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	<b>Total Units</b>			
<b>Development Value</b>				<b>£5,410,680</b>

## Development Costs

<b>Land</b>	Apartments	18 Plots	19368 £ per plot	£348,617
	2 Bed House	0 Plots	48419 £ per plot	£0
	3 Bed House	0 Plots	55336 £ per plot	£0
	4 Bed House	0 Plots	77470 £ per plot	£0
	5 Bed House	0 Plots	96838 £ per plot	£0
			Total Land	£348,617
<b>Stamp Duty Land Tax</b>				£6,931

## Construction

Apartments	2200.9 £ per sqm	<b>Market Housing Construction Cost</b>	£1,980,810
2 bed houses	£ per sqm		
3 Bed houses	£ per sqm	<b>Affordable Housing Construction Co</b>	£1,320,540
4 bed houses	£ per sqm		
5 bed house	£ per sqm		

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 Value	£79,200			
Contingencies		5.0%	Build Cost	£176,688			
Planning Obligations		1500	£ per Market Unit	£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
<b>Total Cost</b>				<b>£5,622,997</b>			

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments		Apartments	30		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	0		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0		
<b>Affordable Proportion</b>	40%	12 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	900 Sqm Market Housing		600 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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
<b>Intermediate</b>						
		65%	Open Market Value			
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
<b>Social Rent</b>						
		40%	Open 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

Affordable 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					
<b>Development Value</b>						<b>£5,410,680</b>

<b>Development Costs</b>						
<b>Land</b>	Apartments	18	Plots	21114	£ per plot	£380,054
	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	£0
					Total Land	£380,054
<b>Stamp Duty Land Tax</b>						£8,503

<b>Construction</b>						
	Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>		£1,980,810
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>		£1,320,540
	4 bed houses		£ per sqm			
	5 bed house		£ per sqm			

<b>Additional Affordable Housing Land Cost</b>							£253,369
<b>Professional Fees</b>							£264,108
<b>Legal Fees</b>							£27,053
<b>Statutory Fees</b>							£36,315
<b>Sales/Marketing Costs</b>							£79,200
<b>Contingencies</b>							£177,736
<b>Planning Obligations</b>							£45,000
<b>Interest</b>							£192,785
<b>Arrangement Fee</b>							£45,277
<b>Development Profit</b>							£871,232
<b>Total Cost</b>						<b>£5,681,982</b>	

<b>VIABILITY MARGIN</b>	<b>-£271,302</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>-£301</b>

				<h2 style="text-align: center;">Residential Viability Appraisal</h2>			
<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments			Apartments	30		
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value			2 bed houses	0		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium			3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	30	Total Units	0.30	Site Area	4 bed houses	0	
					5 bed house	0	

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

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

**Intermediate**

		65%	Open 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 Rent**

		40%	Open 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

**Affordable Rent**

		50%	Open Market 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

**Development Value**

**£6,600,000**

**Development Costs**


**Construction**

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	4B Houses	130	sqm	1154	£ per sqm	£0
0	5B Houses	155	sqm	1154	£ per sqm	£0

30 0 Total sqm

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

8.0%	Build Cost	£264,108
0.5%	GDV	£33,000
1.1%	Build Cost	£36,315
2.0%	Market Units Value	£132,000
5.0%	Build Cost	£165,068

Interest	5.0%	12	Month Build	6	Mth Sale Void	£152,784
Arrangement Fee	1.0%	Cost				£39,318
Development Profit	Market Hsg	20.0%	of GDV			£1,320,000
<b>Total Cost</b>						<b>£5,443,943</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,156,057</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,853,525</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	50%	15 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	750 Sqm Market Housing		750 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>						
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

<b>Intermediate</b>		65%	Open Market 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

<b>Social Rent</b>		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

<b>Affordable Rent</b>		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

**Development Value** **£5,229,563**

## Development Costs

<b>Land</b>	Apartments	15	Plots	21302	£ per plot	£319,531
	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	£0
					<b>Total Land</b>	<b>£319,531</b>
<b>Stamp Duty Land Tax</b>						<b>£5,477</b>

## Construction

Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>	£1,650,675
2 bed houses		£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£1,650,675
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing 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 Value		£67,500		
Contingencies		5.0%	Build Cost		£181,044		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,575,309</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	50%	15 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	750 Sqm Market Housing		750 Sqm Affordable Housing	
<b>Development Value</b>				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
		65% Open Market 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
<b>Social Rent</b>				
		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 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					
<b>Development Value</b>						<b>£5,229,563</b>

<b>Development Costs</b>							
<b>Land</b>	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	£0	
Stamp Duty Land Tax					Total Land	£339,925	£6,496

<b>Construction</b>						
	Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>		£1,650,675
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co:</b>		£1,650,675
	4 bed houses		£ per sqm			
	5 bed house		£ per sqm			

Additional Affordable Housing Land Cost						£339,925	
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 Value			£67,500	
Contingencies		5.0%	Build Cost			£182,064	
Planning Obligations		1500	£ per Market Unit			£45,000	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£192,552	
Arrangement Fee	1.0%	Cost				£45,638	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£774,041
<b>Total Cost</b>						<b>£5,621,061</b>	

<b>VIABILITY MARGIN</b>	<b>-£391,498</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>-£522</b>

				<b>Residential Viability Appraisal</b>			
<b>DEVELOPMENT SCENARIO</b>	Sheltered Apartments		Apartments			30	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses			0	
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses			0	
<b>DEVELOPMENT DETAILS</b>	30	Units	0.30	Site Area	4 bed houses	0	
					5 bed house	0	

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

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

**Intermediate**

		65%	Open Market Value			
0	Apartments	50	sqm	2925	£ per sqm	£0
0	2 Bed house	75	sqm	0	£ per sqm	£0
0	3 Bed House	90	sqm	0	£ per sqm	£0

**Social Rent**

		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 Rent**

		50%	Open Market Value			
0	Apartments	50	sqm	2250	£ 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

**Development Value**

**£6,750,000**

**Development Costs**

**Land**


**Construction**

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	4B Houses	130	sqm	1154	£ per sqm	£0
0	5B Houses	155	sqm	1154	£ per sqm	£0

30 0 Total sqm

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

8.0%	Build Cost	£264,108
0.5%	GDV	£33,750
1.1%	Build Cost	£36,315
2.0%	Market Units Value	£135,000
5.0%	Build Cost	£165,068

Interest	5.0%	12	Month Build	6	Mth Sale Void	£152,930
Arrangement Fee	1.0%	Cost				£39,356
Development Profit	Market Hsg	20.0%	of GDV			£1,350,000
<b>Total Cost</b>						<b>£5,477,876</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,272,124</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,240,414</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	20
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	35%	7 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		67%	Affordable Rent
			525	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		65%	Open Market Value	
	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

<b>Social Rent</b>		40%	Open Market 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

<b>Affordable Rent</b>		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			
<b>Development Value</b>				<b>£5,053,950</b>

## Development Costs

<b>Land</b>	Apartments	0 Plots	17500	£ per plot	£0
	2 Bed House	13 Plots	43749	£ per plot	£568,737
	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	£0
				Total Land	£568,737
<b>Stamp Duty Land Tax</b>					£17,937

## Construction

Apartments		£ per sqm	<b>Market Housing Construction Cost</b>	£1,576,575
2 bed houses	1617	£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£848,925
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing 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 Value		£78,000		
Contingencies		5.0%	Build Cost		£136,587		
Planning Obligations		5000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£4,921,248</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	20
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	35%	7 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		525 Sqm Affordable Housing	
<b>Development Value</b>				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
	65%	Open Market Value		
	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
<b>Social Rent</b>				
	40%	Open Market 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 Market Value		
5	Apartment	50 sqm	0 £ per sqm	£0
	2 Bed house	75 sqm	2000 £ per sqm	£703,500
	3 Bed House	90 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£5,053,950</b>

### Development Costs

<b>Land</b>	Apartment	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
<b>Stamp Duty Land Tax</b>						£21,382

### Construction

Apartment		£ per sqm	<b>Market Housing Construction Cost</b>	£1,576,575
2 bed houses	1617	£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co:</b>	£848,925
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing Land Cost				£343,345			
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 Value	£78,000			
Contingencies		5.0%	Build Cost	£138,442			
Planning Obligations		5000	£ per Market Unit	£100,000			
Interest	5.0%	12	Month Build	6	Mth Sale Void	£180,664	
Arrangement Fee	1.0%	Cost		£38,903			
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£830,936
<b>Total Cost</b>				<b>£5,040,801</b>			

<b>VIABILITY MARGIN</b>	<b>£13,149</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£13</b>



## Residential Viability Appraisal

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

**Development Floorspace**

1500 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 Market 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 Market 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 Market 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 Costs**


**Construction**

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

**Professional Fees**

Legal Fees		8.0%	Build Cost	£194,040
Statutory Fees		0.5%	GDV	£30,000
Sales/Marketing Costs		1.1%	Build Cost	£26,681
Contingencies		2.0%	Market Units Value	£120,000
		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
<b>Total Cost</b>						<b>£4,260,039</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,739,961</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,479,922</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	20		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0		
<b>Affordable Proportion</b>	40%	8 Affordable Units	5 bed house	0		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	900 Sqm Market Housing		600 Sqm Affordable Housing			

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		65%	Open Market Value		
	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

<b>Social Rent</b>		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

<b>Affordable Rent</b>		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	<b>Total Units</b>				
<b>Development Value</b>					<b>£5,164,740</b>

## Development Costs

<b>Land</b>	Apartments	0 Plots	19821 £ per plot		£0
	2 Bed House	12 Plots	49552 £ 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 £ per plot	Total Land	£594,628
<b>Stamp Duty Land Tax</b>					£19,231

## Construction

Apartments		£ per sqm	<b>Market Housing Construction Cost</b>	£1,455,300
2 bed houses	1617	£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£970,200
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing 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 Value		£75,600		
Contingencies		5.0%	Build Cost		£141,096		
Planning Obligations		5000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,031,469</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	20		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0		
<b>Affordable Proportion</b>	40%	8 Affordable Units	5 bed house	0		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent		
<b>Development Floorspace</b>	900	Sqm Market Housing	600	Sqm Affordable Housing		
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		65%	Open Market Value			
	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
<b>Social Rent</b>						
		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		
5	Apartment	50 sqm	0 £ per sqm	£0
	2 Bed house	75 sqm	2100 £ per sqm	£844,200
	3 Bed House	90 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£5,164,740</b>

<b>Development Costs</b>					
<b>Land</b>	Apartment	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	£0
				Total Land	£644,303
<b>Stamp Duty Land Tax</b>					£21,715

<b>Construction</b>					
	Apartment		£ per sqm	<b>Market Housing Construction Cost</b>	£1,455,300
	2 bed houses	1617	£ per sqm		
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£970,200
	4 bed houses		£ per sqm		
	5 bed house		£ per sqm		

<b>Additional Affordable Housing Land Cost</b>						£429,535
<b>Professional Fees</b>						£194,040
<b>Legal Fees</b>						£25,824
<b>Statutory Fees</b>						£26,681
<b>Sales/Marketing Costs</b>						£75,600
<b>Contingencies</b>						£142,752
<b>Planning Obligations</b>						£100,000
<b>Interest</b>						£184,652
<b>Arrangement Fee</b>						£39,859
<b>Development Profit</b>						£814,212
<b>Total Cost</b>						<b>£5,124,673</b>

<b>VIABILITY MARGIN</b>	<b>£40,067</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£45</b>

 <h2 style="display: inline;">Residential Viability Appraisal</h2>			
<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing	Apartment	0
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	20
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium	3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	20 Total Units	0.50 Site Area	4 bed houses
			5 bed house
			0

Development Floorspace		1500 Sqm Market Housing		
<b>Development Value</b>				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
		65% Open Market 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
<b>Social Rent</b>				
		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
<b>Affordable Rent</b>				
		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	90 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£6,300,000</b>

<b>Development Costs</b>				
<b>Construction</b>				
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		
Professional Fees		8.0%	Build Cost	£194,040
Legal Fees		0.5%	GDV	£31,500
Statutory Fees		1.1%	Build Cost	£26,681
Sales/Marketing Costs		2.0%	Market Units Value	£126,000
Contingencies		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
<b>Total Cost</b>						<b>£4,327,905</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,972,095</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,944,190</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	20
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	50%	10 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	750 Sqm Market Housing		750 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		65%	Open Market Value	
	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

<b>Social Rent</b>		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	90 sqm	0 £ per sqm	£0

<b>Affordable Rent</b>		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	<b>Total Units</b>			
<b>Development Value</b>				<b>£5,113,350</b>

## Development Costs

<b>Land</b>	Apartments	0 Plots	22142 £ per plot	£0
	2 Bed House	10 Plots	55356 £ per plot	£553,557
	3 Bed House	0 Plots	63264 £ per plot	£0
	4 Bed House	0 Plots	88569 £ per plot	£0
	5 Bed House	0 Plots	110711 £ per plot	£0
			<b>Total Land</b>	<b>£553,557</b>
<b>Stamp Duty Land Tax</b>				<b>£17,178</b>

<b>Construction</b>				
	Apartments	£ per sqm	<b>Market Housing Construction Cost</b>	<b>£1,212,750</b>
	2 bed houses	1617 £ per sqm		
	3 Bed houses	£ per sqm	<b>Affordable Housing Construction Co</b>	<b>£1,212,750</b>
	4 bed houses	£ per sqm		
	5 bed house	£ per sqm		

Additional Affordable Housing 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 Value		£66,000		
Contingencies		5.0%	Build Cost		£148,953		
Planning Obligations		5000	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,065,832</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	20
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	50%	10 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate 0% Social Rent	67% Affordable Rent	
<b>Development Floorspace</b>	750 Sqm Market Housing		750 Sqm Affordable Housing	
<b>Development Value</b>				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
	65%	Open Market Value		
	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
<b>Social Rent</b>				
	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	90 sqm	0 £ per sqm	£0

Affordable Rent	50%	Open Market Value		
7	Apartments	50 sqm	0 £ per sqm	£0
	2 Bed house	75 sqm	2200 £ per sqm	£1,105,500
	3 Bed House	90 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£5,113,350</b>

<b>Development Costs</b>					
<b>Land</b>	Apartments	0 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	£0
	Stamp Duty Land Tax			Total Land £583,346	£18,667

<b>Construction</b>					
	Apartments		£ per sqm	<b>Market Housing Construction Cost</b>	£1,212,750
	2 bed houses	1617	£ per sqm		
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£1,212,750
	4 bed houses		£ per sqm		
	5 bed house		£ per sqm		

Additional Affordable Housing Land Cost					£583,346		
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 Value		£66,000		
Contingencies		5.0%	Build Cost		£150,442		
Planning Obligations		5000	£ per Market Unit		£100,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£185,571	
Arrangement Fee	1.0%	Cost			£40,736		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£732,765
<b>Total Cost</b>					<b>£5,132,660</b>		

<b>VIABILITY MARGIN</b>	<b>-£19,310</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>-£26</b>

				<b>Residential Viability Appraisal</b>	
<b>DEVELOPMENT SCENARIO</b>	Sheltered Housing		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	20	
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0	
<b>DEVELOPMENT DETAILS</b>	20 Units	0.50	Site Area	4 bed houses	0
				5 bed house	0

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

0	Apartments	50	sqm		£ per sqm	£0
20	2 bed houses	75	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 Market Value

0	Apartments	50	sqm	0	£ per sqm	£0
0	2 Bed house	75	sqm	2860	£ per sqm	£0
0	3 Bed House	90	sqm	0	£ per sqm	£0

**Social Rent**

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	90	sqm	0	£ per sqm	£0

**Affordable 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

**Development Value**

**£6,600,000**

**Development Costs**

**Land**


**Construction**

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

**Professional Fees**

8.0% Build Cost £194,040

**Legal Fees**

0.5% GDV £33,000

**Statutory Fees**

1.1% Build Cost £26,681

**Sales/Marketing Costs**

2.0% Market Units Value £132,000

**Contingencies**

5.0% Build Cost £121,275

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Interest	5.0%	12	Month Build	6	Mth Sale Void	£113,951
Arrangement Fee	1.0%	Cost				£29,325
Development Profit	Market Hsg	20.0%	of GDV			£1,320,000
<b>Total Cost</b>						<b>£4,395,772</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£2,204,228</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,408,457</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Apartments	Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Greenfield	2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units	4 bed houses	0
<b>Affordable Proportion</b>	10%	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0%
		Social Rent	67%
<b>Development Floorspace</b>	1350 Sqm Market Housing	Affordable Rent	
		150 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		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

<b>Social Rent</b>		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

<b>Affordable Rent</b>		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			
<b>Development Value</b>				<b>£6,016,185</b>

## Development Costs

<b>Land</b>	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	£0
			Total Land	£418,466
<b>Stamp Duty Land Tax</b>				£10,423

<b>Construction</b>				
Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>	£2,971,215
2 bed houses		£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£330,135
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing 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 Value		£113,400		
Contingencies		5.0%	Build Cost		£167,392		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,819,645</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Extra Care Apartments		Apartments	30	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	0	
<b>DEVELOPMENT LOCATION (ZONE)</b>		Low		3 Bed houses	0	
<b>DEVELOPMENT DETAILS</b>		30 Total Units		4 bed houses	0	
<b>Affordable Proportion</b>	10%	3 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	
<b>Development Floorspace</b>		1350 Sqm Market Housing		150 Sqm Affordable Housing		
<b>Development Value</b>						
<b>Market Houses</b>						
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
<b>Intermediate</b>						
		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
<b>Social Rent</b>						
		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 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					
<b>Development Value</b>						<b>£6,016,185</b>

### Development Costs

<b>Land</b>	Apartments	27	Plots	18019	£ per plot	£486,513
	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	£0
					Total Land	£486,513
Stamp Duty Land Tax						£13,826

### Construction

	Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>	£2,971,215
	2 bed houses		£ per sqm		
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£330,135
	4 bed houses		£ per sqm		
	5 bed house		£ per sqm		

Additional Affordable Housing Land Cost					£54,057		
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 Value		£113,400		
Contingencies		5.0%	Build Cost		£167,770		
Planning Obligations		1500	£ per Market Unit		£45,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£194,786	
Arrangement Fee	1.0%	Cost			£44,674		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£1,153,808
<b>Total Cost</b>						<b>£5,905,688</b>	

<b>VIABILITY MARGIN</b>	<b>£110,497</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£82</b>

 <h2>Residential Viability Appraisal</h2>				
<b>DEVELOPMENT SCENARIO</b>	Extra Care Apartments	Apartments	30	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	0	
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses	0	
<b>DEVELOPMENT DETAILS</b>	30 Total Units	0.30 Site Area	4 bed houses	0
			5 bed house	0

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

30	Apartments	50	sqm	4200	£ per sqm	£6,300,000
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

**Intermediate**

		65%	Open Market 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 Rent**

		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 Rent**

		50%	Open Market 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

**Development Value**

**£6,300,000**

**Development Costs**


**Construction**

30	Apartments	50	sqm	2200.9	£ per sqm	£3,301,350
0	2B Houses	75	sqm		£ per sqm	£0
0	3B Houses	90	sqm		£ per sqm	£0
0	4B Houses	130	sqm		£ per sqm	£0
0	5B Houses	155	sqm		£ per sqm	£0

30 0 Total sqm

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

8.0%	Build Cost	£264,108
0.5%	GDV	£31,500
1.1%	Build Cost	£36,315
2.0%	Market Units Value	£126,000
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
<b>Total Cost</b>						<b>£5,376,076</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£923,924</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,079,746</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	35%	11 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		67%	Affordable Rent
			525	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>						
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

<b>Intermediate</b>		65%	Open Market Value			
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

<b>Social Rent</b>		40%	Open 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

<b>Affordable Rent</b>		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	90	sqm	0	£ per sqm	£0

30	Total Units				
<b>Development Value</b>					<b>£5,559,345</b>

## Development Costs

<b>Land</b>	Apartments	20	Plots	19368	£ per plot	£377,669
	2 Bed House	0	Plots	48419	£ per plot	£0
	3 Bed House	0	Plots	55336	£ per plot	£0
	4 Bed House	0	Plots	77470	£ per plot	£0
	5 Bed House	0	Plots	96838	£ per plot	£0
				Total Land	£377,669	£0
<b>Stamp Duty Land Tax</b>						£8,383

## Construction

Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>	£2,145,878
2 bed houses		£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£1,155,473
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing 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 Value		£85,800		
Contingencies		5.0%	Build Cost		£175,236		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,687,981</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	35%	11 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		525 Sqm Affordable Housing	
<b>Development Value</b>				
<b>Market Houses</b>				
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
<b>Intermediate</b>				
		65%	Open Market Value	
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
<b>Social Rent</b>				
		40%	Open 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

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	90	sqm	0	£ per sqm	£0
30	Total Units					
<b>Development Value</b>						<b>£5,559,345</b>

<b>Development Costs</b>								
<b>Land</b>	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	£0		
						Total Land	£411,725	
Stamp Duty Land Tax						£10,086		
<b>Construction</b>								
	Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>		£2,145,878		
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co:</b>		£1,155,473		
	4 bed houses		£ per sqm					
	5 bed house		£ per sqm					
<b>Additional Affordable Housing Land Cost</b>								
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 Void	£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
<b>Total Cost</b>						<b>£5,747,072</b>		

<b>VIABILITY MARGIN</b>	<b>-£187,727</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>-£193</b>

 <h2 style="display: inline;">Residential Viability Appraisal</h2>			
<b>DEVELOPMENT SCENARIO</b>	Extra Care Apartments	Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium	3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units	0.30 Site Area	4 bed houses
			5 bed house
			0

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

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

**Intermediate**

		65%	Open 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 Rent**

		40%	Open 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

**Affordable Rent**

		50%	Open Market 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

**Development Value**

**£6,600,000**

**Development Costs**


**Construction**

30	Apartments	50	sqm	2200.9	£ per sqm	£3,301,350
0	2B Houses	75	sqm		£ per sqm	£0
0	3B Houses	90	sqm		£ per sqm	£0
0	4B Houses	130	sqm		£ per sqm	£0
0	5B Houses	155	sqm		£ per sqm	£0

30 0 Total sqm

**Professional Fees**

Legal Fees	8.0%	Build Cost	£264,108
Statutory Fees	0.5%	GDV	£33,000
Sales/Marketing Costs	1.1%	Build Cost	£36,315
Contingencies	2.0%	Market Units Value	£132,000
	5.0%	Build Cost	£165,068

Interest	5.0%	12	Month Build	6	Mth Sale Void	£152,784
Arrangement Fee	1.0%	Cost				£39,318
Development Profit	Market Hsg	20.0%	of GDV			£1,320,000
<b>Total Cost</b>						<b>£5,443,943</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,156,057</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,853,525</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Apartments		Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	45%	14 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent	67% Affordable Rent
<b>Development Floorspace</b>	825 Sqm Market Housing		675 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		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

<b>Social Rent</b>		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

<b>Affordable Rent</b>		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

**Development Value** **£5,381,606**

## Development Costs

<b>Land</b>	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	£0
			Total Land	£351,484
<b>Stamp Duty Land Tax</b>				£7,074

## Construction

Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>	£1,815,743
2 bed houses		£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co</b>	£1,485,608
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing 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 Value	£74,250			
Contingencies		5.0%	Build Cost	£179,446			
Planning Obligations		1500	£ per Market Unit	£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
<b>Total Cost</b>				<b>£5,642,086</b>			

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>		Extra Care Apartments		Apartments	30	
<b>BASE LAND VALUE SCENARIO</b>		Brownfield		2 bed houses	0	
<b>DEVELOPMENT LOCATION (ZONE)</b>		High		3 Bed houses	0	
<b>DEVELOPMENT DETAILS</b>		30 Total Units		4 bed houses	0	
<b>Affordable Proportion</b>	45%	14 Affordable Units		5 bed house	0	
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>		825 Sqm Market Housing		675 Sqm Affordable Housing		
<b>Development Value</b>						
<b>Market Houses</b>						
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
<b>Intermediate</b>						
		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
<b>Social Rent</b>						
		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 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					
<b>Development Value</b>						<b>£5,381,606</b>

### Development Costs

<b>Land</b>	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
Stamp Duty Land Tax						£8,196

### Construction

Apartments	2200.9	£ per sqm	<b>Market Housing Construction Cost</b>	£1,815,743
2 bed houses		£ per sqm		
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Co:</b>	£1,485,608
4 bed houses		£ per sqm		
5 bed house		£ per sqm		

Additional Affordable Housing Land Cost				£305,932			
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 Value	£74,250			
Contingencies		5.0%	Build Cost	£180,364			
Planning Obligations		1500	£ per Market Unit	£45,000			
Interest	5.0%	12	Month Build	6	Mth Sale Void	£194,230	
Arrangement Fee	1.0%	Cost		£45,713			
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£831,636
<b>Total Cost</b>						<b>£5,687,921</b>	

<b>VIABILITY MARGIN</b>	<b>-£306,315</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>-£371</b>

		<b>Residential Viability Appraisal</b>	
<b>DEVELOPMENT SCENARIO</b>	Extra Care Apartments	Apartments	30
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	High	3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	30 Units	0.30	Site Area
		4 bed houses	0
		5 bed house	0

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

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

**Intermediate**

		65%	Open Market Value			
0	Apartments	50	sqm	2925	£ per sqm	£0
0	2 Bed house	75	sqm	0	£ per sqm	£0
0	3 Bed House	90	sqm	0	£ per sqm	£0

**Social Rent**

		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 Rent**

		50%	Open Market Value			
0	Apartments	50	sqm	2250	£ 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

**Development Value**

**£6,750,000**

**Development Costs**

**Land**


**Construction**

30	Apartments	50	sqm	2200.9	£ per sqm	£3,301,350
0	2B Houses	75	sqm		£ per sqm	£0
0	3B Houses	90	sqm		£ per sqm	£0
0	4B Houses	130	sqm		£ per sqm	£0
0	5B Houses	155	sqm		£ per sqm	£0

30 0 Total sqm

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

8.0%	Build Cost	£264,108
0.5%	GDV	£33,750
1.1%	Build Cost	£36,315
2.0%	Market Units Value	£135,000
5.0%	Build Cost	£165,068

Interest	5.0%	12	Month Build	6	Mth Sale Void	£152,930
Arrangement Fee	1.0%	Cost				£39,356
Development Profit	Market Hsg	20.0%	of GDV			£1,350,000
<b>Total Cost</b>						<b>£5,477,876</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,272,124</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,240,414</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses	Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield	2 bed houses	20
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low	3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	20 Total Units	4 bed houses	0
<b>Affordable Proportion</b>	10%	5 bed house	0
<b>Affordable Mix</b>	33%	2 Affordable Units	
<b>Development Floorspace</b>	1350 Sqm Market Housing	Intermediate	0% Social Rent
		Social Rent	67% Affordable Rent
		150 Sqm Affordable Housing	

## Development Value

<b>Market Houses</b>					
0	Apartments	50	sqm	£ per sqm	£0
18	2 bed houses	75	sqm	4000	£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

<b>Intermediate</b>					
		65%	Open Market Value		
	Apartments	50	sqm	0	£ per sqm
1	2 Bed house	75	sqm	2600	£ per sqm
	3 Bed House	90	sqm	0	£ per sqm

<b>Social Rent</b>					
		40%	Open Market Value		
0	Apartments	50	sqm	0	£ per sqm
0	2 Bed house	75	sqm	1600	£ per sqm
0	3 Bed House	90	sqm	0	£ per sqm

<b>Affordable Rent</b>					
		50%	Open Market Value		
	Apartments	50	sqm	0	£ per sqm
1	2 Bed house	75	sqm	2000	£ per sqm
	3 Bed House	90	sqm	0	£ per sqm

20	Total Units				
<b>Development Value</b>					<b>£5,729,700</b>

## Development Costs

<b>Land</b>					
	Apartments	0	Plots	17500	£ per plot
	2 Bed House	18	Plots	43749	£ per plot
	3 Bed House	0	Plots	49999	£ per plot
	4 Bed House	0	Plots	69998	£ per plot
	5 Bed House	0	Plots	87498	£ per plot
				Total Land	£787,483
Stamp Duty Land Tax					£28,874

<b>Construction</b>					
	Apartments		£ per sqm	<b>Market Housing Construction Cost</b>	£2,182,950
	2 bed houses	1617	£ per sqm		
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Cos</b>	£242,550
	4 bed houses		£ per sqm		
	5 bed house		£ per sqm		

Additional Affordable Housing 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 Value		£108,000		
Contingencies		5.0%	Build Cost		£125,650		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,156,080</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	20		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0		
<b>Affordable Proportion</b>	10%	2 Affordable Units	5 bed house	0		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	1350 Sqm Market Housing		150 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		65%	Open Market Value			
	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
<b>Social Rent</b>						
		40%	Open Market 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 Market Value	
1	Apartments	50 sqm	0 £ per sqm	£0
	2 Bed house	75 sqm	2000 £ per sqm	£201,000
	3 Bed House	90 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£5,729,700</b>

<b>Development Costs</b>					
<b>Land</b>	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	£0
Stamp Duty Land Tax				Total Land	£882,886
					£33,644

<b>Construction</b>					
	Apartments		£ per sqm	<b>Market Housing Construction Cost</b>	£2,182,950
	2 bed houses	1617	£ per sqm		
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Cos</b>	£242,550
	4 bed houses		£ per sqm		
	5 bed house		£ per sqm		

Additional Affordable Housing Land Cost					£98,098	
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 Value		£108,000	
Contingencies		5.0%	Build Cost		£126,180	
Planning Obligations		1500	£ per Market Unit		£30,000	
Interest		5.0%	12 Month Build	6 Mth Sale Void	£189,247	
Arrangement Fee		1.0%	Cost		£39,237	
Development Profit		Market Hsg	20.0% of GDV	Aff Hsg	6.0% of Cost	£1,094,553
<b>Total Cost</b>					<b>£5,276,715</b>	

<b>VIABILITY MARGIN</b>	<b>£452,985</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£336</b>

		<b>Residential Viability Appraisal</b>			
<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses		Apartments	0	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	20	
<b>DEVELOPMENT LOCATION (ZONE)</b>	Low		3 Bed houses	0	
<b>DEVELOPMENT DETAILS</b>	20 Total Units	0.50	Site Area	4 bed houses	0
				5 bed house	0

**Development Floorspace**

1500 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 Market 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 Market 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 Market 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 Costs**


**Construction**

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

**Professional Fees**

Professional Fees	8.0%	Build Cost	£194,040
Legal Fees	0.5%	GDV	£30,000
Statutory Fees	1.1%	Build Cost	£26,681
Sales/Marketing Costs	2.0%	Market Units Value	£120,000
Contingencies	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
<b>Total Cost</b>						<b>£4,260,039</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,739,961</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,479,922</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	20		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0		
<b>Affordable Proportion</b>	35%	7 Affordable Units	5 bed house	0		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		525 Sqm Affordable Housing			

## Development Value

<b>Market Houses</b>					
0	Apartments	50	sqm		£0
13	2 bed houses	75	sqm	4200	£4,095,000
0	3 Bed houses	90	sqm		£0
0	4 bed houses	130	sqm		£0
0	5 bed house	155	sqm		£0

<b>Intermediate</b>					
		65%	Open Market Value		
	Apartments	50	sqm	0	£0
2	2 Bed house	75	sqm	2730	£472,973
	3 Bed House	90	sqm	0	£0

<b>Social Rent</b>					
		40%	Open Market Value		
0	Apartments	50	sqm	0	£0
0	2 Bed house	75	sqm	1680	£0
0	3 Bed House	90	sqm	0	£0

<b>Affordable Rent</b>					
		50%	Open Market Value		
	Apartments	50	sqm	0	£0
5	2 Bed house	75	sqm	2100	£738,675
	3 Bed House	90	sqm	0	£0

20	Total Units				
<b>Development Value</b>					<b>£5,306,648</b>

## Development Costs

<b>Land</b>					
	Apartments	0	Plots	19821	£0
	2 Bed House	13	Plots	49552	£644,181
	3 Bed House	0	Plots	56631	£0
	4 Bed House	0	Plots	79284	£0
	5 Bed House	0	Plots	99105	£0
				Total Land	£644,181
Stamp Duty Land Tax					£21,709

<b>Construction</b>					
	Apartments		£ per sqm	<b>Market Housing Construction Cost</b>	£1,576,575
	2 bed houses	1617	£ per sqm		
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Cos</b>	£848,925
	4 bed houses		£ per sqm		
	5 bed house		£ per sqm		

Additional Affordable Housing Land Cost					£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 Value		£81,900		
Contingencies		5.0%	Build Cost		£138,618		
Planning Obligations		1500	£ per Market Unit		£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
<b>Total Cost</b>					<b>£5,023,846</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	20		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0		
<b>Affordable Proportion</b>	35%	7 Affordable Units	5 bed house	0		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	975 Sqm Market Housing		525 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		65%	Open Market Value			
	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
<b>Social Rent</b>						
		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		
5	Apartment	50 sqm	0 £ per sqm	£0
	2 Bed house	75 sqm	2100 £ per sqm	£738,675
	3 Bed House	90 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£5,306,648</b>

<b>Development Costs</b>					
<b>Land</b>	Apartment	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	£0
Stamp Duty Land Tax				Total Land	£697,995
					£24,400

<b>Construction</b>					
Apartment		£ per sqm	<b>Market Housing Construction Cost</b>		£1,576,575
2 bed houses	1617	£ per sqm			
3 Bed houses		£ per sqm	<b>Affordable Housing Construction Cos</b>		£848,925
4 bed houses		£ per sqm			
5 bed house		£ per sqm			

Additional Affordable Housing Land Cost					£375,843		
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 Value		£81,900		
Contingencies		5.0%	Build Cost		£140,067		
Planning Obligations		1500	£ per Market Unit		£30,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£184,395	
Arrangement Fee	1.0%		Cost		£39,930		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£869,936
<b>Total Cost</b>					<b>£5,117,219</b>		

<b>VIABILITY MARGIN</b>	<b>£189,428</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£194</b>

 <h2 style="display: inline;">Residential Viability Appraisal</h2>						
<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses		Apartment	0		
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value		2 bed houses	20		
<b>DEVELOPMENT LOCATION (ZONE)</b>	Medium		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	20	Total Units	0.50	Site Area	4 bed houses	0
					5 bed house	0

**Development Floorspace**

1500 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 Market 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 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			
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**

**Development Costs**


**Construction**

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

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

	8.0%	Build Cost	£194,040
	0.5%	GDV	£31,500
	1.1%	Build Cost	£26,681
	2.0%	Market Units Value	£126,000
	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
<b>Total Cost</b>						<b>£4,327,905</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£1,972,095</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£3,944,190</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	20
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	45%	9 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent
<b>Development Floorspace</b>	825 Sqm Market Housing	675 Sqm Affordable Housing	67%	Affordable Rent

## Development Value

<b>Market Houses</b>				
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

<b>Intermediate</b>		65%	Open Market 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

<b>Social Rent</b>		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	90 sqm	0 £ per sqm	£0

<b>Affordable Rent</b>		50%	Open Market Value	
	Apartments	50 sqm	0 £ per sqm	£0
6	2 Bed house	75 sqm	2200 £ per sqm	£994,950
	3 Bed House	90 sqm	0 £ per sqm	£0

20	Total Units			
<b>Development Value</b>				<b>£5,262,015</b>

## Development Costs

<b>Land</b>	Apartments	0 Plots	22142 £ per plot	£0
	2 Bed House	11 Plots	55356 £ per plot	£608,913
	3 Bed House	0 Plots	63264 £ per plot	£0
	4 Bed House	0 Plots	88569 £ per plot	£0
	5 Bed House	0 Plots	110711 £ per plot	£0
			Total Land	£608,913
<b>Stamp Duty Land Tax</b>				£19,946

<b>Construction</b>				
	Apartments	£ per sqm	<b>Market Housing Construction Cost</b>	£1,334,025
	2 bed houses	1617 £ per sqm		
	3 Bed houses	£ per sqm	<b>Affordable Housing Construction Cos</b>	£1,091,475
	4 bed houses	£ per sqm		
	5 bed house	£ per sqm		

Additional Affordable Housing Land Cost					£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 Value		£72,600		
Contingencies		5.0%	Build Cost		£146,185		
Planning Obligations		1500	£ per Market Unit		£30,000		
Interest	5.0%	12	Month Build	6	Mth Sale Void	£181,748	
Arrangement Fee	1.0%	Cost			£40,184		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£791,489
<b>Total Cost</b>					<b>£5,061,796</b>		

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



## Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses		Apartments	0		
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	20		
<b>DEVELOPMENT LOCATION (ZONE)</b>	High		3 Bed houses	0		
<b>DEVELOPMENT DETAILS</b>	20 Total Units		4 bed houses	0		
<b>Affordable Proportion</b>	45%	9 Affordable Units	5 bed house	0		
<b>Affordable Mix</b>	33%	Intermediate	0%	Social Rent	67%	Affordable Rent
<b>Development Floorspace</b>	825 Sqm Market Housing		675 Sqm Affordable Housing			
<b>Development Value</b>						
<b>Market Houses</b>						
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	
<b>Intermediate</b>						
		65%	Open Market 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
<b>Social Rent</b>						
		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	90	sqm	0	£ per sqm	£0

Affordable Rent	50%	Open Market Value		
6	Apartments	50 sqm	0 £ per sqm	£0
	2 Bed house	75 sqm	2200 £ per sqm	£994,950
	3 Bed House	90 sqm	0 £ per sqm	£0
20	Total Units			
<b>Development Value</b>				<b>£5,262,015</b>

<b>Development Costs</b>					
<b>Land</b>	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	£0
Stamp Duty Land Tax				Total Land	£641,680
					£21,584

<b>Construction</b>					
	Apartments		£ per sqm	<b>Market Housing Construction Cost</b>	£1,334,025
	2 bed houses	1617	£ per sqm		
	3 Bed houses		£ per sqm	<b>Affordable Housing Construction Cos</b>	£1,091,475
	4 bed houses		£ per sqm		
	5 bed house		£ per sqm		

Additional Affordable Housing 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
Arrangement Fee	1.0%		Cost		£40,809
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
				of Cost	£791,489
<b>Total Cost</b>					<b>£5,128,745</b>

<b>VIABILITY MARGIN</b>	<b>£133,270</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)</b>	<b>£162</b>

					
<b>DEVELOPMENT SCENARIO</b>	Extra Care Houses	Apartments		0	
<b>BASE LAND VALUE SCENARIO</b>	Gross Residual Value	2 bed houses		20	
<b>DEVELOPMENT LOCATION (ZONE)</b>	High	3 Bed houses		0	
<b>DEVELOPMENT DETAILS</b>	20 Units	0.50	Site Area	4 bed houses	0
				5 bed house	0

**Development Floorspace**

1500 Sqm Market Housing

**Development Value**

**Market Houses**

0	Apartments	50	sqm		£ per sqm	£0
20	2 bed houses	75	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 Market Value			
0	Apartments	50	sqm	0	£ per sqm	£0
0	2 Bed house	75	sqm	2860	£ per sqm	£0
0	3 Bed House	90	sqm	0	£ per sqm	£0

**Social Rent**

		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	90	sqm	0	£ per sqm	£0

**Affordable 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

**Development Value**

**£6,600,000**

**Development Costs**

**Land**


**Construction**

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

**Professional Fees**

**Legal Fees**

**Statutory Fees**

**Sales/Marketing Costs**

**Contingencies**

	8.0%	Build Cost	£194,040
	0.5%	GDV	£33,000
	1.1%	Build Cost	£26,681
	2.0%	Market Units Value	£132,000
	5.0%	Build Cost	£121,275

Interest	5.0%	12	Month Build	6	Mth Sale Void	£113,951
Arrangement Fee	1.0%	Cost				£29,325
Development Profit	Market Hsg	20.0%	of GDV			£1,320,000
<b>Total Cost</b>						<b>£4,395,772</b>

<b>GROSS RESIDUAL LAND VALUE</b>	<b>£2,204,228</b>
<b>GROSS RESIDUAL LAND VALUE PER HA</b>	<b>£4,408,457</b>

# Commercial Viability Appraisals



# Viability Model Appraisal Assumptions

## Commercial Assumptions

Development Sample Unit Size & Land Plot Ratio		Construction Costs				
		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
Leisure	D2	2500	300%	1.0	1149	Bowling Alley
Agricultural		500	200%	1.0	860	Farm Store
Sui Generis						
Sui Generis						
Sui Generis						

Sales Values Sqm		Charging Zones
		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		

Commercial Development Cost Assumptions			
Abnormal Costs			£ per sqm of Build Cost
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 Construction
Arrangement Fee	1.0%	Cost	
Development Profit		17.5%	of GDV
			3 Mth Sales Void

Charging Zones
Area Wide

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

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



## Maximum Commercial CIL Rates

Sub Market Area/Charging Zone	General Zone	
	Greenfield	Brownfield
Industrial B1b B1c B2 B8	-£315	-£524
Office B1a	-£1,232	-£1,320
Food Retail A1	£352	£257
General Retail A1 A2 A3 A4 A5	£24	-£39
Residential Institution C2	-£1,123	-£1,203
Hotel C1	-£430	-£503
Community D1	-£2,830	-£2,921
Leisure D2	-£450	-£609
Agricultural	-£712	



# Industrial Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Factory Unit
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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 Costs

Land	Plot Ratio				
Industrial	200%	2000	sqm		£0
Office	200%	0	sqm		£0
Food Retail	300%	0	sqm		£0
Other Retail	150%	0	sqm		£0
Residential Inst	150%	0	sqm		£0
Hotels	200%	0	sqm		£0
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

**Construction** **Stamp Duty**  **£0**

	Gross/Net					
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	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 Obligations				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 Profit			17.5%		of GDV	£157,500
<b>Total Cost</b>						<b>£1,215,164</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£315,164</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£315</b>



<b>DEVELOPMENT TYPE</b>	Factory Unit
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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
<b>Development Value</b>						<b>£900,000</b>

Development Costs						
Land	Plot Ratio					
Industrial	200%	2000	sqm	95	£ per sqm	£190,000
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
<b>Construction</b>				<b>Stamp Duty</b>		<b>1.0%</b>
						<b>£1,900</b>

	Gross/Net					
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	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 Obligations				10	per Sqm	£10,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£54,075
Arrangement Fee	1.0%		Cost			£12,003
Development Profit		17.5%	of GDV			£157,500
<b>Total Cost</b>						<b>£1,423,891</b>

**POTENTIAL MARGIN FOR CIL** -£523,891  
**POTENTIAL CIL RATE PER SQ METRE** -£524



## Industrial Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Factory Unit
<b>BASE LAND VALUE SCENARIO</b>	Residual Value
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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 Costs

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					
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	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 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
<b>Total Cost</b>							<b>£1,204,676</b>

<b>Gross Residual Land Value</b>	<b>-£304,676</b>
<b>Gross Residual Land Value per Ha</b>	<b>-£1,523,379</b>



# Office Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Office Building
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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** **£3,000,000**

## Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	4000	sqm	48.5	£ per sqm	£194,000
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% £1,940

	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
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				10	£ per Sqm	£20,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£208,467
Arrangement Fee	1.0%		Cost			£51,712
Development Profit			17.5%		of GDV	£525,000
<b>Total Cost</b>						<b>£5,956,365</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£2,956,365</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£1,232</b>



## Office Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Office Building
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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

<b>Development Value</b>	<b>£3,000,000</b>
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### Development Costs

<b>Land</b>	<b>Plot Ratio</b>
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Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	4000	sqm	95	£ per sqm	£380,000
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 3.0% £11,400**

	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

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			10	£ per Sqm	£20,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£223,650
Arrangement Fee	1.0%		Cost		£53,666	
Development Profit		17.5%	of GDV		£525,000	
<b>Total Cost</b>					<b>£6,168,963</b>	

**POTENTIAL MARGIN FOR CIL -£3,168,963**

**POTENTIAL CIL RATE PER SQ METRE -£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**

**£3,000,000**

**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
Office	1.2	2400	sqm	1801	£ per sqm
Food Retail	1.0	0	sqm	1297	£ per sqm
Other Retail	1.0	0	sqm	1139	£ per sqm
Residential Inst	1.2	0	sqm	1569	£ per sqm
Hotels	1.2	0	sqm	1770	£ per sqm
Community	1.0	0	sqm	3058	£ per sqm
Leisure	1.0	0	sqm	1149	£ per sqm
Agricultural	1.0	0	sqm	860	£ per sqm
Blank	1.0	0	sqm		£ per sqm
Blank	1.0	0	sqm		£ per sqm
Blank	0.0	0	sqm		£ per sqm

**£4,322,400**

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	
<b>Total Cost</b>					<b>£5,722,267</b>	

<b>Gross Residual Land Value</b>	<b>-£2,722,267</b>
<b>Gross Residual Land Value per Ha</b>	<b>-£6,805,669</b>



# Food Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Supermarket
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	0
<b>DEVELOPMENT DETAILS</b>	3,000 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	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** **£8,850,000**

## Development Costs

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 Obligations				10	£ per Sqm	£30,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£280,770
Arrangement Fee	1.0%		Cost			£59,058
Development Profit			17.5%		of GDV	£1,548,750
<b>Total Cost</b>						<b>£7,794,359</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>£1,055,641</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>£352</b>



## Food Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Supermarket
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	0
<b>DEVELOPMENT DETAILS</b>	3,000 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	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

<b>Development Value</b>	<b>£8,850,000</b>
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### Development Costs

<b>Land</b>	<b>Plot Ratio</b>
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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 Obligations				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 Profit		17.5%	of GDV			£1,548,750
<b>Total Cost</b>						<b>£8,078,746</b>

**POTENTIAL MARGIN FOR CIL £771,254**

**POTENTIAL CIL RATE PER SQ METRE £257**



## Food Retail Viability Appraisal

**DEVELOPMENT TYPE Supermarket**

**BASE LAND VALUE SCENARIO**

Residual Value

**DEVELOPMENT LOCATION (ZONE)**

Area Wide

**DEVELOPMENT DETAILS**

3,000 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	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**

**£8,850,000**

**Development Costs**

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

	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 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	
<b>Total Cost</b>					<b>£6,324,047</b>	

<b>Gross Residual Land Value</b>	<b>£2,525,953</b>
<b>Gross Residual Land Value per Ha</b>	<b>£2,806,614</b>



# General Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Roadside Retail Unit
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	300 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	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**

## 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
<b>Abnormal Costs</b>						
				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				10	£ per Sqm	£3,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£18,650
Arrangement Fee	1.0%		Cost			£4,399
Development Profit			17.5%		of GDV	£99,750
<b>Total Cost</b>						<b>£562,744</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>£7,256</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>£24</b>



## General Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Roadside Retail Unit
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	300 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	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

<b>Development Value</b>	<b>£570,000</b>
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### Development Costs

<b>Land</b>	<b>Plot Ratio</b>
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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
<b>Construction</b>				<b>Stamp Duty</b>		<b>1.0%</b>
						<b>£572</b>
	<b>Gross/Net</b>					
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 Obligations				10	£ per Sqm	£3,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£20,010
Arrangement Fee	1.0%		Cost			£4,574
Development Profit		17.5%	of GDV			£99,750
<b>Total Cost</b>						<b>£581,777</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£11,777</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£39</b>



## General Retail Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Roadside Retail Unit
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**BASE LAND VALUE SCENARIO**

**DEVELOPMENT LOCATION (ZONE)**

**DEVELOPMENT DETAILS**

Residual Value

Area Wide

300 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	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**

**Development Costs**

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

	Gross/Net					
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	300	sqm	1139	£ per sqm	£341,700
Residential Inst	1.2	0	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	1.0	0	sqm		£ per sqm	
Blank	1.0	0	sqm		£ per sqm	
Blank	0.0	0	sqm		£ per sqm	

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	
<b>Total Cost</b>					<b>£515,848</b>	

<b>Gross Residual Land Value</b>	<b>£54,152</b>
<b>Gross Residual Land Value per Ha</b>	<b>£1,203,387</b>



## Residential Institution Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Care Facility
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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** **£4,800,000**

### 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%	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 Obligations				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 Profit		17.5%	of GDV			£840,000
<b>Total Cost</b>						<b>£10,189,154</b>

**POTENTIAL MARGIN FOR CIL** -£5,389,154

**POTENTIAL CIL RATE PER SQ METRE** -£1,123



## Residential Institution Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Care Facility
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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** £4,800,000

### 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%	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
<b>Construction</b>				<b>Stamp Duty</b>	<b>4.0%</b>	<b>£22,800</b>
<b>Gross/Net</b>						
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 Obligations				10	£ per Sqm	£40,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£382,706
Arrangement Fee	1.0%		Cost			£92,602
Development Profit		17.5%	of GDV			£840,000
<b>Total Cost</b>						<b>£10,575,551</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£5,775,551</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£1,203</b>



## Residential Institution Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Care Facility
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**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**

**£4,800,000**

**Development Costs**

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%	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

£0

	Gross/Net				
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	0	sqm		£ per sqm
Blank	0.0	0	sqm		£ per sqm
Blank	0.0	0	sqm		£ per sqm

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	
<b>Total Cost</b>					<b>£915,517</b>	

<b>Gross Residual Land Value</b>	<b>£3,884,483</b>
<b>Gross Residual Land Value per Ha</b>	<b>£6,474,139</b>



# Hotel Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Mid Range Hotel
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	3,600 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	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**

## 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%	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					
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 Obligations				10	£ per Sqm	£30,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£330,028
Arrangement Fee	1.0%		Cost			£79,446
Development Profit			17.5%		of GDV	£1,443,750
<b>Total Cost</b>						<b>£9,797,806</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£1,547,806</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£430</b>



## Hotel Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Mid Range Hotel
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	3,600 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	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

<b>Development Value</b>	<b>£8,250,000</b>
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### Development Costs

<b>Land</b>	<b>Plot Ratio</b>
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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 Obligations				10	£ per Sqm	£30,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£348,691
Arrangement Fee	1.0%	Cost				£81,848
Development Profit		17.5%	of GDV			£1,443,750
<b>Total Cost</b>						<b>£10,059,111</b>

**POTENTIAL MARGIN FOR CIL** -£1,809,111

**POTENTIAL CIL RATE PER SQ METRE** -£503



## Hotel Viability Appraisal

**DEVELOPMENT TYPE** Mid Range Hotel

**BASE LAND VALUE SCENARIO**

**DEVELOPMENT LOCATION (ZONE)**

**DEVELOPMENT DETAILS**

Residual Value

Area Wide

3,600 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	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**

**Development Costs**

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
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 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	
<b>Total Cost</b>					<b>£9,165,679</b>	

<b>Gross Residual Land Value</b>	<b>-£915,679</b>
<b>Gross Residual Land Value per Ha</b>	<b>-£1,526,131</b>



## Community Use Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Community Centre
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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 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
<b>Abnormal Costs</b>						
				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				10	£ per Sqm	£2,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£27,948
Arrangement Fee	1.0%	Cost				£7,087
Development Profit		17.5%	of GDV			£37,695
<b>Total Cost</b>						<b>£781,432</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£566,032</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£2,830</b>



## Community Use Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Community Centre
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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

<b>Development Value</b>	<b>£215,400</b>
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### Development Costs

<b>Land</b>	<b>Plot Ratio</b>
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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 Obligations			10	£ per Sqm	£2,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£29,242
Arrangement Fee	1.0%	Cost				£7,254
Development Profit		17.5%	of GDV			£37,695
<b>Total Cost</b>						<b>£799,542</b>

**POTENTIAL MARGIN FOR CIL** -£584,142

**POTENTIAL CIL RATE PER SQ METRE** -£2,921



## Community Use Viability Appraisal

**DEVELOPMENT TYPE** Community Centre

**BASE LAND VALUE SCENARIO**

Residual Value

**DEVELOPMENT LOCATION (ZONE)**

Area Wide

**DEVELOPMENT DETAILS**

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 Costs**

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
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 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	
<b>Total Cost</b>					<b>£767,536</b>	

<b>Gross Residual Land Value</b>	<b>-£552,136</b>
<b>Gross Residual Land Value per Ha</b>	<b>-£18,404,536</b>



# Leisure Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Bowling Alley
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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	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**

## 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%	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
<b>Abnormal Costs</b>						
				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				10	£ per Sqm	£25,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£158,788
Arrangement Fee	1.0%		Cost			£37,134
Development Profit			17.5%		of GDV	£590,625
<b>Total Cost</b>						<b>£4,499,995</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£1,124,995</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£450</b>



## Leisure Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Bowling Alley
<b>BASE LAND VALUE SCENARIO</b>	Brownfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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	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

<b>Development Value</b>	<b>£3,375,000</b>
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### Development Costs

<b>Land</b>	<b>Plot Ratio</b>
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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 Obligations			10	£ per Sqm	£25,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£187,246
Arrangement Fee	1.0%	Cost				£40,798
Development Profit		17.5%	of GDV			£590,625
<b>Total Cost</b>						<b>£4,898,454</b>

**POTENTIAL MARGIN FOR CIL** -£1,523,454

**POTENTIAL CIL RATE PER SQ METRE** -£609



## Leisure Viability Appraisal

**DEVELOPMENT TYPE** Bowling Alley

**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	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**

**Development Costs**

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	
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	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 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	
<b>Total Cost</b>					<b>£4,066,260</b>	

<b>Gross Residual Land Value</b>	<b>-£691,260</b>
<b>Gross Residual Land Value per Ha</b>	<b>-£921,680</b>



# Agricultural Viability Appraisal

<b>DEVELOPMENT TYPE</b>	Farm Store
<b>BASE LAND VALUE SCENARIO</b>	Greenfield
<b>DEVELOPMENT LOCATION (ZONE)</b>	Area Wide
<b>DEVELOPMENT DETAILS</b>	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	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** **£200,000**

## 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
<b>Abnormal Costs</b>						
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 Obligations				10	£ per Sqm	£5,000
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£19,363
Arrangement Fee	1.0%	Cost				£4,965
Development Profit		17.5%	of GDV			£35,000
<b>Total Cost</b>						<b>£555,828</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£355,828</b>
<b>POTENTIAL CIL RATE PER SQ METRE</b>	<b>-£712</b>

# Strategic Site Viability Appraisals

# Garden Village

# Viability Appraisal Assumptions

## AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

## MARKET SALES VALUES

	Apartments	Houses
£ per Sqm		

## CONSTRUCTION COSTS

	Apartments	Houses
£ per Sqm		

## PLANNING OBLIGATION CONTRIBUTIONS

COMMUNITY INFRASTRUCTURE LEVY		£ Per Unit
		£ Per Sqm

## LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	2419101
Brownfield	2409101
Residual	4818202

Land Value	20000	Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
	4818202	Gross Residual Land Value per Ha	Uplift 50%

## COST ASSUMPTIONS

Professional Fees @		8.0%	of Construction Cost		
Legal Fees		0.5%	of Gross Development Value		
Statutory Fees		1.1%	of Construction Cost		
Sales/Marketing Costs		2.0%	of Market Units Value		
Contingencies		5.0%	of Construction Cost		
Interest @	5.0%	36	Month Construction	6	Mth Sales Void
Finance Arrangement Fee	1.0%		of Total Cost		
Development Profit		20.0%	of GDV	6.0%	Aff Hsg Build Cost

# Residential Viability Appraisal

<b>SITE LOCATION</b>	Cotswolds Garden Village		
<b>NET DEVELOPABLE SITE AREA</b>	62.86	Ha	
<b>DEVELOPMENT SCENARIO</b>	Greenfield	(Greenfield, Brownfield or Residual)	
<b>UNIT NUMBERS</b>	2200	Total Units	
<b>Affordable Proportion %</b>	50%	1100	Affordable Units
<b>Affordable Mix</b>	40%	Aff Home Own	30% Social Rent      30% Affordable Rent
<b>Development Floorspace</b>	107690	Sqm GIA Market Housing	107,690 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
<b>Total Housing Sales Area</b>	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

**AFFORDABLE HOUSING** Total Market Housing Value **£409,222,000**

<b>Aff Home Own</b>	73% of Open Market Value		
Apartments	0 sqm	0 £ per sqm	£0
Houses	43076 sqm	2774 £ per sqm	£119,492,824
Total Intermediate Affordable Housing Value			<b>£119,492,824</b>

<b>Social Rent</b>	40% of Open Market Value		
Apartments	0 sqm	0 £ per sqm	£0
Houses	32307 sqm	1520 £ per sqm	£49,106,640
Total Social Rent Affordable Housing Value			<b>£49,106,640</b>

<b>Affordable Rent</b>	50% of Open Market Value		
Apartments	0 sqm	0 £ per sqm	£0
Houses	32307 sqm	1900 £ per sqm	£61,383,300
Total Affordable Rent Housing Value			<b>£61,383,300</b>

**Total Development Value **£639,204,764****

DEVELOPMENT COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	62.86 Ha	31.43 Ha	31.43 Ha
Market Hsg Land Value	£2,419,101 per Ha	Total Market Land Value £76,032,344	
Affordable Hsg Land Value	£2,419,101 per Ha	Total Aff Hsg Land Value £76,032,344	
Stamp Duty Land Tax			<b>£7,592,734</b>

**Total Land Cost **£152,064,689****

CONSTRUCTION COSTS	Area	Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	215380 sqm	1171 £ per sqm	£252,209,980
Total Construction Cost			<b>£252,209,980</b>

**FEES, FINANCE & ANCILLARY COSTS**

Abnormal Costs		25000000	£						<b>£25,000,000</b>
Professional Fees		8.0%	of Construction Cost						<b>£20,176,798</b>
Legal Fees		0.5%	of Gross Development Value						<b>£3,196,024</b>
Statutory Fees		1.1%	of Construction Cost						<b>£2,774,310</b>
Sales/Marketing Costs		2.0%	of Market Units Value						<b>£8,184,440</b>
Contingencies		5.0%	of Construction Cost						<b>£14,869,339</b>
Planning Obligations		0	£ per unit						<b>£48,400,000</b>
CIL		0	£ per sqm Market Housing						<b>£0</b>
Interest	5.0%	12	Month Construction		6	Mth Sale Void			<b>£26,972,411</b>
Arrangement Fee	1.0%		of Total Costs						<b>£5,344,683</b>
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing	6.0%	Build Costs			<b>£91,636,727</b>

**Total Costs** **£658,422,135**

**VIABILITY MARGIN**

**-£19,217,371**

West Eynsham

# Viability Appraisal Assumptions

## AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

## MARKET SALES VALUES

	Apartments	Houses
£ per Sqm		

## CONSTRUCTION COSTS

	Apartments	Houses
£ per Sqm		

## PLANNING OBLIGATION CONTRIBUTIONS

COMMUNITY INFRASTRUCTURE LEVY		£ Per Unit
		£ Per Sqm

## LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	2291549
Brownfield	2281549
Residual	4563098

Land Value	20000	Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
	4563098	Gross Residual Land Value per Ha	Uplift 50%

## COST ASSUMPTIONS

Professional Fees @		8.0%	of Construction Cost		
Legal Fees		0.5%	of Gross Development Value		
Statutory Fees		1.1%	of Construction Cost		
Sales/Marketing Costs		2.0%	of Market Units Value		
Contingencies		5.0%	of Construction Cost		
Interest @	5.0%	36	Month Construction	6	Mth Sales Void
Finance Arrangement Fee	1.0%		of Total Cost		
Development Profit		20.0%	of GDV	6.0%	Aff Hsg Build Cost

# Residential Viability Appraisal

<b>SITE LOCATION</b>	West Eynsham		
<b>NET DEVELOPABLE SITE AREA</b>	22	Ha	
<b>DEVELOPMENT SCENARIO</b>	Greenfield	(Greenfield, Brownfield or Residual)	
<b>UNIT NUMBERS</b>	763	Total Units	
<b>Affordable Proportion %</b>	50%	382	Affordable Units
<b>Affordable Mix</b>	34%	Aff Home Own	26% Social Rent
			40% Affordable Rent
<b>Development Floorspace</b>	35,398 Sqm GIA Market Housing		35,398 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
<b>Total Housing Sales Area</b>	Apartments	0 sqm	
(ie Net Floorspace)	Houses	70795 sqm	

MARKET HOUSES	Area	Sales Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	35397.5 sqm	3800 £ per sqm	£0

**AFFORDABLE HOUSING** Total Market Housing Value **£134,510,500**

<b>Aff Home Own</b>	73%	of Open Market Value	
Apartments	0	0 £ per sqm	£0
Houses	12035	2774 £ per sqm	£33,385,506
			<b>Total Intermediate Affordable Housing Value</b>
			<b>£33,385,506</b>

<b>Social Rent</b>	40%	of Open Market Value	
Apartments	0	0 £ per sqm	£0
Houses	9203	1520 £ per sqm	£13,989,092
			<b>Total Social Rent Affordable Housing Value</b>
			<b>£13,989,092</b>

<b>Affordable Rent</b>	50%	of Open Market Value	
Apartments	0	0 £ per sqm	£0
Houses	14159	1900 £ per sqm	£26,902,100
			<b>Total Affordable Rent Housing Value</b>
			<b>£26,902,100</b>

**Total Development Value** **£208,787,198**

DEVELOPMENT COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	22.00 Ha	11.00 Ha	11.00 Ha
Market Hsg Land Value	£2,291,549 per Ha	Total Market Land Value	
Affordable Hsg Land Value	£2,291,549 per Ha	Total Aff Hsg Land Value	
			<b>Stamp Duty Land Tax</b>
			<b>£2,510,204</b>

**CONSTRUCTION COSTS** **Total Land Cost** **£50,414,078**

Apartments	0 sqm	0 £ per sqm	£0
Houses	70795 sqm	1164 £ per sqm	£82,405,380
			<b>Total Construction Cost</b>
			<b>£82,405,380</b>

## FEES, FINANCE & ANCILLARY COSTS

Abnormal Costs		8000000	£							£8,000,000
Professional Fees		8.0%	of Construction Cost							£6,592,430
Legal Fees		0.5%	of Gross Development Value							£1,043,936
Statutory Fees		1.1%	of Construction Cost							£906,459
Sales/Marketing Costs		2.0%	of Market Units Value							£2,690,210
Contingencies		5.0%	of Construction Cost							£4,849,891
Planning Obligations		0	£ per unit							£22,645,000
CIL		0	£ per sqm Market Housing							£0
Interest	5.0%	12	Month Construction		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

**Total Costs** **£223,105,863**

**VIABILITY MARGIN**

**-£14,318,665**

# East Chipping Norton

# Viability Appraisal Assumptions

## AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

## MARKET SALES VALUES

	Apartments	Houses
£ per Sqm		

## CONSTRUCTION COSTS

	Apartments	Houses
£ per Sqm		

## PLANNING OBLIGATION CONTRIBUTIONS

COMMUNITY INFRASTRUCTURE LEVY		£ Per Unit
		£ Per Sqm

## LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	1763494
Brownfield	1753494
Residual	3506988

Land Value	20000	Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
	3506988	Gross Residual Land Value per Ha	Uplift 50%

## COST ASSUMPTIONS

Professional Fees @		8.0%	of Construction Cost		
Legal Fees		0.5%	of Gross Development Value		
Statutory Fees		1.1%	of Construction Cost		
Sales/Marketing Costs		2.0%	of Market Units Value		
Contingencies		5.0%	of Construction Cost		
Interest @	5.0%	36	Month Construction	6	Mth Sales Void
Finance Arrangement Fee	1.0%		of Total Cost		
Development Profit		20.0%	of GDV	6.0%	Aff Hsg Build Cost

# Residential Viability Appraisal

<b>SITE LOCATION</b>	East Chipping Norton		
<b>NET DEVELOPABLE SITE AREA</b>	29.34	Ha	
<b>DEVELOPMENT SCENARIO</b>	Greenfield	(Greenfield, Brownfield or Residual)	
<b>UNIT NUMBERS</b>	1027	Total Units	
<b>Affordable Proportion %</b>	40%	411	Affordable Units
<b>Affordable Mix</b>	33%	Aff Home Own	0% Social Rent 67% Affordable Rent
<b>Development Floorspace</b>	51150	Sqm GIA Market Housing	34,100 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
<b>Total Housing Sales Area</b>	Apartments	0 sqm	
(ie Net Floorspace)	Houses	85250 sqm	

MARKET HOUSES	Area	Sales Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	51150 sqm	3500 £ per sqm	£0

**AFFORDABLE HOUSING** Total Market Housing Value **£179,025,000**

<b>Aff Home Own</b>	73%	of Open Market Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	11253 sqm	2555 £ per sqm	£28,751,415
			<b>Total Intermediate Affordable Housing Value</b>
			<b>£28,751,415</b>

<b>Social Rent</b>	40%	of Open Market Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	0 sqm	1400 £ per sqm	£0
			<b>Total Social Rent Affordable Housing Value</b>
			<b>£0</b>

<b>Affordable Rent</b>	50%	of Open Market Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	22847 sqm	1750 £ per sqm	£39,982,250
			<b>Total Affordable Rent Housing Value</b>
			<b>£39,982,250</b>

**Total Development Value** **£247,758,665**

DEVELOPMENT COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	29.34 Ha	17.60 Ha	11.74 Ha
Market Hsg Land Value	£1,763,494 per Ha	Total Market Land Value £31,044,548	
Affordable Hsg Land Value	£1,763,494 per Ha	Total Aff Hsg Land Value £20,696,366	
			<b>Stamp Duty Land Tax</b>
			<b>£2,576,546</b>

**CONSTRUCTION COSTS** **Total Land Cost** **£51,740,914**

Apartments	0 sqm	0 £ per sqm	£0
Houses	85250 sqm	1164 £ per sqm	£99,231,000
			<b>Total Construction Cost</b>
			<b>£99,231,000</b>

**FEES, FINANCE & ANCILLARY COSTS**

Abnormal Costs		8000000	£						<b>£8,000,000</b>
Professional Fees		8.0%	of Construction Cost						<b>£7,938,480</b>
Legal Fees		0.5%	of Gross Development Value						<b>£1,238,793</b>
Statutory Fees		1.1%	of Construction Cost						<b>£1,091,541</b>
Sales/Marketing Costs		2.0%	of Market Units Value						<b>£3,580,500</b>
Contingencies		5.0%	of Construction Cost						<b>£5,758,474</b>
Planning Obligations		0	£ per unit						<b>£26,605,000</b>
CIL		0	£ per sqm Market Housing						<b>£0</b>
Interest	5.0%	12	Month Construction		6	Mth Sale Void			<b>£10,183,882</b>
Arrangement Fee	1.0%		of Total Costs						<b>£2,077,612</b>
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing	6.0%	Build Costs			<b>£38,849,131</b>

**Total Costs** **£258,871,873**

**VIABILITY MARGIN**

**-£11,113,208**

East Witney

# Viability Appraisal Assumptions

## AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

## MARKET SALES VALUES

	Apartments	Houses
£ per Sqm		

## CONSTRUCTION COSTS

	Apartments	Houses
£ per Sqm		

## PLANNING OBLIGATION CONTRIBUTIONS

COMMUNITY INFRASTRUCTURE LEVY		£ Per Unit
		£ Per Sqm

## LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	1887000
Brownfield	1877000
Residual	3754000

Land Value	20000	Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
	3754000	Gross Residual Land Value per Ha	Uplift 50%

## COST ASSUMPTIONS

Professional Fees @		8.0%	of Construction Cost		
Legal Fees		0.5%	of Gross Development Value		
Statutory Fees		1.1%	of Construction Cost		
Sales/Marketing Costs		2.0%	of Market Units Value		
Contingencies		5.0%	of Construction Cost		
Interest @	5.0%	36	Month Construction	6	Mth Sales Void
Finance Arrangement Fee	1.0%		of Total Cost		
Development Profit		20.0%	of GDV	6.0%	Aff Hsg Build Cost

# Residential Viability Appraisal

<b>SITE LOCATION</b>	East Witney		
<b>NET DEVELOPABLE SITE AREA</b>	13	Ha	
<b>DEVELOPMENT SCENARIO</b>	Greenfield	(Greenfield, Brownfield or Residual)	
<b>UNIT NUMBERS</b>	450	Total Units	
<b>Affordable Proportion %</b>	40%	180	Affordable Units
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent      67% Affordable Rent
<b>Development Floorspace</b>	25878 Sqm GIA Market Housing		17,252 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
<b>Total Housing Sales Area</b>	Apartments	0 sqm	
(ie Net Floorspace)	Houses	43130 sqm	

	Area	Sales Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	25878 sqm	3500 £ per sqm	£0
<b>AFFORDABLE HOUSING</b>			<b>Total Market Housing Value</b>
			<b>£90,573,000</b>

<b>Intermediate</b>	73%	of Open Market Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	5693 sqm	2555 £ per sqm	£14,546,024
			<b>Total Intermediate Affordable Housing Value</b>
			<b>£14,546,024</b>

<b>Social Rent</b>	40%	of Open Market Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	0 sqm	1400 £ per sqm	£0
			<b>Total Social Rent Affordable Housing Value</b>
			<b>£0</b>

<b>Affordable Rent</b>	50%	of Open Market Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	11559 sqm	1750 £ per sqm	£20,227,970
			<b>Total Affordable Rent Housing Value</b>
			<b>£20,227,970</b>

<b>Total Development Value</b>			<b>£125,346,994</b>
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LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	13.00 Ha	7.80 Ha	5.20 Ha
Market Hsg Land Value	£1,887,000 per Ha	Total Market Land Value	
Affordable Hsg Land Value	£1,887,000 per Ha	Total Aff Hsg Land Value	
			<b>Stamp Duty Land Tax</b>
			<b>£1,216,050</b>

<b>CONSTRUCTION COSTS</b>			<b>Total Land Cost</b>
			<b>£24,531,000</b>

Apartments	0 sqm	0 £ per sqm	£0
Houses	43130 sqm	1164 £ per sqm	£50,203,320
<b>Total Construction Cost</b>			<b>£50,203,320</b>

**FEES, FINANCE & ANCILLARY COSTS**

Abnormal Costs		7000000	£							<b>£7,000,000</b>
Professional Fees		8.0%	of Construction Cost							<b>£4,016,266</b>
Legal Fees		0.5%	of Gross Development Value							<b>£626,735</b>
Statutory Fees		1.1%	of Construction Cost							<b>£552,237</b>
Sales/Marketing Costs		2.0%	of Market Units Value							<b>£1,811,460</b>
Contingencies		5.0%	of Construction Cost							<b>£3,060,979</b>
Planning Obligations		0	£ per unit							<b>£6,750,000</b>
CIL		0	£ per sqm Market Housing							<b>£0</b>
Interest	5.0%	12	Month Construction		6	Mth Sale Void				<b>£4,877,279</b>
Arrangement Fee	1.0%		of Total Costs							<b>£997,680</b>
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing	6.0%	Build Costs				<b>£19,729,104</b>

**Total Costs** **£125,372,110**

**VIABILITY MARGIN**

**-£25,116**

# North Witney

# Viability Appraisal Assumptions

## AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discou	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

## MARKET SALES VALUES

	Apartments	Houses
£ per Sqm		

## CONSTRUCTION COSTS

	Apartments	Houses
£ per Sqm		

## PLANNING OBLIGATION CONTRIBUTIONS

		£ Per Unit
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## COMMUNITY INFRASTRUCTURE LEVY

		£ Per Sqm
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## LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	1667127
Brownfield	1657127
Residual	3314254

Land Value	20000	Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
	3314254	Gross Residual Land Value per Ha	Uplift 50%

## COST ASSUMPTIONS

Professional Fees @		8.0%	of Construction Cost		
Legal Fees		0.5%	of Gross Development Value		
Statutory Fees		1.1%	of Construction Cost		
Sales/Marketing Costs		2.0%	of Market Units Value		
Contingencies		5.0%	of Construction Cost		
Interest @	5.0%	36	Month Construction	6	Mth Sales Void
Finance Arrangement Fee	1.0%		of Total Cost		
Development Profit		20.0%	of GDV	6.0%	Aff Hsg Build Cost

# Residential Viability Appraisal

<b>SITE LOCATION</b>	North Witney		
<b>NET DEVELOPABLE SITE AREA</b>	40	Ha	
<b>DEVELOPMENT SCENARIO</b>	Greenfield	(Greenfield, Brownfield or Residual)	
<b>UNIT NUMBERS</b>	1400	Total Units	
<b>Affordable Proportion %</b>	40%	560	Affordable Units
<b>Affordable Mix</b>	33%	Intermediate	0% Social Rent      67% Affordable Rent
<b>Development Floorspace</b>	80472 Sqm GIA Market Housing		53,648 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
<b>Total Housing Sales Area</b>	Apartments	0 sqm	
(ie Net Floorspace)	Houses	134120 sqm	

MARKET HOUSES	Area	Sales Value	
Apartments	0 sqm	0 £ per sqm	£0
Houses	80472 sqm	3500 £ per sqm	£0

**AFFORDABLE HOUSING** Total Market Housing Value **£281,652,000**

<b>Intermediate</b>	73%	of Open Market Value		
Apartments	0	sqm	0 £ per sqm	£0
Houses	17704	sqm	2555 £ per sqm	£45,233,311
Total Intermediate Affordable Housing Value				<b>£45,233,311</b>

<b>Social Rent</b>	40%	of Open Market Value		
Apartments	0	sqm	0 £ per sqm	£0
Houses	0	sqm	1400 £ per sqm	£0
Total Social Rent Affordable Housing Value				<b>£0</b>

<b>Affordable Rent</b>	50%	of Open Market Value		
Apartments	0	sqm	0 £ per sqm	£0
Houses	35944	sqm	1750 £ per sqm	£62,902,280
Total Affordable Rent Housing Value				<b>£62,902,280</b>

**Total Development Value      £389,787,591**

DEVELOPMENT COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area	
	40.00 Ha	24.00 Ha	16.00 Ha	
Market Hsg Land Value	£1,667,127 per Ha	Total Market Land Value		£40,011,048
Affordable Hsg Land Value	£1,667,127 per Ha	Total Aff Hsg Land Value		£26,674,032
<b>Stamp Duty Land Tax</b>				<b>£3,323,754</b>

**CONSTRUCTION COSTS** **Total Land Cost      £66,685,080**

Apartments	0 sqm	0 £ per sqm	£0
Houses	134120 sqm	1164 £ per sqm	£156,115,680
<b>Total Construction Cost</b>			<b>£156,115,680</b>

**FEES, FINANCE & ANCILLARY COSTS**

Abnormal Costs		24000000	£						<b>£39,200,000</b>
Professional Fees		8.0%	of Construction Cost						<b>£12,489,254</b>
Legal Fees		0.5%	of Gross Development Value						<b>£1,948,938</b>
Statutory Fees		1.1%	of Construction Cost						<b>£1,717,272</b>
Sales/Marketing Costs		2.0%	of Market Units Value						<b>£5,633,040</b>
Contingencies		5.0%	of Construction Cost						<b>£10,390,247</b>
Planning Obligations		0	£ per unit						<b>£32,200,000</b>
CIL		0	£ per sqm Market Housing						<b>£0</b>
Interest	5.0%	12	Month Construction		6	Mth Sale Void			<b>£15,532,055</b>
Arrangement Fee	1.0%		of Total Costs						<b>£3,297,033</b>
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing	6.0%	Build Costs			<b>£61,790,266</b>

**Total Costs** **£410,322,619**

**VIABILITY MARGIN**

**-£20,535,028**