

Newark & Sherwood District Council Allocations & Development Management DPD Residential Viability Assessment

November 2012





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Executive Summary

1.1 The report will provide an assessment of the viability of the housing allocations proposed in the Newark & Sherwood Site Allocations Development Plan Document. The study will consider viability in the context of adopted Core Strategy policies that might affect the cost and value of development (Affordable Housing, Community Infrastructure Levy, Infrastructure requirements and associated Sec 106 contributions, Design and Construction Standards) as well as site specific cost constraints identified in the SHLAA assessment (eg contamination, site stability, flood defence etc). The study also considers delivery over the remaining 14 years of the Development Plan to 2026.

Study Area

1.2 The study area covers the whole of the administrative area of Newark and Sherwood District Council. The assessment first considers the existence of economic sub-market areas for residential development within the District boundary which form the basis for the Authority's CIL Charging Zones.

Methodology

- 1.3 The study seeks to assess the viability of individual residential development sites taking account of all relevant factors. The study considers delivery of sites within three time periods up to 2026 0-5 years, 5-10 years and 10-15 years (10-14 years being relevant to the plan period). The cost and value assumptions are adjusted accordingly to reflect market forecasts for residential costs and values over these periods.
- 1.4 The study involves an assessment of market values for residential development in Newark and Sherwood based on updated advice from Heb Surveyors who undertook a Districtwide valuation survey to support the progression of the Community Infrastructure Levy in 2010. The study uses the same sub-market area approach for viability testing based on the adopted differential CIL Charging Zones. The study uses the base construction costs and rates used to inform the CIL work based on advice from Gleeds cost consultants.
- 1.5 The viability appraisal considers two principal land value benchmarks from which development is likely to emerge Greenfield and Brownfield.
- 1.6 The residential valuation assessment study factors in the Authority's affordable housing targets. Affordable Housing is exempt from CIL charges and this is also factored into the appraisal.
- 1.7 The study assumptions are based on up to date available market evidence. Specific advice has been obtained from Gleeds costs consultants on reasonable allowance for abnormal site constraints.



Executive Summary

1.8 The viability assessment indicates whether individual development sites are considered viable on a 'traffic light' red, green, amber approach.

Green – Site considered viable having made allowance for all reasonable development impacts, a standard developers profit and return to the landowner.

Amber – Site considered capable of viable development making allowance for all reasonable development impacts, a standard developers profit but acknowledging that landowners may need to accept reductions for abnormal site development costs if development is to proceed.

Red – Site not currently considered viable based on implementation of Council policies and standard returns to landowners. It should be recognised that sites in this category may be viable if the Council is minded to relax affordable housing or infrastructure contributions and landowner/developers accept that abnormal development costs may reduce profit return.

Key Findings

- 1.9 The residential viability testing illustrated that, in general terms, residential development in most locations in Newark and Sherwood is viable and can accommodate CIL charges and the Council's policy requirements including delivery of Affordable Housing targets over the plan period to 2026.
- 1.10 The only area where economic circumstances are such that development may be difficult to deliver in the short term (ie 0-5 year period) is in the Mansfield Fringe where sales values are currently at a level that may not allow for full affordable housing delivery and Section 106 contributions (the area is already zero rated for CIL). Similarly a balance may need to be struck between Affordable Housing and Infrastructure contributions in the Ollerton area in the short term (0-5 year period) where viability is currently marginal. However assuming projected growth in residential values in the medium to long term, it is considered that full policy requirements should be capable of being delivered in the future
- 1.11 The study firstly factored in the Council's affordable housing target of 30% with a tenure split of 40% Intermediate and 60% Social Rent. The study tested mixed residential development on all sites comprising apartments, 2, 3, 4 and 5 bed housing to reflect the sort of house types, sizes and density envisaged to emerge over the plan period.



Executive Summary

- 1.12 The assessment necessarily relies on fixed assumptions and generic application of allowances for standard and abnormal construction costs. There will be significant variations dependent on specification, construction methods and associated build cost and indeed sales rates which will make some types of development more or less viable and individual assessments may still be necessary at planning application stage where variations to policy requirements are sought. In circumstances where viability is marginal it should also be noted that where it is the abnormal site development costs that threaten viability, landowners may need to accept reductions in land value and this may make development viable.
- 1.13 For larger development sites in areas of marginal viability, where delivery is likely to be phased over the plan period but is unable to deliver full policy requirements in terms of affordable housing and infrastructure contributions, it is recommended that:-
- (a) Planning Obligation payments are 'back ended' into later phases when viability is forecast to improve
- (b) The use of contingent deferred obligations is considered. Newark and Sherwood has already employed a deferred obligation mechanism in granting planning permission for the 3150 dwelling strategic site at Land South of Newark. The mechanism acknowledges that there will be limited affordable housing delivery in the first phase and early years of the scheme but allows for release of additional affordable housing as improved viability allows in later phases of the development.



2 Introduction

- 2.1 The purpose of the study is to assess the overall viability of the residential development allocations proposed by the Development Plan.
- 2.2 In order to provide a robust assessment of Development Plan proposals, the study assesses the viability of all the individual development sites proposed for allocation. The individual viability assessments take account of adopted planning policies, affordable housing requirements, the Community Infrastructure Levy and site specific constraints to determine whether the proposed site are viable and deliverable in the plan period.

The NPPF and Relevant Guidance

- 2.3 The National Planning Policy Framework 2012 introduces a new focus on viability assessment in considering appropriate Development Plan policy. Paras 173-177 provide guidance on 'Ensuring Viability and Deliverability' in plan making. They state:
- "173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 174. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.......
- 177. It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review."



2 Introduction

- 2.4 In response to the NPPF, the Local Housing Delivery Group, a cross industry group of residential property stakeholders including the House Builders Federation, Homes and Communities Agency and Local Government Association, has published more specific guidance entitled 'Viability Testing Local Plans' in June 2012.
- 2.5 The guidance states as an underlying principle, that :-

"An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered."

- 2.6 The guidance recommends the following stages be completed in testing Local Plan viability:-
 - 1) Review Evidence Base and align existing assessment evidence
 - Establish Appraisal Methodology and Assumptions (including threshold land values, site and development typologies, costs of policy requirements and allowance for changes over time)
 - 3) Evidence Collation and Viability Modelling (including development costs and revenues, land values, developers profit allowance
 - 4) Viability Testing and Appraisal
 - 5) Review of Outputs
- 2.7 The guidance is not prescriptive about the use of particular financial assessment models but advises that a residual appraisal approach which tests the ability of development to yield a margin beyond all the test factors to determine viability or otherwise is widely used and accepted. The guidance sets out the key elements of viability appraisal and the factors that need to be considered to ensure robust assessment.
- 2.8 The current study adheres to the principles of the NPPF and 'Viability Testing Local Plans and sets out its methodology and assumptions in the following sections.



The Process

3.1 There are a number of key stages to Viability Assessment which may be set out as follows.

1) Evidence Base - Land & Property Valuation Study

3.2 Establish an area wide evidence base of land and property values for development in each sub-market area. The evidence base relies on the Districtwide valuation study from Heb Surveyors undertaken to support the adoption of a Community Infrastructure Levy in 2010 (and subsequent updated advice).

2) Evidence Base – Construction Cost Study

3.3 Establish an area wide evidence base of construction costs for each category of development relevant to the local area. The study will also indicate construction rates for professional fees, warranties, statutory fees and construction contingencies. The evidence base relies on the Districtwide Construction Cost Study by Gleeds undertaken to support the adoption of a Community Infrastructure Levy in 2010 (and subsequent updated advice). In addition specific advice on reasonable allowances for abnormal site constraints was obtained from Gleeds and is outlined in the report.

3) Identification of Sub Market Areas

3.4 The Heb Valuation Evidence indicated potential sub-markets within the study area which formed the Charging Zones adopted as part of the Community Infrastructure Levy.

4) Delivery Timescale

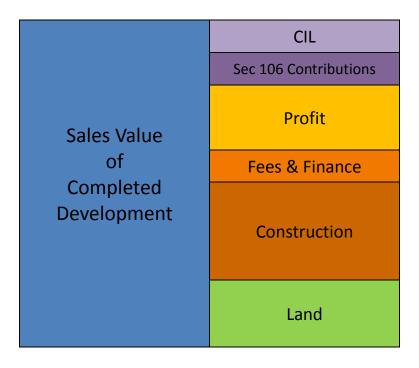
3.5 The Heb Valuation Evidence indicated potential sub-markets within the study area which formed the Charging Zones adopted as part of the Community Infrastructure Levy.

5) Viability Appraisal

3.6 Appraisal of every allocated site taking account of site area, unit numbers, brownfield or Greenfield status, site specific abnormal constraints, policy requirements and affordable housing targets. The appraisal uses a Residual Appraisal Model to determine whether any margin exists beyond a reasonable developer's return.



The Development Equation



Development Value

Development Cost

- 3.7 The appraisal model is illustrated by the above diagram and summarises the 'Development Equation'. On one side of the equation is the development value ie the sales value which will be determined by the market at any particular time. The variable element of the value in residential development appraisal will be determined by the proportion and mix of affordable housing applied to the scheme. Appropriate discounts for the relevant type of affordable housing will need to factored into this part of the appraisal.
- 3.8 On the other side of the equation, the development cost includes the 'fixed elements' ie construction, fees, finance and developers profit. Developers profit is usually fixed as a minimum % return on gross development value generally set by the lending institution at the time. The flexible elements are the cost of land and the amount of developer contribution (CIL and Planning Obligations) sought by the Local Authority.
- 3.9 Economic viability is assessed using an industry standard Residual Model approach. The model calculates sales value including discounts for affordable housing delivery in line with policy targets. It then subtracts assessed land value (based on thresholds for greenfield/brownfield etc), construction costs (inc fees, contingencies, finance etc), policy requirements (infrastructure and CIL contributions) and developers profit allowance to determine if development value and costs balance, within reasonable parameters to verify viability.



Viability Assessment Model

3.10 A residual assessment model is used to test the viability of development. The model draws on the valuation and construction cost evidence base and is based on the following inputs:-

Development Value (Based on Floor Area)	£2,200,000
10 x 100sqm Residential Units x £2,200per sqm	
Development Costs	
Land Value	£300,000
Construction Costs	£900,000
Abnormal Construction Costs	£100,000
Professional Fees (% Costs)	£90,000
Legal Fees (% Value)	£30,000
Statutory Fees (% Costs)	£30,000
Sales & Marketing Fees (% Value)	£40,000
Contingencies (% Costs)	£50,000
Section 106 Contributions (Optional)	£20,000
CIL	£50,000
Finance Costs (% Costs)	£100,000
Developers Profit (% Return on GDV)	£350,000
Total Costs	£2,150,000
Output	
Gross Margin	£50,000

- 3.11 The model will calculate the gross margin to determine if the policy requirements of the Development Plan can be accommodated whilst maintaining development viability.
- 3.12 A positive output figure represents additional margin beyond a standard development profit and confirms viability. A zero output confirms that values and costs (including profit allowance) balance confirming viability. A negative value illustrates that the policy requirements of the plan cannot be met without threatening viability (ie the developers profit allowance or return for the landowner) The assumptions behind the viability assessment are set out in the following sections.
- 3.13 The viability assessment indicates whether individual development sites are considered viable on a 'traffic light' red, green, amber approach.



Green – Site considered viable having made allowance for all reasonable development impacts, a standard developers profit and return to the landowner.

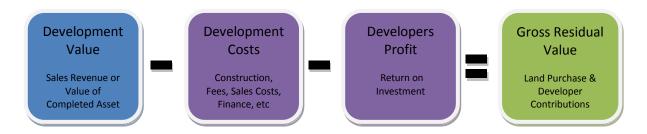
Amber – Site considered capable of viable development making allowance for all reasonable development impacts, a standard developers profit but acknowledging that landowners may need to accept reductions for abnormal site development costs if development is to proceed.

Red – Site not currently considered viable based on implementation of Council policies and standard returns to landowners. It should be recognised that sites in this category may be viable if the Council is minded to relax affordable housing or infrastructure contributions and landowner/developers accept that abnormal development costs may reduce profit return.

Land Value Assumptions

3.14 It is generally accepted that costs of the Policy requirements of the Development Plan (eg Affordable Housing, CIL, Infrastructure Contributions) will be extracted from the residual land value (ie the margin between development value and development cost including a reasonable allowance for developers profit). This is the point at which base land value is established to ascertain the remaining margin for contributions.

Stage 1 - Residual Valuation



3.15 The approach to assessing the land element of the gross residual value is therefore the key to the robustness of any viability appraisal. It is proposed to adopt a market realistic approach to establishing the Land Value element of the viability appraisal which may be categorised as 'Market Value Benchmarking'.



Stage 2 - Establishing Base Land Value



Standard Benchmarking vs Market Value Benchmarking



Standard Benchmarking

- 3.16 This is a widely used standard approach which relies on assessing existing use value (EUV) and then applying a fixed % uplift to simulate the 'benchmark' alternative use value (AUV) at which a landowner will be sufficiently incentivised to sell the land. The key difficulty is fixing a realistic existing/alternative use value to cover the majority of development scenarios and, more importantly, a % uplift that realistically reflects the reasonable aspirations of the landowner.
- 3.17 In view of emerging guidance on land valuation in viability appraisal in planning, it may be unrealistic to take a 'lowest common denominator' approach to land value as it is unlikely to reflect the majority of market circumstances that are likely to guide landowner's decisions.
- 3.18 The NPPF has brought a new focus on this particular issue when considering viability appraisal in planning. It states at paragraph 173:-

"To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable".



3.19 The non-statutory guidance contained in 'Viability Testing Local Plans' June 2012 states :-

"Another key feature of a model and its assumptions that requires early discussion will be the Threshold Land Value that is used to determine the viability of a type of site. This Threshold Land Value should represent the value at which a typical willing landowner is likely to release land for development, before payment of taxes (such as capital gains tax)".

Different approaches to Threshold Land Value are currently used within models ,including consideration of:

- Current use value with or without a premium.
- Apportioned percentages of uplift from current use value to residual value.
- Proportion of the development value.
- Comparison with other similar sites (market value).

Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model. We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below).

The precise figure that should be used as an appropriate premium above current use value should be determined locally. But it is important that there is evidence that it represents a sufficient premium to persuade landowners to sell. This is in line with the reference in the NPPF to take account of a "competitive return" to a willing land owner, as this will be one that would lead to a market transaction, discounting abnormal purchases or cases where landowners are selling under distressed circumstances.

It is widely recognised that this approach can be less straight forward for nonurban sites or urban extensions, where land owners are rarely forced or distressed sellers, and generally take a much longer term view over the merits or otherwise of disposing of their asset.

This is particularly the case in relation to large greenfield sites where a prospective seller is potentially making a once in a lifetime decision over whether to sell an asset that may have been in the family, trust or institution's ownership for many generations. Accordingly, the uplift to current use value sought by the landowner will invariably be significantly higher than in an urban context and requires very careful consideration. It should also be recognised that landowners' expectations are not necessarily related directly to the economic circumstances of the locality, given that farmland of equivalent quality has a broadly similar intrinsic value irrespective of its geographic location within the country.

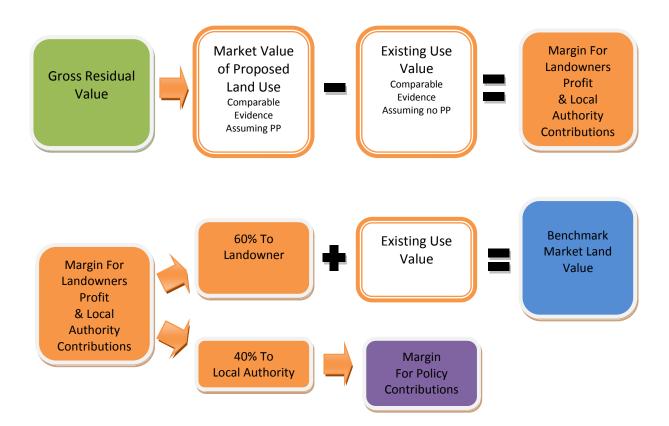
Therefore, for sites of this nature, it will be necessary to make greater use of benchmarks, taking account of local partner views on market data and information on typical minimum price provisions used within developer/site promoter agreements for sites of this nature. If such benchmarks are disregarded, there is an increasing risk that land will not be released and the assumptions upon which a plan is based may not be found sound. Furthermore, if local market evidence is that minimum price provisions are substantially in excess of the initial benchmark assumptions, then the plan will be at significant risk unless Threshold Land Values are placed at a higher level, reflecting that market evidence".



Market Value Benchmarking

- 3.20 In recognition of the above advice we advocate an alternative approach to establishing an appropriate premium over existing use value to establish threshold land value. This involves first considering the value of land with planning permission but tempering that consideration with the reasonable expectations of the Local Authority that new development land will contribute to infrastructure and affordable housing in recognition that the grant of planning consent generates an uplift in value.
- 3.21 This approach acknowledges that Landowners will generally have an aspirational value based on the planning permission that might be achieved. This is considered a more pragmatic approach and better reflects the realities of the property market. The approach also acknowledges that Local Authorities will expect to obtain contributions towards infrastructure from the uplift in value. In order to establish a Market Value Benchmark the value of land for the proposed development use is assessed from market research of comparable evidence. The existing use value is then subtracted to determine the uplift in value and the margin available for Local Authority Contributions and landowner profit.
- 3.22 The assessed margin is then apportioned to give the landowner a sufficient return to incentivise the release of the site but also allowing a significant proportion of the uplift in value to be levied by the Local Authority for infrastructure

Market Value Benchmark Process





- 3.23 It has been agreed that for the purpose of the assessment a 60:40 split in favour of the landowner is a reasonable benchmark and will generate base land values that are fair to both landowners and the Council. The split acknowledges that the greater share of the uplift will need to go to the landowner in order for sites to be released.
- 3.24 The approach uses a mix of market valuation which will reflect the knowledge and aspirations of landowners but tempers this with a benchmarking exercise that provides a fair contribution to Local Authorities from the uplift in value resulting from planning permission. This is considered to be a robust approach to land valuation for the purpose of Development Plan Viability assessment.

Benchmark Land Value Scenarios

- 3.25 In order to establish robust land value inputs into the viability appraisal it will be necessary to test a range of land value scenarios that represent a reasonable range for sites that are likely to come forward in Newark and Sherwood. The 'Market Value Benchmarking' approach recognises that different levels of uplift will be available for infrastructure contributions dependent on the existing use starting point. For instance, a greenfield site will generate the most potential for contributions because of the difference between the starting land use value (eg agricultural) and the end use value (eg residential)
- 3.26 In order to represent the likely benchmark scenarios for the appraisal it was decided to use a simple greenfield scenario (based on agricultural use value) and brownfield scenario (based on low value industrial use value).

Benchmark 1 Greenfield – Residential Benchmark 2 Industrial – Residential

(NB Affordable Housing Land has been allocated zero value in the appraisals)

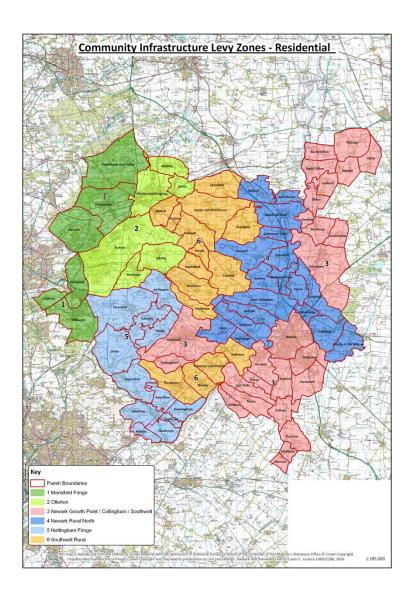
Property Sales Values

3.27 The sale value of the development category will be determined by the market at any particular time and will be influenced by a variety of locational, supply and demand factors as well as the availability of finance. The study uses appropriate available evidence to give an accurate representation of the market circumstances on which Development Plan policy will be based. Sales value evidence is based on the Valuation survey undertaken by Heb Surveyors in 2010 and subsequent updated advice.



Sub Market Areas

4.1 The Heb valuation study concluded the District could be divided into that 6 principal submarket areas for residential land and property. These sub-markets formed the basis for the Authority's CIL Charging Zones adopted in 2011 and illustrated on the following plan:-



Residential Sub Markets/CIL Charging Zones



Affordable Housing

4.2 The residential viability tests factor in affordable housing in accordance with the Council's relevant policy on proportion and mix. The following extract from a residential viability appraisal model illustrates how affordable housing is factored into the residential valuation assessment. The relevant variables (eg unit numbers, types, sizes, affordable proportion, tenure mix etc) are inputted into the highlighted cells. The model will then calculate the overall value of the development taking account of the relevant affordable unit discounts.

DEVELOPMENT SCENARIO	Mixed Residential Development				Apartments	10
BASE LAND VALUE SCENARIO	Greenfield to Residential			2 bed houses	20	
DEVELOPMENT LOCATION	Urban Zone	1			3 Bed houses	40
DEVELOPMENT DETAILS	100	Total Units			4 bed houses	20
Affordable Proportion 30%	30	Affordable U	Jnits		5 bed house	10
Affordable Mix 30%	Intermediate	40%	Social Rent	30%	Affordable Rer	nt
Development Floorspace	6489	Sqm Market	: Housing	2,163	Sqm Affordable	Housing
Development Value						
Market Houses						
7 Apartments 65	sqm	2000	£ per sqm			£910,000
14 2 bed houses 70	sqm	2200	£ per sqm			£2,156,000
28 3 Bed houses 88	sqm	2200	£ per sqm			£5,420,800
14 4 bed houses 115	sqm	2200	£ per sqm			£3,542,000
7 5 bed house 140	sqm	2200	£ per sqm			£2,156,000
	_					
Intermediate Houses 60%	Market Value					
3 Apartments 65	sqm	1200	£ per sqm			£210,600
5 2 Bed house 70	sqm	1320	£ per sqm			£415,800
2 3 Bed House 88	sqm	1320	£ per sqm			£209,088
	1					
Social Rent Houses 40%	Market Value					
4 Apartments 65	sqm	800	£ per sqm			£187,200
6 2 Bed house 70	sqm	880	£ per sqm			£369,600
2 3 Bed House 88	sqm	880	£ per sqm			£185,856
Aff. 1.11 B .111	1					
Affordable Rent Houses 50%	Market Value	4000				0475 500
3 Apartments 65	sqm	1000	£ per sqm			£175,500
5 2 Bed house 70	sqm	1100	£ per sqm			£346,500
2 3 Bed House 88	sqm	1100	£ per sqm			£174,240
100 Total Units						£16,459,184
Development Value						110,459,184



4.3 The following Affordable Housing Assumptions have been employed for the purpose of the residential viability appraisals. The assumptions relate to the overall proportion of affordable housing, the tenure mix between Intermediate, Social Rent and Affordable Rent housing types. Finally the transfer values in terms of % of open market value is set out for each tenure type.

Affordable Housing				
Charging Zone	Proportion %	6	Tenure Mix 9	%
				Affordable
		Intermediate	Social Rent	Rent
1 Mansfield Fringe	0%	0%	0%	0%
2 Ollerton	10%	100%	0%	0%
3 Newark & Collingham	30%	40%	60%	0%
4 Newark Rural North	30%	40%	60%	0%
5 Nottingham Fringe	30%	40%	60%	0%
6 Southwell Rural	30%	40%	60%	0%
Transfer Values		70%	40%	50%

4.4 The Council's policy target is 30% provision with a 40% Intermediate and 60% Social Rent tenure mix. In recognition of the current challenging residential market circumstances in the Mansfield Fringe and Ollerton sub-market areas the affordable housing targets were reduced for the purpose of the appraisals. However these rates should not be taken as an indication that reduced affordable housing delivery rates are accepted by the Council. Appraisals for these areas, when subjected to sensitivity testing, illustrate that viability and affordable housing delivery should improve over time and any reductions from policy targets will need to be justified through specific development appraisal at planning application stage.

Development Density

4.5 Density is an important factor in determining gross development value and land value. Residential densities vary significantly dependent on house type mix and location. Mixed housing developments may vary from 10-50 dwellings per Hectare. Town Centre apartment schemes may reach densities of over 150 units per Hectare. We generate plot values for residential viability assessment related to specific house types. The plot values allow for standard open space requirements per Hectare.

4.6 The density assumptions for house types related to plot values are as follows:-

Apartment 120 units per Ha
2 Bed House 50 units per Ha
3 Bed House 40 units per Ha
4 Bed House 25 units per Ha
5 Bed House 20 units per Ha



House Types and Mix

4.7 The study uses the following standard house types as the basis for valuation and viability testing as unit types that are generally reflective of market circumstances in Newark & Sherwood.

2 Bed Apartment	65 sqm
2 Bed House	70 sqm
3 Bed House	88 sqm
4 Bed House	105 sqm
5 Bed House	140 sqm

4.8 Housing values and costs are based on the same gross internal area. However apartments will contain circulation space (stairwells, lifts, access corridors) which will incur construction cost but which is not directly valued. We make an additional construction cost allowance of 15% to reflect the difference between gross and net floorspace.

Development Scenarios

4.9 The study does not seek to test different residential development scenarios to pre-empt the type of development the Council forecasts might take place in different locations. Instead it takes a mixed development of Apartments, 2 Bed, 3 Bed, 4 Bed and 5 Bed houses based on the following mix.

Residential Mix			
	Mixed		
Title	Residential		
Unit Numbers	5%	Apartments	
	25%	2 bed houses	
	35%	3 Bed houses	
	20%	4 bed houses	
	15%	5 bed house	

Code for Sustainable Homes

4.10 The study adopts CoSH 3 to reflect the base standard for residential construction in Newark and Sherwood.



Construction Costs

4.11 The construction rates will reflect allowances for external works, drainage, servicing preliminaries and contractor's overhead and profit. The viability assessment will include a 5% allowance for construction contingencies.

Abnormal Construction Costs

4.12 Abnormal Site Constraint Costs associated with the development of individual sites were identified in the SHLAA and through work on the development plan. Advice on cost allowances for these constraints was obtained from Gleeds and is summarised in the table below.

Abnormal Site Development Costs	Budget Cost £/Hectare
Archaeology Typically, Archaeology is addressed by a recording/monitoring brief by a specialist, to satisfy planning conditions Intrusive archaeolgical investigations are exceptional and not allowed for in the Budget cost	£10,000
Flood Defence Works	£25,000
Generally involves raising floor levels above flood level, on relevant sites Budget £2,000 per unit x 35 units/Hect, apply to 1 in 3 sites	
Vehicle Access Works	£20,000
New road junction and S278 works	
Major off-site highway works not allowed for.	
Land Contamination	£25,000
Heavily Contaminated land is not considered, as remediation costs will be reflected in the land sales values Allow for remediation/ removal from site of isolated areas of spoil with elevated levels of contamination	
Ground Stability	£20,000
Allow raft foundations to dwellings, on 25% of sites	
Budget £2000 per unit x 35 units x 25% of sites	
Sewer Works	£20,000
The majority of sites connect into existing sewers within adjacent public highway.	
Allow for off-site adopted sewer connection with highway	
Other Abnormals	£10,000
Allow risk for other non-defined Abnormals (Environmental, Ecology, etc)	



4.13 It will not, of course, be possible to provide accurate assessment of site specific abnormal construction costs. Viability assessment of this nature is necessarily a generic test. Nevertheless it is considered that the assumptions are sufficiently robust to provide an overview of Development Plan viability, accepting that more detailed assessment may be required for individual sites at planning application stage.

Community Infrastructure Levy

4.14 CIL is factored into the appraisals in accordance with the CIL Charging Rates in the adopted CIL Charging Schedule as follows.

Community Infrastructure Levy	
Charging Zone	CIL Rate
	Per sq metre
1 Mansfield Fringe	£0
2 Ollerton	£0
3 Newark & Collingham	£45
4 Newark Rural North	£55
5 Nottingham Fringe	£65
6 Southwell Rural	£75

4.15 Affordable Housing is exempt from CIL charges and the viability assessments therefore only apply the CIL rates to market housing floorspace.

Planning Obligation Contributions

4.16 CIL has replaced some planning obligation contributions. As such any previous policies in relating to Section 106 contributions has been superseded by the adoption of the Levy. Historically it is worth noting that the Council has collected an average of £1500 per dwelling in Section 106 contribution despite the SPD contribution requirements being much higher.

4.17 For the purpose of the current appraisal the assumptions in the IDP have been used to guide planning obligation contributions. The IDP identifies education, health and community infrastructure requirements for each major settlement area. It is assumed that all Secondary Education contributions will be delivered by CIL. The table on the following page sets out these contribution requirements and expresses them as contributions per dwelling in the relevant zones. These per unit contributions have been added into the Viability appraisal Abnormal Cost matrix.



Zone	Settlement	Houses	Education	Health	Community	Total	Contribution
			Contribution	Contribution	Contribution	Contribution	Per Dwelling
Mansfield Fringe	Blidworth	210	721665	285000		1006665	
	Clipstone	120	1529930	604200	153418	2287548	
	Edwinstowe	122	291072	114950		406022	
	Rainworth	250	1012737	220400	509076	1742213	
	Total	702			l.	5442448	£7,753
Ollerton	Ollerton & Boughton	565	1234047	487350		1721397	
	Bilsthorpe	150	640691	220400	509076	1370167	
	Total	715				3091564	£4,324
Newark/Collingham	Newark Urban Ar	ea 1191	Delivery By	Strategic	Sites	0	
	Collingham	80	281449	111150	22223	414822	
	Total	1271				Assume	£2,000
Newark Rural No.	Sutton On Trent	37	110655	43700	11096	165451	
	Total	37				165451	£4,472
Nottingham Fringe	Farnsfield	105	262205	103550	26293	392048	
	Lowdham	13	156361	61750	15680	233791	
	Total	118				625839	£5,304
Southwell Rural	Southwell	298	707232	279300		986532	
	Total	298				986532	£3,311

4.18 The appraisal assumes that open space will be provided on site with maintenance by private management company and funded by service charge. However five sites have been identified as required off site contributions (Newark NUA/Ho/9 & Ho/10 and Ollerton & Boughton Ho/1; Ho/2 & Ho/3). The contributions have been calculated and inserted into the Matrix as lump sums.

Developers Profit

4.19 Developers profit is generally fixed as a % return on gross development value or return on the cost of development to reflect the developer's risk. In current market conditions, and based on the minimum lending conditions of the financial institutions, a 20% return on GDV is used in the residential viability appraisals to reflect speculative risk.



Delivery Timescale

4.20 The delivery of housing and sites has been considered over the remainder of the plan period from 2012 – 2026 and broken down into 5 year delivery periods from 0-5 years, 5-10 years and 10-15 years (actually 10-14 years to the 2026 plan period). Larger sites have assumed phased delivery across all three periods.

4.21 Based on forecasts from industry research (Savills for regional residential market trends and BCIS/Faitthful and Gould for construction cost forecasts) the following broad assumption adjustments have been applied to the values and costs in the study in the three appraisal periods

Assumption Adjustments			
Residential Values Av Annual Increase	2013-2026	4%	
Construction Costs Av Annual Increase	2013-2026	2.50%	
Delivery Period	0-5 Years	5-10 Years	10-15 Years
Value Adjustment	0%	32%	60%
Costs Adjustment	0%	19%	34%

4.22 The adjustment applied to the 5-10 year period assumes a median position with compounded adjustments applied over 7 years. A period of 12 years of compounded adjustments is applied to the 10-15 year period. Adjustments are similarly applied to CIL Rates and Abnormal Site Constraint Costs.



5.1 The results of the Viability Appraisal are set out in sub market areas in the three delivery periods (0-5, 5-10 and 10-15 years) in the tables on the following pages.

Viability	Assessment 0-5 Years				
Ref	Site	Area	Units	Type	Viability
MANSFIEL	D FRINGE				
BI/Ho/1	Land Adjoining Dale Lane	0.75	20	Greenfield	-£202,441
BI/Ho/3	South Lane Part of Publication Allocation	1.24	40	Greenfield	-£444,129
CI/MU/1	Former Clipstone Colliery, Phased	2.3	10	Greenfield	-£215,453
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	0.6	15	Brownfield	-£224,862
Ed/Ho/1	South of Robin Hood Avenue	1.24	32	Greenfield	-£330,330
OLLERTON					
Bi/Ho/1	North of Kirklington Road & (part of Bi/Ho/1)	0.5	15	Greenfield	-£8682
OB/Ho/1	Land on Wellow Rd, Adj Sherwood Energy Village	1.16	25	Greenfield	-£57,061
OB/Ho/3	Land at Rufford Avenue, Ollerton	0.2	5	Greenfield	-£7,227
OB/MU/1	Whinney Lane, Phased	0.42	5	Greenfield	-£49,855
NEWARK C	COLLINGHAM				
Co/MU/1	Land to the North of Station Road	5.51	60	Greenfield	£96,091
NUA/Ho/2	Seven Hills & Quibells Lane	0.54	20	Greenfield	£86,742
NUA/Ho/3	Lincoln Road	0.46	12	Greenfield	£68,816
NUA/Ho/5	Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', Phased (Site 0694 forms part of this site)	3.09	120	Greenfield	£651,916
NUA/Ho/10	Part of Publication Allocation Lowfield Lane	1.25	30	Brownfield	£11,128
NUA/Ho/6	Edward Avenue	0.26	8	Brownfield	£16,474
NEWARK R	URAL NORTH				
ST/MU/1	Land at Hemplands Lane	1.11	20	Greenfield	£45,295
NOTTINGH	AM FRINGE				
Fa/MU/1	Ash Farm, Cockett Lane	1.65	30	Greenfield	£62,983
Lo/Ho/1 & Lo/Ho/2	North of Epperstone Road	0.05	2	Greenfield	£8,472
SOUTHWE	LL RURAL				
So/Ho/1	Halam Road	1.41	35	Greenfield	£183,149
So/Ho/2	Land off Halloughton Road	1.1	30	Greenfield	£986,011



Ref	Viability	Assessment 5-10 Years				
Bi/Ho/1	_		Area	Units	Type	Viability
B /Ho/1					7,100	,
Bi/Ho/2 Bildworth Industrial Park 0.4 10 Greenfield F10,797 Ra/MU/1 Shopping Development in Rainworth 0.62 6 Greenfield F2,709 F2,			1.32	35	Greenfield	£24.043
Ra/MU/1 Shopping Development in Rainworth 0.62 6 Greenfield -£2,709 Bl/Ho/3 South Lane Part of Publication Allocation 1.87 60 Greenfield -£47,913 Cl/MU/1 Former Clipstone Colliery, Phased 13.8 60 Greenfield -£817,218 The Archer pub & Iand adj, Warsop Lane & Woodpecker Drive (3 sites) 4.06 100 Brownfield -£637,631 Ed/Ho/1 South of Robin Hood Avenue 1.55 40 Greenfield -£537,831 Ed/Ho/2 Land adj Edwinstowe Vicarage, Phased 1.53 45 Greenfield -£5,378 CluERTON Bi/Ho/1 Bi/Ho/2 Bi/Ho/2 Bi/Ho/2 Bi/Ho/2 Bi/Ho/3 Cluer of Bi/Ho/2 Bi/Ho/3 Cluer of Bi/Ho/2 Bi/Ho/3 Cluer of Bi/Ho/2 Adjacent to Hollies Close 0.64 20 Brownfield -£735,005 Creenfield -£435,108 Cluer of Bi/Ho/3 Adjacent to Hollies Close 0.64 20 Brownfield -£735,005 Creenfield -£326,533 Cluer of Bi/Ho/3 Cluer of Bi/Ho/4 Cluer of Bi/Ho/4		• •	0.4	10		,
Bi/Ho/3 South Lane Part of Publication Allocation 1.87 60 Greenfield -£47,913 CI/MU/1 Former Clipstone Colliery, Phased 13.8 60 Greenfield -£817,218 The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites) 4.06 100 Brownfield -£637,631 Ed/Ho/1 South of Robin Hood Avenue 1.55 40 Greenfield -£5,738 Ed/Ho/2 Land adj Edwinstowe Vicarage, Phased 1.53 45 Greenfield -£5,738 Other Publication Road & (part of Bi/Ho/1 & B			0.62	6		
CJ/MU/1 Former Clipstone Colliery, Phased 13.8 60 Greenfield fe817,218		1, 5	1.87	60		
The Archer pub & land adj, Warsop Lane & 4.06 100 Brownfield E637,031 Ed/Ho/1 South of Robin Hood Avenue 1.55 40 Greenfield E5,378 Ed/Ho/2 Land adj Edwinstowe Vicarage, Phased 1.53 45 Greenfield E5,378 Ed/Ho/1 & Land adj Edwinstowe Vicarage, Phased 1.53 45 Greenfield E5,378 Ed/Ho/1 & North of Kirklington Road & (part of Bi/Ho/2 Bi/Ho/1 Bi/Ho/1 & Bi/Ho/1 & Bi/Ho/1 Eakring Road 2.25 40 Greenfield E715,505 Bi/MU/1 Eakring Road 2.25 40 Greenfield E888,853 Companies Companie						
Ra/Ho/2	0.7.11072		20.0		Greenineid	2027,220
Ed/Ho/2	Ra/Ho/2		4.06	100	Brownfield	-£637,631
Bi/Ho/1 & North of Kirklington Road & (part of Bi/Ho/2 Bi/Ho/1) Bi/Ho/1 Bi/H	Ed/Ho/1	-	1.55	40	Greenfield	£5,738
Bi/Ho/1 & North of Kirklington Road & (part of Bi/Ho/2 Bi/Ho/1)	Ed/Ho/2	Land adj Edwinstowe Vicarage, Phased	1.53	45	Greenfield	-£5,378
Bi/Ho/2 Bi/Ho/1 Eakring Road 2.25 40 Greenfield £435,108	OLLERTON					
Bi/Ho/2 Bi/Ho/1 Eakring Road 2.25 40 Greenfield £435,108						
Bi/MU/1		= ::	2.03	60	Greenfield	£715,505
Land on Wellow Rd, Adj Sherwood Energy	<u> </u>		2.25	40		
OB/Ho/1 Village 4.64 100 Greenfield £888,853 OB/Ho/2 Adjacent to Hollies Close 0.64 20 Brownfield £729,197 OB/Ho/3 Land at Rufford Avenue, Ollerton 2.07 50 Brownfield £326,583 OB/MU/1 Whinney Lane, Phased 10.68 125 Greenfield £36,860 OB/MU/2 Kirk Drive Publication Allocation 6.48 60 Greenfield £715,505 NEWARK COLLINGHAM CO/MU/1 Land to the North of Station Road 1.83 20 Greenfield £725,913 NUA/Ho/2 Seven Hills & Quibells Lane 1.54 57 Brownfield £746,336 NUA/Ho/3 Lincoln Road 0.46 12 Greenfield £244,852 NUA/Ho/4 Yorke Drive 70 Brownfield £1,080,227 NUA/Ho/5 this site) 2.06 80 Greenfield £1,597,521 NUA/MU/4 NSK Europe Ltd, Northern Road 10.11 150 Brownfield £2,107,460 NUA/Ho		3			Greenied	
OB/Ho/2 Adjacent to Hollies Close 0.64 20 Brownfield £729,197 OB/Ho/3 Land at Rufford Avenue, Ollerton 2.07 50 Brownfield £326,583 OB/MU/1 Whinney Lane, Phased 10.68 125 Greenfield £36,860 OB/MU/2 Kirk Drive Publication Allocation 6.48 60 Greenfield £715,505 NEWARK COLLINGHAM CC/MU/1 Land to the North of Station Road 1.83 20 Greenfield £258,913 NUA/Ho/2 Seven Hills & Quibells Lane 1.54 57 Brownfield £746,336 NUA/Ho/3 Lincoln Road 0.46 12 Greenfield £244,852 NUA/Ho/4 Yorke Drive 70 Brownfield £1,080,227 NUA/Ho/5 this site) 2.06 80 Greenfield £1,597,521 NUA/MU/3 NSK Europe Ltd, Northern Road 10.11 150 Brownfield £2,107,460 NUA/Ho/10 Lowfield Lane Part of Publication Allocation 3.77 90 Greenfield £1,557,323 <td>OB/Ho/1</td> <td>, ,</td> <td>4.64</td> <td>100</td> <td>Greenfield</td> <td>£888,853</td>	OB/Ho/1	, ,	4.64	100	Greenfield	£888,853
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OB/MU/2 Kirk Drive Publication Allocation 6.48 60 Greenfield £715,505 NEWARK COLLINGHAM CO/MU/1 Land to the North of Station Road 1.83 20 Greenfield £258,913 NUA/Ho/2 Seven Hills & Quibells Lane 1.54 57 Brownfield £746,336 NUA/Ho/3 Lincoln Road 0.46 12 Greenfield £244,852 NUA/Ho/4 Yorke Drive 70 Brownfield £1,080,227 Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', Phased (Site 0694 forms part of this site) 2.06 80 Greenfield £1,597,521 NUA/Ho/5 this site) 2.06 80 Greenfield £2,107,460 Bowbridge Road, Elm Avenue (inc. site 08_0245) 2.28 50 Greenfield £981,652 NUA/Ho/10 Lowfield Lane Part of Publication Allocation 3.77 90 Greenfield £1,573,423 NEWARK RURAL NORTH ST/MU/1 Land at Hemplands Lane 0.95 17 Greenfield £279,880 NOTTINGHAM FRINGE Fa/Ho/1	· ·		10.68			
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So/Ho/1Halam Road0.3830Greenfield£653,797So/Ho/2Land off Halloughton Road0.5515Greenfield£802,426So/Ho/3Publication Allocation Nottingham Road1.0230Greenfield£1,566,520So/Ho/6The Burgage (Rainbow & Sons)0.5115Brownfield£745,578So/Ho/7Fiskerton Road0.3815Brownfield£762,620			0.2		Greenneid	1412,500
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So/Ho/6 The Burgage (Rainbow & Sons) 0.51 15 Brownfield £745,578 So/Ho/7 Fiskerton Road 0.38 15 Brownfield £762,620						
So/Ho/7 Fiskerton Road 0.38 15 Brownfield £762,620		<u> </u>				
	So/MU/1	Publication Allocation Former Minster School	1.06	13	Greenfield	£692,596



Viability	Assessment 10-15 Years				
Ref	Site	Area	Units	Туре	Viability
MANSFIEL	.D FRINGE				
BI/Ho/4	Allotments, Dale Road	1.61	45	Greenfield	£555,671
CI/MU/1	Former Clipstone Colliery, Phased	11.5	50	Greenfield	-£217,845
Ra/Ho/1	North of Top Street	1.93	54	Greenfield	£464,824
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	3.04	75	Brownfield	£261,452
Ed/Ho/2	Land adj Edwinstowe Vicarage, Phased	0.17	5	Greenfield	£57,894
OLLERTON	V	·		·	
Bi/MU/1 for 75					
Retail	Eakring Road	1.84	35	Greenfield	£829,867
OB/Ho/2	Adjacent to Hollies Close	0.16	5	Brownfield	£101,479
OB/Ho/3	Land at Rufford Avenue, Ollerton	0.62	15	Brownfield	£296,235
OB/MU/1	Whinney Lane, Phased	8.11	95	Greenfield	£1,109,881
OB/MU/2	kirk Drive Publication Allocation	6.48	60	Greenfield	£934,297
NEWARK	COLLINGHAM				
NUA/Ho/4	Yorke Drive		160	Brownfield	£4,502,708
NUA/Ho/2	Seven Hills & Quibells Lane	0.24	9	Brownfield	£240,464
NUA/Ho/6	Edward Avenue	0.06	2	Brownfield	£58,597
NUA/Ho/8	Land at Bowbridge Road	2.49	86	Brownfield	£2,345,542
NUA/Ho/9	Bowbridge Road	4.25	150	Brownfield	£4,093,852
NUA/Ho/1	North of Alexander Avenue	0.49	20	Greenfield	£695,850
NOTTING	HAM FRINGE				
Lo/Ho/3	Publication Allocation Neighbours Lane	0.25	3	Greenfield	£91,000
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	1.11	15	Greenfield	£415,820
SOUTHWE					
So/Ho/4	Publication Allocation East of Kirklington Road	1.94	45	Greenfield	£1,618,948
So/Ho/5	Land to r/o High Gables, Lower Kiklington Rd	3.24	60	Greenfield	£4.153.170
So/Ho/6	The Burgage (Rainbow & Sons)	0.34	10	Brownfield	£679,754



	Ise Schemes Commercial Ele Assessment	ement			
Ref	Site	Area	Units	Туре	Viability
MIXED US	E SCHEMES				
Bi/Mu/1	East of Kirkligton Road, Bilsthorpe	0.1	Retail	Greenfield	£60,200
			Retail &		
CI/MU/1	Clipstone Colliery, 5-10 Yr Delivery	6.00	Industrial	Greenfield	£199,375
CI/MU/1	Clipstone Colliery, 10-14 Yr Delivery	6.00	Industrial	Greenfield	£390,743
Ra/MU/1	Shopping Devt, Rainworth	0.05	Retail	Greenfield	£39,014
ST/MU/1	Hemplands La, Sutton on Trent	0.05	Retail	Greenfield	£39,014

	d Viability Results For Mixe dential Element	d Use Sc	hemes		
Ref	Site	Area	Units	Туре	Viability
MIXED US	E SCHEMES				
Bi/Mu/1	East of Kirkligton Road, Bilsthorpe	0.1	Retail	Greenfield	£495,308
			Retail &		
CI/MU/1	Clipstone Colliery, 5-10 Yr Delivery	6.00	Industrial	Greenfield	-£617,843
CI/MU/1	Clipstone Colliery, 10-14 Yr Delivery	6.00	Industrial	Greenfield	£172,898
Ra/MU/1	Shopping Devt, Rainworth	0.05	Retail	Greenfield	£36,305
ST/MU/1	Hemplands La, Sutton on Trent	0.05	Retail	Greenfield	£318,894



6 Conclusions

- 6.1 The residential viability testing illustrated that, in general terms, residential development in most locations in Newark and Sherwood is viable and can accommodate CIL charges and the Council's policy requirements including delivery of Affordable Housing targets over the plan period to 2026.
- 6.2 Under the Assessment Methodology 'traffic light' approach all residential development sites in the Newark/Collingham, Newark Rural North, Nottingham Fringe and Southwell Rural submarket areas are considered to be viable for the entire plan period to 2026.
- 6.3 In the Ollerton sub-market area all sites were considered to be viable in the medium to long term (5-14 years). In the short term a balance may need to be struck between Affordable Housing and Infrastructure contributions in the Ollerton area where viability is currently marginal. Assuming projected growth in residential values in the medium to long term, it is considered that full policy requirements in respect of both affordable housing and infrastructure delivery should be capable of being delivered in the future.
- 6.4 The only area where economic circumstances are such that development may be difficult to deliver in the short term (ie 0-5 year period) is in the Mansfield Fringe where sales values are currently at a level that may not allow for full affordable housing delivery and Section 106 contributions (the area is already zero rated for CIL). It should be noted that land values have not been reduced to take account of abnormal site constraints and if development is to come forward on some of these sites, landowners will need to be realistic about the costs of bringing the land into a developable state and the reasonable policy requirements of the Council.
- 6.5 Some additional viability testing was undertaken for the Mixed Use sites at Clipstone Colliery, Bilsthorpe, Rainworth and Sutton on Trent to determine whether residential sites with marginal viability would be cross-subsidised by the commercial element of the development. The results are illustrated on page 26. The schemes at Bilsthorpe and Sutton on Trent were already viable so this margin simply increased. In Rainworth and the later phase of Clipstone Colliery, the commercial element made the mixed schemes viable. Only in the mid-term (5-10 year) phase of Clipstone Colliery, was the profit from the commercial element of the development insufficient to bring the scheme into overall positive viability.
- 6.6 The assessment necessarily relies on fixed assumptions and generic application of allowances for standard and abnormal construction costs. There will be significant variations dependent on specification, construction methods and associated build cost and indeed sales rates which will make some types of development more or less viable and individual assessments may still be necessary at planning application stage where variations to policy requirements are sought. In circumstances where viability is.
- 6.7 For larger development sites in areas of marginal viability, where delivery is likely to be phased over the plan period but is unable to deliver full policy requirements in terms of affordable housing and infrastructure contributions, it is open to the Council to consider deferring infrastructure contributions to the later, more viable, phases and/or to employ contingent deferred obligations to release additional contributions as viability allows over time.



6 Conclusions

6.8 In conclusion it is considered that the sites proposed to be allocated for residential development in the Development Plan have been assessed taking account of the requirements of the NPPF and the best practice advice contained in 'Viability Testing Local Plans'. The results of the study indicate that the proposed residential developments are viable and can be successfully delivered within the plan period, albeit subject to some flexibility in the short term in policy requirements in the Mansfield Fringe area.



Appendix 1

Viability Results



Mansf	ield Fringe	0-5 Ye	ear De	elivery												Ak	onormal C	osts				
						Site	Const	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs	
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106		Sewer Works	Other	£10,000	£25,000	£20,000	£25,000	£7,753	£20,000	£20,000	£10,000		Viability
BI/Ho/1	Land Adjoining Dale Lane	0.75	20	Greenfield	1				1			1	£7,500	£0	£0	£0	£155,060	£0	£0	£7,500	£170,060	-£202,441
BI/Ho/3	South Lane Part of Publication Allocation	1.24	40	Greenfield	1		1		1	1		1	£12,400	£0	£24,800	£0	£310,120	£24,800	£0	£12,400	£384,520	-£444,129
CI/MU/1	Former Clipstone Colliery, Phased	2.3	10	Greenfield					1	1	1	1	£0	£0	£0	£0	£77,530	£46,000	£46,000	£23,000	£192,530	-£215,453
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	0.6	15	Brownfield	1		1		1	1	1	1	£6,000	£0	£12,000	£0	£116,295	£12,000	£12,000	£6,000	£164,295	-£224,862
Ed/Ho/1	South of Robin Hood Avenue	1.24	32	Greenfield					1		1	1	£0	£0	£0	£0	£248,096	£0	£24,800	£12,400	£285,296	-£330,330

Mans	field Fringe	5-10 Y	ear D	elivery												Al	onormal C	osts				
						Site	Const	raints	;				Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs	
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106		Sewer Works	Other	£11,900	£29,750	£23,800	£29,750	£9,226	£23,800	£23,800	£11,900		Viability
BI/Ho/1	Land Adjoining Dale Lane	1.32	35	Greenfield	1				1			1	£15,708	£0	£0	£0	£322,912	£0	£0	£15,708	£354,328	£24,043
BI/Ho/2	Blidworth Industrial Park	0.4	10	Greenfield	1				1			1	£4,760	£0	£0	£0	£92,261	£0	£0	£4,760	£101,781	£10,797
Ra/MU/1	Shopping Development in Rainworth	0.62	6	Greenfield		1	1			1	1	1	£0	£18,445	£14,756	£0	£0	£14,756	£14,756	£7,378	£70,091	-£2,709
BI/Ho/3	South Lane Part of Publication Allocation	1.87	60	Greenfield	1		1		1	1		1	£22,253	£0	£44,506	£0	£553,564	£44,506	£0	£22,253	£687,082	-£47,913
CI/MU/1	Former Clipstone Colliery, Phased	13.8	60	Greenfield					1	1	1	1	£0	£0	£0	£0	£553,564	£328,440	£328,440	£164,220	£1,374,664	-£817,218
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	4.06	100	Brownfield	1		1		1	1	1	1	£48,314	£0	£96,628	£0	£922,607	£96,628	£96,628	£48,314	£1,309,119	-£637,631
Ed/Ho/1	South of Robin Hood Avenue	1.55	40	Greenfield					1		1	1	£0	£0	£0	£0	£369,043	£0	£36,890	£18,445	£424,378	£5,738
Ed/Ho/2	Land adj Edwinstowe Vicarage, Phased	1.53	45	Greenfield	1				1		1	1	£18,207	£0	£0	£0	£415,173	£0	£36,414	£18,207	£488,001	-£5,378

Mansf	field Fringe		10-15	Year l	Deliv	ery										Al	onormal C	osts				
						Site (Const	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs	
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£13,400	£33,500	£26,800	£33,500	£10,389	£26,800	£26,800	£13,400		Viability
BI/Ho/4	Allotments, Dale Road	1.61	45	Greenfield					1			1	£0	£0	£0	£0	£467,506	£0	£0	£21,574	£489,080	£555,671
CI/MU/1	Former Clipstone Colliery, Phased	11.5	50	Greenfield					1	1	1	1	£0	£0	£0	£0	£519,451	£308,200	£308,200	£154,100	£1,289,951	-£217,845
Ra/Ho/1	North of Top Street	1.93	54	Greenfield	1		1		1	1	1	1	£25,862	£0	£51,724	£0	£561,007	£51,724	£51,724	£25,862	£767,903	£464,284
Ra/Ho/2	The Archer pub & land adj, Warsop Lane & Woodpecker Drive (3 sites)	3.04	75	Brownfield	1		1		1	1	1	1	£40,736	£0	£81,472	£0	£779,177	£81,472	£81,472	£40,736	£1,105,065	£261,452
Ed/Ho/2	Land adj Edwinstowe Vicarage, Phased	0.17	5	Greenfield	1				1		1	1	£2,278	£0	£0	£0	£51,945	£0	£4,556	£2,278	£61,057	£57,894

Ollerton	1		0-5 Y	ear De	liver	у										Ab	normal Co	osts				
						Site	Consti	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	otal Abnormal Cos	its
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability		Other	£10,000	£25,000	£20,000	£25,000	£4,324	£20,000	£20,000	£10,000		Viability
Bi/Ho/1	North of Kirklington Road & (part of Bi/Ho/1)	0.5	15	Greenfield					1			1	£0	£0	£0	£0	£64,860	£0	£0	£5,000	£69,860	-8682
OB/Ho/1	Land on Wellow Rd, Adj Sherwood Energy Village	1.16	25	Greenfield	1				1		1	1	£11,600	£0	£0	£0	£108,100	£0	£23,200	£11,600	£154,500	-57061
OB/Ho/3 OB/MU/1	Land at Rufford Avenue, Olle Whinney Lane, Phased	0.2	5 5	Greenfield Greenfield	1	1	1		1	1	1	1	£0 £4,200	£0 £10,500	£0 £8,400	£0	£21,620 £21,620	£0 £8,400	£4,000 £8,400	£2,000 £4,200	£27,620 £65,720	-7227 -49855
Ollerton	ı									Ab	normal Co	osts										
		5-10 Year Delivery Site Constraints													Access (Ha)	Off Site Open Space Sum	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	otal Abnormal Cos	ts

Ollerton			5-10	Year D	elive	rv										Ah	normal Co	nsts				
			5 -5				Const	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Off Site Open Space Sum	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	otal Abnormal Cos	its
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability		Other	£11,900	£29,750	£23,800	£0	£5,146	£23,800	£23,800	£11,900		Viability
Bi/Ho/1 & Bi/Ho/2 for 75	North of Kirklington Road & (part of Bi/Ho/1)	2.03	60	Greenfield					1			1	£0	£0	£0	£0	£308,734	£0	£0	£24,157	£332,891	715505
Bi/MU/1 for 75 Retail	Eakring Road	2.25	40	Greenfield	1				1			1	£26,775	£0	£0	£0	£205,822	£0	£0	£26,775	£259,372	
OB/Ho/1	Land on Wellow Rd, Adj Sherwood Energy Village	4.64	100	Greenfield	1				1		1	1	£55,216	£0	£0	£78,875	£514,556	£0	£110,432	£55,216	£814,295	888583
OB/Ho/2 OB/Ho/3	Adjacent to Hollies Close Land at Rufford Avenue, Olle	0.64 2.07	20 50	Brownfield Brownfield	1	-			1		1	1	£7,616 £0	£0 £0	£0	£15,575 £44,170	£102,911 £257,278	£0	£15,232 £49,266	£7,616 £24,633	£148,950 £375,347	729197 326583
OB/MU/1	Whinney Lane, Phased	10.68	125	Greenfield	1	1	1		1	1	1	1	£127,092	£317,730	£254,184	£0	£643,195	£254,184	£254,184	£127,092	£1,977,661	36860
OB/MU/2	Kirk Drive Publication Alloca	6.48	60	Greenfield	1		ļ		1	1	1	1	£77,112	£0	£0	£0	£308,734	£154,224	£154,224	£77,112	£771,406	715505
Ollerton			10-1	5 Year	Deliv	ery										Ab	normal Co	OSTS Ground Stability	Sewer Works			

Ollerton			10-15	5 Year	Deliv	ery										Ab	normal Co	OSTS Ground Stability	Fourer Works			
						S	iite Constrai	nts					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	(Ha)	(Ha)	Other (Ha)	otal Abnormal Cos	ts
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability		Other	£13,400	£33,500	£26,800	£33,500	£5,794	£26,800	£26,800	£13,400		Viability
Bi/MU/1 for 75 Retail	Eakring Road	1.84	35	Greenfield	1				1			1	£24,656	£0	£0	£0	£202,796	£0	£0	£24,656	£252,108	829867
OB/Ho/2	Adjacent to Hollies Close	0.16	5	Brownfield	1				1		1	1	£2,144	£0	£0	£0	£28,971	£0	£4,288	£2,144	£37,547	101479
OB/Ho/3	Land at Rufford Avenue, Olle	0.62	15	Brownfield					1		1	1	£0	£0	£0	£0	£86,912	£0	£16,616	£8,308	£111,836	296235
OB/MU/1	Whinney Lane, Phased	8.11	95	Greenfield	1	1	1		1	1	1	1	£108,674	£271,685	£217,348	£0	£550,445	£217,348	£217,348	£108,674	£1,691,522	1109881
OB/MU/2	kirk Drive Publication Alloca	6.48	60	Greenfield	1				1	1	1	1	£86,832	£0	£0	£0	£347,650	£173,664	£173,664	£86,832	£868,642	934297

Newarl	k Collingham		0-5	Year	Deli	very										Abı	normal C	osts				
				Land Value		Site (Const	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	tal Abnormal Co	osts
Traj Ref	Site	Size (Ha)	Units	Benchma rk	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£10,000	£25,000	£20,000	£25,000	£2,000	£20,000	£20,000	£10,000		Viability
Co/MU/1	Land to the North of Station Road	5.51	60	Greenfield	1				1		1	1	£55,100	£0	£0	£0	£315,540	£0	£110,200	£55,100	£535,940	-96091
NUA/Ho/2	Seven Hills & Quibells Lane	0.54	20	Greenfield	1	1	1		1			1	£5,400	£13,500	£10,800	£0	£40,000	£0	£0	£5,400	£75,100	86742
NUA/Ho/3	Lincoln Road	0.46	12	Greenfield	1				1			1	£4,600	£0	£0	£0	£24,000	£0	£0	£4,600	£33,200	68816
NUA/Ho/5	Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', Phased (Site 0694 forms part of this site)	3.09	120	Greenfield	1				1			1	£30,900	£0	£0	£0	£240,000	£0	£0	£30,900	£301,800	651916
NUA/Ho/10	Part of Publication Allocation Lowfield Lane	1.25	30	Brownfield	1		1		1			1	£12,500	£0	£25,000	£0	£60,000	£0	£0	£12,500	£110,000	11128
NUA/Ho/6	Edward Avenue	0.26	8	Brownfield	1				1			1	£2,600	£0	£0	£0	£16,000	£0	£0	£2,600	£21,200	16474

Newarl	c Collingham		5-1	0 Yea	r De	liver	у									Abı	normal C	osts				
				Land Value Benchma		Site (Const	raints		Const	5		Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)		Sewer Works (Ha)	Other (Ha)	:al Abnormal Cos	ists
Traj Ref	Site	Size (Ha)	Units	rk	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability		Other	£11,900	£29,750	£23,800	£29,750	£2,380	£0	£23,800	£11,900		Viability
Co/MU/1	Land to the North of Station Road	1.83	20	Greenfield	1				1		1	1	£21,777	£0	£0	£0	£105,180	£0	£43,554	£21,777	£192,288	258913
NUA/Ho/2	Seven Hills & Quibells Lane	1.54	57	Brownfield	1	1	1		1			1	£18,326	£45,815	£36,652	£0	£135,660	£0	£0	£18,326	£254,779	746336
NUA/Ho/3	Lincoln Road	0.46	12	Greenfield	1				1			1	£5,474	£0	£0	£0	£28,560	£0	£0	£5,474	£39,508	244852
NUA/Ho/4	Yorke Drive		70	Brownfield	1				1			1	£0	£0	£0	£0	£166,600	£0	£0	£0	£166,600	1080227
NUA/Ho/5	Land North of Beacon Hill Rd, West of A1 adj. to 'Cotswold', Phased (Site 0694 forms part of this site)	2.06	80	Greenfield	1				1			1	£24,514	£0	£0	£0	£190,400	£0	£0	£24,514	£239,428	1597521
NUA/MU/3	NSK Europe Ltd, Northern Road	10.11	150	Brownfield					1			1	£0	£0	£0	£0	£357,000	£0	£0	£120,309	£477,309	2107460
NUA/MU/4	Bowbridge Road, Elm Avenue (inc. site 08_0245)	2.28	50	Greenfield	1				1			1	£27,132	£0	£0	£0	£119,000	£0	£0	£27,132	£173,264	981652
NUA/Ho/10	Lowfield Lane Part of Publication Allocation	3.77	90	Greenfield	1		1		1			1	£44,863	£0	£89,726	£0	£214,200	£75,720	£0	£44,863	£469,372	1573423

Newark	c Collingham		10-3	15 Ye	ar D	elive	ery								Abı	normal C	osts				
				Land Value		Site (Consti	raints				Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Off Site Open Space	Sewer Works (Ha)	Other (Ha)	tal Abnormal Co	osts
Traj Ref	Site	Size (Ha)	Units	Benchma rk	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Other	£13,400	£33,500	£26,800	£33,500	£2,680	£0	£26,800	£13,400		Viability
NUA/Ho/4	Yorke Drive		160	Brownfield	1				1		1	£0	£0	£0	£0	£428,800	£0	£0	£0	£428,800	4502708
NUA/Ho/2	Seven Hills & Quibells Lane	0.24	9	Brownfield	1	1	1		1		1	£3,216	£8,040	£6,432	£0	£24,120	£0	£0	£3,216	£45,024	240464
NUA/Ho/6	Edward Avenue	0.06	2	Brownfield	1				1		1	£804	£0	£0	£0	£5,360	£0	£0	£804	£6,968	58597
NUA/Ho/8	Land at Bowbridge Road	2.49	86	Brownfield	1				1		1	£33,366	£0	£0	£0	£230,480	£0	£0	£33,366	£297,212	2345542
NUA/Ho/9	Bowbridge Road	4.25	150	Brownfield	1				1		1	£56,950	£0	£0	£0	£402,000	£94,650	£0	£56,950	£610,550	3987952
NUA/Ho/1	North of Alexander Avenue	0.49	20	Greenfield	1				1		1	£6,566	£0	£0	£0	£53,600	£0	£0	£6,566	£66,732	695850

Newa	rk Rural North		0-5 Y	ear De	liver	y										Abı	normal Co	osts				
						Site (Consti	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	I otal Abnormal Costs	
Fraj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam			Sewer Works	Other	£10,000	£25,000	£20,000	£25,000	£4,472	£20,000	£20,000	£10,000		Viabili
ST/MU/1	Land at Hemplands Lane	1.11	20	Greenfield	1				1		1	1	£11,100	£0	£0	£0	£89,440	£0	£22,200	£11,100	£133,840	452
Newa	rk Rural North		5-10	Year D	elive	ry										Abı	normal Co	osts			Total	
						Site	Consti	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Abnormal Costs	
Ггај Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106		Sewer Works	Other	£11,900	£29,750	£23,800	£29,750	£5,322	£23,800	£23,800	£11,900		Viabi
ST/MU/1	Land at Hemplands Lane	0.95	17	Greenfield	1	<u> </u>			1		1	1	£11,305	£0	£0	£0	£90,469	£0	£22,610	£11,305	£135,689	279
Newa	rk Rural North		10-1	5 Year	Deliv	ery										Abı	normal C	osts				
						Site (Consti	raints					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	Total Abnormal Costs	
				Land Value					(Ground !	Sewer											

Notting	gham Fringe		0-5	Year	Deli	very	,								Ab	normal Co	osts				
				Land Value		Site (Const	raints	5			Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	otal Abnormal Cos	ts
Traj Ref	Site	Size (Ha)	Units	Benchma	Archlogy	Flood	Access	Contam	Sec 106	Sewer Works	Other	£10,000	£25,000	£20,000	£25,000	£5,304	£20,000	£20,000	£10,000		Viability
Fa/MU/1	Ash Farm, Cockett Lane	1.65	30	Greenfield	1				1	1	1	£16,500	£0	£0	£0	£159,120	£0	£33,000	£16,500	£225,120	62983
Lo/Ho/1 & Lo/Ho/2	North of Epperstone Road	0.05	2	Greenfield	1		1		1		1	£500	£0	£1,000	£0	£10,608	£0	£0	£500	£12,608	8472

Lo/Ho/2	North of Epperstone Road	0.05	2	Greenfield	1		1		1		1	£500	£0	£1,000	£0	£10,608	£0	£0	£500	£12,608	8472
Nottin	gham Fringe		5-1	0 Yea	r De										Ab	onormal Co	OSTS Ground Stability	Sewer Works			
		Const	raints				Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	(Ha)	(Ha)	Other (Ha)	otal Abnormal Cost	ts					
Traj Ref	Site	Size (Ha)	Units	Benchma rk	Archlogy	Flood	Access	Contam	Sec 106	Sewer Works	Other	£11,900	£29,750	£23,800	£29,750	£6,312	£23,800	£23,800	£11,900		Viability
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	1.48	20	Greenfield	1		1		1	1	1	£17,612	£0	£35,224	£0	£126,235	£0	£35,224	£17,612	£231,907	275047
Fa/MU/1	Ash Farm, Cockett Lane	2.2	40	Greenfield	1				1	1	1	£26,180	£0	£0	£0	£252,470	£0	£52,360	£26,180	£357,190	658911
Lo/Ho/1 & Lo/Ho/2	North of Epperstone Road	0.2	8	Greenfield	1		1		1		1	£2,380	£0	£4,760	£0	£50,494	£0	£0	£2,380	£60,014	412388

Nottin	gham Fringe		10-	15 Ye	ar D	elive	ery								Ak	onormal Co					
				Land		Site	Const	raints				Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)		Sewer Works (Ha)		otal Abnormal Cos	ts
Traj Ref	Site	Size (Ha)	Units	Value Benchma rk	Archlogy	Flood	Access	Contam	Sec 106	Sewer Works	Other	£13,400	£33,500	£26,800	£33,500	£7,107	£26,800	£26,800	£13,400		Viability
Lo/Ho/3	Publication Allocation Neighbours Lane	0.25	3	Greenfield	1		1		1		1	£3,350	£0	£6,700	£0	£21,322	£0	£0	£3,350	£34,722	91000
Fa/Ho/1	Off Mill Dale, Ridgeway Estate	1.11	15	Greenfield	1		1		1	1	1	£14,874	£0	£29,748	£0	£106,610	£0	£29,748	£14,874	£195,854	415820

South	well Rural		0-5 Y	ear D	elive	ry									Abı	normal C	osts				
						S	ite Constrai	nts				Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)		Sewer Works (Ha)		tal Abnormal Cos	ts
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Other	£10,000	£25,000	£20,000	£25,000	£3,311	£20,000	£20,000	£10,000		Viability
So/Ho/1	Halam Road	1.41	35	Greenfield	1	Π	1		1	Π	1	£14,100	£0	£28,200	£0	£115,885	T	£0	£14,100	£172,285	
So/Ho/2	Land off Halloughton Road	1.1	30	Greenfield	1		1		1		1	£11,000	£0	£22,000	£0	£99,330	£0	£0	£11,000	£143,330	986011
	-	•	•			•	•	•		•				•		•		•			

South	well Rural		5-10	Year I	Deliv	ery										Abr	normal C	osts				
						Si	ite Constrai	nts					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	tal Abnormal Co	osts
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability	Sewer Works	Other	£11,900	£29,750	£23,800	£29,750	£3,940	£23,800	£23,800	£11,900		Viability
So/Ho/1	Halam Road	0.38	30	Greenfield	1		1		1			1	£4,522	£0	£9,044	£0	£118,203	£0	£0	£4,522	£136,291	653797
So/Ho/2	Land off Halloughton Road	0.55	15	Greenfield	1		1		1			1	£6,545	£0	£13,090	£0	£59,101	£0	£0	£6,545	£85,281	802426
So/Ho/3	Publication Allocation Nottingham Road	1.02	30	Greenfield	1	1	1		1			1	£12,138	£30,345	£24,276	£0	£118,203	£0	£0	£12,138	£197,100	1566520
So/Ho/6	The Burgage (Rainbow & Sons)	0.51	15	Brownfield	1		1		1			1	£6,069	£0	£12,138	£0	£59,101	£0	£0	£6,069	£83,377	745578
So/Ho/7	Fiskerton Road	0.38	15	Brownfield	1				1			1	£4,522	£0	£0	£0	£59,101	£0	£0	£4,522	£68,145	762620
So/MU/1	Publication Allocation Former Minster School	1.06	13	Greenfield	1				1			1	£12,614	£0	£0	£0	£51,221	£0	£0	£12,614	£76,449	692596

South	well Rural		10-1	5 Year	Deli	very										Abr	normal C	osts				
						Si	te Constraii	nts					Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	:al Abnormal Co	sts
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy	Flood	Access	Contam	Sec 106	Ground Stability		Other	£13,400	£33,500	£26,800	£33,500	£4,437	£26,800	£26,800	£13,400		Viability
So/Ho/4	Publication Allocation East of Kirklington Road	1.94	45	Greenfield	1				1			1	£25,996	£0	£0	£0	£199,653	£0	£0	£25,996	£251,645	1618948
So/Ho/5	Land to r/o High Gables, Lower Kiklington Rd	3.24	60	Greenfield	1		1		1		1	1	£43,416	£0	£86,832	£0	£266,204	£0	£86,832	£43,416	£526,700	4153470
So/Ho/6	The Burgage (Rainbow & Sons)	0.34	10	Brownfield	1		1		1			1	£4,556	£0	£9,112	£0	£44,367	£0	£0	£4,556	£62,591	679754

Mixe	d Use Developmen	ts	0-5 Y	ear De	elivery	У											Abr	normal C	osts				
																			Ground	Sewer Works			
				Land Value			Site	Constra	aints		Ground			Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Stability (Ha)	(Ha)	Other (Ha)	tal Abnormal Co	sts
Traj Ref	Site	Size (Ha)	Units	Benchmark		Archlogy	Flood	Access	Contam	Sec 106		Sewer Works	Other	£10,000	£25,000	£20,000	£25,000	£0	£20,000	£20,000	£10,000		Viability
Bi/MU/1	East of Kirklington Rd, Bilsthorpe	0.01												£0	£0	£0	£0	£0	£0	£0	£0	£0	£60,200
1														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
,					_									£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
			5-10	Year [Delive	ry											Abr	normal C	osts				
				Land Value			Site	Constra	aints		Ground			Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other (Ha)	tal Abnormal Co	sts
raj Ref	Site	Size (Ha)	Units	Benchmark		Archlogy	Flood	Access	Contam	Sec 106	Stability	Sewer Works	Other	£11,900	£29,750	£23,800	£29,750	£0	£23,800	£23,800	£11,900		Viability
CL/MU/1	Clipstone Colliery	6		Greenfield							1	1	1	£0	£0	£0	£0	£0	£142,800	£142,800	£71,400	£357,000	£193,375
Ra/MU/1	Shopping Development, Rainworth	0.05		Greenfield	<u> </u>									£0	£0	£0	£0	£0	£0	£0	£0	£0	£39,014
ST/MU/1	Hemplands Lane, Sutton on Trent	0.05			_									£0	£0	£0	£0	£0	£0	£0	£0	£0	£39,014
					_									£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
			10-1	5 Year	Deliv	ery	Sito	Constra	ninto					Azahlagu (IIa)				normal C	Ground	Sewer Works			
	Ct.	a. ()		Land Value							Ground				Flood (Ha)	` '	` '	, ,				tal Abnormal Co	
raj Ref	Clipstone Colliery	Size (Ha)	Units	Benchmark]	Archlogy	Flood	Access	Contam	Sec 106	T	Sewer Works		£13,400	£33,500	£26,800	£33,500	£0	£26,800	£26,800 £160,800	£13,400 £80,400	£402.000	Viability £390,743
L/IVIU/I	Chipstone Conlery	6		Greenfield	4						1	1	1	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£160,800	£160,800	£80,400 £0	£402,000 £0	£350,743
		 		1	-				 	 				£0	£0	£0	£0	£0	£0	£0	£0	£0	tu
														£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Ī		-	+	-									£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
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Appendix 2

Viability Appraisals



\/: ab ²	Resi	dential Viak	oility Appra	aisal
Viab		ar Delivery	,	
SITE REFERENCE	BI/Ho/1	Mansfield Fring	e Apartments	2
SITE LOCATION		ning Dale Lane	2 bed houses	9
DEVELOPMENT SCENAR			3 Bed houses	12
DEVELOPMENT DETAILS Affordable Proportion %		5 Total Units D Affordable Units	4 bed houses 5 bed house	7 5
Affordable Mix	40% %Intermediate		0% %Affordable Ri	_
Development Floorspace		Sqm Market Housing	0 Sqm Affordab	
DEVELOPMENT VALUE				Ü
Market Houses				
2 Apt	65 sqm	1500 £ per sqm		£170,625
9 2 Bed 12 3 Bed	70 sqm 88 sqm	1500 £ per sqm 1500 £ per sqm		£918,750 £1,617,000
7 4 Bed	105 sqm	1500 £ per sqm		£1,102,500
5 5 Bed	140 sqm	1500 £ per sqm		£1,102,500
				, ,
Intermediate Houses	70% Open Market			
O Apt	65 sqm	1050 £ per sqm		£0
0 2 Bed 0 3 Bed	70 sqm 88 sqm	1050 £ per sqm 1050 £ per sqm		£0 £0
O 3 Bed	oo sqiii	1030 £ per sqm		LO
Social Rent Houses	40% Open Market	Value		
0 Apt	65 sqm	600 £ per sqm		£0
0 2 Bed	70 sqm	600 £ per sqm		£0
0 3 Bed	88 sqm	600 £ per sqm		£0
Affordable Rent Houses	0% Open Market	Value		
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
35 Total Units				C4 011 27F
Development Value				£4,911,375
DEVELOPMENT COSTS				
Land Apt	2 Plots	3050 £ per plot		£5,338
2 Bed	9 Plots	7320 £ per plot		£64,050
3 Bed	12 Plots	9150 £ per plot		£112,088
4 Bed	7 Plots 5 Plots	14640 £ per plot 18300 £ per plot	Total Land £380,030	£102,480 £96,075
5 Bed Stamp Duty Land Tax	J PIOLS	3.0%	Total Land £380,030	£11,401
Construction		2.070		
2 Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net	£136,045
9 2 Bed	70 sqm	850 £ per sqm		£520,625
12 3 Bed	88 sqm	850 £ per sqm		£916,300
7 4 Bed 5 5 Bed	105 sqm 140 sqm	850 £ per sqm 850 £ per sqm		£624,750 £624,750
35 S Bed	3291 Total sqm	o Jo E per sqm		1024,730
Abnormal Costs	2 2 3 1000 34.71	170060		£170,060
Professional Fees @		8.0% Construction Co	ost	£225,798
Legal Fees		0.5% GDV		£24,557
Statutory Fees		1.1% Construction Co		£35,402
Sales/Marketing Costs Contingencies		2.0% Market Units Va 5.0% Construction Co		£98,228 £149,627
Planning Obligations		7753 £ per Market Ui		inc
CIL		0 £ per sqm Mark		£0
Interest @	6.0% 12	2 Month Construction	6 Mth Sales Void	£176,291
Arrangement Fee	1.0% Cost	_		£37,679
Development Profit	20.0%	of GDV		£982,275
Total Cost				£5,113,816
VIABILITY MARGIN				-£202,441

\ /·	2		Resid	lentia	l Vial	bility	Appra	aisal
Vi	ab			ear Deli			, bbi	#15 4 1
SITE REFERE			Bl/Ho/1		Mansfield Fring	ze.	Apartments	2
SITE LOCATI	_		, -,	ng Dale Lane	manonela i ilile	50	2 bed houses	9
	ENT SCENARIO		Greenfield				3 Bed houses	12
DEVELOPMI	ENT DETAILS		35	Total Units			4 bed houses	7
Affordable Pr	roportion %	0%	0	Affordable Unit	s		5 bed house	5
Affordable M	lix	40%	%Intermediate	60%	%Social Rent	0%	%Affordable R	ent
Development			3274	Sqm Market H	lousing	0	Sqm Affordab	le Housing
DEVELOPMI								
Market Hous	es .							
2	Apt		sqm		£ per sqm			£225,22
9	2 Bed		sqm		£ per sqm			£1,212,75
12	3 Bed		sqm		£ per sqm			£2,134,44
7	4 Bed	105			£ per sqm			£1,455,30
5	5 Bed	140	sqm	1980	£ per sqm			£1,455,30
Intermediate	Houses		Open Market V	alue				
0	Apt		sqm		£ per sqm			1
0	2 Bed		sqm		£ per sqm			1
0	3 Bed	88	sqm	1386	£ per sqm			1
Social Rent H	ouses	40%	Open Market V	alue				
0	Apt		sqm		£ per sqm			f
0	2 Bed		sqm		£ per sqm			f
0	3 Bed		sqm		£ per sqm			f
Affordable Re	ent Houses	0%	Open Market V	alue				
0	Apt		sqm		£ per sqm			f
0	2 Bed		sqm		£ per sqm			1
0	3 Bed		sqm		£ per sqm			1
35	Total Units		- 1		_ pc. oq.ii			
Developme	nt Value							£6,483,01
DEVELOPMI	ENT COSTS							
Land	Apt	2	Plots		£ per plot			£7,04
	2 Bed		Plots		£ per plot			£84,54
	3 Bed	12	Plots	12078	£ per plot			£147,95
	4 Bed	7	Plots		£ per plot			£135,2
	5 Bed	5	Plots		£ per plot	Total Land	£501,640	£126,8
Stamp Duty L Constructio				4.0%				£20,00
2	Apt	65	sqm	1238	£ per sqm	1.15	Gross/Net	£161,89
9	2 Bed		sqm		£ per sqm		,	£619,54
12	3 Bed		sqm		£ per sqm			£1,090,39
7	4 Bed	105			£ per sqm			£743,45
5	5 Bed	140	sqm		£ per sqm			£743,45
35	-4-	3291	Total sqm	25/220				6254.23
Abnormal Co				354328	C			£354,37
Professional F	rees @				Construction C	ost		£268,69
Legal Fees	ne -			0.5%	GDV Construction C	ost		£32,4 £43,7
Statutory Fee Sales/Market					Market Units V			£129,6
Sales/Iviarket Contingencies					Construction C			£129,6
Planning Obli					£ per Market U			inc
	Pations				f per sqm Mar			1110
nterest @		6.0%	12	Month Construc			Mth Sales Void	£220,2
Arrangement	Fee	1.0%		onar construc			Juics volu	£47,0
Development		1.070	20.0%	of GDV				£1,296,6
Total Cost		,						CC AED O
Total Cost								£6,458,97
VIABILITY	MARGIN							£24,04

11		. 2	Pos	idontial Viah	sility Appr	oical
Bit	Vi•	ab			mity Appro	aisai
Allotments, Dale Road 3 bed houses 11				•		
DEVELOPMENT SCENARIO Greenfield					·	
April		_		-		
Midrodable Proportion % 40% 40% 540 54						
Affordable Mix A0% Sentermediate A210 Sqm Market Housing Sqm Market Housing A210 Sqm Market Housing Sqm Market Housin						
Development Floorspace A210 Sqm Market Housing O Sqm Affordable Housing O Sqm		•				'
Apt						
Apt			12	20 Squi Market Housing	o sqiii7iiToraak	ore riousing
11						
16 3 8 8 5 5 2400 6 per sqm 2400 2 per sqm 2 2 2 2 2 2 2 2 2	2	Apt	65 sqm	2400 £ per sqm		£351,000
9 4 8 105 sqm 2400 6 per sqm £2,268, 1400 sqm 2400 6 per sqm £2,268, 1400 sqm 2400 6 per sqm £2,268, 1400 sqm 2400 6 per sqm 6	11	2 Bed	70 sqm	2400 £ per sqm		£1,890,000
Total Dispersion	16	3 Bed	88 sqm	2400 £ per sqm		£3,326,400
Netrone Netr	9	4 Bed	105 sqm			£2,268,000
O Apt	7	5 Bed	140 sqm	2400 £ per sqm		£2,268,000
Cocial Rent Houses	ntermediate	e Houses	70% Open Marke	et Value		
Social Rent Houses	0	Apt	65 sqm	1680 £ per sqm		£0
Apt	0	2 Bed	70 sqm	1680 £ per sqm		£0
0 Apt	0	3 Bed	88 sqm	1680 £ per sqm		£0
0 2 Bed 70 sqm 960 € per sqm Naffordable Rent Houses 0 Apt 65 sqm 0 € per sqm 0 3 Bed 70 sqm 0 € per sqm 0 3 Bed 70 sqm 0 € per sqm 0 3 Bed 70 sqm 0 € per sqm 0 3 Bed 88 sqm 0 € per sqm 0 3 Bed 88 sqm 0 € per sqm 0 45 Total Units Development Value DEVELOPMENT COSTS Land Apt 2 Plots 4880 € per plot € £10,103, 2 Bed 11 Plots 11712 € per plot € £131, 3 Bed 16 Plots 14640 € per plot € £230, 4 Bed 9 Plots 23424 € per plot € £210, 5 Bed 7 Plots 29280 € per plot ₹210, 5 Bed 7 Plots 94.0% Stamp Duty Land Tax Construction 2 Apt 65 sqm 1394 € per sqm 1.15 Gross/Net € £31, 11 2 Bed 70 sqm 1139 € per sqm € £986, 16 3 Bed 88 sqm 1139 € per sqm € £986, 16 3 Bed 88 sqm 1139 € per sqm € £986, 16 3 Bed 105 sqm 1139 € per sqm € £986, 140 sqm 1139 € per sqm € £986, 45 4232 Total sqm Nonormal Costs Professional Fees @ 8.0% Legal Fees Landing Obligations Cl. Interest @ 1.0% Cost Professional Fee Both Construction	Social Rent H	Houses	40% Open Marke	t Value		
Affordable Rent Houses O Apt 65 sqm 0 £ per sqm O 2 Bed 70 sqm 0 £ per sqm O 3 Bed 88 sqm 0 £ per sqm O 5 per sqm O 6 per sqm O 6 per sqm O 7 sqm 0 £ per sqm O 6 per sqm O 7 sqm 0 £ per sqm O 7 sqm 0 £ per sqm O 8 per sqm O 9 per sqm O 9 per sqm O 1 per sqm O 2 ped O 3 Bed 88 sqm 0 £ per plot E10,103, DEVELOPMENT COSTS and Apt 2 plots 4880 £ per plot £131, 3 Bed 16 plots 11712 £ per plot £230, 4 Bed 9 plots 23424 £ per plot £230, 5 Bed 7 plots 29280 £ per plot Total Land £781,776 £197, 6 Stamp Duty Land Tax Construction 2 Apt 65 sqm 1394 £ per sqm 1.15 Gross/Net £234, 11 2 Bed 70 sqm 1139 £ per sqm 1.15 Gross/Net £234, 11 2 Bed 70 sqm 1139 £ per sqm £896, 16 3 Bed 88 sqm 1139 £ per sqm £1,578, 9 4 Bed 105 sqm 1139 £ per sqm £1,076, A5 4232 Total sqm Abnormal Costs Professional Fees @ Begal Fees Lithius Construction Cost £389, Balansing Obligations Cit. Interest @ Arrangement Fee	0	Apt	65 sqm	960 £ per sqm		£0
Affordable Rent Houses 0	0	2 Bed	70 sqm	960 £ per sqm		£0
0 Apt 65 sqm 0 £ per plot 0 £ per sqm 0 £ per plot 0 £ per sqm	0	3 Bed	88 sqm	960 £ per sqm		£0
0 2 Bed 70 sqm 0 f per sqm 45 Total Units Development Value E10,103, DEVELOPMENT COSTS Land Apt 2 Plots 4880 E per plot 5131, 3 Bed 16 Plots 14640 E per plot 5230, 4 Bed 7 Plots 29280 E per plot 5230, 4 Bed 7 Plots 29280 E per plot 7 Total Land £781,776 E197, 5 Bed 7 Plots 1394 E per sqm 1.15 Gross/Net 131, 2 Bed 70 sqm 1139 E per sqm 1.15 Gross/Net 14,578, 9 4 Bed 105 sqm 1139 E per sqm 1.139 E per sqm 1.15 Gross/Net 14,578, 9 4 Bed 105 sqm 1139 E per sqm 1.139 E per sqm 1.15 Gross/Net 14,578, 9 4 Bed 105 sqm 1139 E per sqm 1.139 E per sqm 1.1076, 7 5 Bed 140 sqm 1139 E per sqm 1.139 E per sqm 1.1076, 45 E per sqm 1.139 E per sqm 1.1076, 45 E per sqm 1.1	Affordable R	Rent Houses	0% Open Marke	et Value		
O	0	Apt	65 sqm	• •		£0
Sevelopment Value	0	2 Bed				£0
Sevelopment Value	_		88 sqm	0 £ per sqm		£0
Apt 2 Plots 4880 f per plot f 131, 3 Bed 16 Plots 14640 f per plot f 230, 4 Bed 9 Plots 23424 f per plot f 231, 5 Bed 7 Plots 29280 f per plot f 231, 5 Bed 7 Plots 29280 f per plot f 231, 5 Bed 7 Plots						£10,103,400
Apt						
2 Bed			2 Plots	4880 f per plot		£10,980
Second Professional Fees	Lunu	•				£131,760
## A Bed						£230,580
Stamp Duty Land Tax						£210,816
Stamp Duty Land Tax		5 Bed	7 Plots		Total Land £781,776	
Construction 2	tamp Duty					£31,271
11 2 Bed 70 sqm 1139 £ per sqm £896, 16 3 Bed 88 sqm 1139 £ per sqm £1,578, 9 4 Bed 105 sqm 1139 £ per sqm £1,076, 7 5 Bed 140 sqm 1139 £ per sqm £1,076, 45 4232 Total sqm Abnormal Costs 7 6 Bes 8 8.0% Construction Cost £489, 20 Bes 9 Bes	Constructio	on				
16 3 Bed 88 sqm 1139 f per sqm f1,578, 9 4 Bed 105 sqm 1139 f per sqm f1,076, 7 5 Bed 140 sqm 1139 f per sqm f1,076, 45 4232 Total sqm 489080 For sqm f1,076, 45 For sqm f2,076, 62 For sqm f2,076, 63 For sqm f3,076, 63 F		Apt		1394 £ per sqm	1.15 Gross/Net	£234,386
9 4 Bed 105 sqm 1139 f per sqm f1,076, 7 5 Bed 140 sqm 1139 f per sqm f1,076, 45 4232 Total sqm Abnormal Costs		2 Bed	·			£896,963
7 5 Bed 140 sqm 1139 f per sqm £1,076, 45 4232 Total sqm 489080 £489,80 Abnormal Costs 8.0% Construction Cost £389,00 Professional Fees @ 0.5% GDV £50,00 Legal Fees 0.5% GDV £50,00 Statutory Fees 1.1% Construction Cost £63,00 Cales/Marketing Costs 2.0% Market Units Value £202,00 Contingencies 5.0% Construction Cost £267,00 Planning Obligations 7753 f per Market Unit inc CIL 0 f per sqm Market Housing f per sqm Market Housing £321,00 Arrangement Fee 1.0% Cost £68,00 £68,00 Development Profit 20.0% of GDV £2,020,00		3 Bed	•			£1,578,654
45 4232 Total sqm Abnormal Costs Professional Fees @ egal Fees Eales/Marketing Costs Contingencies Planning Obligations Contraction Cost Construction Cost						£1,076,355
Abnormal Costs Professional Fees @ Professiona		5 Bed	·	1139 £ per sqm		£1,076,355
Regal Fees (a construction Cost (a construction Cos			4232 Total sqm	400000		C400.00
Legal Fees Statutory Fees Statutory Fees Statutory Fees States/Marketing Costs Contingencies Contingencies Contingencies Construction Cost Statutory Fees Statutory					c+	
Statutory Fees Stales/Marketing Costs Stales/Marketing Costs Contingencies Contingencies Construction Cost Market Units Value Construction Cost F202, Construction Cost F207,		rees @			St.	
Sales/Marketing Costs Contingencies Contingencies Construction Cost Construction Cost Construction Cost Construction Cost Construction Cost Exper Market Unit Find F		es			st	£63,14
Contingencies Contingencies Construction Cost Figure 17753 Figure 17						£202,06
Planning Obligations 7753						£267,59
therest @ 6.0% 12 Month Construction 6 Mth Sales Void £321, arrangement Fee 1.0% Cost £68, evelopment Profit 20.0% of GDV £2,020, for GDV	_					
nterest @ 6.0% 12 Month Construction 6 Mth Sales Void £321, arrangement Fee 1.0% Cost £68, evelopment Profit 20.0% of GDV £2,020,	_	J				£
Arrangement Fee 1.0% Cost £68, Development Profit 20.0% of GDV £2,020,			6.0%			
Development Profit 20.0% of GDV £2,020,		t Fee				£68,69
Cont.				of GDV		£2,020,680
otal Cost fg 547	Total Cost					£9,547,729

£555,671

VIABILITY MARGIN

SITE REFERENCE STEEL CATEGORY CATEGO		/:	2		Resid	dentia	ıl Vial	bility /	Appr	aisal
STE REFERENCE SIL-16/2 Noun-field Friege Apartments 2 2 had houses 1 1 1 1 1 1 1 1 1	V		aD						•	
SUPELLOATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO South Lane Part of Publication Allocation South Lane Part of Publication South Lane Part of Publication Allocation South Lane Part of Publication South Lane Part of Publication Allocation South Lane Part of Publication Allocation South Lane Part of Publication Allocation South Lane Part of Publication South Lane Part of Publication South Lane Part of Publication South Lane Par	SITE R	REFERE	NCF				•	е А	nartments	2
DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Affordable Proportion is Affordable Mix A07%									•	
Affordable Proportion Some Affordable	DEVE	LOPMI	ENT SCENARI						Bed houses	14
Affordable Mix Affo	DEVE	LOPMI	ENT DETAILS		40	Total Units		4	bed houses	8
Development Floorspace 3742 Sqm Market Housing O Sqm Affordable Housing DEVELOPMENT VALUE	Afford	lable Pı	roportion %	0%	0	Affordable Unit	ts	5	bed house	6
Market Houses	Afford	lable M	lix	40%						
Narket Houses 2					3742	Sqm Market I	lousing	0 s	qm Affordab	le Housing
2										
10	-			CE	1	1500				C10F 000
14 3 8 6 8 5 6 1500 6 6 7 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 8 6 100 6 6 6 6 6 6 6 6 6	_	=					•			
Seed 1.05 sqm 1.500 £ per sqm £1,260,000 £1		-	= -							
Total Lorist Tota	_									
Intermediate Houses										
0 Apt	,	U	э веи	140	Sqiii	1300	r per sqrii			11,200,000
0 Apt	Interm	nediate	Houses	70%	Open Market V	/alue				
0 2 Bed 70 sgm 1050 € per sgm €0 0 3 Bed 88 sgm 1050 € per sgm €0 0 Apt 65 sgm 600 € per sgm €0 0 2 Bed 70 sgm 600 € per sgm €0 0 3 Bed 88 sgm 600 € per sgm €0 0 3 Bed 88 sgm 600 € per sgm €0 0 3 Bed 70 sgm 600 € per sgm €0 0 3 Bed 70 sgm 0 € per sgm €0 0 3 Bed 70 sgm 0 € per sgm €0 0 3 Bed 70 sgm 0 € per sgm €0 0 3 Bed 70 sgm 0 € per sgm €0 0 3 Bed 70 sgm 0 € per sgm €0 0 3 Bed 70 sgm 0 € per sgm €0 0 3 Bed 88 sgm 0 € per sgm €0 0 3 Bed 70 sgm 0 € per sgm €0 0 3 Bed 10 Plots 7320 € per plot £5,613,000 DEVELOPMENT COSTS Land Apt 2 Plots 3050 € per plot £6,100 2 Bed 10 Plots 7320 € per plot £73,200 3 Bed 14 Plots 9150 € per plot £128,100 Stamp Duty Land Tax 3.006 Stamp Duty Land Tax 3.006 Stamp Duty Land Tax 6 Plots 8 Boo € per sgm €10 10 2 Bed 70 sgm 10400 € per sgm 1.1.5 Gross/Net £155,480 10 2 Bed 70 sgm 850 € per sgm €714,000 8 4 Bed 105 sgm 850 € per sgm €714,000 8 4 Bed 105 sgm 850 € per sgm €714,000 Abnormal Costs Professional Fees @ 1.10% Cost 9.00% Grostruction Cost £28,055 Statutory Fees 1.13% Construction Cost £28,055 Statutory Fees 1.10% Cost 9.00% of GDV Total Cost Total Cost 56,057,129							£ per sgm			£0
Social Rent Houses			•		•					
0 Apt 0 2 Bed 70 sgm 600 € per sgm €0 0 2 Bed 70 sgm 600 € per sgm €0 0 3 Bed 88 sgm 600 € per sgm €0 0 4 per sgm €0 0 4 per sgm €0 0 2 Bed 70 sgm 0 € per sgm €0 0 2 Bed 70 sgm 0 € per sgm €0 0 2 Bed 70 sgm 0 € per sgm €0 0 6 per sgm €0 0 3 Bed 88 sgm 0 € per sgm €0 0 € per sgm €0 0 7 otal Units 0 0 € per sgm €0 0 € pe	(0	3 Bed		•		•			
0 Apt 0 2 Bed 70 sgm 600 € per sgm €0 0 2 Bed 70 sgm 600 € per sgm €0 0 3 Bed 88 sgm 600 € per sgm €0 0 4 per sgm €0 0 4 per sgm €0 0 2 Bed 70 sgm 0 € per sgm €0 0 2 Bed 70 sgm 0 € per sgm €0 0 2 Bed 70 sgm 0 € per sgm €0 0 6 per sgm €0 0 3 Bed 88 sgm 0 € per sgm €0 0 € per sgm €0 0 7 otal Units 0 0 € per sgm €0 0 € pe	Casial	Dant II		400/	0 0 4 1 - 1 - 1	tal				
O 2 Bed 70 sqm 600 € per sqm £0							6			CO
Affordable Rent Houses O Apt O Apt O 2 Bed O 3 Bed O 3 Bed O 5 sqm O 6 per sqm O 70 sqm O 6 per sqm O 6 per sqm O 70 sqm O 6 per sqm O 6 per sqm O 70 sqm O 6 per sqm O 6 per sqm O 70 sqm O 6 per sqm O 70 sqm O 70 sqm O 6 per sqm O 70 sqm O 70 sqm O 70 sqm O 70 sqm O 6 per sqm O 70 s			•		•		•			
Affordable Rent Houses 0					•		•			
0 Apt 0 5 sqm 0 f per sqm f 0 0 2 Bed 70 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 7 total Units Development Value £5,613,000 DEVELOPMENT COSTS Land Apt 2 Plots 7320 f per plot f f73,200 a Bed 8 Plots 9150 f per plot f per plot f128,100 a Bed 8 Plots 13300 f per plot f128,100 a Bed 8 Plots 13300 f per plot f13,030 f per plot f14,030 f per plot f14,030 f per plot f14,030 f per plot f14,040 f per sqm f14,040 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,047,200 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,050 f per sq	,	U	3 beu	00	sqiii	000	r per sqiii			10
0 Apt 0 5 sqm 0 f per sqm f 0 0 2 Bed 70 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 7 total Units Development Value £5,613,000 DEVELOPMENT COSTS Land Apt 2 Plots 7320 f per plot f f73,200 a Bed 8 Plots 9150 f per plot f per plot f128,100 a Bed 8 Plots 13300 f per plot f128,100 a Bed 8 Plots 13300 f per plot f13,030 f per plot f14,030 f per plot f14,030 f per plot f14,030 f per plot f14,040 f per sqm f14,040 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,047,200 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,040 f per sqm f14,047,200 f per sqm f14,040 f per sqm f14,050 f per sq	Afford	lable R	ent Houses	0%	Open Market V	/alue				
O 3 Bed 40 Total Units E5,613,000	(0	Apt				£ per sqm			£0
Development Value	(0	2 Bed	70	sqm	0	£ per sqm			£0
Development Value	(0	3 Bed	88	sqm	0	£ per sqm			£0
Day	•									
Construction	Devel	opme	nt Value							£5,613,000
Construction	DEVE	ОРМІ	ENT COSTS							
2 Bed 10 Plots 7320 f per plot		7-11		2	Plots	3050	£ per plot			£6,100
Sed			•	10	Plots					
4 Bed 5 Bed 8 Plots 6 Plots 14640 18300 3.0% £ per plot 18300 £ per plot Total Land £434,320 £ 109,800 £ 109,800 Construction 2 Apt 65 sqm 1040 € per sqm 1.15 Gross/Net £155,480 10 2 Bed 70 sqm 850 £ per sqm £ per sqm £595,000 14 3 Bed 88 sqm 850 £ per sqm £ per sqm £1,047,200 8 4 Bed 105 sqm 850 £ per sqm £ per sqm £714,000 6 5 Bed 140 sqm 850 £ per sqm £ per sqm £714,000 40 3762 Total sqm 384520 Construction Cost £384,520 Professional Fees @ 8.0% Construction Cost £28,065 Statutory Fees 9.0% Construction Cost £42,551 Sales/Marketing Costs 2.0% Construction Cost £42,551 Contingencies 5.0% Construction Cost £180,510 Planning Obligations 7753 £ per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction </td <td></td> <td></td> <td>3 Bed</td> <td>14</td> <td>Plots</td> <td></td> <td></td> <td></td> <td></td> <td></td>			3 Bed	14	Plots					
Stamp Duty Land Tax 3.0% 5.30%			4 Bed	8	Plots					£117,120
Construction 2 Apt 65 sqm 1040 f per sqm 1.15 Gross/Net £155,480 10 2 Bed 70 sqm 850 f per sqm £595,000 14 3 Bed 88 sqm 850 f per sqm £1,047,200 8 4 Bed 105 sqm 850 f per sqm £714,000 6 5 Bed 140 sqm 850 f per sqm £714,000 40 3762 Total sqm 384520 Construction Cost £384,520 Professional Fees @ 8.0% Construction Cost £28,065 Legal Fees 0.5% GDV £28,065 Statutory Fees 1.1% Construction Cost £42,551 Sales/Marketing Costs 2.0% Market Units Value £112,260 Contingencies 5.0% Construction Cost £180,510 Planning Obligations 7753 £ per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £210,555 £44,985 £ per sqm 6 Mth Sales Void <td></td> <td></td> <td>5 Bed</td> <td>6</td> <td>Plots</td> <td>18300</td> <td>£ per plot</td> <td>Total Land</td> <td>£434,320</td> <td>£109,800</td>			5 Bed	6	Plots	18300	£ per plot	Total Land	£434,320	£109,800
2 Apt 65 sqm 1040 f per sqm 1.15 Gross/Net £155,480 10 2 Bed 70 sqm 850 f per sqm £595,000 14 3 Bed 88 sqm 850 f per sqm £1,047,200 8 4 Bed 105 sqm 850 f per sqm £714,000 6 5 Bed 140 sqm 850 f per sqm £714,000 40 3762 Total sqm 384520 Construction Cost £258,054 Legal Fees 8.0% Construction Cost £28,065 Statutory Fees 9.0% Construction Cost £42,551 Sales/Marketing Costs 2.0% Market Units Value £112,260 Contingencies 5.0% Construction Cost £180,510 Flanning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing £0 Arrangement Fee 1.0% Cost 20.0% of GDV £44,985 E1,122,600 £1,122,600 £1,122,600	-	-				3.0%				£13,030
10 2 Bed 70 sqm 850 f per sqm f.595,000 14 3 Bed 88 sqm 850 f per sqm f.9er sqm f.1,047,200 8 4 Bed 105 sqm 850 f per sqm f.714,000 6 5 Bed 140 sqm 850 f per sqm f.714,000 40 3762 Total sqm 40 3762 Total sqm f.384,520 Abnormal Costs 8.0% Construction Cost f.258,054 Legal Fees 0.5% GDV f.28,065 Statutory Fees 1.1% Construction Cost f.42,551 Sales/Marketing Costs 2.0% Market Units Value f.112,260 Construction Cost f.12,060 f.12 Month Construction Cost f.180,510 Increase 6.0% 12 Month Construction 6 Mth Sales Void f.210,555 Arrangement Fee 1.0% Cost f.00 f.00 Development Profit 20.0% of GDV f.0 f.1,122,600				6.7		1010		1.15		0455 400
14 3 Bed 88 sqm 850 f per sqm £1,047,200 8 4 Bed 105 sqm 850 f per sqm £714,000 6 5 Bed 140 sqm 850 f per sqm £714,000 40 3762 Total sqm 384520 \$714,000 Abnormal Costs 8.0% Construction Cost £258,054 Legal Fees 0.5% GDV £28,065 Statutory Fees 1.1% Construction Cost £42,551 Sales/Marketing Costs 2.0% Market Units Value £112,260 Construction Cost £112,260 Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £210,555 Arrangement Fee 1.0% Cost £44,985 £44,985 Development Profit 20.0% of GDV £6,057,129			•		•			1.15 G	iross/Net	
8 4 Bed 105 sqm 850 ft per sqm £ per sqm £ 714,000 ft 714,000 40 3762 Total sqm 384520 \$ 6384,520 \$ 6384					*					
6 5 Bed 140 sqm 850 f per sqm £ per sqm £714,000 40 3762 Total sqm 384520 £384,520 £384,520 Professional Fees @ 8.0% Construction Cost £258,054 £258,054 Legal Fees 0.5% GDV £28,065 £42,551 Statutory Fees 1.1% Construction Cost £42,551 £112,260 Contingencies 5.0% Construction Cost £112,260 £180,510 Planning Obligations 7753 £ per Market Unit inc inc CIL 0 £ per sqm Market Housing £0 Interest @ 1.0% Cost £210,555 Arrangement Fee 1.0% Cost £44,985 Development Profit 20.0% of GDV £6,057,129										
Abnormal Costs Professional Fees @					•					
Abnormal Costs Professional Fees @			5 Bed		*	850	£ per sqm			1/14,000
Robert R			ctc	3702	Total Sqffi	3845201				£384 520
Legal Fees 0.5% GDV £28,065 Statutory Fees 1.1% Construction Cost £42,551 Sales/Marketing Costs 2.0% Market Units Value £112,260 Contingencies 5.0% Construction Cost £180,510 Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £210,555 Arrangement Fee 1.0% Cost £44,985 £1,122,600 Total Cost £6,057,129							Construction Co	nst		
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Statutory Fees 1.1% Construction Cost 2.0% Market Units Value £ 112,260 £ 0 construction Cost £ 180,510 inc £ per Market Unit £ per sqm Market Housing £ 0 Month Construction 6 Mth Sales Void £ 210,555 £ 44,985 £ 1,122,600 f 20.0% of GDV f 20,07,129			CC3 @					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee Development Profit 20.0% of GDV Entarch Sales / Market Unit Value fonstruction Cost fonstruction fonc fonce for following fonce fon	_		s					ost		
Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction										
Planning Obligations CIL 0 f per sqm Market Housing Flom Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee 1.0% Cost Development Profit 20.0% of GDV Total Cost ### CIL 10 f per sqm Market Housing Flom Mind Sales Void Flom Flom Flom Flom Flom Flom Flom Flom										
CIL 0 £ per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £210,555 Arrangement Fee 1.0% Cost £44,985 £44,985 Development Profit 20.0% of GDV £1,122,600 Total Cost		_								
Arrangement Fee										£0
Arrangement Fee 1.0% Cost £44,985 Development Profit 20.0% of GDV £1,122,600 Total Cost	Interes	st @		6.0%	12				1th Sales Void	£210,555
Total Cost £6,057,129				1.0%						
	Develo	pment	Profit		20.0%	of GDV				£1,122,600
VIABILITY MARGIN -£444.129	Total	Cost								£6,057,129
	VIAB	BILITY	MARGIN							-£444,129

Viab	2		dentia		ility A	Appr	aisal
vrab		5-10 Y	ear Deli	very			
SITE REFERENCE		BI/Ho/2		Nansfield Fringe	A	partments	1
SITE LOCATION			idustrial Park		2	bed houses	3
DEVELOPMENT SCEN	_	Greenfield				Bed houses	4
DEVELOPMENT DETA			Total Units			bed houses	2
Affordable Proportion			Affordable Units			bed house	2
Affordable Mix Development Floorspa		%Intermediate		Social Rent		6Affordable Ri qm Affordab	
DEVELOPMENT VALU		950	Sqm Market H	ousing	0 30	am Anoruau	ie nousing
Market Houses							
1 Apt	65	sqm	1980 £	per sqm			£64,350
3 2 Bed		sqm		per sqm			£346,500
4 3 Bed		sqm		per sqm			£609,840
2 4 Bed	105			per sqm			£415,800
2 5 Bed	140	sqm	1980 £	per sqm			£415,800
Intermediate Houses		Open Market V	'alue				
0 Apt		sqm	1386 £	per sqm			£0
0 2 Bed		sqm		per sqm			£0
0 3 Bed	88	sqm	1386 £	per sqm			£0
Social Rent Houses		Open Market V					
0 Apt		sqm		per sqm			£0
0 2 Bed		sqm		per sqm			£0
0 3 Bed	88	sqm	792 £	per sqm			£0
Affordable Rent House	00/	Open Market V	/alua				
0 Apt		sqm		per sqm			£0
0 Apt 0 2 Bed		sqm		per sqm			£0
0 2 Bed 0 3 Bed		sqm		per sqm			£0
10 Total Unit		Sqiii	O L	per squi			10
Development Value							£1,852,290
DEVELOPMENT COST	rs						
Land Apt	1	Plots		per plot			£2,013
2 Bed	3	Plots	9662 £	per plot			£24,156
3 Bed		Plots	12078 £	* *			£42,273
4 Bed		Plots	19325 £				£38,650
5 Bed	2	Plots	24156 £	per plot	Total Land	£143,326	£36,234
Stamp Duty Land Tax			1.0%				£1,433
Construction	CE		12201	_	1 15 10	/21	C4C 2FF
1 Apt		sqm		per sqm	1.15 G	ross/Net	£46,255
3 2 Bed 4 3 Bed		sqm sqm		per sqm			£177,013
	105			per sqm per sqm			£311,542 £212,415
2 4 Bed 2 5 Bed	140	•		per sqm			£212,415
10		Total sqm	1012	per sqrii			1212,410
Abnormal Costs	340	Total 3qm	101781				£101,781
Professional Fees @				onstruction Cost			£76,771
Legal Fees			0.5%				£9,261
Statutory Fees				construction Cost			£12,520
Sales/Marketing Costs				/larket Units Valu			£37,046
Contingencies				Construction Cost			£53,071
Planning Obligations			7753 £	per Market Unit			inc
CIL			0 £	per sqm Market	Housing		£C
Interest @	6.0%		Month Construct	ion	6 м	Ith Sales Void	£62,768
Arrangement Fee	1.0%						£13,418
Development Profit		20.0%	of GDV				£370,458
Total Cost							£1,841,493
VIABILITY MARG	IN						£10,797

2	Resi	dential Via	bility Appr	aisal
Viab		Year Delivery		
SITE REFERENCE	CI/MU/1	Mansfield Frin	ge Apartments	3
SITE LOCATION	Former Clip	ostone Colliery, Phased	2 bed houses	13
DEVELOPMENT SCENAR	Greenfield		3 Bed houses	18
DEVELOPMENT DETAILS		0 Total Units	4 bed houses	10
Affordable Proportion %		O Affordable Units	5 bed house	8
Affordable Mix	40% %Intermediat		0% %Affordable R	
Development Floorspace DEVELOPMENT VALUE	467	8 Sqm Market Housing	0 Sqm Affordab	ie Housing
Market Houses				
3 Apt	65 sqm	2400 £ per sqm		£390,000
13 2 Bed	70 sqm	2400 £ per sqm		£2,100,000
18 3 Bed	88 sqm	2400 £ per sqm		£3,696,000
10 4 Bed	105 sqm	2400 £ per sqm		£2,520,000
8 5 Bed	140 sqm	2400 £ per sqm		£2,520,000
Intermediate Houses	70% Open Market	Value		
0 Apt	65 sqm	1680 £ per sqm		£0
0 2 Bed	70 sqm	1680 £ per sqm		£0
0 3 Bed	88 sqm	1680 £ per sqm		£0
Social Rent Houses	40% Open Market	Value		
0 Apt	65 sqm	960 £ per sqm		£0
0 2 Bed	70 sqm	960 £ per sqm		£0
0 3 Bed	88 sqm	960 £ per sqm		£0
Affordable Rent Houses	0% Open Market			
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed 50 Total Units	88 sqm	0 £ per sqm		£0
Development Value	_	_	_	£11,226,000
DEVELOPMENT COSTS				
Land Apt	3 Plots	4880 £ per plot		£12,200
2 Bed	13 Plots	11712 £ per plot		£146,400
3 Bed	18 Plots	14640 £ per plot		£256,200
4 Bed	10 Plots	23424 £ per plot		£234,240
5 Bed	8 Plots	29280 £ per plot	Total Land £868,640	£219,600
Stamp Duty Land Tax Construction		4.0%		£34,746
3 Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£260,429
13 2 Bed	70 sqm	1139 £ per sqm		£996,625
18 3 Bed	88 sqm	1139 £ per sqm		£1,754,060
10 4 Bed	105 sqm	1139 £ per sqm		£1,195,950
8 5 Bed 50	140 sqm 4702 Total sqm	1139 £ per sqm		£1,195,950
Abnormal Costs	4702 Total Sqiii	1289951		£1,289,951
Professional Fees @		8.0% Construction C	Cost	£432,241
Legal Fees		0.5% GDV		£56,130
Statutory Fees		1.1% Construction C	Cost	£78,377
Sales/Marketing Costs		2.0% Market Units V		£224,520
Contingencies		5.0% Construction C		£334,648
Planning Obligations		7753 £ per Market U		inc
CIL	6.00/1	0 £ per sqm Mar		£0
Interest @		2 Month Construction	6 Mth Sales Void	£392,502
Arrangement Fee Development Profit	1.0% Cost	of GDV		£83,876 £2,245,200
Development From	20.07	0 00		12,243,200
Total Cost				£11,443,845
VIABILITY MARGIN				-£217,845

\ /:	2 ch	Res	idential Via	bility Ap	praisal
VI	ab		ear Delivery		
SITE REFE		CI/MU/1	Mansfield Fring	ge Apartm	ents 1
SITE LOCA	ATION		lipstone Colliery, Phased	2 bed h	
DEVELOP	MENT SCENARI	O Greenfiel	d	3 Bed h	ouses 4
_	MENT DETAILS		10 Total Units	4 bed h	
	Proportion %	0%	O Affordable Units	5 bed h	
Affordable		40% %Intermedi		0% %Affor	
	ent Floorspace	9	36 Sqm Market Housing	0 Sqm Af	ffordable Housing
Market Ho	MENT VALUE				
iviarket no	Apt	65 sqm	1500 £ per sqm		£48,750
3	2 Bed	70 sqm	1500 £ per sqm		£262,500
4	3 Bed	88 sqm	1500 £ per sqm		£462,000
2	4 Bed	105 sqm	1500 £ per sqm		£315,000
2	5 Bed	140 sqm	1500 £ per sqm		£315,000
			7.7		7,333
Intermedia	ate Houses	70% Open Marke	et Value		
0	Apt	65 sqm	1050 £ per sqm		£C
0	2 Bed	70 sqm	1050 £ per sqm		£C
0	3 Bed	88 sqm	1050 £ per sqm		£0
Social Ren	t Houses	40% Open Marke			
0	Apt	65 sqm	600 £ per sqm		£C
0	2 Bed	70 sqm	600 £ per sqm		£0
0	3 Bed	88 sqm	600 £ per sqm		£0
ACC		00/1-			
	Rent Houses	0% Open Marke			CC
0	Apt	65 sqm 70 sqm	0 £ per sqm 0 £ per sqm		£0 £0
0	2 Bed 3 Bed	88 sqm	0 £ per sqm		£C
10	Total Units	oo sqiii	O £ per sqiii		EC
_	nent Value				£1,403,250
Developin	nent value				21,403,230
DEVELOP	MENT COSTS				
Land	Apt	1 Plots	3050 £ per plot		£1,525
	2 Bed	3 Plots	7320 £ per plot		£18,300
	3 Bed	4 Plots	9150 £ per plot		£32,025
	4 Bed	2 Plots	14640 £ per plot		£29,280
	5 Bed	2 Plots	18300 £ per plot	Total Land £1	08,580 £27,450
-	ty Land Tax		0.0%		£C
Construct					
1	Apt	65 sqm	1040 £ per sqm	1.15 Gross/N	
3	2 Bed	70 sqm	850 £ per sqm		£148,750
4	3 Bed	88 sqm	850 £ per sqm		£261,800
2 2	4 Bed 5 Bed	105 sqm 140 sqm	850 £ per sqm 850 £ per sqm		£178,500 £178,500
10	5 Beu	940 Total sqm	830 £ per sqiii		1176,300
Abnormal	Costs	J40 Total sqill	192530		£192,530
Profession			8.0% Construction C	ost	£64,514
Legal Fees	-		0.5% GDV		£7,016
Statutory F			1.1% Construction C	ost	£11,698
	keting Costs		2.0% Market Units V		£28,065
Contingen			5.0% Construction C	ost	£49,948
_	bligations		7753 £ per Market U		inc
CIL			0 £ per sqm Mar	ket Housing	£C
Interest @			12 Month Construction	6 Mth Sal	
Arrangeme		1.0% Cost			£12,188
Developm	ent Profit	20.0	of GDV		£280,650
T., 10					04 040 500
Total Cos	τ				£1,618,703
VIABILI	TY MARGIN				-£215,453

Vi ob	Resi	idential Vial	bility Appr	aisal
Viab	5-10 '	Year Delivery		
SITE REFERENCE	Ra/MU/1	Mansfield Fring	e Apartments	0
SITE LOCATION		Development in Rainworth	2 bed houses	2
DEVELOPMENT SCENAI			3 Bed houses	2
DEVELOPMENT DETAIL		6 Total Units	4 bed houses	1
Affordable Proportion %	0%	O Affordable Units	5 bed house	1
Affordable Mix Development Floorspace	40% %Intermedia		0% %Affordable	
DEVELOPMENT VALUE	30	51 Sqm Market Housing	0 Sqm Afforda	ble nousing
Market Houses				
0 Apt	65 sqm	1980 £ per sqm		£38,610
2 2 Bed	70 sqm	1980 £ per sqm		£207,900
2 3 Bed	88 sqm	1980 £ per sqm		£365,904
1 4 Bed	105 sqm	1980 £ per sqm		£249,480
1 5 Bed	140 sqm	1980 £ per sqm		£249,480
Intermediate Houses	70% Open Marke			
0 Apt	65 sqm	1386 £ per sqm		£0
0 2 Bed	70 sqm	1386 £ per sqm		£0
0 3 Bed	88 sqm	1386 £ per sqm		£C
Social Rent Houses	40% Open Marke	t Value		
0 Apt	65 sqm	792 £ per sqm		£0
0 2 Bed	70 sqm	792 £ per sqm		£0
0 3 Bed	88 sqm	792 £ per sqm		£C
	·			
Affordable Rent Houses	0% Open Marke	t Value		
0 Apt	65 sqm	0 £ per sqm		£C
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
6 Total Units				64 444 274
Development Value				£1,111,374
DEVELOPMENT COSTS				
Land Apt	0 Plots	4026 £ per plot		£1,208
2 Bed	2 Plots	9662 £ per plot		£14,494
3 Bed	2 Plots	12078 £ per plot		£25,364
4 Bed	1 Plots	19325 £ per plot		£23,190
5 Bed	1 Plots	24156 £ per plot	Total Land £85,99	£21,740
Stamp Duty Land Tax		0.0%		£C
Construction	C.F.	422010	4.45	627.753
0 Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£27,753
2 2 Bed 2 3 Bed	70 sqm	1012 £ per sqm		£106,208
	88 sqm	1012 £ per sqm		£186,925
1 4 Bed 1 5 Bed	105 sqm 140 sqm	1012 f per sqm 1012 f per sqm		£127,449 £127,449
6 5 Bed	564 Total sqm	TOTZ I per sqiii		1127,443
Abnormal Costs	301 1000134111	70091		£70,091
Professional Fees @		8.0% Construction Co	ost	£46,063
Legal Fees		0.5% GDV		£5,557
Statutory Fees		1.1% Construction Co	ost	£7,611
Sales/Marketing Costs		2.0% Market Units Va		£22,227
Contingencies		5.0% Construction Co	ost	£32,294
Planning Obligations		7753 £ per Market Ui		inc
CIL		0 £ per sqm Mark		£0
Interest @		Month Construction	6 Mth Sales Voi	
Arrangement Fee	1.0% Cost			£8,133
Development Profit	20.0	% of GDV		£222,275
Total Cost				£1,114,083
Total Cost				£1,114,U83
VIABILITY MARGIN				-£2,709

SITE REFERENCE STEP Commonwealth Commonweal	Vi ok	2	Resid	dentia	ıl Viab	ility /	Appr	aisal
STE REFERENCE STELLOCATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT DETAILS STELLOCATION STELLOCATI	vial)				_		
DEVELOPMENT SCENARIO Greenfield 3 led houses 19 DEVELOPMENT DETAILS 5 4 Total Units 4 led houses 11 Affordable Proportion	SITE REFERENCE				_	А	partments	3
Second Part House						2	bed houses	14
Affordable Proportion Sample Affordable Mix						3	Bed houses	
Additional Add		the state of the s						
Development Floorspace S052 Sqm Market Housing O Sqm Affordable Housing DVFUEO/MENT VALUE	•							_
Apt								
Market Houses 3			3032	3qiii Marketi	lousing	0 3	qiii Ailordab	ie Housing
14								
19 3 8 8 8 8 2400 2400 6 6 6 7 7 2 2400 6 6 6 7 7 2 2 2 2 2 2 2 2	3 Apt	65	sqm	2400	£ per sqm			£421,200
11								
S S Eed								
Intermediate Houses								
0 Apt	8 5 Bed	140	sqm	2400	£ per sqm			£2,/21,600
0 Apt	Intermediate House	s 70%	Open Market V	alue				
Social Rent Houses	0 Apt		1		£ per sqm			£0
Social Rent Houses	0 2 Bed	70	sqm	1680	£ per sqm			£0
0 Apt 0 2 Bed 77 sqm 960 € per sqm €0 0 2 Bed 770 sqm 960 € per sqm €0 0 3 Bed 88 sqm 960 € per sqm €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0	0 3 Bed	88	sqm	1680	£ per sqm			£0
0 Apt 0 2 Bed 77 sqm 960 € per sqm €0 0 2 Bed 770 sqm 960 € per sqm €0 0 3 Bed 88 sqm 960 € per sqm €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0	Social Bont Houses	40%	Onan Markat V	alua				
0 2 Bed 88 sqm 960 € per sqm €0 0 3 Bed 88 sqm 960 € per sqm €0 0 Apt 65 sqm 0 € per sqm €0 0 2 Bed 70 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 DEVELOPMENT COSTS Land Apt 3 Plots 4880 € per plot €13,176 2 Bed 14 Plots 11712 € per plot €25,279 3 Bed 19 Plots 14640 € per plot €25,279 5 Bed 8 Plots 23424 € per plot €25,279 5 Bed 8 Plots 23424 € per plot Total Land £938,131 €237,168 Stamp Duty Land Tax €5 sqm 1394 € per sqm €1,076,355 19 3 Bed 88 sqm 1139 € per sqm €1,076,355 19 3 Bed 88 sqm 1139 € per sqm €1,076,355 19 3 Bed 88 sqm 1139 € per sqm €1,076,355 19 3 Bed 88 sqm 1139 € per sqm €1,291,626 54 5078 Total sqm Abnormal Costs 767903 Professional Fees @ 6.0% 12 Month Construction Cost €466,820 Statutory Fees Sales/Marketing Costs €77,770 Sales/Marketing Costs €77,770 Sales/Marketing Costs €77,770 Construction € 1.1% Construction Cost €244,682 Contingencies Planning Obligations CIL					f ner cam			£0
## Affordable Rent Houses O	•		•					
0 Apt 0 5 sqm 0 f per sqm f 0 0 2 Bed 70 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 3 Bed 54 Total Units Development Value £12,124,080 DEVELOPMENT COSTS Land Apt 3 Plots 11712 f per plot 151,81,112 a Bed 19 Plots 14640 f per plot 17 Fer plot 17 Fer plot 17 Fer plot 18 f 12,276,696 f per plot 18 f 12,276,696 f per plot 19 Fer sqm f 1,19 Fer sqm f 1,291,626 f 1			•		•			
0 Apt 0 5 sqm 0 f per sqm f 0 0 2 Bed 70 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 3 Bed 54 Total Units Development Value £12,124,080 DEVELOPMENT COSTS Land Apt 3 Plots 11712 f per plot 151,81,112 a Bed 19 Plots 14640 f per plot 17 Fer plot 17 Fer plot 18 f 12,21,24,080 f 19 Plots 14 Plots 15 Plots 14 Plots								
0	_							CO
Development Value	•		•					
Development Value			•					
Development Value			Sqiii	U	r per sqiii			10
Land	Development Valu	ıe						£12,124,080
Land	DEVELOPMENT CO	OSTS						
2 Bed			Plots	4880	£ per plot			£13,176
A Bed S Bed B Plots 29280 E per plot Total Land £938,131 £237,168 £37,525 E per plot Total Land £938,131 £237,168 £337,525 E per plot Total Land £938,131 £237,168 £337,158 E per plot Total Land £938,131 £237,168 £342,635 E per plot Total Land £938,131 £237,168 £242,816 E per plot Total Land £938,131 £237,168 £242,482 E per plot Total Land £938,131 £237,168 £242,482 E per plot Total Land £938,131 £237,168 £242,482 E per plot £242,482 E per plot Total Land £34,265 E per plot E per plot £242,4816 E per p	•	14	Plots					
Sed Stamp Duty Land Tax Stamp Duty Lan	3 Bed	19	Plots	14640	£ per plot			£276,696
Stamp Duty Land Tax	4 Bed			23424	£ per plot			
Construction 3 Apt 65 sqm 1394 f per sqm 1.15 Gross/Net £281,263 14 2 Bed 70 sqm 1139 f per sqm £1,076,355 19 3 Bed 88 sqm 1139 f per sqm £1,894,385 11 4 Bed 105 sqm 1139 f per sqm £1,291,626 8 5 Bed 140 sqm 1139 f per sqm £1,291,626 54 5078 Total sqm £ per sqm £ per sqm £1,291,626 Abnormal Costs 767903 Construction Cost £767,903 Professional Fees @ 8.0% Construction Cost £466,820 Legal Fees 0.5% GDV £60,620 Statutory Fees 1.1% Construction Cost £77,770 Sales/Marketing Costs 2.0% Market Units Value £242,482 Eper sqm £ per sqm £242,482 £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm			Plots		£ per plot	Total Land	£938,131	
3 Apt 65 sqm 1394 f per sqm 1.15 gross/Net £281,263 14 2 Bed 70 sqm 1139 f per sqm £ per sqm £1,076,355 19 3 Bed 88 sqm 1139 f per sqm £ per sqm £ 1,894,385 11 4 Bed 105 sqm 1139 f per sqm £ per sqm £ 1,291,626 8 5 Bed 140 sqm 1139 f per sqm £ per sqm £ 1,291,626 54 5078 Total sqm 5078 Total sqm £ per sqm £ 767,903 Professional Fees @ 8.0% Construction Cost £ 466,820 Legal Fees 0.5% GDV £ 600,620 Statutory Fees 1.1% Construction Cost £ 777,70 Sales/Marketing Costs 2.0% Market Units Value £ 242,482 Construction Cost £ per Market Unit inc Full Fees 1.0% Construction Cost £ 330,158 £ per sqm £ per Market Housing £ 0 £ per sqm £ 0 £ 0 £ 1.0% Cost </td <td></td> <td>X</td> <td></td> <td>4.0%</td> <td></td> <td></td> <td></td> <td>£37,525</td>		X		4.0%				£37,525
14 2 Bed 70 sqm 1139 f per sqm £1,076,355 19 3 Bed 88 sqm 1139 f per sqm £1,894,385 11 4 Bed 105 sqm 1139 f per sqm £1,291,626 8 5 Bed 140 sqm 1139 f per sqm £1,291,626 54 5078 Total sqm £767,903 £767,903 £767,903 Professional Fees @ 8.0% Construction Cost £466,820 Legal Fees 0.5% GDV £60,620 Statutory Fees 1.1% Construction Cost £77,770 Sales/Marketing Costs 2.0% Market Units Value £242,482 Contingencies 5.0% Construction Cost £330,158 Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing £0 Arrangement Fee 1.0% Cost £34,265 Development Profit 20.0% of GDV £11,659,796		65	sam	1394	£ per sam	1.15 G	ross/Net	£281.263
19 3 Bed 88 sqm 1139 f per sqm £1,894,385 11 4 Bed 105 sqm 1139 f per sqm £1,291,626 8 5 Bed 140 sqm 1139 f per sqm £1,291,626 54 5078 Total sqm 767903 £767,903 Abnormal Costs 8.0% Construction Cost £466,820 Legal Fees 0.5% GDV £60,620 Statutory Fees 1.1% Construction Cost £777,770 Sales/Marketing Costs 2.0% Market Units Value £242,482 Construction Cost £330,158 Planning Obligations 7753 f per Market Unit inc CIL 0 f per sqm Market Housing £0 Arrangement Fee 1.0% Cost £394,050 Development Profit 20.0% of GDV £11,659,796	•		•					
11 4 Bed 105 sqm 1139 ft per sqm £ 1,291,626 ft,291,626 8 5 Bed 140 sqm 1139 ft per sqm £ per sqm £ 1,291,626 ft,291,626 54 5078 Total sqm 767903 £ per sqm £ 767,903 Abnormal Costs 8.0% Construction Cost £ 466,820 Legal Fees 0.5% GDV £ 600,620 Statutory Fees 1.1% Construction Cost £ 77,770 Sales/Marketing Costs 2.0% Market Units Value £ 242,482 Contingencies 5.0% Construction Cost £ per Market Unit inc Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing £ 0 4 rangement Fee 1.0% Cost £ 394,050 £ 84,265 Development Profit 20.0% of GDV £ 11,659,796			•		•			
Solution	11 4 Bed			1139	£ per sqm			
Abnormal Costs Professional Fees @ Legal Fees Statutory Fees Sales/Marketing Costs Construction Cost Stales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Interest @ Arrangement Fee Development Profit Total Cost 8.0% Construction Cost GDV f60,620 Construction Cost f277,770 Market Units Value f242,482 Construction Cost f330,158 f per Market Unit f per sqm Market Housing f0 Mth Sales Void f394,050 f2,424,816 ### Total Cost ### Total C				1139	£ per sqm			£1,291,626
Professional Fees @ 8.0% S.0% Construction Cost £466,820 Egal Fees 0.5% GDV £60,620 Statutory Fees 1.1% Construction Cost £77,770 Construction Cost £77,770 Market Units Value £242,482 Construction Cost £330,158 E per Market Unit E per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction E per sqm Market Housing £394,050 £84,265 E per lognment Fee 1.0% Cost £242,4816 E per lognment Profit 20.0% of GDV £11,659,796		5078	Total sqm					
Legal Fees 0.5% GDV £60,620 Statutory Fees 1.1% Construction Cost £77,770 Sales/Marketing Costs 2.0% Market Units Value £242,482 Contingencies 5.0% Construction Cost £330,158 Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £394,050 Arrangement Fee 1.0% Cost £2,424,816 Total Cost £11,659,796								
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost Construction Cost 2.0% Market Units Value £242,482 Construction Cost £330,158 finc £ per Market Unit £ per sqm Market Housing £ fo Mth Sales Void £394,050 £4394,050 £2,424,816						t		
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee Development Profit 20.0% of GDV Total Cost Araket Units Value £242,482 Construction Cost £330,158 inc f per Market Unit f per sqm Market Housing £0 Month Construction 6 Mth Sales Void £394,050 f GDV £11,659,796						_		
Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost Construction Cost f330,158 f per Market Unit inc f0 f per sqm Market Housing f0 f0 f0 f0 f0 f0 f0 f		tc						
Planning Obligations CIL 0 f per Sqm Market Housing fto Interest @ Arrangement Fee Development Profit Total Cost 17753 f per Market Unit 0 f per sqm Market Housing fto Mth Sales Void ft394,050 ft84,265 ft2,424,816								
CIL f per sqm Market Housing £0 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £394,050 Arrangement Fee 1.0% Cost £84,265 Development Profit 20.0% of GDV £11,659,796	_							
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £394,050 Arrangement Fee 1.0% Cost £84,265 Development Profit 20.0% of GDV £2,424,816 Total Cost								
Development Profit 20.0% of GDV £2,424,816 Total Cost £11,659,796		6.0%	12				1th Sales Void	£394,050
Total Cost £11,659,796		1.0%	Cost		_			
	Development Profit		20.0%	of GDV				£2,424,816
VIABILITY MARGIN £464.284	Total Cost							£11,659,796
	VIABILITY MAR	GIN						£464,284

١	2	Res	sidential Via	bility Appr	aisal
VI	ab		Year Delivery		
SITE REFE		Ra/Ho/2	Mansfield Frir	nge Apartments	1
SITE LOCA			her pub & land adj, Warsop L		4
	MENT SCENARIO			3 Bed houses	5
	MENT DETAILS		15 Total Units	4 bed houses	3
	Proportion %	0%	0 Affordable Units	5 bed house	2
Affordable	Mix	40% %Interme	ediate 60% %Social Rent	0% %Affordable R	ent
Developm	ent Floorspace		L403 Sqm Market Housing	O Sqm Affordak	ole Housing
DEVELOP	MENT VALUE				
Market Ho	uses				
1	Apt	65 sqm	1500 £ per sqm		£73,125
4	2 Bed	70 sqm	1500 £ per sqm		£393,750
5	3 Bed	88 sqm	1500 £ per sqm		£693,000
3	4 Bed	105 sqm	1500 £ per sqm		£472,500
2	5 Bed	140 sqm	1500 £ per sqm		£472,500
Intermedia	ate Houses	70% Open Ma	rket Value		
0	Apt	65 sqm	1050 £ per sqm		£0
0	2 Bed	70 sqm	1050 £ per sqm		£0
0	3 Bed	88 sqm	1050 £ per sqm		£0
Social Ren	t Houses 「	40% Open Ma	rket Value		
0	Apt	65 sqm	600 £ per sqm		£0
0	2 Bed	70 sqm	600 £ per sqm		£0
0	3 Bed	88 sqm	600 £ per sqm		£0
	Rent Houses	0% Open Ma			50
0	Apt	65 sqm	0 £ per sqm		£0
0	2 Bed	70 sqm	0 £ per sqm		£0
0	3 Bed	88 sqm	0 £ per sqm		£0
15 Developn	Total Units nent Value				£2,104,875
DEVELOP	MENT COSTS				
Land	Apt	1 Plots	3740 £ per plot		£2,805
	2 Bed	4 Plots	8976 £ per plot		£33,660
	3 Bed	5 Plots	11220 £ per plot		£58,905
	4 Bed	3 Plots	17952 £ per plot		£53,856
	5 Bed	2 Plots	22440 £ per plot	Total Land £199,716	
Stamp Dut	y Land Tax		1.0%		£1,997
Construct	ion				
1	Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net	£58,305
4	2 Bed	70 sqm	850 £ per sqm		£223,125
5	3 Bed	88 sqm	850 £ per sqm		£392,700
3	4 Bed	105 sqm	850 £ per sqm		£267,750
2	5 Bed	140 sqm	850 £ per sqm		£267,750
15		1411 Total sqm			
Abnormal			164295		£164,295
Profession	al Fees @		8.0% Construction (Cost	£96,770
Legal Fees			0.5% GDV		£10,524
Statutory F			1.1% Construction (£16,178
	keting Costs		2.0% Market Units		£42,098
Contingend			5.0% Construction (£68,696
Planning O	bligations		7753 £ per Market		inc
CIL	г	C 00/I	0 £ per sqm Ma		£0
Interest @	ont Foo	6.0%	12 Month Construction	6 Mth Sales Void	
Arrangeme		1.0% Cost	00/ of CDV		£17,412
Developme	ent Pront		0.0% of GDV		£420,975
Total Cos	t				£2,329,737
VIABILIT	TY MARGIN				-£224,862

\/: ab ²	Resid	dential Via	bility Appr	aisal
Viab		ear Delivery	,	
SITE REFERENCE	BI/Ho/3	Mansfield Frin	ige Apartments	3
SITE LOCATION		Part of Publication Alloca		15
DEVELOPMENT SCENARI			3 Bed houses	21
DEVELOPMENT DETAILS		Total Units	4 bed houses	12
Affordable Proportion % Affordable Mix	0% 0		5 bed house	9
Development Floorspace	40% %Intermediate	e 60% %Social Rent S Sqm Market Housing	0% %Affordable Ri 0 Sqm Affordab	
DEVELOPMENT VALUE	3013	5 Sqiii Market Housing	U Sqiii Alloruab	le nousing
Market Houses				
3 Apt	65 sqm	1980 £ per sqm		£386,100
15 2 Bed	70 sqm	1980 £ per sqm		£2,079,000
21 3 Bed	88 sqm	1980 £ per sqm		£3,659,040
12 4 Bed	105 sqm	1980 £ per sqm		£2,494,800
9 5 Bed	140 sqm	1980 £ per sqm		£2,494,800
Intermediate Houses	70% Open Market \	/alua		
0 Apt	65 sqm	1386 £ per sqm		£0
0 2 Bed	70 sqm	1386 £ per sqm		£0
0 3 Bed	88 sqm	1386 £ per sqm		£0
Social Rent Houses	40% Open Market \	/alue		
0 Apt	65 sqm	792 £ per sqm		£0
0 2 Bed	70 sqm	792 £ per sqm		£0
0 3 Bed	88 sqm	792 £ per sqm		£0
Affordable Rent Houses	0% Open Market \	/alue		
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
60 Total Units				
Development Value				£11,113,740
DEVELOPMENT COSTS				
Land Apt	3 Plots	4026 £ per plot		£12,078
2 Bed	15 Plots	9662 £ per plot		£144,936
3 Bed	21 Plots	12078 £ per plot		£253,638
4 Bed	12 Plots	19325 £ per plot		£231,898
5 Bed	9 Plots	24156 £ per plot	Total Land £859,954	£217,404
Stamp Duty Land Tax		4.0%		£34,398
Construction 3 Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£277,532
15 2 Bed	70 sqm	1012 £ per sqm	1.13	£1,062,075
21 3 Bed	88 sqm	1012 £ per sqm		£1,869,252
12 4 Bed	105 sqm	1012 £ per sqm		£1,274,490
9 5 Bed	140 sqm	1012 £ per sqm		£1,274,490
60	5642 Total sqm			
Abnormal Costs		687082		£687,082
Professional Fees @		8.0% Construction (Cost	£460,627
Legal Fees		0.5% GDV		£55,569
Statutory Fees		1.1% Construction (£75,961
Sales/Marketing Costs		2.0% Market Units V		£222,275
Contingencies Planning Obligations		5.0% Construction (£322,246 inc
CIL		0 £ per sqm Ma		£0
Interest @	6.0% 12	Month Construction	6 Mth Sales Void	£381,418
Arrangement Fee	1.0% Cost		Unit Sales Volu	£81,537
Development Profit		of GDV		£2,222,748
Total Cost				£11,161,653
VIABILITY MARGIN				-£47,913

2	Resi	dential Via	bility Appr	aisal
Vi ab		Year Delivery		
SITE REFERENCE	Ra/Ho/2	Mansfield Frin		4
SITE LOCATION		pub & land adj, Warsop L		19
DEVELOPMENT SCENAR		, , , , , , , , , , , , , , , , , , ,	3 Bed houses	26
DEVELOPMENT DETAILS		Total Units	4 bed houses	15
Affordable Proportion %		Affordable Units	5 bed house	11
Affordable Mix	40% %Intermediate		0% %Affordable F	
Development Floorspace DEVELOPMENT VALUE	/016	Sqm Market Housing	0 Sqm Affordal	ole Housing
Market Houses				
4 Apt	65 sqm	2400 £ per sqm		£585,000
19 2 Bed	70 sqm	2400 £ per sqm		£3,150,000
26 3 Bed	88 sqm	2400 £ per sqm		£5,544,000
15 4 Bed	105 sqm	2400 £ per sqm		£3,780,000
11 5 Bed	140 sqm	2400 £ per sqm		£3,780,000
Intermediate Houses	70% Open Market	Value		
O Apt	65 sqm	1680 £ per sqm		£0
0 2 Bed	70 sqm	1680 £ per sqm		£0
0 3 Bed	88 sqm	1680 £ per sqm		£0
Social Rent Houses	40% Open Market	Value		
0 Apt	65 sqm	960 £ per sqm		£0
0 2 Bed	70 sqm	960 £ per sqm		£0
0 3 Bed	88 sqm	960 £ per sqm		£0
Affordable Rent Houses	0% Open Market	Value		
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
75 Total Units				
Development Value				£16,839,000
DEVELOPMENT COSTS				
Land Apt	4 Plots	5984 £ per plot		£22,440
2 Bed	19 Plots	14362 £ per plot		£269,280
3 Bed	26 Plots	17952 £ per plot		£471,240
4 Bed	15 Plots	28723 £ per plot	Tabalia ad 04 507 700	£430,848
5 Bed Stamp Duty Land Tax	11 Plots	35904 £ per plot 5.0%	Total Land £1,597,728	£403,920 £79,886
Construction		3.070		175,000
4 Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£390,644
19 2 Bed	70 sqm	1139 £ per sqm		£1,494,938
26 3 Bed	88 sqm	1139 £ per sqm		£2,631,090
15 4 Bed	105 sqm	1139 £ per sqm		£1,793,925
11 5 Bed 75	140 sqm 7053 Total sqm	1139 £ per sqm		£1,793,925
Abnormal Costs	7033 Total Sqiii	1105065		£1,105,065
Professional Fees @		8.0% Construction (Cost	£648,362
Legal Fees		0.5% GDV		£84,195
Statutory Fees		1.1% Construction (£108,437
Sales/Marketing Costs		2.0% Market Units \		£336,780
Contingencies		5.0% Construction (£460,479
Planning Obligations		7753 £ per Market I		inc
CIL Interest @	6.0% 12	0 f per sqm Mai 2 Month Construction	rket Housing 6 Mth Sales Void	£0 £563,645
Arrangement Fee	1.0% Cost	2 Ivioniti Construction	o Ivith Sales Voic	£120,650
Development Profit		of GDV		£3,367,800
		_		
Total Cost				£16,577,548
VIABILITY MARGIN				£261,452

\/i	ab	Re	esidential	Viabi	lity A	opra	isal
V I	au	0-5	Year Delive	ry			
SITE REFER	RENCE	Ed/Ho/		ansfield Fringe	Apart	ments	2
SITE LOCA	_		of Robin Hood Avenu	е		houses	8
	MENT SCENARIO	O Green				houses	11
	NENT DETAILS Proportion %	0%	32 Total Units 0 Affordable Units			houses house	<u>6</u> 5
Affordable				ocial Rent		ordable Rent	_
	nt Floorspace	4070 781111121	2994 Sqm Market Ho			Affordable	
	IENT VALUE				5 54		
Market Hou	ıses						
2	Apt	65 sqm	1500 £ p				£156,000
8	2 Bed	70 sqm	1500 £ p				£840,000
11	3 Bed	88 sqm	1500 £ p				£1,478,400
6 5	4 Bed	105 sqm 140 sqm	1500 £ p				£1,008,000 £1,008,000
3	5 Bed	140 Sqiii	1300 E p	er sqiii			11,000,000
Intermedia [.]	te Houses	70% Open N	Market Value				
0	Apt	65 sqm	1050 £ p	er sam			£0
0	2 Bed	70 sqm	1050 £ p	•			£C
0	3 Bed	88 sqm	1050 £ p	er sqm			£0
Social Rent	Houses	40% Open N	Market Value				
0	Apt L	65 sqm	600 £ p	er sqm			£0
0	2 Bed	70 sqm	600 £ p	er sqm			£0
0	3 Bed	88 sqm	600 £ p	er sqm			£0
Affordable	Rent Houses	0% Open 1	Market Value				
0	Apt	65 sqm		er sqm			£0
0	2 Bed	70 sqm	0 £ p	er sqm			£0
0	3 Bed	88 sqm	0 £ p	er sqm			£0
32	Total Units						C4 400 400
Developm	ent value						£4,490,400
	MENT COSTS						
Land	Apt	2 Plots	3050 £ p				£4,880
	2 Bed	8 Plots	7320 £ p 9150 £ p				£58,560
	3 Bed 4 Bed	11 Plots 6 Plots	14640 £ p				£102,480 £93,696
	5 Bed	5 Plots	18300 £ p		Total Land £	347,456	£87,840
Stamp Duty		3 1.1613	3.0%	ie. piec		,	£10,424
Constructi	on						
2	Apt	65 sqm	1040 £ p		1.15 Gross	/Net	£124,384
8	2 Bed	70 sqm	850 £ p				£476,000
11	3 Bed	88 sqm	850 £ p				£837,760
6 5	4 Bed 5 Bed	105 sqm 140 sqm	850 £ p				£571,200 £571,200
32	3 Bed	3009 Total s		er sqiii			1371,200
Abnormal C	Costs		285296				£285,296
Professiona	l Fees @			nstruction Cost			£206,444
Legal Fees			0.5% GD				£22,452
Statutory Fe				nstruction Cost			£33,795
Sales/Mark				arket Units Value			£89,808
Contingenc				nstruction Cost			£143,292
Planning Ob	oligations			er Market Unit		in	
CIL Interest @		6.0%	12 Month Construction	er sqm Market Ho		ialos Vaid	£167,378
Arrangemei	nt Fee	1.0% Cost	12 Month Construction		U IVITA S	Sales Void	£35,762
Developme		1.070 0030	20.0% of GDV				£898,080
Total Cost							£4,820,730
VIABILIT	Y MARGIN						-£330,330

	. 2	Po	sidential	Viahi	lity Appr	aical
Vi	ab				iity Appi	aisai
			0 Year Deliv	_		
SITE REFE		CI/MU/1		nsfield Fringe	Apartments	3
SITE LOCA	_		r Clipstone Colliery,P	hased	2 bed houses	15
	MENT SCENARIO MENT DETAILS	G reent			3 Bed houses	21
_	Proportion %	0%	60 Total Units 0 Affordable Units		4 bed houses	9
Affordable Affordable	•	40% %Interm		ial Bant	5 bed house 0% %Affordable R	
	ent Floorspace	40/0 70111161111	5613 Sqm Market Hou		0% %Aπordable R	
	MENT VALUE		JULJ SHILLINGINGELLION	12111R	U Sqiii Allordak	ne riousing
Market Ho						
3	Apt	65 sqm	1980 £ pe	er sam		£386,100
15	2 Bed	70 sqm	1980 £ pe			£2,079,000
21	3 Bed	88 sqm	1980 £ pe			£3,659,040
12	4 Bed	105 sqm	1980 £ pe			£2,494,800
9	5 Bed	140 sqm	1980 £ pe			£2,494,800
	L			51 54		
	ate Houses	70% Open M				
0	Apt	65 sqm	1386 £ pe			£0
0	2 Bed	70 sqm	1386 £ pe	· ·		£0
0	3 Bed	88 sqm	1386 £ pe	er sqm		£0
Social Rent	· Harrens	40% Open M	1 -+ 1/-1			
		40% Open M				60
0	Apt	65 sqm	792 £ pe	•		£0
0	2 Bed	70 sqm	792 £ pe	•		£0
0	3 Bed	88 sqm	792 £ pe	er sqm		£0
	Rent Houses	0% Open M				60
0	Apt	65 sqm		er sqm		£0
0	2 Bed	70 sqm		er sqm		£0
0	3 Bed	88 sqm	0 £ pe	er sqm		£0
60	Total Units					244 442 740
Developn	nent Value					£11,113,740
DEVELOP	MENT COSTS					
Land	Apt	3 Plots	4026 £ pe	er plot		£12,078
	2 Bed	15 Plots	9662 £ pe			£144,936
	3 Bed	21 Plots	12078 £ pe			£253,638
	4 Bed	12 Plots	19325 £ pe	er plot		£231,898
	5 Bed	9 Plots	24156 £ pe		Total Land £859,954	
	y Land Tax		4.0%			£34,398
Construct	ion					
3	Apt	65 sqm	1238 £ pe		1.15 Gross/Net	£277,532
15	2 Bed	70 sqm	1012 £ pe			£1,062,075
21	3 Bed	88 sqm	1012 £ pe			£1,869,252
12	4 Bed	105 sqm	1012 £ pe			£1,274,490
9	5 Bed	140 sqm	1012 £ pe	er sqm		£1,274,490
60		5642 Total squ				21.574.664
Abnormal (1374664			£1,374,664
Profession:	al Fees @			nstruction Cost		£460,627
Legal Fees			0.5% GD\			£55,569
Statutory F				nstruction Cost		£83,524
	keting Costs			rket Units Value		£222,275
Contingend				nstruction Cost		£356,625
Planning O	bligations		7753 £ pe			inc
CIL	Г	6.00/		er sqm Market Ho		£0
Interest @		6.0%	12 Month Construction	n	6 Mth Sales Void	
Arrangeme		1.0% Cost	20.0% of GDV			£88,488
Developme	ant Profit		0.0% of GDV			£2,222,748
Total Cost	t					£11,930,958
MADILIT	TV MARCINI					£017 710
VIABILII	TY MARGIN					-£817,218

Vi ob	Resi	dential Via	bility App	raisal
Viab	10-15	Year Delivery		
SITE REFERENCE	Ed/Ho/2	Mansfield Frin	ge Apartments	0
SITE LOCATION		dwinstowe Vicarage, Phase	ed 2 bed houses	
DEVELOPMENT SCENA			3 Bed houses	
DEVELOPMENT DETAIL		5 Total Units	4 bed houses	
Affordable Proportion %		O Affordable Units	5 bed house	1
Affordable Mix Development Floorspace	40% %Intermediat	e 60% %Social Rent 8 Sqm Market Housing	0% %Affordable 0 Sqm Afford	
DEVELOPMENT VALUE	400	o sqiii iviarket nousirig	U Sqiii Alloru	able nousing
Market Houses				
0 Apt	65 sqm	2400 £ per sqm		£39,000
1 2 Bed	70 sqm	2400 £ per sqm		£210,000
2 3 Bed	88 sqm	2400 £ per sqm		£369,600
1 4 Bed	105 sqm	2400 £ per sqm		£252,000
1 5 Bed	140 sqm	2400 £ per sqm		£252,000
Intermediate Houses	70% Open Market			
0 Apt	65 sqm	1680 £ per sqm		£0
0 2 Bed	70 sqm	1680 £ per sqm		£0
0 3 Bed	88 sqm	1680 £ per sqm		£0
Social Rent Houses	40% Open Market	Value		
0 Apt	65 sqm	960 £ per sqm		£0
0 2 Bed	70 sqm	960 £ per sqm		£C
0 3 Bed	88 sqm	960 £ per sqm		£C
Affordable Rent Houses	0% Open Market	Value		
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
5 Total Units Development Value				£1,122,600
Development value				11,122,000
DEVELOPMENT COSTS				
Land Apt	0 Plots	4880 £ per plot		£1,220
2 Bed	1 Plots	11712 £ per plot		£14,640
3 Bed	2 Plots	14640 £ per plot		£25,620
4 Bed	1 Plots	23424 £ per plot		£23,424
5 Bed	1 Plots	29280 £ per plot 0.0%	Total Land £86,86	£21,960 £0
Stamp Duty Land Tax Construction		0.0%		10
0 Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£26,043
1 2 Bed	70 sqm	1139 £ per sqm		£99,663
2 3 Bed	88 sqm	1139 £ per sqm		£175,406
1 4 Bed	105 sqm	1139 £ per sqm		£119,595
1 5 Bed	140 sqm	1139 £ per sqm		£119,595
5	470 Total sqm			
Abnormal Costs		61057		£61,057
Professional Fees @		8.0% Construction C	Cost	£43,224
Legal Fees		0.5% GDV		£5,613
Statutory Fees		1.1% Construction C 2.0% Market Units V		£7,090
Sales/Marketing Costs Contingencies		5.0% Construction C		£22,452 £30,068
Planning Obligations		7753 £ per Market L		inc
CIL		0 £ per sqm Mar		£C
Interest @	6.0%	2 Month Construction	6 Mth Sales Vo	
Arrangement Fee	1.0% Cost	_		£7,666
Development Profit		of GDV		£224,520
Total Cost				£1,064,706
VIABILITY MARGIN				£57,894

	. 2	Do	cidontial	Viabil	ity Appr	oical
Vi•	ah		esidential '		ity Appro	disai
			0 Year Delive	-		_
SITE REFER		Ra/Ho/		sfield Fringe	Apartments	5
SITE LOCAT			rcher pub & land adj, Wa	arsop Lane &		25
	MENT SCENARIO	Brown			3 Bed houses	35
_	MENT DETAILS Proportion %	0%	100 Total Units 0 Affordable Units		4 bed houses 5 bed house	20 15
Affordable I		40% %Interr		i-I Bont	0% %Affordable Re	_
	nt Floorspace	40/0 701111.611	9355 Sqm Market Housi		O Sqm Affordable Re	
	MENT VALUE		JJJ Juli Warket Housi	III'g	U Sqiii Ailordasi	le Housing
Market Hou						
5	Apt	65 sqm	1980 £ per	sam		£643,500
25	2 Bed	70 sqm	1980 £ per			£3,465,000
35	3 Bed	88 sqm	1980 £ per			£6,098,400
20	4 Bed	105 sqm	1980 £ per			£4,158,000
15	5 Bed	140 sqm	1980 £ per			£4,158,000
Intermediat	L	70% Open N				
0	Apt	65 sqm	1386 £ per			£0
0	2 Bed	70 sqm	1386 £ per	•		£0
0	3 Bed	88 sqm	1386 £ per	sqm		£0
Social Rent	Houses [40% Open N	larket Value			
0	Apt	65 sqm	792 £ per	sam		£0
0	2 Bed	70 sqm	792 £ per	•		£0
0	3 Bed	88 sqm	792 £ per	•		£0
		20/1				
	Rent Houses	0% Open N				60
0	Apt	65 sqm	0 £ per			£0
0	2 Bed	70 sqm	0 f per			£0
0	3 Bed	88 sqm	0 £ per	sqm		£0
100 Developmo	Total Units					£18,522,900
Developiii	silt value					110,322,300
DEVELOPM	MENT COSTS					
Land	Apt	5 Plots	4937 £ per	plot		£24,684
	2 Bed	25 Plots	11848 £ per			£296,208
	3 Bed	35 Plots	14810 £ per			£518,364
	4 Bed	20 Plots	23697 £ per	plot		£473,933
	5 Bed	15 Plots	29621 £ per	plot To	otal Land £1,757,501	£444,312
Stamp Duty			5.0%			£87,875
Construction		65	422014		1 - 101	C462 EE2
5	Apt	65 sqm	1238 £ per		.15 Gross/Net	£462,553
25	2 Bed	70 sqm	1012 £ per	•		£1,770,125
35	3 Bed	88 sqm	1012 £ per			£3,115,420
20 15	4 Bed	105 sqm 140 sqm	1012 £ per			£2,124,150
100	5 Bed	140 sqm 9404 Total so	1012 £ per	sqm		£2,124,150
Abnormal Co	osts	3404 Total 30	1309119			£1,309,119
Professional			8.0% Const	truction Cost		£767,712
Legal Fees	1003 @		0.5% GDV	il detion cost		£92,615
Statutory Fe	es			truction Cost		£128,406
Sales/Marke				et Units Value		£370,458
Contingenci			5.0% Const			£545,276
Planning Ob			7753 £ per			inc
CIL				sqm Market Hous	sing	£0
Interest @		6.0%	12 Month Construction		6 Mth Sales Void	£659,491
Arrangemer	nt Fee	1.0% Cost				£141,101
Developmer			20.0% of GDV			£3,704,580
Tatal Cost			_			C10 1C0 F31
Total Cost						£19,160,531
VIABILIT	Y MARGIN					-£637,631

SITE	/1	_		Resid	lential V	iahility	Appr	aisal
	/ I	ab			ear Delivery		, the	aisai
	REFER	RENCE		d/Ho/1	Mansfield		Apartments	2
SITE	LOCA				in Hood Avenue		2 bed houses	10
DEV	ELOPN	MENT SCENARI	o	Greenfield			3 Bed houses	14
DEV	ELOPN	MENT DETAILS	_	40	Total Units		4 bed houses	8
Affor	rdable	Proportion %	0%		Affordable Units		5 bed house	6
	rdable		40% %	%Intermediate	60% %Social R		%Affordable R	
		nt Floorspace		3742	Sqm Market Housing	0	Sqm Affordab	le Housing
		MENT VALUE						
Mark	ket Hou 2		GEI.		1000 с			6257 400
	10	Apt	65 s 70 s	•	1980 £ per sqm 1980 £ per sqm			£257,400 £1,386,000
	14	2 Bed 3 Bed	88 s		1980 £ per sqrr			£2,439,360
	8	4 Bed	105 s		1980 £ per sqn			£1,663,200
	6	5 Bed	103 s		1980 £ per sqr			£1,663,200
	0	J beu	140 3	qiii	1380 L per squ			11,003,200
Inter	rmedia	te Houses	70%	Open Market Va	alue			
	0	Apt	65 s		1386 £ per sqm	1		£0
	0	2 Bed	70 s		1386 £ per sqm			£0
	0	3 Bed	88 s	•	1386 £ per sgm			£0
					1			
Socia	al Rent	Houses	40% c	Open Market Va	alue			
	0	Apt	65 s	qm	792 £ per sqm	1		£0
	0	2 Bed	70 s	qm	792 £ per sqm	1		£0
	0	3 Bed	88 s	qm	792 £ per sqm	1		£0
Affor	rdable	Rent Houses	0% c	Open Market Va	alue			
	0	Apt	65 s	qm	0 £ per sqm			£0
	0	2 Bed	70 s		0 £ per sqm			£0
	0	3 Bed	88 s	qm	0 £ per sqm	1		£0
	40	Total Units						
Deve	elopm	ent Value						£7,409,160
DEV		AFNIT COCTC						
Land		MENT COSTS	7 r	Plots	4026 £ per plot			£8,052
Lanc	u	Apt	10 P		9662 £ per plot			£96,624
		2 Bed 3 Bed	10 P		12078 £ per plot			£169,092
		4 Bed		Plots	19325 £ per plot			£154,598
		5 Bed		Plots	24156 £ per plot		£573,302	£144,936
C+	n Duty	/ Land Tax	0 P	1013	4.0%	. TOTAL LATIO	2373,302	£22,932
- stam	structi	<u> </u>			4.070			
								,
		Ant	65 s	am	1238 f per sam	1.15	Gross/Net	
	2	Apt 2 Bed	65 s 70 s	•	1238 £ per sqm		Gross/Net	£185,021
		2 Bed	70 s	iqm	1012 £ per sqm	1	Gross/Net	£185,021 £708,050
	2 10 14	2 Bed 3 Bed	70 s 88 s	iqm iqm	1012 £ per sqm 1012 £ per sqm	1	Gross/Net	£185,021 £708,050 £1,246,168
	2 10	2 Bed	70 s 88 s 105 s	qm qm qm	1012 £ per sqm 1012 £ per sqm 1012 £ per sqm		Gross/Net	£185,021 £708,050 £1,246,168 £849,660
Cons	2 10 14 8	2 Bed 3 Bed 4 Bed	70 s 88 s 105 s 140 s	oqm oqm oqm oqm	1012 £ per sqm 1012 £ per sqm		Gross/Net	£185,021 £708,050 £1,246,168 £849,660
Cons	2 10 14 8 6	2 Bed 3 Bed 4 Bed 5 Bed	70 s 88 s 105 s 140 s	qm qm qm	1012 £ per sqm 1012 £ per sqm 1012 £ per sqm		Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660
Cons	2 10 14 8 6 40 ormal C	2 Bed 3 Bed 4 Bed 5 Bed	70 s 88 s 105 s 140 s	oqm oqm oqm oqm	1012 f per sqm 1012 f per sqm 1012 f per sqm 1012 f per sqm	1 1 1	Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660
Abno Profe	2 10 14 8 6 40 ormal C	2 Bed 3 Bed 4 Bed 5 Bed	70 s 88 s 105 s 140 s	oqm oqm oqm oqm	1012 f per sqm	1 1 1	Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085
Abno Profe Legal	2 10 14 8 6 40 ormal C	2 Bed 3 Bed 4 Bed 5 Bed Costs	70 s 88 s 105 s 140 s	oqm oqm oqm oqm	1012 f per sqm 424378 8.0% Construct	in i	Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046
Abno Profe Legal Statu Sales	2 10 14 8 6 40 ormal C essiona I Fees utory Fe	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs	70 s 88 s 105 s 140 s	oqm oqm oqm oqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U	ion Cost nits Value	Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183
Abno Profe Legal Statu Sales Cont	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Marke	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs ies	70 s 88 s 105 s 140 s	oqm oqm oqm oqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct	ion Cost nits Value ion Cost	Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183
Abno Profe Legal Statu Sales Cont Plann	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Marke	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs	70 s 88 s 105 s 140 s	oqm oqm oqm oqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct	rion Cost nits Value rion Cost ret Unit	Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183 £213,147
Abno Profe Legal Statu Sales Cont Plant CIL	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Market ingenci	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs ies	70 s 88 s 105 s 140 s 3762 T	iqm iqm iqm iqm Total sqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct 7753 f per Mai	nicion Cost ion Cost nits Value ion Cost ket Unit Market Housing		£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183 £213,147 inc
Abno Profe Legal Statu Sales Cont Planr CIL Inter	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Market ingencining Ob	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs ies oligations	70 s 88 s 105 s 140 s 3762 T	igm igm igm igm Total sqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct	nicion Cost ion Cost nits Value ion Cost ket Unit Market Housing	Gross/Net	£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183 £213,147 inc
Abnormal Abn	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Market ingenci ning Ob	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs ies obligations	70 s 88 s 105 s 140 s 3762 T	agm agm agm oral sqm Total sqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct 7753 f per Mai 0 f per sqm Month Construction	nicion Cost ion Cost nits Value ion Cost ket Unit Market Housing		£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183 £213,147 inc
Abnormal Abn	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Market ingenci ning Ob	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs ies oligations	70 s 88 s 105 s 140 s 3762 T	igm igm igm igm Total sqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct 7753 f per Mai 0 f per sqm Month Construction	nicion Cost ion Cost nits Value ion Cost ket Unit Market Housing		£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183 £213,147 inc
Abno Profe Legal Statu Sales Cont Planr CIL Inter Arrar Deve	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Marketingencining Ob rest @ ngemen	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs ies obligations nt Fee nt Profit	70 s 88 s 105 s 140 s 3762 T	agm agm agm oral sqm Total sqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct 7753 f per Mai 0 f per sqm Month Construction	nicion Cost ion Cost nits Value ion Cost ket Unit Market Housing		£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183 £213,147 inc £0 £252,671 £54,018 £1,481,832
Abno Profe Legal Statu Sales Cont Planr CIL Inter Arrar Deve	2 10 14 8 6 40 ormal C essiona I Fees utory Fe s/Market ingenci ning Ob	2 Bed 3 Bed 4 Bed 5 Bed Costs Il Fees @ ees eting Costs ies obligations nt Fee nt Profit	70 s 88 s 105 s 140 s 3762 T	agm agm agm oral sqm Total sqm	1012 f per sqm 424378 8.0% Construct 0.5% GDV 1.1% Construct 2.0% Market U 5.0% Construct 7753 f per Mai 0 f per sqm Month Construction	nicion Cost ion Cost nits Value ion Cost ket Unit Market Housing		£185,021 £708,050 £1,246,168 £849,660 £849,660 £424,378 £307,085 £37,046 £50,270 £148,183 £213,147 inc

\/; ob ²	Resident	ial Viability	Appraisal
Viab	5-10 Year D		• •
SITE REFERENCE	Ed/Ho/2	Mansfield Fringe	Apartments 2
SITE LOCATION	Land adj Edwinstowe		2 bed houses 11
DEVELOPMENT SCENARI			3 Bed houses 16
DEVELOPMENT DETAILS	45 Total Unit	5	4 bed houses 9
Affordable Proportion %	0% 0 Affordable		5 bed house 7
Affordable Mix			%Affordable Rent
Development Floorspace	4210 Sqm Mar	ket Housing 0	Sqm Affordable Housing
DEVELOPMENT VALUE Market Houses			
2 Apt	65 sqm 19	980 £ per sqm	£289,575
11 2 Bed		980 £ per sqm	£1,559,250
16 3 Bed		980 £ per sqm	£2,744,280
9 4 Bed		980 £ per sqm	£1,871,100
7 5 Bed		980 £ per sqm	£1,871,100
Intermediate Houses	70% Open Market Value		
0 Apt		386 £ per sqm	£0
0 2 Bed	•	386 £ per sqm	£0
0 3 Bed	88 sqm 13	386 £ per sqm	£0
Social Rent Houses	40% Open Market Value		
0 Apt		792 £ per sqm	£0
0 2 Bed	•	792 £ per sqm	£0
0 3 Bed	· · · · · · · · · · · · · · · · · · ·	792 £ per sqm	£0
Affordable Rent Houses	0% Open Market Value		
0 Apt	65 sqm	0 £ per sqm	£0
0 2 Bed	70 sqm	0 £ per sqm	£0
0 3 Bed	88 sqm	0 £ per sqm	£0
45 Total Units Development Value			£8,335,305
Development value			10,333,303
DEVELOPMENT COSTS			
Land Apt	2 Plots 40	26 £ per plot	£9,059
2 Bed		662 £ per plot	£108,702
3 Bed	16 Plots 120)78 £ per plot	£190,229
4 Bed	9 Plots 193	£ per plot	£173,923
5 Bed		£ per plot Total Land	
Stamp Duty Land Tax Construction	4.	0%	£25,799
2 Apt	65 sqm 12	238 £ per sqm 1.15	Gross/Net £208,149
11 2 Bed		012 £ per sqm	£796,556
16 3 Bed		012 £ per sqm	£1,401,939
9 4 Bed	•	012 £ per sqm	£955,868
7 5 Bed		012 £ per sqm	£955,868
45	4232 Total sqm		
Abnormal Costs	4880		£488,001
Professional Fees @		0% Construction Cost	£345,470
Legal Fees		5% GDV	£41,677
Statutory Fees		Construction Cost	£56,670
Sales/Marketing Costs		0% Market Units Value 0% Construction Cost	£166,706
Contingencies Planning Obligations		53 £ per Market Unit	£240,319 inc
CIL	77	0 £ per sqm Market Housing	£0
Interest @	6.0% 12 Month Cor		6 Mth Sales Void £284,759
Arrangement Fee	1.0% Cost		£60,877
Development Profit	20.0% of GDV		£1,667,061
Total Cost			£8,340,683
VIABILITY MARGIN			-£5,378

\ /: _ h	2	Resid	lential Vi	iability	Appr	aisal
Viat			ar Delivery	,		
SITE REFERENCE		Bi/Ho/1	Ollerton		Apartments	1
SITE LOCATION			lington Road & (part	of Bi/Ho/1)	2 bed houses	4
DEVELOPMENT SCE		Greenfield	Bron noad or (pane		3 Bed houses	5
DEVELOPMENT DET			Total Units		4 bed houses	3
Affordable Proportion			Affordable Units		5 bed house	2
Affordable Mix		%Intermediate	0% Social Re	ent 0%	%Affordable Re	_
Development Floorspa			Sqm Market Housing		Sqm Affordab	
DEVELOPMENT VAL		1203	3qiii warket riousing	100	3qiii 7iii Oraab	ic riousing
Market Houses	7 _					
1 Apt	651	sqm	1600 £ per sqm			£70,200
_		sqm				£378,000
<u> </u>			1600 £ per sqm			
	88		1600 £ per sqm			£665,280
3 4 Bed	105		1600 £ per sqm			£453,600
2 5 Bed	140	sqm	1600 £ per sqm			£453,600
Intermediate Herros	700/1	On an Manhat Va	al e			
Intermediate Houses 0 Apt		Open Market Va sqm				£32,760
			1120 £ per sqm			
		sqm	1120 £ per sqm			£58,800
0 3 Bed	88	sqm	1120 £ per sqm			£29,568
Social Rent Houses	400/1	Open Market Va	aluo			
						CO
O Apt		sqm	640 £ per sqm			£0
0 2 Bed		sqm	640 £ per sqm			£0
0 3 Bed	88	sqm	640 £ per sqm			£0
Affandahla Dant Hawa	00/1	0 14 1 - 1 - 1	1 -			
Affordable Rent House		Open Market Va				CO
0 Apt		sqm	0 £ per sqm			£0
0 2 Bed		sqm	0 £ per sqm			£0
0 3 Bed	88	sqm	0 £ per sqm			£0
15 Total Unit	S					
Development Value						£2,141,808
DELVEL ORLANDIZ GOO						
DEVELOPMENT COS			205010			C2 0F0
Land Apt		Plots	3050 £ per plot			£2,059
2 Bed		Plots	7320 £ per plot			£24,705
3 Bed	_	Plots	9150 £ per plot			£43,234
4 Bed		Plots	14640 £ per plot			£39,528
5 Bed	2	Plots	18300 £ per plot	Total Land	£146,583	£37,058
Stamp Duty Land Tax			1.0%			£1,466
Construction						
1 Apt		sqm	1040 £ per sqm		Gross/Net	£87,458
4 2 Bed		sqm	850 £ per sqm			£245,438
5 3 Bed	88	sqm	850 £ per sqm			£375,870
3 4 Bed	105	sqm	850 £ per sqm			£240,975
2 5 Bed	140	sqm	850 £ per sqm			£240,975
15	1382	Total sqm				
Abnormal Costs			69860			£69,860
Professional Fees @			8.0% Construction	on Cost		£95,257
Legal Fees			0.5% GDV			£10,709
Statutory Fees			1.1% Construction	on Cost		£14,914
Sales/Marketing Costs			2.0% Market Un			£40,414
Contingencies			5.0% Construction			£63,029
Planning Obligations			7753 £ per Mark			inc
CIL				Market Housing		£0
Interest @	6.0%	12	Month Construction		Mth Sales Void	£73,483
_	1.0%		WIGHTH CONSTRUCTION		Ivitii Sales void	£15,699
Arrangement Fee	1.0%	20.0%	of CDV			
Development Profit		20.0%	עם וט			£428,362
T-4-1 C4						£2,150,490
LOTAL COST						,,
Total Cost VIABILITY MARG						-£8,682

Vi ob	Resi	dential Via	bility Appr	aisal
Viab	5-10 Y	ear Delivery		
SITE REFERENCE	Bi/Ho/1 & Bi/H	Ho/2 for 75 Ollerton	Apartments	3
SITE LOCATION		klington Road & (part of	Bi/Ho/1) 2 bed houses	15
DEVELOPMENT SCENARI	O Greenfield		3 Bed houses	21
DEVELOPMENT DETAILS	60	Total Units	4 bed houses	12
Affordable Proportion %	10%		5 bed house	9
Affordable Mix	100% %Intermediate		0% %Affordable R	
Development Floorspace	5052	2 Sqm Market Housing	433 Sqm Affordab	le Housing
DEVELOPMENT VALUE Market Houses				
3 Apt	65 sqm	2112 £ per sqm		£370,656
14 2 Bed	70 sqm	2112 £ per sqm		£1,995,840
19 3 Bed	88 sqm	2112 £ per sqm		£3,512,678
11 4 Bed	105 sqm	2112 £ per sqm		£2,395,008
8 5 Bed	140 sqm	2112 £ per sqm		£2,395,008
				, ,
Intermediate Houses	70% Open Market \	Value		
2 Apt	65 sqm	1478.4 £ per sqm		£172,973
3 2 Bed	70 sqm	1478.4 £ per sqm		£310,464
1 3 Bed	88 sqm	1478.4 £ per sqm		£156,119
Cartal Day 111	400/1-			
Social Rent Houses	40% Open Market \			CO
0 Apt 0 2 Bed	65 sqm 70 sqm	844.8 £ per sqm 844.8 £ per sqm		£0 £0
0 2 Bed 0 3 Bed	88 sqm	844.8 £ per sqm		£0
O 3 Beu	oo sqiii	044.0 £ per sqiii		10
Affordable Rent Houses	0% Open Market V	Value		
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
60 Total Units	·			
Development Value				£11,308,746
DEVELOPMENT COSTS	2	4026		640.070
Land Apt	3 Plots	4026 £ per plot		£10,870
2 Bed 3 Bed	14 Plots 19 Plots	9662 £ per plot 12078 £ per plot		£130,442 £228,274
4 Bed	11 Plots	19325 £ per plot		£208,708
5 Bed	8 Plots	24156 £ per plot	Total Land £773,958	£195,664
Stamp Duty Land Tax	0 11003	4.0%	70tai Lana 2770,000	£30,958
Construction				200,000
5 Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£416,298
17 2 Bed	70 sqm	1012 £ per sqm		£1,168,283
20 3 Bed	88 sqm	1012 £ per sqm		£1,789,141
11 4 Bed	105 sqm	1012 £ per sqm		£1,147,041
8 5 Bed	140 sqm	1012 £ per sqm		£1,147,041
60	5528 Total sqm			
Abnormal Costs		332890.6		£332,891
Professional Fees @		8.0% Construction (Cost	£453,424
Legal Fees		0.5% GDV	Cont	£56,544
Statutory Fees Sales/Marketing Costs		1.1% Construction (2.0% Market Units)		£70,995 £213,384
Contingencies		5.0% Construction (£300,035
Planning Obligations		7753 £ per Market U		inc
CIL		0 £ per sqm Mai		£0
Interest @	6.0%	Month Construction	6 Mth Sales Void	£355,500
Arrangement Fee	1.0% Cost			£76,000
Development Profit	20.0%	of GDV		£2,261,749
Total Cost				£10,593,241
VIABILITY MARGIN				£715,505

SITE REFERENCE SITE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT DETAILS A flordable Mix DOWN Affordable Mix DOWN A	\/: ab ²	Resid	dential Via	bility App	raisal
STE LOCATION Eaking Road 2 bed houses 1	viab			,	
Eaking Road 2 Deet houses 5 Committee 10 Co				Anartments	2
DEVELOPMENT SCENARIO DEVELOPMENT DETAILS 35 Total Units 4 both houses 7 7 7 7 7 7 7 7 7					
Affordable Proportion % Affordable Mix 100% %intermediate 0% %isocial Rent 0% %isocial Ren			<u>-</u>		
Affordable Mix Development Floorspace De			Total Units	4 bed houses	7
Development Floorspace 2947 Sqm Market Housing 252 Sqm Affordable Housing 254 Sqm Affordable Housing 256 Sqm	Affordable Proportion %	10% 4	Affordable Units		5
DEVELOPMENT VALUE	Affordable Mix	100% %Intermediate	0% %Social Rent	0% %Affordable	Rent
Market Houses 2	Development Floorspace	2947	Sqm Market Housing	252 Sqm Afforda	able Housing
2					
8 2 2 2 5 5 5 5 5 6 6 6 6 6	_				
11 3 3 5 6 6 4 8 6 6 4 8 6 6 4 8 6 105 5 5 6 6 105 5 5 6 6 105 5 6 6 5 5 6 6 5 5	P ·				£262,080
105 sqm 2560 £ per sqm £1,6					£1,411,200
Social Rent Houses					£2,483,712
Intermediate Houses					£1,693,440
1	5 5 Bed	140 sqm	2560 £ per sqm		£1,693,440
1	Intermediate Houses	70% Open Market \	/alue		
2	1 Apt				£122,304
Social Rent Houses	· •	·			£219,520
0 Apt 0 2 Bed 70 sqm 1024 € per sqm 0 2 Bed 70 sqm 1024 € per sqm 0 € per sqm 10	1 3 Bed		· · · · · · · · · · · · · · · · · · ·		£110,387
0 Apt 65 sqm 1024 € per sqm 0 2 Bed 70 sqm 1024 € per sqm 0 € per sqm 10 € per	Contail Book House	400/10			
0 2 Bed 70 sqm 1024 £ per sqm 0 3 Bed 88 sqm 1024 £ per sqm 1226 £ per sqm 1226 £ per sqm 1236 £ per sqm 1237 £ per sqm 1238 £ per sqm 1247 £ per sqm 1258 £ per sqm 1268 £ per sqm 1278 £ per sqm 1288 £ per sqm 1298 £ per sqm					CO
Affordable Rent Houses 0	·	·			£0
Affordable Rent Houses 0		· · · · · · · · · · · · · · · · · · ·	· · ·		£0 £0
0 Apt 65 sqm 0 € per sqm 35 Total Units Development Value	U 3 Bed	oo sqm	1024 ± per sqm		EU
0 2 Bed 70 sqm 0 € per sqm 1					
Name	•	·			£0
Stamp Duty Land Tax		•			£0
Development Value		88 sqm	0 £ per sqm		£0
DEVELOPMENT COSTS					£7,996,083
Land					,,,,,,,,,,
2 Bed 8 Plots 11712 € per plot 6 6 8 8 8 8 9 1 1 1 1 1 1 1 1 1		2 Plata	1000 C non mlat		£7,686
Stamp Duty Land Tax					£92,232
4 Bed 6 Plots 23424 f per plot 5 per plot £1 5 Bed 5 Plots 29280 f per plot £ per plot Total Land £547,243 £ 1 Stamp Duty Land Tax 4.0% £ per plot Total Land £547,243 £ 1 Construction 3 Apt 65 sqm 1394 f per sqm £ per sqm £ 2 10 2 Bed 70 sqm 1139 f per sqm £ per sqm £ 2 12 3 Bed 88 sqm 1139 f per sqm £ per sqm £ 1,2 6 4 Bed 105 sqm 1139 f per sqm £ per sqm £ 7 5 5 Bed 140 sqm 1139 f per sqm £ per sqm £ 7 35 3225 Total sqm 252107.6 Construction Cost £ 6 Professional Fees @ 252107.6 Construction Cost £ 6 Legal Fees 5.0% Construction Cost £ 6 Sales/Marketing Costs 2.0% Market Units Value £ 6 Contingencies 5.0% Construction Cost £ 6					£161,406
Stamp Duty Land Tax			23/24 £ per plot		£147,571
Stamp Duty Land Tax			29280 £ per plot	Total Land \$547.24	
Construction 3 Apt 65 sqm 1394 f per sqm 1.15 Gross/Net £2 10 2 Bed 70 sqm 1139 f per sqm £ per sqm £7 12 3 Bed 88 sqm 1139 f per sqm £ per sqm £1,1 6 4 Bed 105 sqm 1139 f per sqm £ per sqm £7 5 5 Bed 140 sqm 1139 f per sqm £ per sqm £7 35 3225 Total sqm £ per sqm £ per sqm £7 Abnormal Costs 252107.6 £2 £2 Professional Fees @ 8.0% Construction Cost £2 Legal Fees 0.5% GDV £ £2 Statutory Fees 1.1% Construction Cost £ £2 Sales/Marketing Costs 2.0% Market Units Value £3 Contingencies 5.0% Construction Cost £3 Planning Obligations 7753 f per Market Housing £3 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £2		J F1013		10tai Lanu 2541,24	£21,890
10 2 Bed 70 sqm 1139 f per sqm f.7 12 3 Bed 88 sqm 1139 f per sqm f.7 6 4 Bed 105 sqm 1139 f per sqm f.7 5 5 Bed 140 sqm 1139 f per sqm f.7 35 3225 Total sqm f.7 f.7 Abnormal Costs 252107.6 Construction Cost f.7 Legal Fees 0.5% GDV f.7 Statutory Fees 1.1% Construction Cost f.7 Sales/Marketing Costs 2.0% Market Units Value f.7 Contingencies 5.0% Construction Cost f.7 Planning Obligations 7753 f per Market Unit inc CIL 0 f per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void f.2					
12 3 Bed 88 sqm 1139 f per sqm f1,1 6 4 Bed 105 sqm 1139 f per sqm f2 5 5 Bed 140 sqm 1139 f per sqm f2 35 3225 Total sqm Abnormal Costs Professional Fees @ 252107.6 GOST Total sqm 62 Legal Fees 8.0% Construction Cost 60 <td< td=""><td>· ·</td><td>·</td><td></td><td>1.15 Gross/Net</td><td>£273,450</td></td<>	· ·	·		1.15 Gross/Net	£273,450
6 4 Bed 105 sqm 1139 f per sqm 67 5 5 Bed 140 sqm 1139 f per sqm 67 35 3225 Total sqm 252107.6 67 Abnormal Costs 252107.6 60 60 Professional Fees @ 8.0% Construction Cost 60 60 Legal Fees 0.5% GDV 60					£767,401
5 5 Bed 140 sqm 1139 f per sqm 35 3225 Total sqm Abnormal Costs 252107.6 6 Professional Fees @ 8.0% Construction Cost 6 Legal Fees 0.5% GDV 6 Statutory Fees 1.1% Construction Cost 6 Sales/Marketing Costs 2.0% Market Units Value 6 Contingencies 5.0% Construction Cost 6 Planning Obligations 7753 f per Market Unit inc CIL 0 f per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £2					£1,175,220
35 3225 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Status Of Eper sqm Market Housing Interest @ 6.0% I 2 Month Construction 252107.6 8.0% Construction Cost 62 62 62 64 652 66 66 66 66 66 67 67 67 67 67 67 67 67					£753,449
Abnormal Costs Professional Fees @ 8.0% Construction Cost £2 Legal Fees 0.5% GDV £2 Statutory Fees 1.1% Construction Cost £2 Contingencies 2.0% Market Units Value £2 Contingencies 5.0% Construction Cost £2 Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £2		· · · · · · · · · · · · · · · · · · ·	1139 £ per sqm		£753,449
Professional Fees @ 8.0% Construction Cost		3225 Total sqm	252407.61		6252.400
Legal Fees 0.5% GDV file Statutory Fees 1.1% Construction Cost file Sales/Marketing Costs 2.0% Market Units Value file Sales/Marketing Costs Contingencies 5.0% Construction Cost file Sales Market Units Value file Sales Market Units Value file Sales Market Units Value file Sales Market Unit file Sales Void file Sales					£252,108
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Statutory Fees 1.1% Construction Cost £ 2.0% Market Units Value £ 2 Construction Cost £ per Market Unit inc £ per sqm Market Housing Month Construction 6 Mth Sales Void £ 2				Cost	£297,838
Sales/Marketing Costs Contingencies Planning Obligations CIL 12 Month Construction CIL 13 Month Construction CIL CIL CIL CIL CIL CIL CIL CI					£39,980
Contingencies Planning Obligations CIL Description Cost Figure 1 Figure 1 Figure 2 Figure 2 Figure 2 Figure 3 Figure 4 Figure 3 Figure 4 Figure 3 Figure 4 Figure	The state of the s				£47,002
Planning Obligations CIL The per Market Unit E per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £2	_				£150,877
CIL 0 £ per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £2	=				£198,754
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £2					£C
	_	6.0% 12			
			Month Construction	U IVILII Sales VO	£50,799
			of GDV		£1,599,217
		20.070	Jan 33 1		
Total Cost £7,1	Total Cost				£7,166,216
VIABILITY MARGIN £8	VIABILITY MARGIN				£829,867

	2 Re	sidential Via	bility Appr	aisal
Viab		Year Delivery	omey Apple	
SITE REFERENCE	OB/Ho/1		Apartments	1
SITE LOCATION		n Wellow Rd, Adj Sherwood Er		6
DEVELOPMENT SCENA			3 Bed houses	9
DEVELOPMENT DETAI	LS	25 Total Units	4 bed houses	5
Affordable Proportion %		3 Affordable Units	5 bed house	4
Affordable Mix	100% %Interm		0% %Affordable Re	
Development Floorspace		2105 Sqm Market Housing	180 Sqm Affordab	le Housing
DEVELOPMENT VALUE Market Houses				
1 Apt	65 sqm	1600 £ per sqm		£117,000
6 2 Bed	70 sqm	1600 £ per sqm		£630,000
8 3 Bed	88 sqm	1600 £ per sqm		£1,108,800
5 4 Bed	105 sqm	1600 £ per sqm		£756,000
3 5 Bed	140 sqm	1600 £ per sqm		£756,000
Intermediate Houses	70% Open Ma	arket Value		
1 Apt	65 sqm	1120 £ per sqm		£54,600
1 2 Bed	70 sqm	1120 £ per sqm		£98,000
1 3 Bed	88 sqm	1120 £ per sqm		£49,280
Social Rent Houses	40% Open Ma	arket Value		
0 Apt	65 sqm	640 £ per sqm		£0
0 2 Bed	70 sqm	640 £ per sqm		£0
0 3 Bed	88 sqm	640 £ per sqm		£0
Affordable Rent Houses	00/10 14	adiak Valica		
0 Apt	0% Open Ma 65 sgm	0 £ per sqm		£0
0 Apt	70 sqm	0 £ per sqm		£0
0 2 Bed 0 3 Bed	88 sqm	0 £ per sqm		£0
25 Total Units	33 34	0 2 pc. 34		
Development Value				£3,569,680
DEVELOPMENT COSTS	5			
Land Apt	1 Plots	3050 £ per plot		£3,431
2 Bed	6 Plots	7320 £ per plot		£41,175
3 Bed	8 Plots	9150 £ per plot		£72,056
4 Bed	5 Plots	14640 £ per plot		£65,880
5 Bed Stamp Duty Land Tax	3 Plots	18300 £ per plot 1.0%	Total Land £244,305	£61,763 £2,443
Construction		1.0/0		12,443
2 Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net	£145,763
7 2 Bed	70 sqm	850 £ per sqm		£409,063
8 3 Bed	88 sqm	850 £ per sqm		£626,450
5 4 Bed	105 sqm	850 £ per sqm		£401,625
3 5 Bed 25	140 sqm 2303 Total sqr	850 £ per sqm		£401,625
Abnormal Costs	2303 Total Sql	154500		£154,500
Professional Fees @		8.0% Construction C	Cost	£158,762
Legal Fees		0.5% _{GDV}		£17,848
Statutory Fees		1.1% Construction C		£25,276
Sales/Marketing Costs		2.0% Market Units V		£67,356
Contingencies		5.0% Construction C		£106,951
Planning Obligations		7753 £ per Market U		inc £0
CIL Interest @	6.0%	0 £ per sqm Mar 12 Month Construction	6 Mth Sales Void	£124,288
Arrangement Fee	1.0% Cost	12 WORLD CONSTRUCTION	O IVITII Sales Void	£26,550
Development Profit		0.0% of GDV		£713,936
Total Cost				£3,626,741
VIABILITY MARGII	N			-£57,061

	. 2	D	ocido	ntial	Viahi	lity	Annr	oical
Vi	ab		eside			iity <i>i</i>	Appr	aisai
			10 Year		<u> </u>			
SITE REFER			IU/1 for 75 Retai	l Olle	rton		partments	2
SITE LOCA			ring Road				bed houses	10
	ИENT SCENARIO ИENT DETAILS	Gre	enfield 40 Total	111.11.			Bed houses	14
_	Proportion %	10%		dable Units			bed houses bed house	8 6
Affordable		100% %Int		0% %So	cial Rent		%Affordable R	
	ent Floorspace	10070 701110		Market Hou			gm Affordab	
•	MENT VALUE		3300 3qm	Warkerriou	31116	200 3	qiii7ii101aab	ic riousing
Market Hou								
2	Apt	65 sqm		2112 £ pe	r sqm			£247,104
9	2 Bed	70 sqm		2112 £ pe	r sqm			£1,330,560
13	3 Bed	88 sqm		2112 £ pe	r sqm			£2,341,786
7	4 Bed	105 sqm		2112 £ pe	r sqm			£1,596,672
5	5 Bed	140 sqm		2112 £ pe	r sqm			£1,596,672
Intermedia [.]	te Houses	70% Ope	n Market Value					
1	Apt	65 sqm		1478.4 £ pe	r sqm			£115,315
2	2 Bed	70 sqm		1478.4 £ pe	•			£206,976
1	3 Bed	88 sqm		1478.4 £ pe	•			£104,079
Social Rent	Houses [40% One	n Market Value					
0	Apt	65 sqm	Tiviarie value	844.8 £ pe	rsam			£0
0	2 Bed	70 sqm		844.8 £ pe	•			£0
0	3 Bed	88 sqm		844.8 £ pe	•			£0
off and abla	D [00/10						
	Rent Houses		n Market Value	0.6				co
0	Apt	65 sqm		0 £ pe				£0
•	2 Bed	70 sqm		0 £ pe				£0
0 40	3 Bed Total Units	88 sqm		0 £ pe	r sqm			£0
Developm								£7,539,164
DEVELOR	MENT COSTS							
Land	Apt	2 Plots		4026 £ pe	r plot			£7,247
	2 Bed	9 Plots		9662 £ pe				£86,962
	3 Bed	13 Plots		12078 £ pe				£152,183
	4 Bed	7 Plots		19325 £ pe				£139,139
	5 Bed	5 Plots	5	24156 £ pe	r plot	Total Land	£515,972	£130,442
Stamp Duty				4.0%	·			£20,639
Constructi		65		42201-		4.45		6277 522
3	Apt	65 sqm		1238 £ pe		1.15	iross/Net	£277,532
11	2 Bed	70 sqm		1012 f pe	•			£778,855
13	3 Bed	88 sqm		1012 £ pe				£1,192,761
7	4 Bed	105 sqm		1012 £ pe				£764,694
5 40	5 Bed	140 sqm 3685 Tota	Leam	1012 £ pe	r sqm			£764,694
Abnormal C	`nsts	3063 Tota		9372.4				£259,372
Professiona			23		struction Cost			£302,283
Legal Fees	111003 @			0.5% GDV				£37,696
Statutory Fe	265				struction Cost			£47,742
Sales/Mark					ket Units Value			£142,256
Contingenc					struction Cost			£201,895
Planning Ob					r Market Unit			inc
CIL					r sqm Market H	ousing		£C
Interest @	Γ	6.0%	12 Mont	h Construction			Ath Sales Void	£238,788
Arrangeme	nt Fee	1.0% Cost						£51,045
Developme			20.0% of GD	V				£1,507,833
Total Cost								£7,104,056
VIABILIT	Y MARGIN							£435,108
- 41-21-71								

\	2	Resid	dentia	I Viabi	lity /	Appr	aisal
Vi•a			Year De			•	
SITE REFERENCE		OB/Ho/2		Ollerton	Δ	partments	0
SITE LOCATION			Hollies Close	JIICT COTT		bed houses	1
DEVELOPMENT	SCENARIO	Brownfield				Bed houses	2
DEVELOPMENT			Total Units		4	bed houses	1
Affordable Propo	rtion % 10%	6 1	Affordable Units	5	5	bed house	1
Affordable Mix	1009	%Intermediate	0% 9	6Social Rent	0% 9	Affordable R	ent
Development Floo	orspace	421	Sqm Market H	ousing	36 S	qm Affordab	le Housing
DEVELOPMENT	VALUE						
Market Houses		_					
0 Apt		5 sqm		per sqm			£37,440
1 2 Be		0 sqm		per sqm			£201,600
2 3 Be		8 sqm	2560 f	per sqm			£354,816
1 4 Be		5 sqm		per sqm			£241,920
1 5 Be	d 14	0 sqm	2560 f	e per sqm			£241,920
Intermediate Hou	ses 70%	6 Open Market V	alue				
0 Apt	6.	5 sqm	1792 f	per sqm			£17,472
0 2 Be	d 70	0 sqm		per sqm			£31,360
0 3 Be		8 sqm		per sqm			£15,770
Social Rent House	s 409	6 Open Market V	alue				
0 Apt		5 sqm		E per sqm			£0
0 2 Be		0 sqm		per sqm			£C
0 3 Be		8 sqm		E per sqm			£0
Affordable Rent H	January 00	/ On an Manufact V	ala				
_		6 Open Market V 5 sqm					50
0 Apt 0 2 Be		•		per sqm			£0 £0
		O sqm		per sqm			£0
	a o I Units	8 sqm	0 1	E per sqm			IU
Development Va							£1,142,298
DEVELOPMENT	COSTS						
Land Apt		0 Plots	5984 f	per plot			£1,346
2 Be	d	1 Plots	14362 f				£16,157
3 Be		2 Plots	17952 f				£28,274
4 Be		1 Plots	28723 f	per plot			£25,851
5 Be	d	1 Plots	35904 f	per plot	Total Land	£95,864	£24,235
Stamp Duty Land	Тах		0.0%				£0
Construction				_			
0 Apt		5 sqm		e per sqm	1.15 G	ross/Net	£39,064
1 2 Be		0 sqm		per sqm			£109,629
2 3 Be		8 sqm		e per sqm			£167,889
1 4 Be		5 sqm		E per sqm			£107,636
1 5 Be		0 sqm	1139 f	e per sqm			£107,636
5 Abnormal Costs	46	1 Total sqm	37546.8				£27 E 45
	@			Construction Cost			£37,547 £42,548
Professional Fees	<u>w</u>		0.5%				£5,711
Legal Fees Statutory Fees				DV Construction Cost			£6,731
Statutory Fees Sales/Marketing C	osts			Market Units Value			£21,554
Contingencies	0313			Construction Cost			£21,552
Planning Obligatio	ns			per Market Unit			inc
CIL	113			e per Market Offit E per sqm Market H	Ousing		£0
Interest @	6.09	6 12	Month Construct			1th Sales Void	£34,663
Arrangement Fee		6 Cost	Wionan Construct		U	iai Jaies Void	£7,418
Development Prof		20.0%	of GDV				£228,460
Total Cost							£1,040,818
VIABILITY MA							£101,479

\ /:	2	Resi	dential Via	ability Appr	aisal
Vi	ab		ar Delivery		
SITE REFERI		OB/Ho/3	Ollerton	Apartments	0
SITE LOCAT	_		ford Avenue, Ollerton	2 bed houses	1
	ENT SCENARIO		Toru / Werrac / Orienton	3 Bed houses	2
	ENT DETAILS		Total Units	4 bed houses	1
Affordable P		10%	L Affordable Units	5 bed house	1
Affordable N	Лix	100% %Intermediate	e 0% %Social Ren	t 0% %Affordable F	Rent
Developmen	t Floorspace	422	Sqm Market Housing	36 Sqm Afforda	ble Housing
DEVELOPM	ENT VALUE				
Market Hous	ses				
0	Apt	65 sqm	1600 £ per sqm		£23,400
1	2 Bed	70 sqm	1600 £ per sqm		£126,000
2	3 Bed	88 sqm	1600 £ per sqm		£221,760
1	4 Bed	105 sqm	1600 £ per sqm		£151,200
1	5 Bed	140 sqm	1600 £ per sqm		£151,200
Intermediate	e Houses	70% Open Market	Value		
0	Apt	65 sqm	1120 £ per sqm		£10,920
0	2 Bed	70 sqm	1120 £ per sqm		£19,600
0	3 Bed	88 sqm	1120 £ per sqm		£9,856
Social Rent H	louses I	40% Open Market	Value		
0	Apt	65 sqm	640 £ per sqm		£0
0	2 Bed	70 sqm	640 £ per sqm		£0
0	3 Bed	88 sqm	640 £ per sqm		£0
Affordable R	lant Hausaa	OV/ On an Manhat	Malica		
	L	0% Open Market 65 sqm			50
0	Apt	•	0 £ per sqm 0 £ per sqm		£0
0	2 Bed	70 sqm			£0
5	3 Bed Total Units	88 sqm	0 £ per sqm		10
Developme					£713,936
DEVELOPM	ENT COSTS				
Land	Apt	0 Plots	3050 £ per plot		£686
	2 Bed	1 Plots	7320 £ per plot		£8,235
	3 Bed	2 Plots	9150 £ per plot		£14,411
	4 Bed	1 Plots	14640 £ per plot		£13,176
	5 Bed	1 Plots	18300 £ per plot	Total Land £48,861	
Stamp Duty	Land Tax		0.0%		£0
Construction	n				
0	Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net	£29,153
1	2 Bed	70 sqm	850 £ per sqm		£81,813
2	3 Bed	88 sqm	850 £ per sqm		£125,290
1	4 Bed	105 sqm	850 £ per sqm		£80,325
1	5 Bed	140 sqm	850 £ per sqm		£80,325
5 Abnormal Co	octc	461 Total sqm	27620		£27,620
Abnormal Co Professional			8.0% Construction	n Cost	£31,752
Legal Fees	i ces w		0.5% GDV	ii Cost	£3,570
Legal Fees Statutory Fee	20		1.1% Construction	n Cost	£5,019
Sales/Market			2.0% Market Unit		£13,471
Contingencie	_		5.0% Construction		£21,226
Planning Obl			7753 £ per Marke		inc
CIL	-battoris		0 £ per sqm M		£0
Interest @		6.0% 12	2 Month Construction	6 Mth Sales Voice	
Arrangement	t Fee	1.0% Cost	- Month Construction	U IVILLI Sales VOIC	£5,272
Developmen			of GDV		£142,787
Total Cost					£721,163
VIABILITY	MARGIN				-£7,227

\ /:	2	Res	sidential Via	bility Appr	aisal
V	i-ab		Year Delivery	,	
SITE REF		OB/Ho/1	Ollerton	Apartments	5
SITE LOC			Wellow Rd, Adj Sherwood E	•	25
DEVELOR	PMENT SCENARIO			3 Bed houses	35
DEVELOR	PMENT DETAILS		100 Total Units	4 bed houses	20
Affordabl	e Proportion %	10%	10 Affordable Units	5 bed house	15
Affordabl	-	100% %Interme		0% %Affordable Re	
	nent Floorspace	8	3420 Sqm Market Housing	721 Sqm Affordab	le Housing
	PMENT VALUE				
Market H		65 sqm	2112 6		5617 760
23	Apt 2 Bed	70 sqm	2112 £ per sqm 2112 £ per sqm		£617,760 £3,326,400
32	3 Bed	88 sqm	2112 £ per sqm		£5,854,464
18	4 Bed	105 sqm	2112 £ per sqm		£3,991,680
14	5 Bed	140 sqm	2112 £ per sqm		£3,991,680
		2.0			
Intermed	iate Houses	70% Open Mar	ket Value		
3	Apt	65 sqm	1478.4 £ per sqm		£288,288
5	2 Bed	70 sqm	1478.4 £ per sqm		£517,440
2	3 Bed	88 sqm	1478.4 £ per sqm		£260,198
	nt Houses	40% Open Mar			
0	Apt	65 sqm	844.8 £ per sqm		£0
0	2 Bed	70 sqm	844.8 £ per sqm		£0
0	3 Bed	88 sqm	844.8 £ per sqm		£0
Affordabl	e Rent Houses	0% Open Mar	ket Value		
0	Apt	65 sqm	0 £ per sqm		£0
0	2 Bed	70 sqm	0 £ per sqm		£0
0	3 Bed	88 sqm	0 £ per sqm		£0
100	Total Units				
Develop	ment Value				£18,847,910
DEVELOR	PMENT COSTS				
Land	Apt	5 Plots	4026 £ per plot		£18,117
	2 Bed	23 Plots	9662 £ per plot		£217,404
	3 Bed	32 Plots	12078 £ per plot		£380,457
	4 Bed	18 Plots	19325 £ per plot		£347,846
	5 Bed	14 Plots	24156 £ per plot	Total Land £1,289,930	£326,106
-	ity Land Tax		5.0%		£64,497
Construc			1000		0000 000
8	Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£693,830
28	2 Bed	70 sqm	1012 £ per sqm		£1,947,138
34 18	3 Bed	88 sqm 105 sqm	1012 £ per sqm		£2,981,902
18	4 Bed 5 Bed	105 sqm 140 sqm	1012 £ per sqm 1012 £ per sqm		£1,911,735 £1,911,735
100	5 Beu	9214 Total sqm			11,911,733
Abnormal	l Costs	J214 Total Sq111	814295		£814,295
	nal Fees @		8.0% Construction (Cost	£755,707
Legal Fees			0.5% GDV		£94,240
Statutory			1.1% Construction (Cost	£121,180
Sales/Mar	rketing Costs		2.0% Market Units \		£355,640
Continger	ncies		5.0% Construction (Cost	£513,032
Planning (Obligations		7753 £ per Market	Unit	inc
CIL			0 £ per sqm Ma		£0
Interest @		6.0%	12 Month Construction	6 Mth Sales Void	£605,469
Arrangem		1.0% Cost	200/1		£129,418
Developm	nent Profit	20	0.0% of GDV		£3,769,582
Total Cos	st				£17,959,328
VIABILI	TY MARGIN				£888,583

\ /! _ l-	2	Resid	dential	Viabi	lity	Appr	aisal
Viat			Year Deli				
SITE REFERENCE		OB/Ho/3	Olle	rton	A	Apartments	1
SITE LOCATION		- , -, -	ord Avenue, Olle			bed houses	4
DEVELOPMENT SCE	NARIO	Brownfield	<u> </u>			Bed houses	5
DEVELOPMENT DET			Total Units			bed houses	3
Affordable Proportion			Affordable Units			bed house	2
Affordable Mix		%Intermediate		ocial Rent		%Affordable Re	_
Development Floorspa			Sqm Market Hou			Sam Affordab	
DEVELOPMENT VAL		1203	5qm Warket Hou	31116	100 3	qiii7ii101dab	ic riousing
Market Houses	7						
1 Apt	65	sqm	2560 £ pe	ar cam			£112,320
3 2 Bed		sqm	2560 £ pe				£604,800
		sqm	2560 £ pe				£1,064,448
3 4 Bed	105		2560 £ pe				£725,760
2 5 Bed	140	sqm	2560 £ pe	er sqm			£725,760
lusta uma a di ata di	700/	0	1.				
Intermediate Houses		Open Market V					CEO 446
0 Apt		sqm	1792 £ pe				£52,416
1 2 Bed		sqm	1792 £ pe	•			£94,080
0 3 Bed	88	sqm	1792 £ pe	er sqm			£47,309
Social Rent Houses		Open Market V	alue				
0 Apt		sqm	1024 £ pe				£0
0 2 Bed	70	sqm	1024 £ pe	er sqm			£0
0 3 Bed	88	sqm	1024 £ pe	er sqm			£0
Affordable Rent House	es 0%	Open Market V	alue				
0 Apt		sqm	0 £ pe	er sam			£0
0 2 Bed		sqm	0 £ pe				£0
0 3 Bed		sqm	0 f pe				£0
15 Total Unit		sqiii	O I pe	a sqiii			LO
Development Value	3						£3,426,893
Development value							13,420,633
DEVELOPMENT COS	TS						
Land Apt		Plots	5984 £ pe	or plot			£4,039
			14362 £ pe	•			£48,470
2 Bed		Plots					
3 Bed	_	Plots	17952 £ pe	er plot			£84,823
4 Bed		Plots	28723 £ pe				£77,553
5 Bed	2	Plots	35904 £ pe	er plot 1	otal Land	£287,591	£72,706
Stamp Duty Land Tax			3.0%				£8,628
Construction							
1 Apt		sqm	1394 £ pe	· · · · · · · · · · · · · · · · · · ·	1.15	Gross/Net	£117,193
4 2 Bed	70	sqm	1139 £ pe				£328,886
5 3 Bed	88	sqm	1139 £ pe	er sqm			£503,666
3 4 Bed	105	sqm	1139 £ pe	er sqm			£322,907
2 5 Bed	140	sqm	1139 £ pe	er sqm			£322,907
15		Total sqm					
Abnormal Costs		·	111836.4				£111,836
Professional Fees @				struction Cost			£127,645
Legal Fees			0.5% GDV				£17,134
				struction Cost			£20,185
				ket Units Value			£64,662
Statutory Fees							£85,370
Statutory Fees Sales/Marketing Costs			E 00/ Ic.				
Statutory Fees Sales/Marketing Costs Contingencies			5.0% Con:				
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations			7753 £ pe	er Market Unit			inc
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL		10	7753 £ pe 0 £ pe	er Market Unit er sqm Market Ho			inc £0
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @	6.0%		7753 £ pe	er Market Unit er sqm Market Ho		⁄Ith Sales Void	inc £0 £104,337
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee	6.0% 1.0%	Cost	7753 £ pe 0 £ pe	er Market Unit er sqm Market Ho		⁄Ith Sales Void	inc £0 £104,337 £22,332
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @			7753 £ pe 0 £ pe	er Market Unit er sqm Market Ho		⁄Ith Sales Void	inc £0 £104,337 £22,332
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit		Cost	7753 £ pe 0 £ pe	er Market Unit er sqm Market Ho		Ath Sales Void	f0 £104,337 £22,332 £685,379
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee		Cost	7753 £ pe 0 £ pe	er Market Unit er sqm Market Ho		√Ith Sales Void	

O-5 Year Delivery O-5 Year Delivery	\ /:	2	Resi	dential Via	bility Appr	aisal
Difference Contemporary Contem	VI	ab				
Winnery Lane, Phased 2 bed house 1				•	Anartments	0
DEVELOPMENT SCENARIO Greenfield 3 lech houses 2					· ·	
## Affordable Proportion	DEVELOPM	IENT SCENARIO		,	3 Bed houses	2
### Affordable Mix	DEVELOPM	IENT DETAILS			4 bed houses	1
Development Floorspace		-				
DEVELOPMENT VALUE						
Market Houses			421	Sqm Market Housing	36 Sqm Afforda	ole Housing
Company						
1			65 sam	1600 f ner sam		£23.400
2 3 8 8 5 1600 6 per sym 6221,76 1 4 8 8 105 sym 1600 6 per sym 6151,20 1 5 8 105 sym 1600 6 per sym 6151,20 1 5 8 105 sym 1120 6 per sym 6151,20 1 5 8 70 sym 1120 6 per sym 619,60 0 3 8 8 sym 1120 6 per sym 619,60 0 3 8 8 sym 1120 6 per sym 619,60 0 3 8 8 sym 640 6 per sym 640 6 per sym 640 0 3 8 8 sym 640 6 per sym 640 6 per sym 640 0 3 8 8 sym 640 6 per sym 640 6 per sym 640 0 3 8 8 sym 640 6 per sym 640 6 per sym 640 0 3 8 8 sym 640 6 per sym 640 6 per sym 640 0 4 4 5 5 sym 6 6 per sym 6 6 0 3 8 6 8 sym 6 6 per sym 6 6 0 4 5 5 sym 6 6 per sym 6 6 0 4 5 5 sym 6 6 per sym 6 6 0 5 5 5 5 5 5 5 0 6 8 8 sym 6 6 per sym 6 6 0 6 7 5 sym 6 6 per sym 6 6 0 8 8 sym 6 6 per sym 6 6 0 8 8 sym 6 6 per sym 6 6 0 8 8 sym 6 6 per sym 6 6 0 1 1 1 1 1 1 0 2 3 3 6 2 1 1 0 4 6 5 sym 6 1 1 0 5 6 6 5 1 1 0 6 7 5 5 1 1 0 7 7 7 7 7 7 0 8 7 7 7 7 7 0 9 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 0 9 7 7 7 7 7 7 7 0 9 7 7 7 7 7 7 7 0 9 7 7 7 7 7 7 7 7 7		·				
1						
1 5 8 140 5 5 5 6 140 5 5 6 6 5 6 6 6 6 6	_					
Construction	1					£151,200
Construction	Intermediat	e Houses	70% Open Market \	Value		
0 2 Bed 70 sqm 1120 € per sqm €19,60 €9,85 Social Rent Houses 0 Apt 65 sqm 640 € per sqm € € € € € € € € € € € € € € € € € € €						£10,920
Social Rent Houses			•			£19,600
0 Apt	~					£9,856
0 Apt	Social Rent I	Houses I	40% Open Market V	Value		
0 2 Bed 70 sqm 640 € per sqm € £ 0 3 Bed 88 sqm 640 € per sqm € £ 640 € per sqm € £ 65 sqm 0 € per sqm € £ 0 2 Bed 70 sqm 0 € per sqm € £ 0 3 Bed 88 sqm 0 € per sqm € £ 0 3 Bed 88 sqm 0 € per sqm € £ 0 3 Bed 88 sqm 0 € per sqm € £ 0 3 Bed 88 sqm 0 € per sqm € £ 0 3 Bed 88 sqm 0 € per sqm € £ 0 3 Bed 88 sqm 0 € per sqm € £ 0 3 Bed 88 sqm 0 € per sqm € £ 0 5 Total Units DEVELOPMENT COSTS Land Apt 0 Plots 7320 € per plot € £8,23 3 Bed 2 Plots 9150 € per plot € £8,23 3 Bed 1 Plots 74640 € per plot 1 Flots 14640 € per plot 1 Flots 14640 € per plot 1 Flots 15 Bed 1 Plots 18300 € per plot 1 Total Land £48,861 € £12,35 Stamp Duty Land Tax Construction 0 Apt 65 sqm 1040 € per sqm 1.15 Gross/Net £29,15 1 2 Bed 70 sqm 850 € per sqm 1.15 Gross/Net £29,15 1 2 Bed 88 sqm 850 € per sqm £81,81,81 2 3 Bed 88 sqm 850 € per sqm £81,81,81 2 3 Bed 88 sqm 850 € per sqm £83,32 1 5 Bed 105 sqm 850 € per sqm £83,32 1 5 Bed 104 sqm 850 € per sqm £83,32 5 461 Total sqm Abortorial Costs Professional Fees Ø 1.1% Construction Cost 5 £3,57 Statutory Fees Statuto						£C
Affordable Rent Houses O Apt 65 sqm 0 £ per sqm O 2 Bed 70 sqm 0 £ per sqm £ 5 Total Units DEVELOPMENT COSTS Land Apt 0 Plots 3050 £ per plot £ 68,23 3 Bed 2 Plots 9150 £ per plot £ 68,23 3 Bed 2 Plots 9150 £ per plot £ 61,41 4 Bed 1 Plots 14640 £ per plot £ 61,31,75 5 Bed 1 Plots 1830 £ per plot £ 61,31,75 5 Bed 1 Plots 1830 £ per plot £ 61,31,75 5 Bed 1 Plots 1830 £ per plot Total Land £ 48,861 £ 12,35 Stamp Duty Land Tax Construction O Apt 65 sqm 1040 £ per sqm 1.15 Gross/Net £ 29,15 1 2 Bed 70 sqm 850 £ per sqm 1.15 Gross/Net £ 29,15 1 2 Bed 70 sqm 850 £ per sqm £ 830 £ p		•	•			£C
Continue			·			£C
Continue	Affordable R	Rent Houses	0% Open Market \	Value		
0 2 Bed 70 sqm 0 € per sqm 6 € 5 Total Units Development Value E713,93 DEVELOPMENT COSTS Land Apt 0 Plots 3050 € per plot 6 £ 82,33 a Bed 2 Plots 9150 € per plot 7		L				£C
State Sta		•	•			£0
Development Value	0	3 Bed	•			£C
DEVELOPMENT COSTS Construction Cost	_					
Apt	Developme	ent Value				£713,936
2 Bed 1 Plots 7320		IENT COSTS				
Stamp Duty Land Tax	Land	Apt	0 Plots			£686
A Bed 1 Plots 14640 5 Bed 1 Plots 18300 5 Bed 1 Plots 18300 5 Earmp Duty Land Tax 0.0% 5 Earmp Duty Land Tax 5 Earmp						
Stamp Duty Land Tax						
Stamp Duty Land Tax						
Construction 65 sqm 1040 f per sqm 1.15 gross/Net £29,15 fepr sqm 1 2 Bed 70 sqm 850 fepr sqm £ per sqm £ per sqm £ 81,81 fepr sqm £ per sqm £ 125,29 fepr	Stamp Duty		1 Plots		Total Land £48,861	£12,353
1 2 Bed 70 sqm 850 f per sqm f per sqm f 125,29 1 4 Bed 105 sqm 850 f per sqm f per sqm f 80,32 1 5 Bed 140 sqm 850 f per sqm f 80,32 5 461 Total sqm 65720 f per sqm f 80,32 Abnormal Costs 65720 f per sqm f 65,72 Professional Fees @ 8.0% Construction Cost f 31,75 Legal Fees 0.5% GDV f 3,57 Statutory Fees 1.1% Construction Cost f 5,43 Sales/Marketing Costs 2.0% Market Units Value f 13,47 Contingencies 5.0% Construction Cost f 23,13 Planning Obligations 7753 f per Market Unit inc CIL 0 f per sqm Market Housing f 26,49 Arrangement Fee 1.0% Cost 1.0% Cost f 26,49 Development Profit 20.0% of GDV f 2763,79						
\$\frac{2}{1} & 4 \text{ Bed} & 105 \text{ sqm} & 850 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		· ·	·		1.15 Gross/Net	£29,153
1 4 Bed 105 sqm 850 f per sqm £ 80,32 f per sqm £80,32 f per sqm £90,00 f per sqm £90,			•			£81,813
1 5 Bed 140 sqm 850 f per sqm						£125,290
Abnormal Costs Professional Fees @ Legal Fees Statutory Fees Sales/Marketing Costs Construction Cost Sales/Marketing Costs Contingencies Planning Obligations CIL Solution Cost Construction Cost Solution Solutio			·			£80,325
Abnormal Costs Professional Fees @ Legal Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Ontherest @ Arrangement Fee Development Profit Abnormal Costs 8.0% Construction Cost 651,72 Construction Cost 652,72 Construction Cost 653,57 Construction Cost 653,73 Construction Cost 653,73 Construction Cost 613,47 Construction Cost 613,47 Construction Cost 613,47 Construction Cost 623,13 Construction Cost 613,75 Construction Cost 613,47 Construction Cost 613,75 Construction Cost 613,47 Construction Cost 613,47 Construction Cost 623,13 Construction Cost 613,47 Construction Cost 6		5 Bed		850 £ per sqm		£80,325
Professional Fees @ 8.0% Construction Cost GDV F3,57 Statutory Fees Development Profit Sales Construction Cost GDV F3,57 Sales/Marketing Costs Construction Cost C		nsts	401 Total sqm	657201		£65.720
Legal Fees Construction Cost Sales/Marketing Costs Contingencies Planning Obligations CIL Of per sqm Market Housing Arrangement Fee Development Profit Cost Construction Cost 1.1% Construction Cost 6.0% 7753 4 per Market Unit 6 per sqm Market Housing 6 Mth Sales Void 6 GDV 6 GDV 6 3,57 6 Construction Cost 6 per Market Unit 6 per sqm Market Housing 6 Mth Sales Void 6 6,0% 6 GDV					Cost	
Statutory Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Of per sqm Market Housing Arrangement Fee Development Profit Construction Cost 4.0% Arrangement Fee Development Profit Construction Cost 6.0% 12 Month Construction 6 Mth Sales Void 6.0% 6 GDV £763,79		. 200 @				
Sales/Marketing Costs Contingencies Planning Obligations CIL Of per sqm Market Housing Arrangement Fee Development Profit Cost Construction Cost Fer Market Unit Fer sqm Market Housing fer sqm Market Unit for cost fer sqm Market Units Value fer sqm Market Un		es			Cost	£5,438
Contingencies Planning Obligations CIL Of per sqm Market Housing Finterest @ Arrangement Fee Development Profit Cost Construction Cost f 23,13 f per Market Unit Of per sqm Market Housing f Mth Sales Void f 26,49 f 5,65 f 23,13 f 26,49 f 26,49 f 3,79 f 3,79						£13,471
Planning Obligations T753		_				£23,131
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £26,49 Arrangement Fee 1.0% Cost £5,65 Development Profit 20.0% of GDV £142,78	_					
Arrangement Fee 1.0% Cost £5,65 Development Profit 20.0% of GDV £142,78 Total Cost	CIL				rket Housing	£0
Development Profit 20.0% of GDV £142,78 Total Cost £763,79	Interest @			Month Construction	6 Mth Sales Voic	
Total Cost £763,79				7.		£5,657
· · · · · · · · · · · · · · · · · · ·	Developmen	nt Profit	20.0%	of GDV		£142,787
VIABILITY MARGIN -£49.85	Total Cost					£763,791
	VIABILITY	MARGIN				-£49,855

STITE LOCATION Apartments 3 STITE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Affordable Proportion % Affordable Mix DEVELOPMENT DETAILS G. Affordable Units S. bed houses 12 S. Bed houses 13 S. Bed houses 14 S. Bed houses 15 S. Bed houses	Vi ob	Resid	dential Via	bility Appr	aisal
SITE REFERENCE OR/Hot/2 Oilerton Apartmense 3 STE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO Total Units 4 bed houses 15 3 Bed houses 12 3 Bed houses 13 3 Bed houses 14	viab			,	
Adjacent to Hollies Close		OB/Ho/2	Ollerton	Apartments	3
DEVELOPMENT DETAILS				P	_
Affordable Proportion % Affordable Mix 100% 1	DEVELOPMENT SCENARI	-		3 Bed houses	21
Affordable Mix Development Ploorspace Development Ploorspace Sqm Market Housing Sqm	DEVELOPMENT DETAILS	60	Total Units	4 bed houses	12
Development Floorspace Sob2 Sqm Market Housing A33 Sqm Affordable Housing Development Floorspace Sqm Market Housing A33 Sqm Affordable Housing Sqm Affordable Housing A33 Sqm Affordable Housing A35 Sqm Affordable Housing A36 A37 Sqm A3	•			5 bed house	9
Section					
Market Houses 3		5052	Sqm Market Housing	433 Sqm Affordab	le Housing
3					
14 2 8 2 70 5 5 5 5 5 5 5 5 5		651	2112]6		£270 6E6
19 3 8ed 88 sqm 2112 f per sqm £3,512,61 11 4 8ed 105 sqm 2112 f per sqm £2,395,00 12 3 5 8ed 140 sqm 2112 f per sqm £2,395,00 14 14 15 sqm 1478,4 f per sqm £2,395,00 14 15 3 8ed 70 sqm 1478,4 f per sqm £12,95 3 2 8ed 70 sqm 1478,4 f per sqm £13,04 1 3 8ed 88 sqm 1478,4 f per sqm £13,04 1 3 8ed 70 sqm 844,8 f per sqm £156,11 Social Rent Houses 40% Open Market Value 0 Apt 65 sqm 844,8 f per sqm f 6 0 2 8ed 70 sqm 844,8 f per sqm f 6 0 3 8ed 70 sqm 844,8 f per sqm f 6 0 4 5 sqm 0 f per sqm f 6 0 2 8ed 70 sqm 0 f per sqm f 6 0 2 8ed 70 sqm 0 f per sqm f 6 0 3 8ed 88 sqm 0 f per sqm f 6 0 3 8ed 88 sqm 0 f per sqm f 6 0 5 8ed 14 Plots 11848 f per plot f 113,33 2 8ed 14 Plots 11848 f per plot f 123,33 3 8ed 19 Plots 14810 f per plot f 5 4 8ed 11 Plots 23697 f per plot f 523,93 5 8ed 8 8 sqm 1012 f per sqm f 1,148,00 f 5 4 4 6 5 5 5 5 5 5 4 5 6 5 5 5 5 5 5 5 5 5	- P				
11					
Seed 140 Sqm 2112 E per sqm £2,395,00 Intermediate Houses 70% Open Market Value 2					
Intermediate Houses					
2 Apt 65 sqm 1478.4 £ per sqm £172.9;	3 300	2 10 34			
3 2 Bed	Intermediate Houses	70% Open Market V	/alue		
1 3 Bed	2 Apt	-			£172,973
Social Rent Houses	3 2 Bed		1478.4 £ per sqm		£310,464
0 Apt 0 55 sqm 844.8 € per sqm 6 6 6 0 2 Bed 770 sqm 844.8 € per sqm 6 6 6 70 sqm 844.8 € per sqm 6 6 6 70 sqm 0 4pt 65 sqm 0 € per sqm 6 6 6 70 sqm 0 € per sqm 6 6 6 70 sqlm 101 s 5 5 sqm 0 € per sqm 6 6 6 70 sqlm 101 sqlm 10	1 3 Bed	88 sqm	1478.4 £ per sqm		£156,119
0 Apt					
Name					
Affordable Rent Houses 0 Apt 65 sqm 0 f per sqm 6 f	•	· · · · · · · · · · · · · · · · · · ·			£0
Affordable Rent Houses 0 Apt 0 Apt 65 sqm 0 £ per sqm 0 £ per sqm 60 Total Units Development Value E11,308,74 Development Value Development Value Development Value Development Value Development Value E11,308,74 Development Value Development Value E11,308,74 Eper plot E37,96 Construction S Apt S Ap	1	·	· · ·		£0 £0
0 Apt 0 5 sqm 0 f per sqm 6 f 6 o 70 sqm 0 f per sqm 6 f 6 o 70 sqm 0 f per sqm 6 f 6 o Total Units Development Value	U 3 Bed	88 sqm	844.8 £ per sqm		£U
0 2 Bed 70 sqm 0 £ per sqm 6 € 60 Total Units Development Value	Affordable Rent Houses	0% Open Market \	/alue		
O 3 Bed 60 Total Units Development Value £11,308,74	0 Apt	65 sqm	0 £ per sqm		£0
Development Value	0 2 Bed	70 sqm	0 £ per sqm		£0
DEVELOPMENT COSTS Land	0 3 Bed	88 sqm	0 £ per sqm		£0
DEVELOPMENT COSTS					
Land	Development Value				£11,308,746
Land	DEVELOPMENT COSTS				
2 Bed		3 Plots	4937 f per plot		f13 329
Stamp Duty Land Tax	P -				
A Bed S Bed B Plots C 23697 E per plot E per plot E 255,92 E per plot E per pl					
Stamp Duty Land Tax					£255,924
Stamp Duty Land Tax		8 Plots		Total Land £949,050	
5 Apt 65 sqm 1238 f per sqm 1.15 Gross/Net £416,29 fper sqm 17 2 Bed 70 sqm 1012 fper sqm £1,168,28 fper sqm £1,1789,14 fper sqm £1,1789,14 fper sqm £1,147,04 fper sqm £1,148,95 fper sqm £1,148,95 fper sqm £1,148,95 fper	Stamp Duty Land Tax				£37,962
17 2 Bed 70 sqm 1012 f per sqm £1,168,28 20 3 Bed 88 sqm 1012 f per sqm £1,789,14 11 4 Bed 105 sqm 1012 f per sqm £1,147,04 8 5 Bed 140 sqm 1012 f per sqm £1,147,04 60 5528 Total sqm £148,95 £148,95 £148,95 Abnormal Costs 8.0% Construction Cost £453,42 £453,42 £453,42 £453,42 £56,54 £56,54 £56,54 £56,54 £68,97 £56,54 £68,97 £68,97 £68,97 £68,97 £68,97 £75,98	Construction				
20 3 Bed 88 sqm 1012 f per sqm £ 1,789,14 f per sqm 11 4 Bed 105 sqm 1012 f per sqm £ 1,147,04 f per sqm 8 5 Bed 140 sqm 1012 f per sqm £ 1,147,04 f per sqm 60 5528 Total sqm 5528 Total sqm £ 148,95 f per sqm £ 148,95 f per sqm Abnormal Costs 8.0% Construction Cost £ 453,42 f per sqm Legal Fees 0.5% GDV £ 56,54 f per sqm £ 68,97 f per sqm Sales/Marketing Costs 2.0% Market Units Value £ 213,38 f per Market Unit £ 213,38 f per Market Unit Construction Cost £ 290,83 f per Market Housing £ 100 f per sqm Market Housing £ 100 f p	· ·	65 sqm		1.15 Gross/Net	£416,298
11 4 Bed 105 sqm 1012 f per sqm £ 1,147,04 f per sqm 8 5 Bed 140 sqm 1012 f per sqm £ 1,147,04 f per sqm 60 5528 Total sqm Abnormal Costs 148950.2 Construction Cost £ 148,95 ft per sqm Professional Fees @ 8.0% Construction Cost £ 453,42 ft per sqm Legal Fees 0.5% GDV £ 56,54 ft per sqm £ 68,97 ft per sqm Statutory Fees 1.1% Construction Cost £ 68,97 ft per sqm £ 213,38 ft per Market Unit value £ 213,38 ft per Market Unit Contingencies 5.0% ft per sqm £ per Market Unit inc CIL 0 ft per sqm Month Construction 6 Mth Sales Void £ 354,91 ft per sqm Arrangement Fee 1.0% Cost Month Construction 6 Mth Sales Void £ 354,91 ft per sqm		•			£1,168,283
8 5 Bed 140 sqm 1012 f per sqm £1,147,04 60 5528 Total sqm Abnormal Costs 148950.2 £148,95 Professional Fees @ 2.0% 8.0% Construction Cost £148,95 Legal Fees 5.0% Construction Cost £56,54 Statutory Fees 1.1% Construction Cost £213,38 Contingencies 7753 £ per Market Unit inc CIL 0 £ per Market Housing £ per sqm Market Housing <td< td=""><td></td><td></td><td></td><td></td><td>£1,789,141</td></td<>					£1,789,141
Abnormal Costs		· · · · · · · · · · · · · · · · · · ·			£1,147,041
Abnormal Costs Professional Fees @ Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee 1.0% Cost 148950.2 Construction Cost 6.0% S.0% Construction Cost 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1% 1.1			1012 £ per sqm		£1,147,041
Professional Fees @ 8.0% Construction Cost E453,42 Legal Fees O.5% GDV E56,54 Statutory Fees 1.1% Construction Cost E68,97 Sales/Marketing Costs 2.0% Market Units Value E213,38 Contingencies 5.0% Construction Cost E290,83 Planning Obligations 7753 Experiment Fee E1.0% Cost E354,91 Arrangement Fee 1.0% Cost E75,96 Construction Cost E453,42 Experiment Fee E453,42 Experiment Fee E453,42 Experiment Fee E453,42 E45		5528 Total sqm	1/18950 21		£149.0E0
Legal Fees 0.5% GDV £56,54 Statutory Fees 1.1% Construction Cost £68,97 Sales/Marketing Costs 2.0% Market Units Value £213,38 Contingencies 5.0% Construction Cost £290,83 Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing £ Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £354,91 Arrangement Fee 1.0% Cost £75,96 £75,96				Cost	
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction				5031	
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee 1.0% Cost CONSTRUCTION Cost CONSTRUCTION Cost F. per Market Units Value £ 213,38 £ 290,83 £ per Market Unit inc £ per sqm Market Housing £ 4 £ 775,96 £ 775,96				Cost	£68,972
Contingencies 5.0% Construction Cost £290,83 Planning Obligations 7753 £ per Market Unit inc CIL 0 £ per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee 1.0% Cost £75,96	The state of the s				£213,384
Planning Obligations CIL Of per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee 1.0% Cost 17753 f per Market Unit Of per sqm Market Housing f Mth Sales Void £354,91					£290,838
CIL 0 £ per sqm Market Housing £ full threest @ 6.0% 12 Month Construction 6 Mth Sales Void £354,91 Arrangement Fee 1.0% Cost £75,96					
Arrangement Fee 1.0% Cost £75,96	CIL				£0
			Month Construction	6 Mth Sales Void	
Development Profit 20.0% of GDV £2,261,74					£75,961
	Development Profit	20.0%	of GDV		£2,261,749
Total Cost £10,579,54	Total Cost				£10,579,549
VIABILITY MARGIN £729,19	VIABILITY MARGIN				£729,197

Vi ob	Resid	dential Via	bility Appr	aisal
Vi ab		Year Delivery		
SITE REFERENCE	OB/MU/1	Ollerton	Apartments	5
SITE LOCATION	Whinney La	ne, Phased	2 bed houses	24
DEVELOPMENT SCENARI			3 Bed houses	33
DEVELOPMENT DETAILS		Total Units	4 bed houses	19
Affordable Proportion %	10% 10		5 bed house	14
Affordable Mix	100% %Intermediate	0% %Social Rent Sqm Market Housing	0% %Affordable R 685 Sqm Affordab	
Development Floorspace DEVELOPMENT VALUE	7999	Sqm Market Housing	685 Sqm Affordab	ole Housing
Market Houses				
4 Apt	65 sqm	2560 £ per sqm		£711,360
21 2 Bed	70 sqm	2560 £ per sqm		£3,830,400
30 3 Bed	88 sqm	2560 £ per sqm		£6,741,504
17 4 Bed	105 sqm	2560 £ per sqm		£4,596,480
13 5 Bed	140 sqm	2560 £ per sqm		£4,596,480
Intermediate Houses	70% Open Market \	/alue		
3 Apt	65 sqm	1792 £ per sqm		£331,968
5 2 Bed	70 sqm	1792 £ per sqm		£595,840
2 3 Bed	88 sqm	1792 £ per sqm		£299,622
Social Rent Houses	40% Open Market \	/alua		
0 Apt	65 sqm	1024 £ per sqm		£0
0 2 Bed	70 sqm	1024 £ per sqm		£0
0 3 Bed	88 sqm	1024 £ per sqm		£0
	00/1-			
Affordable Rent Houses	0% Open Market \			CO
0 Apt 0 2 Bed	65 sqm 70 sqm	0 £ per sqm $0 £ per sqm$		£0 £0
0 2 Bed 0 3 Bed	88 sqm	0 £ per sqm		£0
95 Total Units	60 Sqiii	O E per squi		10
Development Value				£21,703,654
DEVELOPMENT COSTS				
Land Apt	4 Plots	4880 £ per plot		£20,862
2 Bed	21 Plots	11712 £ per plot		£250,344
3 Bed	30 Plots	14640 £ per plot		£438,102
4 Bed	17 Plots	23424 £ per plot		£400,550
5 Bed	13 Plots	29280 £ per plot 5.0%	Total Land £1,485,374	£375,516 £74,269
Stamp Duty Land Tax Construction		5.0%		174,209
7 Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£742,223
26 2 Bed	70 sqm	1139 £ per sqm		£2,082,946
32 3 Bed	88 sqm	1139 £ per sqm		£3,189,883
17 4 Bed	105 sqm	1139 £ per sqm		£2,045,075
13 5 Bed 95	140 sqm	1139 £ per sqm		£2,045,075
Abnormal Costs	8753 Total sqm	1691522		£1,691,522
Professional Fees @		8.0% Construction (`ost	£808,416
Legal Fees		0.5% GDV		£108,518
Statutory Fees		1.1% Construction (Cost	£138,657
Sales/Marketing Costs		2.0% Market Units \		£409,524
Contingencies		5.0% Construction C		£589,836
Planning Obligations		7753 £ per Market l		inc
CIL		0 £ per sqm Mai		£0
Interest @		Month Construction	6 Mth Sales Void	
Arrangement Fee	1.0% Cost	J-+ cpv		£148,215
Development Profit	20.0%	of GDV		£4,340,731
Total Cost				£20,593,773
VIABILITY MARGIN				£1,109,881

Residential Viability Ap 5-10 Year Delivery SITE REFERENCE SITE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Residential Viability Ap 5-10 Year Delivery OB/Ho/3 Ollerton Land at Rufford Avenue, Ollerton Brownfield 3 Bed ho 5 Total Units 4 bed ho	ents 3 ouses 13
SITE REFERENCE OB/Ho/3 Ollerton Apartme Land at Rufford Avenue, Ollerton DEVELOPMENT SCENARIO DEVELOPMENT DETAILS OB/Ho/3 DIVIDENT OF TOTAL Units OB/Ho/3 Ollerton 2 bed ho 3 Bed ho 4 bed ho	ouses 13
SITE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Land at Rufford Avenue, Ollerton 2 bed ho 3 Bed ho 50 Total Units 4 bed ho	ouses 13
DEVELOPMENT SCENARIO Brownfield 3 Bed ho DEVELOPMENT DETAILS 50 Total Units 4 bed ho	
DEVELOPMENT DETAILS 50 Total Units 4 bed ho	
Affordable Proportion % 10% 5 Affordable Units 5 bed howard affordable Mix 100% %Intermediate 0% %Social Rent 0% %Affordable Mix 0% Management 0% %Affordable Units 0% %Affordabl	
	fordable Housing
DEVELOPMENT VALUE	ordable flousing
Market Houses	
2 Apt 65 sqm 2112 ft per sqm	£308,880
11 2 Bed 70 sqm 2112 £ per sqm	£1,663,200
16 3 Bed 88 sqm 2112 £ per sqm	£2,927,232
9 4 Bed 105 sqm 2112 ft per sqm	£1,995,840
7 5 Bed 140 sqm 2112 £ per sqm	£1,995,840
Intermediate Houses 70% Open Market Value	
2 Apt 65 sqm 1478.4 £ per sqm	£144,144
3 2 Bed 70 sqm 1478.4 £ per sqm	£258,720
1 3 Bed 88 sqm 1478.4 £ per sqm	£130,099
Social Rent Houses 40% Open Market Value	
	£0
0 Apt 65 sqm 844.8 £ per sqm 0 2 Bed 70 sqm 844.8 £ per sqm	£0
0 3 Bed 88 sqm 844.8 £ per sqm	£0
0 3 Beu 00 Sqiii 044.0 £ per Sqiii	10
Affordable Rent Houses 0% Open Market Value	
O Apt 65 sqm O £ per sqm	£0
0 2 Bed 70 sqm 0 £ per sqm	£0
O 3 Bed 88 sqm O £ per sqm	£0
50 Total Units	
Development Value	£9,423,955
DEVELOPMENT COSTS	
Land Apt 2 Plots 4937 £ per plot	£11,108
2 Bed 11 Plots 11848 f per plot	£133,294
3 Bed 16 Plots 14810 £ per plot	£233,264
4 Bed 9 Plots 23697 £ per plot	£213,270
	90,875 £199,940
Stamp Duty Land Tax 4.0%	£31,635
Construction	
4 Apt 65 sqm 1238 £ per sqm 1.15 Gross/N	
14 2 Bed 70 sqm 1012 £ per sqm	£973,569
17 3 Bed 88 sqm 1012 £ per sqm	£1,490,951
9 4 Bed 105 sqm 1012 £ per sqm	£955,868
7 5 Bed 140 sqm 1012 £ per sqm	£955,868
50 4607 Total sqm	
Abnormal Costs 375347	£375,347
Professional Fees @ 8.0% Construction Cost	£377,854
Legal Fees 0.5% GDV	£47,120
Statutory Fees 1.1% Construction Cost	£60,240
Sales/Marketing Costs 2.0% Market Units Value	£177,820
Contingencies 5.0% Construction Cost	£254,926
Planning Obligations 7753 £ per Market Unit	inc
CIL 0 f per sqm Market Housing	£0 5207.754
Interest @ 6.0% 12 Month Construction 6 Mth Sale Arrangement Fee 1.0% Cost	es Void £307,754 £65,841
Arrangement Fee 1.0% Cost Development Profit 20.0% of GDV	£1,884,791
20.0/0 01 000	11,004,791
Total Cost	£9,097,372
VIABILITY MARGIN	£326,583

Vi ob	2 Resi	dential Via	bility Appr	aisal
Viab		Year Delivery	,	
SITE REFERENCE	OB/MU/2	Ollerton	Apartments	3
SITE LOCATION	kirk Drive I	Publication Allocation	2 bed houses	15
DEVELOPMENT SCENA			3 Bed houses	21
DEVELOPMENT DETAIL		0 Total Units	4 bed houses	12
Affordable Proportion % Affordable Mix	10% 100% %Intermediat	6 Affordable Units te 0% %Social Rent	5 bed house 0% Affordable R	9
Development Floorspace		2 Sgm Market Housing	433 Sqm Affordab	
DEVELOPMENT VALUE		_ oq	155 5475144.5	
Market Houses				
3 Apt	65 sqm	2560 £ per sqm		£449,280
14 2 Bed	70 sqm	2560 £ per sqm		£2,419,200
19 3 Bed 11 4 Bed	88 sqm 105 sqm	2560 £ per sqm 2560 £ per sqm		£4,257,792 £2,903,040
8 5 Bed	140 sqm	2560 £ per sqm		£2,903,040
3 500		2300 2 per sqiii		22,303,010
Intermediate Houses	70% Open Market	Value		
2 Apt	65 sqm	1792 £ per sqm		£209,664
3 2 Bed	70 sqm	1792 £ per sqm		£376,320
1 3 Bed	88 sqm	1792 £ per sqm		£189,235
Social Rent Houses	40% Open Market	Value		
0 Apt	65 sqm	1024 £ per sqm		£0
0 2 Bed	70 sqm	1024 £ per sqm		£0
0 3 Bed	88 sqm	1024 £ per sqm		£0
Affordable Rent Houses	0% Open Market			
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed 0 3 Bed	70 sqm 88 sqm	0 £ per sqm 0 £ per sqm		£0 £0
60 Total Units	oo sqiii	O i per sqin		LU
Development Value				£13,707,571
				, ,
DEVELOPMENT COSTS		_		
Land Apt	3 Plots	4880 £ per plot		£13,176
2 Bed	14 Plots 19 Plots	11712 £ per plot		£158,112 £276,696
3 Bed 4 Bed	19 Plots 11 Plots	14640 £ per plot 23424 £ per plot		£252,979
5 Bed	8 Plots	29280 £ per plot	Total Land £938,131	£237,168
Stamp Duty Land Tax	0 1.00	4.0%	2000,101	£37,525
Construction				
5 Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£468,772
17 2 Bed	70 sqm	1139 £ per sqm		£1,315,545
20 3 Bed	88 sqm	1139 £ per sqm		£2,014,663
11 4 Bed 8 5 Bed	105 sqm 140 sqm	1139 £ per sqm 1139 £ per sqm		£1,291,626 £1,291,626
60 5 Bed	5528 Total sqm	1139 E per sqiii		11,291,020
Abnormal Costs	,	868641.6		£868,642
Professional Fees @		8.0% Construction C	Cost	£510,579
Legal Fees		0.5% GDV		£68,538
Statutory Fees		1.1% Construction C		£85,376
Sales/Marketing Costs		2.0% Market Units \		£258,647
Contingencies Planning Obligations		5.0% Construction C 7753 £ per Market U		£362,544 inc
CIL		0 £ per sqm Mar		£0
Interest @	6.0% 1	2 Month Construction	6 Mth Sales Void	£428,050
Arrangement Fee	1.0% Cost			£91,497
Development Profit		of GDV		£2,741,514
Total Cost				£12,773,274
VIABILITY MARGIN				£934,297
VIADISITI MIAINGIN				

	. 2		Resid	dential	Viahi	lity	Appr	aisal
VI	ab			ear Deliv			, the	aisai
SITE REFER			DB/MU/1		lerton		Apartments	6
SITE LOCA			Whinney Lar		icitori		bed houses	31
	MENT SCENARIO		Greenfield	•		3	Bed houses	44
DEVELOPN	MENT DETAILS		125	Total Units		4	bed houses	25
	Proportion %	10%		Affordable Units	<u> </u>		bed house	19
Affordable		100%	%Intermediate		Social Rent		%Affordable R	
	nt Floorspace MENT VALUE		10524	Sqm Market Ho	using	901	Sqm Affordab	le Housing
Market Hou								
6	Apt	65 s	sam l	2112 £ ŗ	ner sam			£772,200
28	2 Bed	70 s		2112 £ r				£4,158,000
39	3 Bed	88 s		2112 £ r	•			£7,318,080
23	4 Bed	105 s		2112 £ r				£4,989,600
17	5 Bed	140 s	sqm	2112 £ r	per sqm			£4,989,600
Intermediat	te Houses	70%	Open Market V	alue				
4	Apt	65 s	•	1478.4 £ r	per sqm			£360,360
6	2 Bed	70 s	•	1478.4 £ p	•			£646,800
3	3 Bed	88 s	•	1478.4 £ p	· · · · · · · · · · · · · · · · · · ·			£325,248
Social Rent	Houses	40%]	Open Market V	alue				
0	Apt	65 s	-	844.8 £ r	ner sam			£0
0	2 Bed	70 s		844.8 £ r	•			£0
0	3 Bed	88 s	•	844.8 £ p	•			£0
Aff a malada la la	D 11	00/14						
Affordable I	Rent Houses	65 s	Open Market V					£0
0	Apt 2 Bed	70 s	•		per sqm per sqm			£0
0	3 Bed	88 s			per sqm			£0
125	Total Units		oqiii	0 1	oci oqiii			10
Developm	ent Value							£23,559,888
DEVELOPN	MENT COSTS							
Land	Apt	6 F	Plots	4026 £ p	•			£22,646
	2 Bed	28 F		9662 £ p				£271,755
	3 Bed	39 F		12078 £ p	per plot			£475,571
	4 Bed	23 F		19325 £ p				£434,808
Stamp Duty	5 Bed	17 F	Plots	24156 £ p	per plot	Total Land	£1,612,413	£407,633
Stamp Duty Constructi				5.0%				£80,621
9	Apt	65 s	qm	1238 £ p		1.15	Gross/Net	£867,287
34	2 Bed	70 s	•	1012 £ p				£2,433,922
42	3 Bed	88 s		1012 £ p				£3,727,378
23	4 Bed	105 s	•	1012 £ r				£2,389,669
17 125	5 Bed	140 s 11517 1	•	1012 £ p	per sqm			£2,389,669
Abnormal C	osts	1131/	lotai sqiii	1977661				£1,977,661
Professiona					nstruction Cost			£944,634
Legal Fees				0.5% GE				£117,799
Statutory Fe	ees				nstruction Cost			£162,032
Sales/Marke				2.0% ма	arket Units Value			£444,550
Contingenci					nstruction Cost			£689,279
Planning Ob	oligations				oer Market Unit			inc
CIL					oer sqm Market H			£0
Interest @	-	6.0%		Month Construction	on	6	Mth Sales Void	£802,661
Arrangemer		1.0%	20.0%	of CDV				£171,476
Developme	nt Profit	L	20.0%	OI GDV				£4,711,978
Total Cost								£23,523,028
VIABILIT	Y MARGIN							£36,860

	. 2	P	esic	dential	Viah	ility /	Annr	aical
Vi	ab			ear Deliv		ility /	7hhi	aisai
					_	_		2
SITE REFE		,	MU/2 k Drive Pu	ublication Alloca	erton		partments bed houses	3 15
	MENT SCENARIC		eenfield	abilication Alloca	tion		Bed houses	21
	MENT DETAILS			Total Units			bed houses	12
Affordable	Proportion %	10%					bed house	9
Affordable		100% %In			ocial Rent		%Affordable R	
	ent Floorspace MENT VALUE		5052	Sqm Market Hou	using	433 S	qm Affordab	le Housing
Market Ho								
3	Apt	65 sqm	1	2112 £ p	er sam			£370,656
14	2 Bed	70 sqn		2112 £ p				£1,995,840
19	3 Bed	88 sqm	1	2112 £ p	er sqm			£3,512,678
11	4 Bed	105 sqn		2112 £ p				£2,395,008
8	5 Bed	140 sqm	ı	2112 £ p	er sqm			£2,395,008
Intermedia	to Houses	70%	en Market V	alue				
intermedia 2	Apt	70% Ope		alue 1478.4 £ p	er sam			£172,973
3	2 Bed	70 sqn		1478.4 £ p	•			£310,464
1	3 Bed	88 sqn		1478.4 £ p	· ·			£156,119
Social Rent	t Houses		en Market V	alue				
0	Apt	65 sqm		844.8 £ p	•			£0
0	2 Bed	70 sqm		844.8 £ p	•			£0
0	3 Bed	88 sqm	1	844.8 £ p	er sqm			£0
Affordable	Rent Houses	0% One	n Market V	alue				
0	Apt	65 sqn			er sqm			£0
0	2 Bed	70 sqn			er sqm			£0
0	3 Bed	88 sqn	1		er sqm			£0
60	Total Units							
Developm	nent Value							£11,308,746
DEVELOPI	MENT COSTS							
Land	Apt	3 Plot	:S	4026 £ p	er plot			£10,870
	2 Bed	14 Plot	:S	9662 £ p				£130,442
	3 Bed	19 Plot	:S	12078 £ p	er plot			£228,274
	4 Bed	11 Plot		19325 £ p				£208,708
	5 Bed	8 Plot	S	24156 £ p	er plot	Total Land	£773,958	£195,664
Stamp Dut				4.0%				£30,958
Construct 5	Apt	65 sqm	,	1238 £ p	er sam	1.15 G	ross/Net	£416,298
17	2 Bed	70 sqn		1012 £ p		1.13	1033/1461	£1,168,283
20	3 Bed	88 sqn		1012 £ p				£1,789,141
11	4 Bed	105 sgm		1012 £ p				£1,147,041
8	5 Bed	140 sqn	1	1012 £ p				£1,147,041
60		5528 Tota	al sqm					
Abnormal (771405.6				£771,406
Professiona	al Fees @				nstruction Cost			£453,424
Legal Fees	ioos			0.5% GD'				£56,544
Statutory F Sales/Mark	ees ceting Costs				nstruction Cost rket Units Value	<u> </u>		£75,819 £213,384
Contingend					nstruction Cost			£321,960
Planning O					er Market Unit			inc
CIL	- The state of the				er sqm Market I	Housing		£0
Interest @	Γ	6.0%	12	Month Construction			1th Sales Void	£376,437
Arrangeme		1.0% Cos						£80,433
Developme	ent Profit		20.0%	of GDV				£2,261,749
Total Cost								£11,083,876
VIABILIT	TY MARGIN							£224,871
								7,

\ /:	2		Resid	dentia	al Via	bility	Appr	aisal
VI	ab			ar Deliv		,	· ·PP·	
					•			
SITE REFER			Co/MU/1		Newark Collin	ngham	Apartments	3
SITE LOCAT	_			North of Stat	ion Road		2 bed houses	15
	1ENT SCENARIO 1ENT DETAILS	ַ רַ	Greenfield	Total Units			3 Bed houses 4 bed houses	21 12
	Proportion %	30%		Affordable Uni	tc		5 bed house	9
Affordable I			%Intermediate		%Social Rent	0%	%Affordable R	
	nt Floorspace	4070		Sqm Market			Sqm Affordak	
	IENT VALUE			- q		_,		
Market Hou								
2	Apt	65 s	sqm	2000	£ per sqm			£273,00
11	2 Bed	70		2000	£ per sqm			£1,470,000
15	3 Bed	88	sqm	2000	£ per sqm			£2,587,200
8	4 Bed	105	sqm		£ per sqm			£1,764,000
6	5 Bed	140	sqm	2000	£ per sqm			£1,764,000
		700/1						
Intermediat			Open Market V		•			C10C F.C
2 4	Apt	65 9	•		£ per sqm £ per sqm			£196,560
4 1	2 Bed	70 s	•		£ per sqm £ per sqm			£352,800
1	3 Bed	88 9	sqm	1400	± per sqm			£177,408
Social Rent I	Houses	40%	Open Market V	alue				
3	Apt L	65	•		£ per sqm			£168,480
5	2 Bed	70 s	•		£ per sqm			£302,400
2	3 Bed	88 9	sqm		£ per sqm			£152,064
	_							
	Rent Houses		Open Market V					
0	Apt	65	•		£ per sqm			£0
0	2 Bed	70 s	· ·		£ per sqm			£0
0	3 Bed	88 9	sqm	0	£ per sqm			£0
60 Developm e	Total Units							£9,207,912
Developine	ent value							13,207,312
DEVELOPN	IENT COSTS							
Land	Apt	2 ו	Plots		£ per plot			£11,655
	2 Bed	11 (Plots	13320	£ per plot			£139,860
	3 Bed		Plots	16650	£ per plot			£244,755
	4 Bed	8 1	Plots		£ per plot			£223,776
	5 Bed	6 1	Plots		£ per plot	Total Land	£829,836	£209,790
Stamp Duty				4.0%				£33,193
Construction		C.E.		1040		4.45	1- "	CE02.0E0
8	Apt	65 9	•		£ per sqm	1.15	Gross/Net	£583,050
20	2 Bed	70 9	•		£ per sqm			£1,160,250
18	3 Bed	88 9	•		£ per sqm			£1,368,840
8 6	4 Bed	105 s 140 s			£ per sqm			£749,700 £749,700
60	5 Bed		sqm Total sqm	830	£ per sqm			1749,700
Abnormal Co	osts	3300	rotal sqiii	535940				£535,940
Professional					Construction	Cost		£368,923
egal Fees	,			0.5%				£46,040
Statutory Fe	es				Construction	Cost		£60,680
Sales/Marke					Market Units			£157,16
Contingenci	_				Construction			£257,374
Planning Ob					£ per Market			inc
CIL						arket Housing		£176,81
nterest @		6.0%		Month Constru			Mth Sales Void	£318,488
Arrangemen		1.0%						£66,433
Developmer	nt Profit		20.0%	of GDV				£1,841,582
T-1-10								60.004.00
Total Cost								£9,304,003

-£96,091

VIABILITY MARGIN

SITE REFERENCE STE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Development Ploorspace 30% SAffordable Proportion % 40% SAintermediate 60% 8xSocial Rent 0% SAffordable Houses 1310 Sqm Market Housing 433 Sqm Affordable Houses 14 Apt 4 Bed Apt 2 Bed 140 Sqm 2640 £ per	1 5 7 4 3
Co/MU/1 Newark Collingham Apartments Dev	5 7 4 3 Dusing £120,120 £646,800 £1,138,368 £776,160 £776,160
SITE LOCATION Cand to the North of Station Road 2 bed houses 3 Bed houses 3 Bed houses 3 Bed houses 3 Bed houses 4 bed houses 4 bed houses 4 bed houses 5 bed house 5 bed house 6 Affordable Units 5 bed house 6 Ded house 6 D	5 7 4 3 Dusing £120,120 £646,800 £1,138,368 £776,160 £776,160
DEVELOPMENT SCENARIO DEVELOPMENT DETAILS 20 Total Units 4 bed houses 4 Affordable Proportion % 40%	4 3 busing £120,120 £646,800 £1,138,368 £776,160 £776,160 £86,486 £155,232
DEVELOPMENT DETAILS 30% 6 Affordable Proportion % 40% 5 Affordable Proportion % 40% 5 Affordable Mix 40% 5 Intermediate 60% 5 Social Rent 0% 5 Sed house 1310 5 gm Market Housing 433 5 gm Affordable His Proportion % 438 5 gm Affordable Rent Houses 1	3 pusing £120,120 £646,800 £1,138,368 £776,160 £776,160 £86,486 £155,232
Affordable Mix Development Floorspace DEVELOPMENT VALUE Market Houses 1	£120,120 £646,800 £1,138,368 £776,160 £776,160 £86,486 £155,232
Development Floorspace 1310 Sqm Market Housing 433 Sqm Affordable Houses 1	£120,120 £646,800 £1,138,368 £776,160 £776,160 £86,486 £155,232
Apt	£120,120 £646,800 £1,138,368 £776,160 £776,160 £86,486 £155,232
Apt	£646,800 £1,138,368 £776,160 £776,160 £86,486 £155,232
1 Apt 65 sqm 2640 £ per sqm 4 2 Bed 70 sqm 2640 £ per sqm 5 3 Bed 88 sqm 2640 £ per sqm 2 5 Bed 105 sqm 2640 £ per sqm 2 5 Bed 1140 sqm 2640 £ per sqm 2 640 £ per sqm 2 65 sqm 1848 £ per sqm 2 88 sqm 1848 £ per sqm 3 Bed 88 sqm 1848 £ per sqm 3 Bed 70 sqm 1848 £ per sqm 4 1 Apt 65 sqm 1056 £ per sqm 4 1 Apt 65 sqm 1056 £ per sqm 4 1 3 Bed 88 sqm 1056 £ per sqm 4 1 3 Bed 88 sqm 1056 £ per sqm 4 1 3 Bed 88 sqm 0 £ per sqm 4 1 2 Bed 70 sqm 0 £ per sqm 4 1 2 Bed 88 sqm 0 £ per sqm 4 1 2 Bed 88 sqm 0 £ per sqm 4 1 3 Bed 88 sqm 0 £ per sqm 4 1 3 Bed 88 sqm 0 £ per sqm 5 2 Bed 70 sqm 0 £ per sqm 6 3 Bed 88 sqm 0 £ per sqm 6 3 Bed 88 sqm 0 £ per sqm 7 6 5 sqm 0 £ per sqm 7 7 5 sqm	£646,800 £1,138,368 £776,160 £776,160 £86,486 £155,232
4	£646,800 £1,138,368 £776,160 £776,160 £86,480 £155,232
Social Rent Houses	£1,138,368 £776,160 £776,160 £86,486 £155,232
3	£776,160 £776,160 £86,486 £155,232
140 Sqm 2640 E per sqm	£776,160 £86,486 £155,232
1	£86,486 £155,232
1 Apt 65 sqm 1848 £ per sqm 1 2 Bed 70 sqm 1848 £ per sqm 0 3 Bed 88 sqm 1848 £ per sqm	£155,232
1 2 Bed 70 sqm 1848 £ per sqm 0 3 Bed 88 sqm 1848 £ per sqm 1848 £	£155,232
1 2 Bed 70 sqm 1848 £ per sqm 0 3 Bed 88 sqm 1848 £ per sqm 1848 £	£155,232
Social Rent Houses	
1 Apt 65 sqm 1056 £ per sqm 2 2 Bed 70 sqm 1056 £ per sqm 1 3 Bed 88 sqm 1056 £ per sqm 1 3 Bed 88 sqm 1056 £ per sqm Affordable Rent Houses 0 Apt 65 sqm 0 £ per sqm 0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot 2 Bed 4 Plots 17582 £ per plot 4 per plot 4 Bed 3 Plots 35165 £ per plot 5 Bed 2 Plots 43956 £ per plot Total Land £365,128	
1 Apt 65 sqm 1056 £ per sqm 2 2 Bed 70 sqm 1056 £ per sqm 1 3 Bed 88 sqm 1056 £ per sqm 1 3 Bed 88 sqm 1056 £ per sqm Affordable Rent Houses 0 Apt 65 sqm 0 £ per sqm 0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot 2 Bed 4 Plots 17582 £ per plot 3 Bed 5 Plots 21978 £ per plot 4 Bed 3 Plots 35165 £ per plot 5 Bed 2 Plots 43956 £ per plot Total Land £365,128	
2 2 Bed 70 sqm 1056 £ per sqm 1 3 Bed 88 sqm 1056 £ per sqm Affordable Rent Houses 0% Open Market Value 0 Apt 65 sqm 0 £ per sqm 0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot £ pe	£74,131
1 3 Bed 88 sqm 1056 £ per sqm Affordable Rent Houses 0 Apt 65 sqm 0 £ per sqm 0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot	£133,056
0 Apt 65 sqm 0 £ per sqm 0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot	£66,908
0 Apt 65 sqm 0 £ per sqm 0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot	
0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot £	CC
0 3 Bed 88 sqm 0 £ per sqm 20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot £ per p	£0
20 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot £	£0
Development Value DEVELOPMENT COSTS Land Apt 1 Plots 7326 £ per plot 2 Bed 4 Plots 17582 £ per plot 3 Bed 5 Plots 21978 £ per plot 4 Bed 3 Plots 35165 £ per plot 5 Bed 2 Plots 43956 £ per plot Total Land £365,128	£0
Land Apt 1 Plots 7326 £ per plot 2 Bed 4 Plots 17582 £ per plot 3 Bed 5 Plots 21978 £ per plot 4 Bed 3 Plots 35165 £ per plot 5 Bed 2 Plots 43956 £ per plot Total Land £365,128	£4,051,481
Land Apt 1 Plots 7326 £ per plot 2 Bed 4 Plots 17582 £ per plot 3 Bed 5 Plots 21978 £ per plot 4 Bed 3 Plots 35165 £ per plot 5 Bed 2 Plots 43956 £ per plot Total Land £365,128	
2 Bed 4 Plots 17582	£5,128
3 Bed 5 Plots 21978 f per plot 4 Bed 3 Plots 35165 f per plot 5 Bed 2 Plots 43956 f per plot Total Land £365,128	£61,538
4 Bed 3 Plots 35165 £ per plot 5 Bed 2 Plots 43956 £ per plot Total Land £365,128	£107,692
5 Bed 2 Plots 43956 £ per plot Total Land £365,128	£98,461
	£92,308
5.675	£10,954
Construction	
3 Apt 65 sqm 1238 £ per sqm 1.15 Gross/Net	£231,277
7 2 Bed 70 sqm 1012 £ per sqm	£460,233
6 3 Bed 88 sqm 1012 £ per sqm	£542,973
3 4 Bed 105 sqm 1012 £ per sqm	£297,381
2 5 Bed 140 sqm 1012 £ per sqm	£297,381
20 1767 Total sqm Abnormal Costs 192288	£192,288
Professional Fees @ 8.0% Construction Cost	L192,288
Legal Fees 0.5% GDV	£1/16 3/10
Statutory Fees 1.1% Construction Cost	
Sales/Marketing Costs 2.0% Market Units Value	£20,257
Contingencies 5.0% Construction Cost	£20,257 £23,847
Planning Obligations 7753 £ per Market Unit inc	£20,257 £23,847 £69,152
CIL 54 f per sqm Market Housing	£20,257 £23,847 £69,152
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void	£20,257 £23,847 £69,152 £101,077
Arrangement Fee 1.0% Cost	£20,257 £23,847 £69,152 £101,077
Development Profit 20.0% of GDV	£20,257 £23,847 £69,152 £101,077 £70,134 £127,279
Total Cost	£146,340 £20,257 £23,847 £69,152 £101,077 £70,134 £127,279 £26,572 £810,296
	£20,257 £23,847 £69,152 £101,077 £70,134 £127,279 £26,572 £810,296
VIABILITY MARGIN	£20,257 £23,847 £69,152 £101,077 £70,134 £127,279 £26,572

\ /:	2	Resi	dential Viab	oility Appr	aisal
VI	ab		Year Delivery		
SITE REFER		NUA/Ho/4	Newark Collingha	m Apartments	8
SITE KEFEN		Yorke Driv		2 bed houses	40
	TENT SCENARIO			3 Bed houses	56
	IENT DETAILS		0 Total Units	4 bed houses	32
_	Proportion %		8 Affordable Units	5 bed house	24
Affordable I		40% %Intermedia	te 60% %Social Rent	0% %Affordable R	ent
Developme	nt Floorspace	1047	8 Sqm Market Housing	3,461 Sqm Affordat	ole Housing
DEVELOPN	IENT VALUE				
Market Hou	ıses				
6	Apt	65 sqm	3200 £ per sqm		£1,164,80
28	2 Bed	70 sqm	3200 £ per sqm		£6,272,00
39	3 Bed	88 sqm	3200 £ per sqm		£11,038,72
22	4 Bed	105 sqm	3200 £ per sqm		£7,526,40
17	5 Bed	140 sqm	3200 £ per sqm		£7,526,40
Intermediat	a Houses	70% Open Market	Value		
6	Apt	65 sgm	2240 £ per sqm		£838,65
10	2 Bed	70 sqm	2240 £ per sqm		£1,505,28
4	3 Bed	88 sqm	2240 £ per sqm		£756,94
	3 Bed	30 34.11	22 to 1 per squi		2,30,31
Social Rent	Houses	40% Open Market	Value		
9	Apt	65 sqm	1280 £ per sqm		£718,84
14	2 Bed	70 sqm	1280 £ per sqm		£1,290,24
6	3 Bed	88 sqm	1280 £ per sqm		£648,80
	Rent Houses	0% Open Market			
0	Apt	65 sqm	0 £ per sqm		£
0	2 Bed	70 sqm	0 £ per sqm		£
0	3 Bed	88 sqm	0 £ per sqm		£
160 Developm e	Total Units				(20, 207,00
Developini	ent value				£39,287,09
DEVELOPM	MENT COSTS				
Land	Apt	6 Plots	11173 £ per plot		£62.57
	2 Bed	28 Plots	26816 £ per plot		£750,84
	3 Bed	39 Plots	33520 £ per plot		£1,313,98
	4 Bed	22 Plots	53632 £ per plot		£1,201,35
	5 Bed	17 Plots	67040 £ per plot	Total Land £4,455,031	£1,126,27
Stamp Duty	Land Tax		7.0%		£311,85
Construction					
20	Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£2,083,43
52	2 Bed	70 sqm	1139 £ per sqm		£4,145,96
49	3 Bed	88 sqm	1139 £ per sqm		£4,891,32
22	4 Bed	105 sqm	1139 £ per sqm		£2,678,92
17 160	5 Bed	140 sqm	1139 £ per sqm		£2,678,92
Abnormal Co	nsts	14133 Total sqm	428800		£428,80
Professional			8.0% Construction Cost		£1,318,28
Legal Fees			0.5% GDV		£196,43
Statutory Fe	es		1.1% Construction Cost		£200,48
Sales/Marke			2.0% Market Units Valu		£670,56
Contingenci			5.0% Construction Cost		£845,36
Planning Ob			7753 £ per Market Unit		inc
CIL			60 £ per sqm Market		£631,79
Interest @		6.0%	2 Month Construction	6 Mth Sales Void	
Arrangemer	nt Fee	1.0% Cost			£240,60
Developmer		20.0	% of GDV		£7,857,41
Total Cost					£34,784,38

£4,502,708

VIABILITY MARGIN

	. 2		Resid	dentia	l Viak	ility	Δnnr	aisal
Vi	ab			ar Delive		miley I	-hhi	
SITE REFER			NUA/Ho/2		ewark Collingha	am /	Apartments	1
SITE LOCAT				k Quibells Lane	ewark Comingna		bed houses	5
	IENT SCENARIO)	Greenfield	C Quibella Luile			Bed houses	7
	MENT DETAILS			Total Units			bed houses	4
	Proportion %	30%		Affordable Units			bed house	3
Affordable I	•	40%	%Intermediate	60% %	Social Rent	0%	ا Affordable Re%	ent
Developme	nt Floorspace			Sqm Market Ho		433	Sqm Affordab	le Housing
DEVELOPM	MENT VALUE							
Market Hou	ises _							
1	Apt		sqm	2000 £				£91,000
4	2 Bed		sqm	2000 £				£490,000
5	3 Bed		sqm	2000 £				£862,400
3	4 Bed	105		2000 £	•			£588,000
2	5 Bed	140	sqm	2000 £	per sqm			£588,000
Intermediat	te Houses	70%	Open Market Va	alue				
1	Apt L		sqm	1400 £	per sgm			£65,520
1	2 Bed		sqm	1400 £				£117,600
0	3 Bed		sqm	1400 £	•			£59,136
		400/						
Social Rent	L		Open Market Va					CEC 460
1	Apt		sqm	£ 008	•			£56,160
2	2 Bed 3 Bed		sqm sqm		per sqm per sqm			£100,800 £50,688
1	з веи	00	Sqiii	800 £	per sqiii			130,088
Affordable I	Rent Houses		Open Market Va					
0	Apt		sqm		per sqm			£0
0	2 Bed		sqm	0 £	per sqm			£0
0	3 Bed	88	sqm	0 £	per sqm			£0
20 Developm	Total Units							£3,069,304
Developini	ent value							13,003,304
	MENT COSTS							
Land	Apt		Plots	5550 £	•			£3,885
	2 Bed		Plots	13320 £				£46,620
	3 Bed		Plots	16650 £	per plot			£81,585
	4 Bed		Plots	26640 £			0070 040	£74,592
Stamp Duty	5 Bed	2	Plots	33300 £ 3.0%	per plot	Total Land	£276,612	£69,930 £8,298
Construction				3.070				10,230
3	Apt	65	sqm	1040 £	per sqm	1.15	Gross/Net	£194,350
7	2 Bed		sqm		per sqm	•		£386,750
6	3 Bed	88	sqm	850 £				£456,280
3	4 Bed	105	sqm	850 £	per sqm			£249,900
2	5 Bed	140		850 £	per sqm			£249,900
20	osts	1767	Total sqm	75100				C7F 100
Abnormal Co						_		£75,100
Professional	i rees @			8.0% Co	onstruction Cost			£122,974 £15,347
Legal Fees Statutory Fe	000				onstruction Cost	+		£19,088
Sales/Marke					arket Units Valu			£52,388
Contingenci					onstruction Cost			£80,614
Planning Ob					per Market Uni			inc
CIL	J				per sqm Market			£58,937
Interest @	Г	6.0%	12	Month Construction			Mth Sales Void	£101,094
Arrangemen	nt Fee	1.0%			_			£21,070
Developmer	_	- / -	20.0%	of GDV				£613,861
Total Carr								C2 002 FC2
Total Cost								£2,982,562
VIABILIT	Y MARGIN							£86,742

	. 2		Resid	dential	Viahi	lity	Δnnr	aisal
Vi	ab			ear Delive		ricy i	- Phi	ai3ui
SITE REFER			NUA/Ho/2		ark Collingham	1	Apartments	3
SITE LOCA				k Quibells Lane	ark Collingilaili		bed houses	14
	MENT SCENARI		Brownfield				Bed houses	20
DEVELOPN	MENT DETAILS	•	57	Total Units		4	l bed houses	11
	Proportion %	30%					bed house	9
Affordable		40%	%Intermediate				%Affordable Re	
	nt Floorspace		3733	Sqm Market Hous	sing	1,233	Sqm Affordab	le Housing
Market Hou	MENT VALUE							
2	Apt	65	sqm	2640 £ pe	r sam			£342,342
10	2 Bed		sqm	2640 £ pe				£1,843,380
14	3 Bed		sqm	2640 £ pe				£3,244,349
8	4 Bed	105		2640 £ pe				£2,212,056
6	5 Bed	140	sqm	2640 £ pe	r sqm			£2,212,056
Intermediat	te Houses	70%	Open Market V	alue				
2	Apt		sqm	1848 £ pe	r sqm			£246,486
3	2 Bed		sqm	1848 £ pe	•			£442,411
1	3 Bed		sqm	1848 £ pe	*			£222,470
C		4007						
Social Rent			Open Market V					6211 274
3 5	Apt 2 Bed		sqm sqm	1056 £ pe	•			£211,274 £379,210
2	3 Bed		sqm	1056 £ pe	· · · · ·			£190,688
_	3 Bea		34111	1030 1 pc	34111			2130,000
Affordable	Rent Houses		Open Market V					
0	Apt		sqm	0 £ pe				£0
0	2 Bed		sqm	0 £ pe				£0
0	3 Bed	88	sqm	0 f pe	r sqm			£0
57 Developm	Total Units ent Value							£11,546,722
								,
DEVELOPN Land	MENT COSTS	2	Dista	0219	lak			£18,390
Land	Apt 2 Bed		Plots Plots	9218 £ pe				£220,679
	3 Bed		Plots	27654 £ pe				£386,188
	4 Bed		Plots	44246 £ pe	r plot			£353,086
	5 Bed		Plots	55308 £ pe		Total Land	£1,309,362	£331,018
Stamp Duty	Land Tax			5.0%			,	£65,468
Constructi				1000		1.15		2000 12
7	Apt		sqm	1238 £ pe		1.15	Gross/Net	£659,138
19 17	2 Bed 3 Bed		sqm sqm	1012 £ pe				£1,311,663 £1,547,474
8	3 Bed 4 Bed	105		1012 £ pe				£1,547,474 £847,536
6	4 Bed 5 Bed	140	•	1012 £ pe				£847,536
57	3 234		Total sqm	1012 L per	- 4			20 17,550
Abnormal C				254779				£254,779
Professiona	l Fees @				truction Cost			£417,068
Legal Fees				0.5% GDV				£57,734
Statutory Fe					struction Cost			£64,737
Sales/Marke Contingenci					ket Units Value struction Cost			£197,084 £273,406
Planning Ob					r Market Unit			inc
CIL					r sqm Market Ho	ousing		£199,883
Interest @		6.0%	12	Month Construction			Mth Sales Void	£362,379
Arrangemer		1.0%	Cost					£75,796
Developme	nt Profit		20.0%	of GDV				£2,309,344
Total Cost								£10,800,385
	VALABOIN							
VIABILIT	Y MARGIN							£746,336

١/:	2	Re	sidential Via	bility Appr	aisal
VI	ab		15 Year Delivery		
SITE REFE	RENCE	NUA/Ho	o/2 Newark Collin	gham Apartments	0
SITE LOCA	TION	Seven	Hills & Quibells Lane	2 bed houses	2
DEVELOPI	MENT SCENARIO	Brown	nfield	3 Bed houses	3
DEVELOPI	MENT DETAILS		9 Total Units	4 bed houses	2
Affordable	Proportion %	30%	3 Affordable Units	5 bed house	1
Affordable		40% %Intern	nediate 60% %Social Rent	0% %Affordable R	
	ent Floorspace		589 Sqm Market Housing	195 Sqm Affordab	le Housing
	MENT VALUE				
Market Ho	uses _				
0	Apt	65 sqm	3200 £ per sqm		£65,520
2	2 Bed	70 sqm	3200 £ per sqm		£352,800
2	3 Bed	88 sqm	3200 £ per sqm		£620,928
1	4 Bed	105 sqm	3200 £ per sqm		£423,360
1	5 Bed	140 sqm	3200 £ per sqm		£423,360
Intermedia	ite Houses	70% Open M	larket Value		
0	Apt L	65 sqm	2240 £ per sqm		£47,174
1	2 Bed	70 sqm	2240 £ per sqm		£84,672
0	3 Bed	88 sqm	2240 £ per sqm		£42,578
Social Rent		400/10	India Mala		
		40% Open M			C40 425
0	Apt	65 sqm	1280 £ per sqm		£40,435
1 0	2 Bed 3 Bed	70 sqm 88 sqm	1280 £ per sqm 1280 £ per sqm		£72,576 £36,495
U	3 Beu	OO SQIII	1200 I per squi		130,433
	Rent Houses	0% Open M			
0	Apt	65 sqm	0 £ per sqm		£0
0	2 Bed	70 sqm	0 £ per sqm		£0
0	3 Bed	88 sqm	0 £ per sqm		£0
9 Developm	Total Units nent Value				£2,209,899
Developii	ient value				12,209,893
	MENT COSTS				
Land	Apt	0 Plots	11173 £ per plot		£3,520
	2 Bed	2 Plots	26816 £ per plot		£42,235
	3 Bed	2 Plots	33520 £ per plot		£73,912
	4 Bed	1 Plots	53632 £ per plot		£67,576
<u>.</u>	5 Bed	1 Plots	67040 £ per plot	Total Land £250,596	£63,353
Stamp Dute Construct	y Land Tax ion		3.0%		£7,518
1	Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£117,193
3	2 Bed	70 sqm	1139 £ per sqm		£233,210
3	3 Bed	88 sqm	1139 £ per sqm		£275,137
1	4 Bed	105 sqm	1139 £ per sqm		£150,690
1	5 Bed	140 sqm	1139 £ per sqm		£150,690
9		795 Total sq	m		
Abnormal (45024		£45,024
Professiona	al Fees @		8.0% Construction (Cost	£74,154
Legal Fees			0.5% GDV		£11,049
Statutory F			1.1% Construction (Cost	£11,507
	ceting Costs		2.0% Market Units		£37,719
Contingend			5.0% Construction (£48,597
Planning O	bligations		7753 £ per Market		inc
CIL			60 £ per sqm Ma		£35,539
Interest @		6.0%	12 Month Construction	6 Mth Sales Void	£65,188
Arrangeme		1.0% Cost			£13,645
Developme	ent Profit		20.0% of GDV		£441,980
Total Cost					£1,969,435
VIABILIT	Y MARGIN				£240,464

1.	2		Resid	lential Via	bility	Appr	aisal
VI	ab			ar Delivery			
SITE REFE			NUA/Ho/3	Newark Colling	gham	Apartments	1
SITE LOCA			incoln Road	•		2 bed houses	3
	MENT SCENARIO		Greenfield			Bed houses	4
	MENT DETAILS	_		Total Units		4 bed houses	2
Affordable	Proportion %	30%		Affordable Units		5 bed house	2
Affordable		40% %	6Intermediate	60% %Social Rent		%Affordable R	
-	ent Floorspace		786	Sqm Market Housing	260 9	Sqm Affordab	le Housing
Market Ho	MENT VALUE						
o O	Apt	65 s	am [2000 £ per sqm			£54,600
2	2 Bed	70 s		2000 £ per sqm			£294,000
3	3 Bed	88 s		2000 £ per sqm			£517,440
2	4 Bed	105 s		2000 £ per sqm			£352,800
1	5 Bed	140 s		2000 £ per sqm			£352,800
			<u>'</u>	Pr sq			, , , , , , , , , , , , , , , , , , , ,
Intermedia	ite Houses	70% c	Open Market Va	alue			
0	Apt	65 s	qm	1400 £ per sqm			£39,312
1	2 Bed	70 s	•	1400 £ per sqm			£70,560
0	3 Bed	88 s	qm	1400 £ per sqm			£35,482
Codicto	. Haves	400/1					
Social Rent			Open Market Va				C22 C0C
1 1	Apt 2 Bed	65 s 70 s	•	800 £ per sqm 800 £ per sqm			£33,696 £60,480
0	3 Bed	88 s	•	800 £ per sqm			£30,413
U	5 beu	00 5	qm	800 £ per sqiii			130,413
Affordable	Rent Houses	0% c	Open Market Va	alue			
0	Apt	65 s		0 £ per sqm			£0
0	2 Bed	70 s		0 £ per sqm			£0
0	3 Bed	88 s	qm	0 £ per sqm			£0
12	Total Units						
Developn	nent Value						£1,841,582
Land	MENT COSTS	0.0	Plots	EEEO C annulat			£2 221
Lailu	Apt 2 Bed		Plots	5550 £ per plot 13320 £ per plot			£2,331 £27,972
	3 Bed		Plots	16650 £ per plot			£48,951
	4 Bed		Plots	26640 £ per plot			£44,755
	5 Bed		Plots	33300 £ per plot	Total Land	£165,967	£41,958
Stamp Dut				1.0%		,	£1,660
Construct							
2	Apt	65 s	qm	1040 £ per sqm	1.15	Gross/Net	£116,610
4	2 Bed	70 s	-	850 £ per sqm			£232,050
4	3 Bed	88 s	•	850 £ per sqm			£273,768
2	4 Bed	105 s		850 £ per sqm			£149,940
1	5 Bed	140 s	-	850 £ per sqm			£149,940
12 Abnormal (Costs	1060 T	otal sqm	33200			£22.200
Profession:				8.0% Construction C	Cost		£33,200 £73,785
Legal Fees	ai i ees w			0.5% GDV	2031		£9,208
Statutory F	ees			1.1% Construction C	Cost		£11,322
-	ceting Costs			2.0% Market Units \			£31,433
Contingend				5.0% Construction C			£47,775
Planning O				7753 £ per Market l			inc
CIL				45 £ per sqm Mar			£35,362
Interest @		6.0%		Month Construction	1 6	Mth Sales Void	£59,941
Arrangeme		1.0% C					£12,489
Developme	ent Profit		20.0%	of GDV			£368,316
Total Cost	t						£1,772,766
VIABILIT	Y MARGIN						£68,816

11:	2	Resi	idential Via	bility App	raisal
VI	ab		Year Delivery		
SITE REFE		NUA/Ho/3	Newark Collin	ngham Apartments	1
SITE LOCA		Lincoln Ro		2 bed houses	
	MENT SCENARIO			3 Bed houses	
	MENT DETAILS		12 Total Units	4 bed houses	
	Proportion %	30%	4 Affordable Units	5 bed house	2
Affordable	•	40% %Intermedia		0% %Affordable	
Developmo	ent Floorspace		36 Sqm Market Housing	260 Sqm Afford	
	MENT VALUE		1 0	'	Ü
Market Ho	uses				
0	Apt	65 sqm	2640 £ per sqm		£72,072
2	2 Bed	70 sqm	2640 £ per sqm		£388,080
3	3 Bed	88 sqm	2640 £ per sqm		£683,021
2	4 Bed	105 sqm	2640 £ per sqm		£465,696
1	5 Bed	140 sqm	2640 £ per sqm		£465,696
Intermedia	ate Houses	70% Open Marke	t Value		
0	Apt L	65 sqm	1848 £ per sqm		£51,892
1	2 Bed	70 sqm	1848 £ per sqm		£93,139
0	3 Bed	88 sqm	1848 £ per sqm		£46,836
Social Rent	t Houses	40% Open Marke	t Value		
1	Apt	65 sqm	1056 £ per sqm		£44,479
1	2 Bed	70 sqm	1056 £ per sqm		£79,834
0	3 Bed	88 sqm	1056 £ per sqm		£40,145
Δffordable	Rent Houses	0% Open Marke	t Value		
0	Apt	65 sqm	0 £ per sqm		£0
0	2 Bed	70 sqm	0 £ per sqm		£0
0	3 Bed	88 sgm	0 £ per sqm		£0
12	Total Units	OO 3qiii	O I per squi		10
Developn	nent Value				£2,430,889
DEVELOP	MENT COSTS				
Land	Apt	0 Plots	7326 £ per plot		£3,077
	2 Bed	2 Plots	17582 £ per plot		£36,923
	3 Bed	3 Plots	21978 £ per plot		£64,615
	4 Bed	2 Plots	35165 £ per plot		£59,077
	5 Bed	1 Plots	43956 £ per plot	Total Land £219,07	
Stamp Dut Construct	y Land Tax		1.0%		£2,191
Construct 2	Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£138,766
4	2 Bed	70 sqm	1012 £ per sqm	1.13	£276,140
4	3 Bed	88 sqm	1012 £ per sqm		£325,784
2	4 Bed	105 sqm	1012 £ per sqm		£178,429
1	5 Bed	140 sqm	1012 £ per sqm		£178,429
12	J Deu	1060 Total sqm	TOTZ L per squil		1170,423
Abnormal (Costs		39508		£39,508
Profession	al Fees @		8.0% Construction	Cost	£87,804
Legal Fees			0.5% GDV		£12,154
Statutory F			1.1% Construction		£13,473
	ceting Costs		2.0% Market Units		£41,491
Contingend			5.0% Construction		£56,853
Planning O	bligations		7753 £ per Market		inc
CIL			54 £ per sqm Ma		£42,081
Interest @			Month Construction	6 Mth Sales Vo	
Arrangeme		1.0% Cost	<u> </u>		£15,132
Developme	ent Profit	20.0	% of GDV		£486,178
Total Cost	t				£2,186,037
VIABILI	TY MARGIN				£244,852

Vi•a			dential	VIGNI	iicy '	, hbi	aisai
		10-15	Year Deli	verv			
		NUA/Ho/6		wark Collingham	Ar	partments	0
SITE LOCATION		Edward Ave				oed houses	1
DEVELOPMENT S	CENARIO	Brownfield				Bed houses	1
DEVELOPMENT D			Total Units			oed houses	0
Affordable Proport		_	Affordable Units			oed house	0
Affordable Mix		%Intermediate	60% %sa	ocial Rent	0% %	Affordable Re	ent
Development Floor			Sqm Market Hou		43 Sc	ım Affordab	le Housing
DEVELOPMENT V				U			Ü
Market Houses							
0 Apt	65	sqm	3200 £ pc	er sqm			£14,560
0 2 Bed		sqm	3200 £ pc	er sqm			£78,400
0 3 Bed		sqm	3200 £ pc				£137,984
0 4 Bed		sqm	3200 £ pc				£94,080
0 5 Bed		sqm	3200 £ pc				£94,080
				- 1			, , , , ,
ntermediate Hous	es 70%	Open Market V	alue				
0 Apt		sqm	2240 £ pc	er sqm			£10,483
0 2 Bed		sqm	2240 £ pc				£18,816
0 3 Bed		sqm	2240 £ pc	•			£9,462
		- 4					-, -
Social Rent Houses	40%	Open Market V	alue				
0 Apt		sqm	1280 £ pc	er sam			£8,986
0 2 Bed		sam	1280 £ pc				£16,128
0 3 Bed		sqm	1280 £ pc	•			£8,110
3 200		- House					20,210
Affordable Rent Ho	ouses 0%	Open Market V	alue				
0 Apt		sqm		er sqm			£C
0 2 Bed		sqm		er sqm			£C
0 3 Bed		sgm		er sqm			£C
2 Total		34111	0 1 p	ci sqiii			
Development Val							£491,089
							_ 10_,000
DEVELOPMENT C	OSTS						
Land Apt		Plots	11173 £ po	er plot			£782
2 Bed	0	Plots	26816 £ pc				£9,386
3 Bed	_	Plots	33520 £ pc	•			£16,425
4 Bed		Plots	53632 £ pc				£15,017
5 Bed		Plots	67040 £ pc		Total Land	£55,688	£14,078
Stamp Duty Land T		0.0	0.0%	c. p.o.	. 0 (200,000	£0
Construction			0.570				
0 Apt	65	sqm	1394 £ po	er sam	1.15 Gr	oss/Net	£26,043
1 2 Bed		sqm	1139 £ pc			230, 100	£51,825
1 3 Bed		sqm	1139 £ pc				£61,142
0 4 Bed		sqm	1139 £ pc				£33,487
0 4 Bed 0 5 Bed		sqm	1139 £ pc				£33,487
2 5 Bea		Total sqm	1139 E bi	ст эцпт			133,40
Abnormal Costs	1//	rotar sqrif	6968				£6,968
Professional Fees @)			nstruction Cost			£16,479
Legal Fees			0.5% GD				£2,45!
Statutory Fees				v nstruction Cost			£2,524
Sales/Marketing Co	sts			rket Units Value			£8,382
Contingencies	313			nstruction Cost			£10,648
Planning Obligation	c			er Market Unit			inc
Planning Obligation CIL	3			er Market Unit er sqm Market Ho	using		£7,897
nterest @	6.0%	12	Month Construction			th Salac Vaid	£14,266
_	1.0%		Month Construction		O IVI	th Sales Void	£2,985
Arrangement Fee		20.0%	of GDV				£2,985 £98,218
Development Profit		20.0%	ol gDV				130,218
Total Cost							£432,491
Total Cost VIABILITY MA	RGIN						£432,491 £58,597

	Res	idential Via	hility Annr	aisal
Viab		ear Delivery	omey Appi	aisai
SITE REFERENCE	NUA/Ho/5	Newark Colling	gham Apartments	6
SITE LOCATION	, ,	th of Beacon Hill Rd, West o		30
DEVELOPMENT SCENAR		-	3 Bed houses	42
DEVELOPMENT DETAILS	§ 1	20 Total Units	4 bed houses	24
Affordable Proportion %		36 Affordable Units	5 bed house	18
Affordable Mix	40% %Intermedia		0% %Affordable R	
Development Floorspace DEVELOPMENT VALUE	/8	58 Sqm Market Housing	2,596 Sqm Affordat	ole Housing
Market Houses				
4 Apt	65 sqm	2000 £ per sqm		£546,000
21 2 Bed	70 sqm	2000 £ per sqm		£2,940,000
29 3 Bed	88 sqm	2000 £ per sqm		£5,174,400
17 4 Bed	105 sqm	2000 £ per sqm		£3,528,000
13 5 Bed	140 sqm	2000 £ per sqm		£3,528,000
Intermediate Houses	70% Open Marke	at Value		
4 Apt	65 sqm	1400 £ per sqm		£393,120
7 2 Bed	70 sqm	1400 £ per sqm		£705,600
3 3 Bed	88 sqm	1400 £ per sqm		£354,816
Social Rent Houses	40% Open Marke			222222
6 Apt	65 sqm	800 £ per sqm		£336,960
11 2 Bed 4 3 Bed	70 sqm	800 £ per sqm		£604,800 £304,128
4 3 Bed	88 sqm	800 £ per sqm		1304,128
Affordable Rent Houses	0% Open Marke			
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
120 Total Units Development Value				£18,415,824
_ creiopinent value				220,725,027
DEVELOPMENT COSTS				
Land Apt	4 Plots	5550 £ per plot		£23,310
2 Bed	21 Plots	13320 £ per plot		£279,720
3 Bed 4 Bed	29 Plots 17 Plots	16650 £ per plot 26640 £ per plot		£489,510 £447,552
4 Bed 5 Bed	17 Plots	33300 £ per plot	Total Land £1,659,672	
Stamp Duty Land Tax	10.00	5.0%	. 5	£82,984
Construction				
15 Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net	£1,166,100
39 2 Bed	70 sqm	850 £ per sqm		£2,320,500
37 3 Bed	88 sqm	850 £ per sqm		£2,737,680
17 4 Bed 13 5 Bed	105 sqm 140 sqm	850 £ per sqm 850 £ per sqm		£1,499,400 £1,499,400
13 5 Bed	10600 Total sqm	550 E per sqiff		11,499,400
Abnormal Costs		301800		£301,800
Professional Fees @		8.0% Construction C	Cost	£737,846
Legal Fees		0.5% GDV		£92,079
Statutory Fees		1.1% Construction C		£112,890
Sales/Marketing Costs		2.0% Market Units V		£314,328
Contingencies		5.0% Construction C 7753 £ per Market U		£476,244
Planning Obligations CIL		45 £ per sqm Mar		inc £353,619
Interest @	6.0%	12 Month Construction	6 Mth Sales Void	
Arrangement Fee	1.0% Cost		That Sales Volu	£125,247
Development Profit		0% of GDV		£3,683,165
Total Cost				£17 762 000
Total Cost				£17,763,908
VIABILITY MARGIN				£651,916

12		2	Resi	dential Viah	ility Annr	aisal
National Process National Pr	Vi	•ab			шсу дррг	aisai
SITE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT DETAILS				•		
DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Substitution Subs	_			9	·	-
Arthorable Proprietion No. Arthorable Proprietion No. Arthorable Proprietion No. Arthorable Mix		_				
Affordable Proportion						
Affordable Nix						
Development Floorspace 4584 Sqm Market Housing 1,514 Sqm Affordable Housing 1,514 Sqm		•				
Market Houses						
2				1	, ,	Ü
12 2 8 2 70 sqm 2640 2 per sqm 62,863,800 7 3 8 8 sqm 2640 2 per sqm 62,263,800 7 5 8 10 4 8 4 105 sqm 2640 2 per sqm 62,2716,560 7 5 8 5 10 3 sqm 2640 2 per sqm 62,2716,560 7 5 8 5 3 sqm 2640 2 per sqm 62,716,560 62,716,560 7 5 8 5 3 sqm 2640 2 per sqm 62,716,560 62,716,560 7 5 8 5 3 sqm 2640 2 per sqm 62,716,560 62,716,560 7 3 3 3 3 3 3 3 3 3	Market Ho	ouses				
17 3 8 8 5 9 2640 6 6 7 5 8 6 105 5 9 2640 6 6 6 7 5 8 6 105 5 9 2640 6 6 6 7 5 8 6 105 5 9 6 5 5 9 6 5 9 6 5 9 9 9 9 9 9 9 9 9	_	Apt		2640 £ per sqm		£420,420
10						
Total Units						
Intermediate Houses 3	_					
3	7	5 Bed	140 sqm	£ per sqm		£2,716,560
3	lusto una o dis	ata Hausas	709/ On an Market	Value		
4 2 Bed						£202 702
Social Rent Houses	_	•		· · · · · · · · · · · · · · · · · · ·		
Social Rent Houses	-		The state of the s	· · · · · · · · · · · · · · · · · · ·		
4 Apt 65 sqm 1056 € per sqm £259,45€ 6 2 Bed 70 sqm 1056 € per sqm £465,69€ 6 2 Bed 70 sqm 1056 € per sqm £465,69€ 6 2 Bed 70 sqm 1056 € per sqm £234,175 Affordable Rent Houses 0 0% Open Market Value 0 Apt 65 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € 6 sqm 0 € per sqm € € € 6 sqm 0 € per sqm € € € 6 sqm 12 Plots 22123 € per plot 22123 € per plot 22123 € per plot 22123 € per plot 2424,26€ € per sqm 1.15 € per sqm 1.16€ § \$ p		3 Dea	00 3qm	1040 I per squi		1273,200
4 Apt 65 sqm 1056 € per sqm £259,45€ 6 2 Bed 70 sqm 1056 € per sqm £465,69€ 6 2 Bed 70 sqm 1056 € per sqm £465,69€ 6 2 Bed 70 sqm 1056 € per sqm £234,175 Affordable Rent Houses 0 0% Open Market Value 0 Apt 65 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € € 5 sqm 0 € per sqm € € € 6 sqm 0 € per sqm € € € 6 sqm 0 € per sqm € € € 6 sqm 12 Plots 22123 € per plot 22123 € per plot 22123 € per plot 22123 € per plot 2424,26€ € per sqm 1.15 € per sqm 1.16€ § \$ p	Social Ren	t Houses	40% Open Market	Value		
6 2 Bed 3 3 Bed 70 sqm 1056 € per sqm £465,69€ 3 3 Bed 88 sqm 1056 € per sqm £234,175 Affordable Rent Houses 0 0% Open Market Value 0 0 Apt 65 sqm 0 € per sqm € € € € € € € € € € € € € € € € € € €	4	Apt				£259,459
Affordable Rent Houses 0	6	•	The state of the s	· · · · · · · · · · · · · · · · · · ·		£465,696
O Apt	3	3 Bed	88 sqm	1056 £ per sqm		£234,179
O Apt						
0 2 Bed 70 sgm 0 € per sgm €€€ 0 3 Bed 88 sgm 0 € per sgm €€€ 70 Total Units Development Value DEVELOPMENT COSTS Land Apt 2 Plots 9218 € per plot €22,584 2 Bed 12 Plots 22123 € per plot £271,005 3 Bed 17 Plots 27654 € per plot £474,266 4 Bed 10 Plots 44246 € per plot £433,615 5 Bed 7 Plots 55308 Stamp Duty Land Tax 5.0% Construction 9 Apt 65 sqm 1238 € per sqm 1.15 Gross/Net £80,395 Construction 9 Apt 65 sqm 1012 € per sqm €1,607,988 €406,514 21 3 Bed 88 sqm 1012 € per sqm €1,610,814 21 3 Bed 88 sqm 1012 € per sqm €1,040,834 7 5 Bed 140 sqm 1012 € per sqm €1,040,834 7 5 Bed 140 sqm 1012 € per sqm €1,040,834 7 5 Bed 140 sqm 1012 € per sqm €1,040,834 7 5 Bed 140 sqm 1012 € per sqm €1,040,834 7 5 Bed 140 sqm 1012 € per sqm €1,040,834 7 5 Bed 140 sqm 1012 € per sqm €1,040,834 7 5 Bed 140 sqm 1012 € per sqm €1,040,834 7 5 Bed 155 sqm 1012 € per sqm €1,040,834 7 5 Bed 155 sqm 1012 € per sqm €1,040,834 7 5 Bed 155 sqm 1012 € per sqm €1,040,834 7 5 Bed 155 sqm 1012 € per sqm €1,040,834 7 5 Bed 155 sqm 1012 € per sqm €1,040,834 7 5 Bed 155 sqm 1012 € per sqm €1,040,834 7 5 Bed 1683 Total sqm Abnormal Costs Professional Fees @	Affordable	Rent Houses		Value		
O 3 Bed 70 Total Units Development Value	_	Apt		• •		£0
Development Value	~					£0
Development Value	~		88 sqm	0 £ per sqm		£0
DEVELOPMENT COSTS Land						C1 4 100 104
Apt	Developn	nent value				£14,180,184
Apt	DEVELOP	MENT COSTS				
2 Bed 12 Plots 22123 £ per plot £271,005 £ deper plot £474,266 £ per plot £ deper plot £ de			2 Plots	9218 £ per plot		£22.584
Sed		•	12 Plots			
## A Bed		3 Bed				£474,266
Stamp Duty Land Tax		4 Bed	10 Plots	44246 £ per plot		£433,615
Construction 9 Apt 65 sqm 1238 f per sqm 1.15 Gross/Net £809,468 23 2 Bed 70 sqm 1012 f per sqm £1,610,814 21 3 Bed 88 sqm 1012 f per sqm £1,900,406 10 4 Bed 105 sqm 1012 f per sqm £1,040,834 7 5 Bed 140 sqm 1012 f per sqm £1,040,834 70 6183 Total sqm 6183 Total sqm £166600 £10,40,834 Abnormal Costs 8.0% Construction Cost £512,188 £512,188 Legal Fees 0.5% GDV £70,901 £70,901 Statutory Fees 0.5% GDV £70,901 £77,893 Sales/Marketing Costs 2.0% Market Units Value £242,033 Contingencies 5.0% Construction Cost £328,448 Planning Obligations 7753 £ per Market Unit inc CIL 54 £ per sqm Market Housing £245,471 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £438,042 Arrangement Fee 1		5 Bed	7 Plots	55308 £ per plot	Total Land £1,607,988	£406,514
9 Apt 65 sqm 1238 £ per sqm 1.15 Gross/Net £809,468 23 2 Bed 70 sqm 1012 £ per sqm £1,610,814 21 3 Bed 88 sqm 1012 £ per sqm £1,900,406 10 4 Bed 105 sqm 1012 £ per sqm £1,040,834 7 5 Bed 140 sqm 1012 £ per sqm £1,040,834 70 6183 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost £512,188 £ per sqm £1,040,834 £ per sqm £1,040,	-			5.0%		£80,399
23 2 Bed 70 sqm 1012 £ per sqm £1,610,814						
21 3 Bed 88 sqm 1012 f per sqm f 1,900,406 10 4 Bed 105 sqm 1012 f per sqm f per sqm f 1,040,834 7 5 Bed 140 sqm 1012 f per sqm f per sqm f 1,040,834 70 6183 Total sqm 6184 F per sqm 6184		•			1.15 Gross/Net	
10 4 Bed 105 sqm 1012 fper sqm £1,040,834 f1,040,834						
7 5 Bed 140 sqm 1012 f per sqm £1,040,834 70 6183 Total sqm 166600 Construction Cost £166,600 Professional Fees @ 8.0% Construction Cost £512,188 Legal Fees 0.5% GDV £70,901 Statutory Fees 1.1% Construction Cost £77,893 Sales/Marketing Costs 2.0% Market Units Value £242,033 Contingencies 5.0% Construction Cost £328,448 Planning Obligations 7753 £ per Market Unit inc CIL 54 f per sqm Market Housing £245,471 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £438,042 Arrangement Fee 1.0% Cost £91,604 £2,836,037						
Total sqm			The state of the s			
Abnormal Costs Professional Fees @		2 Red		1012 ± per sqm		11,040,834
Robert R		Costs	O103 Total sqm	1666001		£166 600
Legal Fees 0.5% GDV £70,901 Statutory Fees 1.1% Construction Cost £77,893 Sales/Marketing Costs 2.0% Market Units Value £242,033 Contingencies 5.0% Construction Cost £328,448 Planning Obligations 7753 £ per Market Unit inc CIL 54 £ per sqm Market Housing £245,471 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £438,042 Arrangement Fee 1.0% Cost £91,604 £2,836,037 Development Profit 20.0% of GDV £2,836,037						
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Statutory Fees 1.1% Construction Cost Market Units Value Construction Cost £ per Market Unit £ per sqm Market Housing £ 245,471 £ per sqm Market Unit £ per sqm Market Housing £ 245,471 £ per sqm Market Unit £ per sqm Market Unit £ per sqm Market Housing £ 245,471 £ per sqm Market Housing £ 245,471						
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Sales/Market Units Value Construction Cost F328,448 f per Market Units F per Market Unit F per sqm Market Housing F242,033 f per Market Unit F245,471 f per sqm Market Housing F245,471 f per sqm Market Unit F245,471 f per sqm Market Housing F242,033	- C					
Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit 5.0% Construction Cost f age Market Unit f per Market Housing f per sqm Market Housing f per sqm Market Housing f per sqm Market Housing f age f age f per sqm Market Housing f age f age f per sqm Market Housing f age f age f per sqm Market Housing f age f age f per sqm Market Housing f age f age f per sqm Market Housing f age f age f age f per sqm Market Housing f age f age f age f per sqm Market Housing f age f ag	-				e	
Planning Obligations CIL 54 f per Market Unit Inc 1245,471 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee 1.0% Cost Development Profit 20.0% of GDV 125 per Market Housing £245,471 6 Mth Sales Void £438,042 £91,604 £2,836,037						£328,448
CIL 54 f per sqm Market Housing £245,471 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £438,042 Arrangement Fee 1.0% Cost £91,604 Development Profit 20.0% of GDV £2,836,037	_					
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £438,042 Arrangement Fee 1.0% Cost £91,604 Development Profit 20.0% of GDV £2,836,037	_				Housing	£245,471
Development Profit 20.0% of GDV £2,836,037	Interest @					
						£91,604
Total Cost £13,099,958	Developm	ent Profit	20.09	of GDV		£2,836,037
	Total Cos	t				£13,099,958

£1,080,227

VIABILITY MARGIN

	. 2		Resid	dential	Viah	ility	Appr	aisal
Vi	ab			Year Deli		ilicy i	Appro	aisai
SITE REFER			NUA/Ho/8		wark Collinghar	m /	Apartments	4
SITE LOCA				bridge Road	wark Comingnai		2 bed houses	22
	MENT SCENARIO		Brownfield				Bed houses	30
DEVELOPN	MENT DETAILS	_		Total Units			4 bed houses	17
	Proportion %	30%		Affordable Units			5 bed house	13
Affordable .		40% 9	%Intermediate		ocial Rent		%Affordable Re	
•	nt Floorspace		5632	Sqm Market Ho	using	1,860 9	Sqm Affordab	le Housing
Market Hou	MENT VALUE							
3	Apt	65 s	am	3200 £ p	ner sam			£626,080
15	2 Bed	70 s		3200 £ p				£3,371,200
21	3 Bed	88 s		3200 £ p				£5,933,312
12	4 Bed	105 s	qm	3200 £ p				£4,045,440
9	5 Bed	140 s	qm	3200 £ p	er sqm			£4,045,440
Intermedia	te Houses	70%	Open Market V	'alue				
3	Apt	65 s		2240 £ p				£450,778
5	2 Bed	70 s		2240 £ p	•			£809,088
2	3 Bed	88 s	qm	2240 £ p	oer sqm			£406,856
Social Rent	Houses	40%	Open Market V	'alue				
5	Apt	65 s		1280 £ p	er sqm			£386,381
8	2 Bed	7 0 s	*	1280 £ p	er sqm			£693,504
3	3 Bed	88 s	qm	1280 £ p	er sqm			£348,733
Affordable	Rent Houses	0%10	Open Market V	'alue				
0	Apt	65 s			er sqm			£0
0	2 Bed	70 s	*		er sqm			£0
0	3 Bed	88 s			er sqm			£0
86	Total Units							
Developm	ent Value							£21,116,812
DEVELOPI	MENT COSTS							
Land	Apt		Plots	11173 £ p				£33,632
	2 Bed	15 F		26816 £ p	er plot			£403,581
	3 Bed	21 F		33520 £ p				£706,266
	4 Bed	12 F	Plots	53632 £ p		Totalland	C2 204 E70	£645,729
Stamp Duty	5 Bed / Land Tax	91	1015	67040 £ p	er piot	Total Land	£2,394,579	£605,371 £167,621
Constructi				7.070				2107,021
11	Apt	65 s	*	1394 £ p		1.15	Gross/Net	£1,119,845
28	2 Bed	70 s		1139 £ p				£2,228,454
26	3 Bed	88 s		1139 £ p				£2,629,085
12	4 Bed	105 s	•	1139 £ p				£1,439,924
9 86	5 Bed	140 s	otal sqm	1139 £ p	er sqm			£1,439,924
Abnormal C	Costs	- 1337	otal sqill	297212				£297,212
Professiona					nstruction Cost			£708,578
Legal Fees				0.5% GD				£105,584
Statutory Fe					nstruction Cost			£108,493
Sales/Mark					arket Units Valu			£360,429
Contingenci					nstruction Cost			£457,722
Planning Ob	oligations				er Market Unit			inc
CIL Interest @		6.0%	12	Month Construction	per sqm Market		Mth Sales Void	£339,592 £620,867
Arrangemei	nt Fee	1.0%		Ivionin Constructio		0	vitti Sales Void	£129,997
Developme		1.0/0	20.0%	of GDV				£4,223,362
Total Cost								£18,771,269
VIABILIT	Y MARGIN							£2,345,542

STERREFENCE STE LOCATION Development STE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Affordable Proportion % 30% Affordable Proportion % Affordable Proportion Proportion Proportion % Affordable Proportion % Affordable Proportion % Affordable Proportion Proport	\ /: - -	Resi	dential Via	bility Appr	aisal
SITE REFERENCE SITE LOCATION Part of Publication Indication Lowfield Lane Street Market Proportion Street Market Proportion Standard Propo	viab				
Part of Publication Allocation Lowfield Lane Part of Publication Allocation Lowfield Lane Part of Publication Allocation Lowfield Lane Part of Publication Lowfield Lane Part of Lane			<u> </u>	gham Apartments	2
Affordable propriet					8
Affordable Proportion Sample Affordable Affordabl	DEVELOPMENT SCENA			3 Bed houses	11
Affordable Nix				4 bed houses	_
Development Floorspace 1965 Sqm Market Housing 1965 Sqm Market Housing 1974 Sqm Affordable Housing 1974 Sqm 1974	•				-
Market Houses					
Market Houses			5 Sqm Market Housing	649 Sqm Affordab	le Housing
1					
S		65 sam	2000 f per sam		£136.500
Total Cost	F -				
A Bed 105 sqm 2000 E per sqm £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £882,000 £982,200 £	7 3 Bed				
Intermediate Houses	4 4 Bed				
1 Apt 65 sqm 1400 € per sqm 678,280 € 176,400 € per sqm 678,280 € 2 2 Bed 70 sqm 1400 € per sqm 678,280 € 176,400 € 2 Apt 65 sqm 800 € per sqm 688,704 € 151,200 € 2 Apt 65 sqm 800 € per sqm 676,032 € 151,200 € 1 3 Bed 70 sqm 800 € per sqm 6151,200 € 1 3 Bed 88 sqm 0 € per sqm 6151,200 € 1 3 Bed 88 sqm 0 € per sqm 610 € per sqm 60 € per sqm	3 5 Bed	140 sqm	2000 £ per sqm		£882,000
2 2 Bed	Intermediate Houses	70% Open Market	: Value		
Social Rent Houses	I -	65 sqm			
Social Rent Houses		•			
2 Apt	1 3 Bed	88 sqm	1400 £ per sqm		£88,704
2 Apt	Social Rent Houses	40% Open Market	: Value		
Affordable Rent Houses O Apt 65 sqm 0 £ per sqm £0 O 2 Bed 70 sqm 0 £ per sqm £0 O 3 Bed 88 sqm 0 £ per sqm £0 O 2 Bed 70 sqm 0 £ per sqm £0 O 3 Bed 88 sqm 0 £ per sqm £0 Development Value E4,603,956 DEVELOPMENT COSTS Land Apt 1 Plots 6983 £ per plot £ per plot £ 87,990 3 Bed 7 Plots 20950 £ per plot £ 153,983 4 Bed 4 Plots 33520 £ per plot £ 154,0784 S Bed 3 Plots 41900 £ per plot £ 1213,985 Stamp Duty Land Tax 4.0% Construction 4 Apt 65 sqm 1040 £ per sqm 1.15 Gross/Net £291,525 10 2 Bed 70 sqm 850 £ per sqm 1.15 Gross/Net £291,525 10 2 Bed 70 sqm 850 £ per sqm 1.15 Gross/Net £291,525 10 3 Bed 88 sqm 850 £ per sqm 1.35 Gross/Net £291,525 10 3 Bed 88 sqm 850 £ per sqm 1.35 Gross/Net £291,525 9 3 Bed 88 sqm 850 £ per sqm 1.35 Gross/Net £291,525 10 2 Bed 70 sqm 850 £ per sqm 1.35 Gross/Net £291,520 10 2 Bed 70 sqm 850 £ per sqm 1.35 Gross/Net £292,074 10 2	2 Apt	65 sqm	800 £ per sqm		£84,240
Affordable Rent Houses 0	3 2 Bed	70 sqm	800 £ per sqm		
Construction	1 3 Bed	88 sqm	800 £ per sqm		£76,032
O 2 Bed 70 sqm O f per sqm f0	Affordable Rent Houses				
O 3 Bed 30 Total Units Total Units	·	•			
Development Value					
Development Value		88 sqm	0 £ per sqm		£0
Land					£4,603,956
2 Bed	DEVELOPMENT COSTS				
3 Bed 4 Plots 33520	Land Apt	1 Plots	6983 £ per plot		£7,333
## A Bed	2 Bed				
Sed Stamp Duty Land Tax Stamp Duty Lan	3 Bed	7 Plots	20950 £ per plot		
Stamp Duty Land Tax					
Construction 4 Apt 65 sqm 1040 f per sqm 1.15 Gross/Net £291,525 10 2 Bed 70 sqm 850 f per sqm £580,125 9 3 Bed 88 sqm 850 f per sqm £684,420 4 4 Bed 105 sqm 850 f per sqm £374,850 3 5 Bed 140 sqm 850 f per sqm £374,850 30 2650 Total sqm 850 f per sqm £374,850 Abnormal Costs 110000 Construction Cost £110,000 Professional Fees @ 8.0% Construction Cost £184,462 Legal Fees 0.5% GDV £23,020 Statutory Fees 1.1% Construction Cost £28,603 Sales/Marketing Costs 2.0% Market Units Value £28,603 Contingencies 5.0% Construction Cost £120,789 Planning Obligations 7753 f per sqm Market Housing £84,405 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £156,716 Arrangement Fee 1.0% Cost 6 Mth Sales Void <td></td> <td>3 Plots</td> <td></td> <td>Total Land £522,074</td> <td></td>		3 Plots		Total Land £522,074	
10 2 Bed 70 sqm 850 f per sqm f per			4.0%		£20,883
9 3 Bed 88 sqm 850 f per sqm £ 684,420 4 4 Bed 105 sqm 850 £ 9 r sqm £ 374,850 3 5 Bed 140 sqm 850 £ 9 r sqm £ 374,850 30 2650 Total sqm 110000 Construction Cost £ 110,000 £ 110,000 £ 184,462 Legal Fees 0.5% GDV £ 23,020 <td>4 Apt</td> <td>65 sqm</td> <td>1040 £ per sqm</td> <td>1.15 Gross/Net</td> <td>£291,525</td>	4 Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net	£291,525
4 4 Bed 105 sqm 850 £ per sqm £ 374,850 3 5 Bed 140 sqm 850 £ per sqm £ 374,850 30 2650 Total sqm \$ 110000 \$ £ 110,000 \$ £ 110,000 \$ £ 184,462 Legal Fees \$ 0.5% \$ 6DV £ 23,020 \$ £ 23,020 \$ £ 23,020 \$ £ 28,603	10 2 Bed	70 sqm	850 £ per sqm		
3 5 Bed 140 sqm 850 f per sqm £ 374,850 30 2650 Total sqm 110000 £ 110,000 Abnormal Costs 8.0% Construction Cost £ 110,000 £ 184,462 Legal Fees 0.5% GDV £ 23,020 £ 23,020 Statutory Fees 1.1% Construction Cost £ 28,603 £ 28,603 Sales/Marketing Costs 2.0% Market Units Value £ 78,582 £ 120,789 Construction Cost £ per Market Unit inc CIL 45 per sqm Market Housing £ 88,405 Interest @ 6.0% 12 Month Construction £ Mth Sales Void £ 156,716 Arrangement Fee 1.0% Cost £ 20.0% of GDV £ 20,791 Total Cost	9 3 Bed				
Abnormal Costs		•			
Abnormal Costs Professional Fees @ Legal Fees Legal Fees Statutory Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost 110000 8.0% Construction Cost 6.0% 12 Month Construction 6 7 8 7 8 9		· · · · · · · · · · · · · · · · · · ·	850 £ per sqm		£374,850
Rossional Fees @ Rossional Fees @ Rossional Fees		2050 Total sqm	1100001		£110 000
Legal Fees 0.5% GDV £23,020 Statutory Fees 1.1% Construction Cost £28,603 Sales/Marketing Costs 2.0% Market Units Value £78,582 Contingencies 5.0% Construction Cost £120,789 Planning Obligations 7753 £ per Market Unit inc CIL 45 £ per sqm Market Housing £88,405 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £156,716 Arrangement Fee 1.0% Cost £32,734 £920,791 Total Cost				Cost	,
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost 1.1% Construction Cost 2.0% Market Units Value £ 78,582 £ (Construction Cost £ 120,789 £ per Market Unit £ per sqm Market Housing £ 88,405 £ 1.6% £ 1.0% £ 1.0% £ 1.0% £ 20.0%					
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee Development Profit Total Cost Analogo Market Unit Value 578,582 (construction Cost 120,789 inc 120,7				Cost	
Planning Obligations CIL 45 f per Market Unit f per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee 1.0% Cost Development Profit 20.0% of GDV Total Cost ### Cost ### Cost ##			2.0% Market Units V	Value	
CIL 45 f per sqm Market Housing £88,405 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £156,716 Arrangement Fee 1.0% Cost £32,734 £920,791 Development Profit 20.0% of GDV £4,592,828					
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £156,716 Arrangement Fee 1.0% Cost £32,734 Development Profit 20.0% of GDV £920,791 Total Cost					
Arrangement Fee 1.0% Cost £32,734 Development Profit 20.0% of GDV £920,791 Total Cost		C 00/I 4			
Development Profit 20.0% of GDV £920,791 Total Cost £4,592,828			Month Construction	6 Mth Sales Void	
Total Cost £4,592,828			% of GDV		
		20.0	70 of GDV		1920,731
VIABILITY MARGIN £11,128	Total Cost				£4,592,828
	VIABILITY MARGIN				£11,128

2	Resid	dential Vial	hility Annr	aisal
Viab		ear Delivery	onity Appl	aisai
SITE REFERENCE	NUA/Ho/5	•	hom	4
SITE LOCATION		Newark Collingl of Beacon Hill Rd, West of		20
DEVELOPMENT SCENARI		or beacon rilli Na, west or	3 Bed houses	28
DEVELOPMENT DETAILS		Total Units	4 bed houses	16
Affordable Proportion %		Affordable Units	5 bed house	12
Affordable Mix	40% %Intermediate		0% %Affordable F	
Development Floorspace DEVELOPMENT VALUE	5239	Sqm Market Housing	1,730 Sqm Affordal	ole Housing
Market Houses				
3 Apt	65 sqm	2640 £ per sqm		£480,480
14 2 Bed	70 sqm	2640 £ per sqm		£2,587,200
20 3 Bed	88 sqm	2640 £ per sqm		£4,553,472
11 4 Bed	105 sqm	2640 £ per sqm		£3,104,640
8 5 Bed	140 sqm	2640 £ per sqm		£3,104,640
Intermediate Houses	70% Open Market V			
3 Apt	65 sqm	1848 £ per sqm		£345,946
5 2 Bed 2 3 Bed	70 sqm	1848 £ per sqm		£620,928
2 3 Bed	88 sqm	1848 £ per sqm		£312,238
Social Rent Houses	40% Open Market V	/alue		
4 Apt	65 sqm	1056 £ per sqm		£296,525
7 2 Bed	70 sqm	1056 £ per sqm		£532,224
3 3 Bed	88 sqm	1056 £ per sqm		£267,633
Affordable Rent Houses	0% Open Market \	/alue		
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed 80 Total Units	88 sqm	0 £ per sqm		£0
Development Value				£16,205,925
DEVELOPMENT COSTS				
Land Apt	3 Plots	7326 £ per plot		£20,513
2 Bed	14 Plots	17582 £ per plot		£246,154
3 Bed	20 Plots	21978 £ per plot		£430,769
4 Bed	11 Plots	35165 £ per plot		£393,846
5 Bed	8 Plots	43956 £ per plot	Total Land £1,460,511	,
Stamp Duty Land Tax Construction		5.0%		£73,026
10 Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£925,106
26 2 Bed	70 sqm	1012 £ per sqm	1.15 G1033/NEC	£1,840,930
24 3 Bed	88 sqm	1012 £ per sqm		£2,171,893
11 4 Bed	105 sqm	1012 £ per sqm		£1,189,524
8 5 Bed	140 sqm	1012 £ per sqm		£1,189,524
Abnormal Costs	7067 Total sqm	720/1701		C220 420
Abnormal Costs Professional Fees @		239428 8.0% Construction Co	nst	£239,428 £585,358
Legal Fees		0.5% GDV	OJ.	£81,030
Statutory Fees		1.1% Construction Co	ost	£89,559
Sales/Marketing Costs		2.0% Market Units Va		£276,609
Contingencies		5.0% Construction Co	ost	£377,820
Planning Obligations		7753 £ per Market U		inc
CIL	C 00/1 13	54 £ per sqm Mark		£280,538
Interest @		Month Construction	6 Mth Sales Void	
Arrangement Fee Development Profit	1.0% Cost 20.0%	of GDV		£101,225 £3,241,185
	20.070	J., 95,		
Total Cost				£14,608,404
VIABILITY MARGIN				£1,597,521

	. 2	R	eside	ential	Viabi	ility	Annr	aisal
Vi	ab			ear Deli		, , , , , , , , , , , , , , , , , , ,	, tppi	aisai
SITE REFER					•		A	8
SITE LOCA			N/Ho/9 wbridge Roa		wark Collingham		Apartments 2 bed houses	38
	ЛENT SCENARI		wnfield	u			3 Bed houses	53
	MENT DETAILS		150 To	tal Units			4 bed houses	30
Affordable	Proportion %	30%	45 Aff	fordable Units			5 bed house	23
Affordable		40% %In	termediate	60% %s			%Affordable R	
	nt Floorspace		9823 Sq	m Market Hou	ısing	3,245	Sqm Affordab	le Housing
Market Hou	JENT VALUE							
5	Apt	65 sqm	_	3200 £ p	er sam			£1,092,000
26	2 Bed	70 sqr		3200 £ p				£5,880,000
37	3 Bed	88 sqm		3200 £ p				£10,348,800
21	4 Bed	105 sqm		3200 £ p				£7,056,000
16	5 Bed	140 sqm		3200 £ p	er sqm			£7,056,000
Intermediat			n Market Value					6706.240
5 9	Apt 2 Bed	65 sqm		2240 £ p				£786,240 £1,411,200
4	3 Bed	70 sqm 88 sqm		2240 £ p	•			£1,411,200 £709,632
7	3 Deu	30 sqii		2270 I þ	ci sqiii			1705,032
Social Rent	Houses	40% Ope	n Market Value	:				
8	Apt	65 sqm		1280 £ p	er sqm			£673,920
14	2 Bed	70 sqm		1280 £ p	er sqm			£1,209,600
5	3 Bed	88 sqm		1280 £ p	er sqm			£608,256
ACC		00/10						
Affordable I	Rent Houses	0% Ope 65 sqm	n Market Value					£0
0	Apt 2 Bed	70 sqr			er sqm er sqm			£0
0	3 Bed	88 sqm			er sqm			£0
150	Total Units	00 3411		O I P	ci sqiii			20
Developm	ent Value							£36,831,648
	MENT COSTS			44470				050 660
Land	Apt	5 Plot		11173 £ p				£58,660
	2 Bed	26 Plot	_	26816 £ p				£703,920
	3 Bed 4 Bed	37 Plot 21 Plot		33520 £ p				£1,231,860 £1,126,272
	5 Bed	16 Plot		67040 £ p		Total Land	£4,176,592	£1,055,880
Stamp Duty				7.0%	- -		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	£292,361
Constructi	on							
19	Apt	65 sqm		1394 £ p		1.15	Gross/Net	£1,953,218
49	2 Bed	70 sqm		1139 £ p				£3,886,838
46	3 Bed	88 sqm		1139 £ p				£4,585,614
21 16	4 Bed 5 Bed	105 sqm 140 sqm		1139 £ p				£2,511,495 £2,511,495
150	5 Beu	13250 Tota		1139 E p	er sqm			12,311,493
Abnormal C	Costs	13230 100		610550				£610,550
Professiona	l Fees @				struction Cost			£1,235,893
Legal Fees				0.5% GD	V			£184,158
Statutory Fe					nstruction Cost			£190,246
Sales/Marke					rket Units Value			£628,656
Contingenci					nstruction Cost			£802,960
Planning Ob	oligations				er Market Unit	lousing		inc £592,312
Interest @		6.0%	12 Ma	nth Construction	er sqm Market H		Mth Sales Void	£1,087,307
Arrangemer	nt Fee	1.0% Cos		Construction			volu	£227,671
Developme		2.370 003	20.0% of 0	GDV				£7,366,330
Total Cost								£32,843,696
VIABILIT	Y MARGIN							£3,987,952

1.	2		Resid	ential Via	bility	Appr	aisal
VI	ab			r Delivery		, hh	aisai
SITE REFE			NUA/Ho/6	Newark Colling	gham A	Apartments	0
SITE LOCA			Edward Avenu			bed houses	2
	MENT SCENARIO	0	Brownfield			Bed houses	3
	MENT DETAILS	l.		Total Units	4	bed houses	2
Affordable	Proportion %	30%		Affordable Units		bed house	1
Affordable		40%	%Intermediate	60% %Social Rent		%Affordable R	
	ent Floorspace		524	Sqm Market Housing	173 S	Sqm Affordab	le Housing
Market Ho	MENT VALUE						
o O	Apt	65	sqm	2000 £ per sqm			£36,400
1	2 Bed		sqm	2000 £ per sqm			£196,000
2	3 Bed		sqm	2000 £ per sqm			£344,960
1	4 Bed	105		2000 £ per sqm			£235,200
1	5 Bed	140		2000 £ per sqm			£235,200
							,
Intermedia	ite Houses		Open Market Val	ue			
0	Apt	65	sqm	1400 £ per sqm			£26,208
0	2 Bed		sqm	1400 £ per sqm			£47,040
0	3 Bed	88	sqm	1400 £ per sqm			£23,654
Codicto	Managa	400/					
Social Ren			Open Market Val				£22.464
0 1	Apt 2 Bed		sqm	800 £ per sqm 800 £ per sqm			£22,464 £40,320
0	3 Bed		sqm	800 £ per sqm			£20,275
U	3 bed	00	34111	OOO 1 per sqiii			120,273
Affordable	Rent Houses	0%	Open Market Val	ue			
0	Apt		sqm	0 £ per sqm			£0
0	2 Bed		sqm	0 £ per sqm			£0
0	3 Bed	88	sqm	0 £ per sqm			£0
8	Total Units						
Developn	nent Value						£1,227,722
D = 1 (= 1 O D							
Land	MENT COSTS	0	Plots	6983 £ per plot			£1 0EE
Lailu	Apt 2 Bed		Plots	16760 £ per plot			£1,955 £23,464
	3 Bed		Plots	20950 £ per plot			£41,062
	4 Bed		Plots	33520 £ per plot			£37,542
	5 Bed		Plots	41900 £ per plot	Total Land	£139,220	£35,196
Stamp Dut				1.0%			£1,392
Construct							
1	Apt	65	sqm	1040 £ per sqm	1.15	Gross/Net	£77,740
3	2 Bed		sqm	850 £ per sqm			£154,700
2	3 Bed		sqm	850 £ per sqm			£182,512
1	4 Bed	105		850 £ per sqm			£99,960
1	5 Bed	140		850 £ per sqm			£99,960
8	Costs	707	Total sqm	212001			621 200
Abnormal (Professional				21200 8.0% Construction C	Cost		£21,200 £49,190
Legal Fees	ai rees w		-	0.5% GDV	.051		£6,139
Statutory F	ees		_	1.1% Construction C	Cost		£7,538
-	ceting Costs			2.0% Market Units \			£20,955
Contingend			_	5.0% Construction C			£31,804
Planning O				7753 £ per Market l			inc
CIL				45 £ per sqm Mar			£23,575
Interest @		6.0%	12 N	Nonth Construction	6 N	Ath Sales Void	£41,215
Arrangeme		1.0%					£8,605
Developme	ent Profit		20.0% o	f GDV			£245,544
Total Cos	t						£1,211,248
VIABILIT	Y MARGIN						£16,474

Viab		aciitiai Via	bility Appr	
	2-TO 1	ear Delivery		a.oa.
SITE REFERENCE	NUA/MU/3	Newark Collin	gham Apartments	8
SITE LOCATION		e Ltd, Northern Road	2 bed houses	38
DEVELOPMENT SCENARIO		-	3 Bed houses	53
DEVELOPMENT DETAILS	15	0 Total Units	4 bed houses	30
Affordable Proportion %	30% 4	5 Affordable Units	5 bed house	23
Affordable Mix	40% %Intermediat		0% %Affordable F	
Development Floorspace	982	3 Sqm Market Housing	3,245 Sqm Afforda	ble Housing
DEVELOPMENT VALUE				
Market Houses 5 Apt	65 sqm	2640 £ per sqm		£900,900
5 Apt 26 2 Bed	70 sqm	2640 £ per sqm		£4,851,000
37 3 Bed	88 sqm	2640 £ per sqm		£8,537,760
21 4 Bed	105 sqm	2640 £ per sqm		£5,821,200
16 5 Bed	140 sqm	2640 £ per sqm		£5,821,200
20 5 5 5 6 6	o oq			20,022,200
Intermediate Houses	70% Open Market	Value		
5 Apt	65 sqm	1848 £ per sqm		£648,648
9 2 Bed	70 sqm	1848 £ per sqm		£1,164,240
4 3 Bed	88 sqm	1848 £ per sqm		£585,446
Social Rent Houses	40% Open Market			
8 Apt	65 sqm	1056 £ per sqm		£555,984
14 2 Bed	70 sqm	1056 £ per sqm		£997,920
5 3 Bed	88 sqm	1056 £ per sqm		£501,811
Affordable Rent Houses	0% Open Market	Value		
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
150 Total Units		- por oqui		
Development Value				£30,386,110
DEVELOPMENT COSTS				
Land Apt	5 Plots	9218 £ per plot		£48,395
2 Bed	26 Plots	22123 £ per plot		£580,734
3 Bed	37 Plots 21 Plots	27654 £ per plot		£1,016,285
4 Bed	21 Plots 16 Plots	44246 £ per plot 55308 £ per plot	Tatalland C2 445 690	£929,174
5 Bed Stamp Duty Land Tax	TO PIOUS	7.0%	Total Land £3,445,688	£871,101 £241,198
Construction		7.070		1241,130
19 Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£1,734,574
49 2 Bed	70 sqm	1012 £ per sqm	2.23	£3,451,744
46 3 Bed	88 sqm	1012 £ per sqm		£4,072,299
21 4 Bed	105 sqm	1012 £ per sqm		£2,230,358
16 5 Bed	140 sqm	1012 £ per sqm		£2,230,358
150	13250 Total sqm			
Abnormal Costs		477309		£477,309
Professional Fees @		8.0% Construction	Cost	£1,097,547
Legal Fees		0.5% GDV		£151,931
Statutory Fees		1.1% Construction		£168,236
Sales/Marketing Costs		2.0% Market Units 5.0% Construction		£518,641
Contingencies Planning Obligations		7753 £ per Market		£709,832
CIL		54 £ per sqm Ma		inc £526,008
Interest @	6.0% 1	2 Month Construction	6 Mth Sales Voice	
Arrangement Fee	1.0% Cost			£198,199
Development Profit		% of GDV		£6,077,222
Total Cost				£28,278,650
VIABILITY MARGIN				£2,107,460
VIADISTERMANGIN				

\ /:	2	Res	idential Via	bility Appr	aisal
V	ab		Year Delivery		
SITE REFEI		NUA/Ho/1	Newark Collin		1
SITE LOCA		- , -,	Alexander Avenue	2 bed houses	5
	MENT SCENARIO			3 Bed houses	7
	MENT DETAILS		20 Total Units	4 bed houses	4
	Proportion %	30%	6 Affordable Units	5 bed house	3
Affordable		40% %Intermedia	ate 60% %Social Rent	0% %Affordable R	ent
Developme	ent Floorspace		10 Sqm Market Housing	433 Sqm Affordat	ole Housing
DEVELOPI	MENT VALUE				
Market Ho	uses				
1	Apt	65 sqm	3200 £ per sqm		£145,600
4	2 Bed	70 sqm	3200 £ per sqm		£784,000
5	3 Bed	88 sqm	3200 £ per sqm		£1,379,840
3	4 Bed	105 sqm	3200 £ per sqm		£940,800
2	5 Bed	140 sqm	3200 £ per sqm		£940,800
Intermedia	te Houses	70% Open Marke	et Value		
1	Apt -	65 sqm	2240 £ per sqm		£104,832
1	2 Bed	70 sqm	2240 £ per sqm		£188,160
0	3 Bed	88 sqm	2240 £ per sqm		£94,618
Social Rent	Houses	40% Open Marke	et Value		
1	Apt L	65 sqm	1280 £ per sqm		£89,856
2	2 Bed	70 sqm	1280 £ per sqm		£161,280
1	3 Bed	88 sqm	1280 £ per sqm		£81,101
Affordable	Rent Houses	0% Open Marke	at Value		
0	Apt	65 sqm	0 £ per sqm		£0
0	2 Bed	70 sqm	0 £ per sqm		£0
0	3 Bed	88 sqm	0 £ per sqm		£0
20	Total Units	oo sqiii	O I per sqiii		10
Developm					£4,910,886
DEVELOPI	MENT COSTS				
Land	Apt	1 Plots	8880 £ per plot		£6,216
	2 Bed	4 Plots	21312 £ per plot		£74,592
	3 Bed	5 Plots	26640 £ per plot		£130,536
	4 Bed	3 Plots	42624 £ per plot		£119,347
	5 Bed	2 Plots	53280 £ per plot	Total Land £442,579	£111,888
Stamp Duty			3.0%		£13,277
Constructi		65	1204 6	1.15 Gross/Net	£260 420
3	Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£260,429
7 6	2 Bed 3 Bed	70 sqm 88 sqm	1139 £ per sqm 1139 £ per sqm		£518,245 £611,415
		105 sqm			
3 2	4 Bed	•	1139 £ per sqm		£334,866
20	5 Bed	140 sqm 1767 Total sqm	1139 £ per sqm		£334,866
Abnormal C	nsts	1707 10(8134111	66732		£66,732
Professiona			8.0% Construction (Cost	£164,786
Legal Fees			0.5% GDV		£24,554
Statutory F	ees		1.1% Construction (Cost	£25,205
Sales/Mark			2.0% Market Units		£83,821
Contingenc	_		5.0% Construction (£106,328
Planning Ol			7753 £ per Market		inc
CIL			60 £ per sqm Ma		£78,975
Interest @	Γ	6.0%	12 Month Construction	6 Mth Sales Void	
Arrangeme	nt Fee	1.0% Cost			£28,808
Developme			0% of GDV		£982,177
Total Cost					£4,215,037
VIABILIT	Y MARGIN				£695,850

SITE REFERENCE STEEL STE		. 2		Resid	lential	Viabi	lity /	Appr	aisal
SITE REFERENCE NUMANU/A Newart Collingham Apartments 3	VI•	ab					, .	.pp.	aisai
SITE LOCATION DEVELOPMENT SCENARIO Greenfield Gre						-	Δ	nartments	3
DEVELOPMENT SCENARIO Greenfield								•	-
Affordable Proportion									18
Affordable Mix	DEVELOPM	ENT DETAILS	_	50	Total Units		4	bed houses	10
Development Floorspace 327.4 Sqm Market Housing 1,082 Sqm Affordable Housing DYHQDMINTY VALUE	Affordable P	roportion %	30%	15	Affordable Units		5	bed house	8
Apt			40%						
Market Houses 2				3274	Sqm Market Hou	using	1,082 S	qm Affordab	le Housing
2									
9 2 Bed 770 sqm 26401 £ per sqm £1,617,000		_	651	am	2640ls n	or cam			£300 300
12 3 Bod 38 Sqm 2640 E per Sqm 1,940,400									
Total Land		_				•			
S S S S S S S S S S		-							
Test	=	_							
2 Apt	3	3 Bed	1.0	,q	2010 26	er sqiii			22,3 10, 100
2 Apt	Intermediate	Houses	70%	Open Market Va	alue				
3 2 Bed 70 sqm 1848 € per sqm €338,080 €195,149 Social Rent Houses 3 Apt 65 sqm 1056 € per sqm €185,328 €5 2 Bed 70 sqm 1056 € per sqm €332,640 €167,270 Affordable Rent Houses 0 Apt 65 sqm 0 € per sqm €107,270 Affordable Rent House 0 Apt 65 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 €0 0 €0 0 €0 0 €0 0 €0 0 €0 0 €0	2	Apt		•		er sqm			£216,216
Social Rent Houses	3	2 Bed	7 0 s	sqm	1848 £ p	er sqm			£388,080
\$ Apt 65 sqm 1056 € per sqm £185,328	1	3 Bed	88 9	sqm	1848 £ p	er sqm			£195,149
3	6		400/1						
S 2 Bed 70 sqm 1056 € per sqm £332,640 £167,270				•					C4.0F. 220
Affordable Rent Houses		•		•					
Affordable Rent Houses 0				•	•	•			
0 Apt 65 sqm 0 € per sqm €0 0 2 Bed 770 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 Total Units Development Value DEVELOPMENT COSTS Land Apt 2 Plots 7326 € per plot £153,846 3 Bed 12 Plots 21978 € per plot £269,231 4 Bed 7 Plots 35165 € per plot £246,154 5 Bed 5 Plots 43956 € per plot 70tal Land £912,820 £230,769 Stamp Duty Land Tax Construction 6 Apt 65 sqm 1238 € per sqm 1.15 Gross/Net £2730,769 16 2 Bed 70 sqm 10112 € per sqm £1,150,581 15 3 Bed 88 sqm 10112 € per sqm £1,150,581 15 3 Bed 105 sqm 10112 € per sqm £1,357,433 7 4 Bed 105 sqm 10112 € per sqm £1,357,433 5 5 Bed 140 sqm 10112 € per sqm £743,453 5 5 Bed 140 sqm 10112 € per sqm £743,453 5 5 Bed 140 sqm 10112 € per sqm £743,453 5 5 Bed 170 sqm 10112 sqm 10112 € per sqm £743,453 5 5 Bed 170 sqm 10112 sqm 10112 sqm 10112 sqm 10112 s	2	3 Beu	00 8	sqiii	1030 £ p	er sqiii			1107,270
0 Apt 65 sqm 0 € per sqm €0 0 2 Bed 770 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 0 Total Units Development Value DEVELOPMENT COSTS Land Apt 2 Plots 7326 € per plot £153,846 3 Bed 12 Plots 21978 € per plot £269,231 4 Bed 7 Plots 35165 € per plot £246,154 5 Bed 5 Plots 43956 € per plot 70tal Land £912,820 £230,769 Stamp Duty Land Tax Construction 6 Apt 65 sqm 1238 € per sqm 1.15 Gross/Net £2730,769 16 2 Bed 70 sqm 10112 € per sqm £1,150,581 15 3 Bed 88 sqm 10112 € per sqm £1,150,581 15 3 Bed 105 sqm 10112 € per sqm £1,357,433 7 4 Bed 105 sqm 10112 € per sqm £1,357,433 5 5 Bed 140 sqm 10112 € per sqm £743,453 5 5 Bed 140 sqm 10112 € per sqm £743,453 5 5 Bed 140 sqm 10112 € per sqm £743,453 5 5 Bed 170 sqm 10112 sqm 10112 € per sqm £743,453 5 5 Bed 170 sqm 10112 sqm 10112 sqm 10112 sqm 10112 s	Affordable R	ent Houses	0% 0	Open Market Va	alue				
O 2 Bed 70 sqm O f per sqm £0						er sqm			£0
O 3 Bed So Total Units Development Value £10,128,703	0	•		•					
Development Value	0	3 Bed	88 9	sqm					£0
DEVELOPMENT COSTS Land									
Land	Developme	nt Value							£10,128,703
Land	DEVELORM	ENT COSTS							
2 Bed 9 Plots 17582 € per plot 6 153,846 3 Bed 12 Plots 21978 € per plot 6 £269,231 4 Bed 7 Plots 35165 € per plot 6 £269,231 € per plot 7 Total Land £912,820 € £230,769 Stamp Duty Land Tax 4.0% £36,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,820 € £913,513 € per splot 7 Total Land £912,			2 1	Plots	7326 f n	er nlot			£12 821
Sed 12 Plots 21978 f per plot 4 Bed 7 Plots 35165 f per plot 5 Bed 5 Plots 43956 f per plot Total Land £912,820 £230,769 £36,513 f per plot Total Land £912,820 £30,763 £36,513 f per plot Total Land £912,820 £36,513 f per sqm Total Land £912,820 £36,513 f per sqm Total Land £912,820 f per sqm Total Land £912,820 f per sqm £1,150,581 f 173,453 f per sqm £1,150,581 f 173,264 f per sqm £1,150,581 f 173,264 f 173	Land	•							,-
## A Bed									
S Bed S Plots 43956 E per plot Total Land £912,820 £230,769 £36,513					35165 £ p	er plot			
Stamp Duty Land Tax		5 Bed	5 ו	Plots			Total Land	£912,820	
6 Apt 65 sqm 1238 f per sqm 1.15 Gross/Net £578,191 16 2 Bed 70 sqm 1012 f per sqm £ per sqm £1,150,581 15 3 Bed 88 sqm 1012 f per sqm £ per sqm £1,357,433 7 4 Bed 105 sqm 1012 f per sqm £ per sqm £743,453 5 5 Bed 140 sqm 1012 f per sqm £ per sqm £ 743,453 5 5 Bed 140 sqm 1012 f per sqm £ 173,264 Professional Fees @ 8.0% Construction Cost £ 365,849 Legal Fees 0.5% GDV £ 50,644 Statutory Fees 1.1% Construction Cost £ 50,644 Sales/Marketing Costs 2.0% Market Units Value £ 172,880 Contingencies 5.0% Construction Cost £ 203,319 Planning Obligations 7753 £ per sqm Market Housing £ 175,336 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £303,929 4 construction 6	Stamp Duty I	Land Tax				·			£36,513
16 2 Bed 70 sqm 1012 f per sqm £1,150,581 15 3 Bed 88 sqm 1012 f per sqm £1,357,433 7 4 Bed 105 sqm 1012 f per sqm £743,453 5 5 Bed 140 sqm 1012 f per sqm £743,453 50 4417 Total sqm Abnormal Costs 173264 Construction Cost £173,264 Regal Fees 2.05% GDV £173,264 Sales/Marketing Costs Construction Cost £50,644 Sales/Marketing Costs 2.09% Market Units Value £172,880 Contruction Cost £172,336 Flanning Obligations 7753 £ per Market Housing £175,336 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £33,929 £63,413 E2,025,741 Total Cost £9,147,051	Constructio	n							
15 3 Bed 88 sqm 1012 f per sqm £1,357,433 7 4 Bed 105 sqm 1012 f per sqm £743,453 5 5 Bed 140 sqm 1012 f per sqm £743,453 50 4417 Total sqm Abnormal Costs 173264 Eper sqm £173,264 Professional Fees @ Legal Fees 8.0% Construction Cost £365,849 Legal Fees 5.0% GDV £50,644 Sales/Marketing Costs 2.0% Market Units Value Ensured Fee		•		•			1.15 G	ross/Net	
7 4 Bed 105 sqm 1012 fper sqm £ per sqm £ 743,453 5 5 Bed 140 sqm 1012 fper sqm £ per sqm £ 743,453 50 4417 Total sqm 173264 £ per sqm £ per sqm £ 173,264 Professional Fees @ 8.0% Construction Cost £ 365,849 £ 50,644 £ 50,644 Statutory Fees 1.1% Construction Cost £ 50,644 £ 5				•					
5 5 8 140 sqm 1012 £ per sqm £743,453 50	_								
Abnormal Costs				•					
Abnormal Costs Professional Fees @ Legal Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Status @ Arrangement Fee Development Profit Total Cost 173264 8.0% Construction Cost 6365,849 Construction Cost 6DV 6DV 6DN 6DV 6DN 6DV 6173,264 6365,849 6DV 6Construction Cost 6200 6DV 650,644 6200 6DV 6500 6DV	_	5 Bed		•	1012 £ p	er sqm			£/43,453
Regal Fees Reg		sts	4417	iotai syiii	1732641				£173 264
Legal Fees Statutory Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Development Profit Sales/Marketing Costs S.0% Anaket Units Value S.0% Market Units Value S.0% Construction Cost S.0% Construction Cost S.0% S.0% S.0% S.0% S.0% S.0% S.0% S.0%						nstruction Cost			
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Statutory Fees Sales/Market Units Value Statutory Sales Sales/Market Unit Value Statutory Sales Statutory Fees Statutory Construction Cost Statutory Construction Cost Statutory Fees Statutory Fees Statutory Fees Statutory Construction Cost Statutory Fees Sta									
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Sales/Market Units Value 5.0% Construction Cost f per Market Unit f per sqm Market Housing f per sqm Market Unit f per Market Unit f		es							
Planning Obligations CIL 54 f per Market Unit Inc 17753 f per Market Unit F per sqm Market Housing 6.0% 12 Month Construction F f per sqm Market Housing					2.0% Ма	rket Units Value			
CIL 54 f per sqm Market Housing £175,336 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £303,929 Arrangement Fee 1.0% Cost £63,413 Development Profit 20.0% of GDV £2,025,741 Total Cost	_								£237,319
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £303,929 Arrangement Fee 1.0% Cost £63,413 Development Profit 20.0% of GDV £9,147,051	_	igations							
Arrangement Fee 1.0% Cost £63,413 Development Profit 20.0% of GDV £2,025,741 Total Cost £9,147,051			· ·						
Development Profit 20.0% of GDV £2,025,741 Total Cost £9,147,051					Month Constructio	n	6 N	1th Sales Void	
Total Cost £9,147,051			1.0% (of CDV				
	Development	t Pront		20.0%	or GDV				12,025,741
VIABILITY MARGIN £981,652	Total Cost								£9,147,051
	VIABILITY	MARGIN							£981,652

\ /:	2		Resid	dential	Viabi	lity	Appr	aisal
Vi-	aD			ear Deliv				
SITE REFEREN			NUA/Ho/10		wark Collingham		Apartments	5
SITE LOCATION				e Part of Publica			2 bed houses	23
DEVELOPME			Greenfield				Bed houses	32
DEVELOPME		L		Total Units			1 bed houses	18
Affordable Pro	portion %	30%	27	Affordable Units		į	5 bed house	14
Affordable Mi	x	40%	%Intermediate	60% %s	ocial Rent	0%	%Affordable Re	ent
Development	Floorspace		5894	Sqm Market Hou	using	1,947	Sqm Affordab	le Housing
DEVELOPME								
Market House	:s							
	Apt	65		2640 £ p				£540,540
	2 Bed		sqm	2640 £ p	· ·			£2,910,600
	3 Bed	88		2640 £ p				£5,122,656
_	4 Bed	105		2640 £ p	· ·			£3,492,720
9	5 Bed	140	sqm	2640 £ p	er sqm			£3,492,720
Intermediate I	Houses	700/1	Open Market Va	alua				
			open Market Va		or sam			£389,189
	Apt 2 Bed		sqm sqm	1848 £ p 1848 £ p				£698,544
_	3 Bed		sqm	1848 £ p	•			£351,268
	J DCu		3 4 111	1040 Ε β	C. Sqiii			1331,208
Social Rent Ho	ouses	40%	Open Market Va	alue				
5	Apt		sam	1056 £p	er sam			£333,590
	2 Bed		sqm	1056 £p	•			£598,752
3	3 Bed		sqm	1056 £ p	•			£301,087
								·
Affordable Re	nt Houses	0%	Open Market Va	alue				
0	Apt	65	sqm		er sqm			£0
0 :	2 Bed	70	sqm	0 £ p	er sqm			£0
0	3 Bed	88	sqm	0 £ p	er sqm			£0
	Total Units							
Developmen	t Value							£18,231,666
DEVELOPME	NIT COSTS							
DEVELOPME Land		2	Plots	7226 6	an wlat			£22 077
	Apt		Plots	7326 £ p 17582 £ p				£23,077 £276,923
	2 Bed 3 Bed		Plots	21978 £ p				£484,615
	4 Bed		Plots	35165 £ p	er plot er plot			£443,076
	5 Bed		Plots	43956 £ p		Total Land	£1,643,075	£415,384
Stamp Duty La		J	11015	5.0%	ci piot	Total Lana	21,010,010	£82,154
Construction				5.570				202,204
	- Apt	65	sqm	1238 £ p	er sqm	1.15	Gross/Net	£1,040,744
	2 Bed		sqm	1012 £ p				£2,071,046
	3 Bed		sqm	1012 £ p				£2,443,379
	4 Bed	105		1012 £ p	er sqm			£1,338,215
9	5 Bed	140	sqm	1012 £ p				£1,338,215
90		7950	Total sqm					
Abnormal Cost				469372				£469,372
Professional Fe	200			8.0% Cor	nstruction Cost			£658,528
	ees w							CO1 1 F O
Legal Fees				0.5% GD				£91,158
Statutory Fees	.			1.1% Cor	nstruction Cost			£102,954
Statutory Fees Sales/Marketin	.			1.1% Cor 2.0% Ma	nstruction Cost rket Units Value			£102,954 £311,185
Statutory Fees Sales/Marketin Contingencies	ng Costs			1.1% Cor 2.0% Ma 5.0% Cor	nstruction Cost rket Units Value nstruction Cost			£102,954 £311,185 £435,049
Statutory Fees Sales/Marketin Contingencies Planning Oblig	ng Costs			1.1% Cor 2.0% Ma 5.0% Cor 7753 £ p	nstruction Cost rket Units Value nstruction Cost er Market Unit			£102,954 £311,185 £435,049 inc
Statutory Fees Sales/Marketin Contingencies Planning Oblig CIL	ng Costs	C 00/1	437	1.1% Cor 2.0% Ma 5.0% Cor 7753 £ p 54 £ p	nstruction Cost rket Units Value nstruction Cost er Market Unit er sqm Market H		MAIL COLORS	£102,954 £311,185 £435,049 inc £315,605
Statutory Fees Sales/Marketin Contingencies Planning Oblig CIL Interest @	ng Costs ations	6.0%		1.1% Cor 2.0% Ma 5.0% Cor 7753 £ p	nstruction Cost rket Units Value nstruction Cost er Market Unit er sqm Market H		Mth Sales Void	£102,954 £311,185 £435,049 inc £315,605 £555,331
Statutory Fees Sales/Marketin Contingencies Planning Oblig CIL Interest @ Arrangement I	ng Costs rations Fee	6.0% 1.0%	Cost	1.1% Cor 2.0% Ma 5.0% Cor 7753 £ p 54 £ p Month Construction	nstruction Cost rket Units Value nstruction Cost er Market Unit er sqm Market H		Wth Sales Void	£102,954 £311,185 £435,049 inc £315,605 £555,331 £115,900
Statutory Fees Sales/Marketin Contingencies Planning Oblig CIL Interest @	ng Costs rations Fee			1.1% Cor 2.0% Ma 5.0% Cor 7753 £ p 54 £ p Month Construction	nstruction Cost rket Units Value nstruction Cost er Market Unit er sqm Market H		VIth Sales Void	£102,954 £311,185 £435,049 inc £315,605 £555,331
Statutory Fees Sales/Marketir Contingencies Planning Oblig CIL Interest @ Arrangement I	ng Costs rations Fee		Cost	1.1% Cor 2.0% Ma 5.0% Cor 7753 £ p 54 £ p Month Construction	nstruction Cost rket Units Value nstruction Cost er Market Unit er sqm Market H		Wth Sales Void	£102,954 £311,185 £435,049 inc £315,605 £555,331 £115,900

	2	Reside	ential Via	bility	Appr	aisal
Via	O		Delivery		, ipp.	
SITE REFERENCE		ST/MU/1	Newark Rural	North	Apartments	1
SITE LOCATION		Land at Hempla		NOTUI	2 bed houses	5
DEVELOPMENT SO	CENARIO	Greenfield	inus Lunc		3 Bed houses	7
DEVELOPMENT D			tal Units		4 bed houses	4
Affordable Proporti	on % 30%	6 Af	fordable Units		5 bed house	3
Affordable Mix		%Intermediate	60% %Social Rent		%Affordable Re	
Development Floors		1310 Sc	m Market Housing	433	Sqm Affordab	le Housing
DEVELOPMENT V	ALUE					
Market Houses 1 Apt	65	cam	2100 £ per sqm			£95,550
4 2 Bed		sqm	2100 £ per sqm			£514,500
5 3 Bed	88		2100 £ per sqm			£905,520
3 4 Bed	105		2100 £ per sqm			£617,400
2 5 Bed	140		2100 £ per sqm			£617,400
						·
Intermediate House		Open Market Value				
1 Apt	65		1470 £ per sqm			£68,796
1 2 Bed		sqm	1470 £ per sqm			£123,480
0 3 Bed	88	sqm	1470 £ per sqm			£62,093
Social Rent Houses	//0%]	Open Market Value				
1 Apt		open Market Value sqm	: 840 £ per sgm			£58,968
2 2 Bed		sqm	840 £ per sqm			£105,840
1 3 Bed	88	•	840 £ per sqm			£53,222
		•				,
Affordable Rent Ho		Open Market Value				
0 Apt	65		0 £ per sqm			£0
0 2 Bed		sqm	0 £ per sqm			£0
0 3 Bed	88	sqm	0 £ per sqm			£0
20 Total U Development Val						£3,222,769
Development van	ue					13,222,703
DEVELOPMENT CO	OSTS					
Land Apt		Plots	7050 £ per plot			£4,935
2 Bed	4	Plots	16920 £ per plot			£59,220
3 Bed	5	Plots	21150 £ per plot			£103,635
4 Bed		Plots	33840 £ per plot			£94,752
5 Bed		Plots	42300 £ per plot	Total Land	£351,372	£88,830
Stamp Duty Land Ta Construction	IX		3.0%			£10,541
3 Apt	65	sam	1040 £ per sqm	1.15	Gross/Net	£194,350
7 2 Bed		sqm	850 £ per sqm	1.13	G1033/ NEC	£386,750
6 3 Bed	88	•	850 £ per sqm			£456,280
3 4 Bed	105		850 £ per sqm			£249,900
2 5 Bed	140		850 £ per sqm			£249,900
20	1767	Total sqm				
Abnormal Costs			133840			£133,840
Professional Fees @			8.0% Construction	Cost		£122,974
Legal Fees			0.5% GDV	Cont		£16,114
Statutory Fees Sales/Marketing Cos	etc		1.1% Construction 2.0% Market Units			£19,734 £55,007
Contingencies	,,,		5.0% Construction			£83,551
Planning Obligations	,		7753 £ per Market			inc
CIL			55 £ per sqm Ma			£72,034
Interest @	6.0%	12 Mo	nth Construction		Mth Sales Void	£108,106
Arrangement Fee	1.0%	Cost				£22,468
Development Profit		20.0% of 0	GDV			£644,554
Total Cost						£3,177,474
VIABILITY MAR	RGIN					£45,295

Vi ob	Resid	dential Via	bility Appr	aisal
Viab		ear Delivery	,	
SITE REFERENCE	ST/MU/1	Newark Rural	North Apartments	1
SITE LOCATION	Land at Her	nplands Lane	2 bed houses	4
DEVELOPMENT SCENARI	IO Greenfield		3 Bed houses	6
DEVELOPMENT DETAILS		7 Total Units	4 bed houses	3
Affordable Proportion %		Affordable Units	5 bed house	3
Affordable Mix	40% %Intermediate		0% %Affordable R	
Development Floorspace DEVELOPMENT VALUE	1113	Sqm Market Housing	368 Sqm Affordab	ne Housing
Market Houses				
1 Apt	65 sqm	2772 £ per sqm		£107,207
3 2 Bed	70 sqm	2772 £ per sqm		£577,269
4 3 Bed	88 sqm	2772 £ per sqm		£1,015,993
2 4 Bed	105 sqm	2772 £ per sqm		£692,723
2 5 Bed	140 sqm	2772 £ per sqm		£692,723
Intermediate Houses	70% Open Market \	Value		
1 Apt	65 sqm	1940 £ per sqm		£77,189
1 2 Bed	70 sqm	1940 £ per sqm		£138,545
0 3 Bed	88 sqm	1940 £ per sqm		£69,668
Social Rent Houses	40% Open Market \	Value Value		
1 Apt	65 sqm	1109 £ per sqm		£66,162
2 2 Bed	70 sqm	1109 £ per sqm		£118,752
1 3 Bed	88 sqm	1109 £ per sqm		£59,716
Affordable Rent Houses	0% Open Market \			
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed 17 Total Units	88 sqm	0 £ per sqm		£0
Development Value				£3,615,947
DEVELOPMENT COSTS				
Land Apt	1 Plots	9306 £ per plot		£5,537
2 Bed	3 Plots	22334 £ per plot		£66,445
3 Bed	4 Plots	27918 £ per plot		£116,278
4 Bed	2 Plots	44669 £ per plot		£106,312
5 Bed	2 Plots	55836 £ per plot	Total Land £394,239	£99,667
Stamp Duty Land Tax Construction		3.0%		£11,827
2 Apt	65 sqm	1238 £ per sqm	1.15 Gross/Net	£196,585
6 2 Bed	70 sqm	1012 £ per sqm		£391,198
5 3 Bed	88 sqm	1012 £ per sqm		£461,527
2 4 Bed	105 sqm	1012 £ per sqm		£252,774
2 5 Bed	140 sqm	1012 £ per sqm		£252,774
Abnormal Costs	1502 Total sqm	135688.6		£135,689
Professional Fees @		8.0% Construction (^ost	£124,389
Legal Fees		0.5% GDV	2031	£18,080
Statutory Fees		1.1% Construction (Cost	£19,964
Sales/Marketing Costs		2.0% Market Units V		£61,718
Contingencies		5.0% Construction (Cost	£84,527
Planning Obligations		7753 £ per Market I		inc
CIL		65 £ per sqm Ma		£72,862
Interest @		Month Construction	6 Mth Sales Void	£111,517
Arrangement Fee	1.0% Cost	7.4004		£23,208
Development Profit	20.0%	of GDV		£723,189
Total Cost				£3,336,067
VIABILITY MARGIN				£279,880

SITE REFERENCE Fa/MU/1 Ash Farm, Cockett Lane 2 bed houses 8 Core 1 Ash Farm, Cockett Lane 2 bed houses 8 Core 1 Ash Farm, Cockett Lane 2 bed houses 8 Core 1 Ash Farm, Cockett Lane 2 bed houses 8 Core 1 Ash Farm, Cockett Lane 2 bed houses 8 Core 1 Ash Farm, Cockett Lane 2 bed houses 6 Ash Farm, Cockett Lane 2 bed houses 5 Ash Farm, Cockett Lane 5 bed houses 5 bed houses 5 Ash Farm, Cockett Lane 5 bed houses 5 Ash Farm, C	\ /2	L 2	Re	esidentia	ıl Viab	ility Appr	aisal
STEE REFERENCE Fash Use Apartments A	V	l ab				, , , ,	
DEVELOPMENT SCENARIO Greenfield 3 total Junits 4 de thouses 6						Apartments	2
DEVELOPMENT DETAILS 30 Total Units	SITE LOC	ATION		•	0 . 0.	·	
Affordable Proportion × 40% stintermediate	DEVELOR	PMENT SCENARIO				3 Bed houses	11
Affordable Nath	DEVELOR	PMENT DETAILS		30 Total Units		4 bed houses	6
Development Floorspace 1965 Sqm Market Housing Sqm Affordable Housing	Affordabl	e Proportion %	30%	9 Affordable Unit	ts	5 bed house	5
Apt	Affordabl	e Mix	40% %Inter	mediate 60%	%Social Rent		
Market Houses				1965 Sqm Market I	Housing	649 Sqm Affordab	le Housing
1							
S		ouses					
Total Cost Tot		Apt					
A Bed 105 sqm 2150 per sqm E948,150 E94	_	2 Bed					
Total Cost Tot	-						
Intermediate Houses		4 Bed					
1 Apt 65 sqm 1505 € per sqm £105,651 2 2 8ed 70 sqm 1505 € per sqm £195,651 189,630 1 3 8ed 88 sqm 1505 € per sqm £95,357 Social Rent Houses 40% Open Market Value 2 Apt 65 sqm 860 € per sqm £102,540 1 3 8ed 70 sqm 860 € per sqm £102,540 1 3 3 eed 88 sqm 860 € per sqm £181,734 Affordable Rent Houses 0 0% Open Market Value 0 € per sqm £10,734	3	5 Bed	140 sqm	2150	£ per sqm		£948,150
2 2 8 70 8 1505 6 per sqm 1505 per sqm 1505 6 per sqm 1505 6 per sqm 1505 6	Intermedi	iate Houses	70% Open I	Market Value			
Social Rent Houses		Apt	· ·				£105,651
Social Rent Houses	2	2 Bed	70 sqm	1505	£ per sqm		£189,630
2	1	3 Bed	88 sqm	1505	£ per sqm		£95,357
2 Apt 65 sqm 860 £ per sqm £00,558 3 2 Bed 70 sqm 860 £ per sqm £162,540 £1	Social Rer	nt Houses	40% Open N	Market Value			
## Starp Duty Land Tax Apt	2	Apt			£ per sgm		£90,558
## Affordable Rent Houses O% Open Market Value O Apt O Apt O Sped O 3 Bed O 3 Bed O 3 Bed O 5 Sqm O 6 per sqm O 6 per sqm E4,949,253 Development Value DEVELOPMENT COSTS Land	3	•	•				
0 Apt 65 sqm 0 f per sqm f 0 0 2 Bed 77 0 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 3 Bed 88 sqm 0 f per sqm f 0 0 3 Bed 30 Total Units Development Value £4,949,253 DEVELOPMENT COSTS Land Apt 1 Plots 7500 f per plot f 695,130 3 Bed 7 Plots 22650 f per plot f 166,478 4 Bed 4 Plots 36240 f per plot f 155,208 5 Bed 3 Plots 4.0% Construction 4 Apt 65 sqm 1040 f per sqm 1.15 Gross/Net £12,525 f per sqm 5.80,125 f per sqm 5.81,426,995 f per sqm 5.81,426,426,426 f per sqm 5.81,426,426 f per sqm 5.81,426,426 f per sqm 5.81,426 f per sqm 5.	1		•		•		£81,734
0 Apt 65 sqm 0 £ per sqm £0 0 2 Bed 70 sqm 0 £ per sqm £0 0 3 Bed 88 sqm 0 £ per sqm £0 0 3 Bed 88 sqm 0 £ per sqm £0 0 Total Units Development Value E4,949,253 DEVELOPMENT COSTS Land Apt 1 Plots 7500 £ per plot £ p	Affordabl	o Pont Houses	0% Onon I	Market Value			
0 2 Bed 70 sqm 0 f per sqm f0 0 3 Bed 88 sqm 0 f per sqm f0 2 Bed 88 sqm 0 f per sqm f0 30 Total Units Development Value E4,949,253 DEVELOPMENT COSTS Land Apt 1 Plots 7550 f per plot f2 per plot f2 feps, 130 3 Bed 7 Plots 22650 f per plot f15,208 5 Bed 3 Plots 36240 f per plot f15,2208 5 Bed 3 Plots 45300 f per plot f15,2208 5 Stamp Duty Land Tax Construction 4 Apt 65 sqm 1040 f per sqm 1.15 Gross/Net f29,1525 10 2 Bed 70 sqm 850 f per sqm f580,125 9 3 Bed 88 sqm 850 f per sqm f580,125 9 3 Bed 88 sqm 850 f per sqm f580,420 4 4 Bed 105 sqm 850 f per sqm f580,420 4 4 Bed 105 sqm 850 f per sqm f580,420 30 2650 Total sqm Abnormal Costs Professional Fees @ 2650 Total sqm Abnormal Costs Professional Fees @ 1.1% Construction Cost f184,450 Contingencies Planning Obligations CIL 6.0% 12 Month Construction 6 Mth Sales Void F186,344 Crangement Fee 6.0% 12 Month Construction 6 Mth Sales Void F187,696 CIL 1.0% Cost 1.0% GoV Total Cost F4,886,270					f nor sam		£0.
O 3 Bed 30 Total Units Total Units		•	•				
Development Value	_						
DEVELOPMENT COSTS Land	~		OO Sqiii	O	r bei sdiii		10
Land	Developi	ment Value					£4,949,253
Land	DEVELOR	PMENT COSTS					
Sed A Bed A Plots 36240 E per plot E 166,478 E per plot E 152,208 E per plot E E E E E E E E E			1 Plots	7550	£ per plot		£7,928
A Bed S Bed 3 Plots 45300 45		2 Bed	5 Plots	18120	£ per plot		£95,130
Sed 3 Plots 36240 f per plot 5 Bed 3 Plots 45300 f per plot Total Land £564,438 £142,695 f per sqm f per plot f per sqm f per plot f per sqm f f per sqm f f per sqm f f f per sqm f f f f f f f f f f f f f per sqm f f f f f f f f f f f f f f f f f f		3 Bed	7 Plots	22650	£ per plot		
Stamp Duty Land Tax		4 Bed		36240	£ per plot		£152,208
Stamp Duty Land Tax		5 Bed	3 Plots			Total Land £564,438	£142,695
4 Apt 65 sqm 1040 f per sqm 1.15 Gross/Net £291,525 10 2 Bed 70 sqm 850 f per sqm £ per sqm £ 580,125 9 3 Bed 88 sqm 850 f per sqm £ 684,420 4 4 Bed 105 sqm 850 f per sqm £ 374,850 3 5 Bed 140 sqm 850 f per sqm £ 374,850 30 2650 Total sqm 225120 Construction Cost £ 134,462 Legal Fees 8.0% Construction Cost £ 144,462 Legal Fees 0.5% GDV £ 24,746 Sales/Marketing Costs 2.0% Market Units Value £ 84,476 Contingencies 7753 f per Market Units £ per Market Unit inc CIL 6.0% 12 Month Construction 6 Mth Sales Void £ 166,306 Arrangement Fee 1.0% Cost £ 989,851 Total Cost 20.0% of GDV £ 4,886,270		•					£22,578
10 2 Bed 70 sqm 850 f per sqm £580,125 9 3 Bed 88 sqm 850 f per sqm £684,420 4 4 Bed 105 sqm 850 f per sqm £374,850 3 5 Bed 140 sqm 850 f per sqm £374,850 30 2650 Total sqm 225120 Construction Cost £184,462 Legal Fees 8.0% Construction Cost £24,746 Statutory Fees 1.1% Construction Cost £29,869 Sales/Marketing Costs 2.0% Market Units Value £84,476 Construction Cost £ per Market Units Value £84,476 Flanning Obligations 7753 £ per Market Unit inc £ per sqm £ per sqm £126,545 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £126,306 Arrangement Fee 0.0% 12 Month Construction 6 Mth Sales Void £34,415 Development Profit 20.0% of GDV £4,886,270			6 F 1 1 1 1 1 1 1 1 1 1	1040	6	1.15	C201 F2F
9 3 Bed 88 sqm 850 f per sqm f per sqm f 684,420 4 4 Bed 105 sqm 850 f per sqm f per sqm f 374,850 3 5 Bed 140 sqm 850 f per sqm f per sq		•	•			1.15 Gross/Net	
4 4 Bed 3 5 Bed 140 sqm 850 € per sqm € 1374,850 30 2650 Total sqm € per sqm € 225,120 € professional Fees @ 8.0% Construction Cost € 184,462 € 1			•				
3 5 Bed 140 sqm 850 £ per sqm £ 374,850 30 2650 Total sqm 4850 £ per sqm £ 225,120 £ £ 225,120 Abnormal Costs 8.0% Construction Cost £ 184,462 £ £ 24,746 Legal Fees 0.5% GDV £ 24,746 Statutory Fees 1.1% Construction Cost £ 29,869 Sales/Marketing Costs 2.0% Market Units Value £ 84,476 Contingencies 5.0% Construction Cost £ 126,545 Planning Obligations 7753 £ per Market Unit inc CIL 65 £ per sqm Market Housing £ 127,696 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £ 166,306 Arrangement Fee 1.0% Cost £ 989,851 Development Profit 20.0% of GDV £ 4,886,270	_		•				
Abnormal Costs			•				
Robin	_	2 Rea	· ·		± per sqm		1374,850
Legal Fees 0.5% GDV £24,746 Statutory Fees 1.1% Construction Cost £29,869 Sales/Marketing Costs 2.0% Market Units Value £84,476 Contingencies 5.0% Construction Cost £126,545 Planning Obligations 7753 £ per Market Unit inc CIL 65 £ per sqm Market Housing £127,696 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £166,306 Arrangement Fee 1.0% Cost £34,415 £989,851 Total Cost £4,886,270	Abnormal	Costs					£225,120
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Statutory Fees 1.1% Construction Cost 2.0% Market Units Value 6.0% 5.0% Construction Cost f126,545 fper Market Unit f per sqm Market Housing finc f per sqm Market Housing f per sqm Market Housing f f127,696 f134,415 f166,306 f134,415 f166,306 f176 GDV f184,886,270	Profession	nal Fees @		8.0%	Construction Cost		£184,462
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee Development Profit Total Cost Arrange Market Unit Value f.84,476 f.00construction Cost f.126,545 f.127,696 f.127,696 f.12 Month Construction 6 Mth Sales Void f.134,415 f.27696 f.344,415 f.344,415 f.3486,270	Legal Fees	5					£24,746
Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction	Statutory	Fees		1.1%	Construction Cost		£29,869
Planning Obligations CIL CIL 65 f per Market Unit f per sqm Market Housing f 127,696 Mth Sales Void f 166,306 f 34,415 perelopment Profit 20.0% of GDV f 4,886,270							
CIL 65 per sqm Market Housing £127,696 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £166,306 Arrangement Fee 1.0% Cost £34,415 £989,851 Total Cost £4,886,270	_						£126,545
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £166,306 Arrangement Fee 1.0% Cost £34,415 Development Profit 20.0% of GDV £989,851 Total Cost	_	Obligations			· · ·		
Arrangement Fee 1.0% Cost £34,415 Development Profit 20.0% of GDV £989,851 Total Cost							
Development Profit 20.0% of GDV £989,851 Total Cost £4,886,270	_			12 Month Construc	ction	6 Mth Sales Void	
Total Cost £4,886,270	_		1.0% Cost	20.00/1			
	Developm	ent Profit		20.0% of GDV			£989,851
VIABILITY MARGIN £62,983	Total Cos	st					£4,886,270
	VIABILI	TY MARGIN					£62,983

1/2	2	2	Resid	lentia	ıl Vial	bility	Appr	aisal
V	ab			ear Deli			•	
SITE REFE			Fa/Ho/1		Nottingham Frir	nge	Apartments	1
SITE LOCA	ATION	Ì	Off Mill Dale	, Ridgeway E	state	_	2 bed houses	5
	MENT SCENARI	0	Greenfield				3 Bed houses	7
	MENT DETAILS			Total Units			4 bed houses	4
	Proportion %	30%		Affordable Unit		00/	5 bed house	3
Affordable		40%	%Intermediate		%Social Rent		%Affordable Ro	
	ent Floorspace MENT VALUE		1310	Sqm Market I	Housing	433	Sqm Affordab	ne Housing
Market Ho								
1	Apt	65	sqm	2838	£ per sqm			£129,129
4	2 Bed		sqm		£ per sqm			£695,310
5	3 Bed		sqm		£ per sqm			£1,223,746
3	4 Bed	105		2838	£ per sqm			£834,372
2	5 Bed	140	sqm	2838	£ per sqm			£834,372
Intermedia	ate Houses	70%	Open Market Va	alue				
1	Apt	65	sqm		£ per sqm			£92,973
1	2 Bed		sqm		£ per sqm			£166,874
0	3 Bed	88	sqm	1987	£ per sqm			£83,914
Social Ren	t Houses	40%	Open Market Va	alue				
1	Apt	65	sqm	1135	£ per sqm			£79,691
2	2 Bed	70	sqm		£ per sqm			£143,035
1	3 Bed	88	sqm	1135	£ per sqm			£71,926
	Rent Houses		Open Market Va					
0	Apt		sqm		£ per sqm			£0
0	2 Bed		sqm		£ per sqm			£0
0 20	3 Bed Total Units	88	sqm	0	£ per sqm			£0
	nent Value							£4,355,342
DEVELOP	MENT COSTS							
Land	Apt	1	Plots		£ per plot			£6,976
	2 Bed	4	Plots	23918	£ per plot			£83,714
	3 Bed	5	Plots	29898	£ per plot			£146,500
	4 Bed		Plots	47837	£ per plot			£133,943
C1 D1	5 Bed	2	Plots		£ per plot	Total Land	£496,705	£125,572
Construct	y Land Tax tion			3.0%				£14,901
3	Apt	65	sqm	1238	£ per sqm	1.15	Gross/Net	£231,277
7	2 Bed		sqm		£ per sqm			£460,233
6	3 Bed		sqm		£ per sqm			£542,973
3	4 Bed	105	•		£ per sqm			£297,381
2 20	5 Bed	140 1767	sqm Total sqm	1012	£ per sqm			£297,381
Abnormal	Costs		Total oq	231907.2				£231,907
Profession	al Fees @			8.0%	Construction Co	st		£146,340
Legal Fees				0.5%				£21,777
Statutory F					Construction Co			£24,282
	ceting Costs				Market Units Va			£74,339
Contingend Planning O					Construction Co £ per Market Ur			£103,058 inc
CIL	Diigations				£ per Market Or £ per sqm Mark			£101,305
Interest @		6.0%	12	Month Construc			Mth Sales Void	£136,974
Arrangeme	ent Fee	1.0%		Wienen Construc		<u> </u>	TVICTI Sales Void	£28,395
Developme			20.0%	of GDV				£871,068
Total Cos	t							£4,080,295
	TY MARGIN							£275,047
VIADILI								

	2	Resi	dential Via	ability Appr	aisal
Vi	ab		Year Delivery		aisai
			•		
SITE LOCA		Lo/Ho/3	Nottingham n Allocation Neighbours L		0
SITE LOCA	MENT SCENARIO			ane 2 bed houses 3 Bed houses	1
	MENT DETAILS		3 Total Units	4 bed houses	1
	Proportion %		1 Affordable Units	5 bed house	0
Affordable	•	40% %Intermedia		0% %Affordable R	ent
Developme	ent Floorspace		6 Sqm Market Housing	65 Sqm Affordab	le Housing
	MENT VALUE				
Market Ho	uses	_			
0	Apt	65 sqm	3440 £ per sqm		£23,478
1	2 Bed	70 sqm	3440 £ per sqm		£126,420
1	3 Bed	88 sqm	3440 £ per sqm		£222,499
0	4 Bed	105 sqm	3440 £ per sqm		£151,704
0	5 Bed	140 sqm	3440 £ per sqm		£151,704
Intermedia	ate Houses	70% Open Market	: Value		
0	Apt	65 sqm	2408 £ per sqm		£16,904
0	2 Bed	70 sqm	2408 £ per sqm		£30,341
0	3 Bed	88 sqm	2408 £ per sqm		£15,257
Social Rent	ı	40% Open Market			
0	Apt	65 sqm	1376 £ per sqm		£14,489
0	2 Bed	70 sqm	1376 £ per sqm		£26,006
0	3 Bed	88 sqm	1376 £ per sqm		£13,078
Affordable	Rent Houses	0% Open Market	: Value		
0	Apt	65 sqm	0 £ per sqm		£0
0	2 Bed	70 sqm	0 £ per sqm		£0
0	3 Bed	88 sqm	0 £ per sqm		£0
3	Total Units				
Developm	nent Value				£791,880
DEVELOP	MENT COSTS				
Land	Apt	0 Plots	12080 £ per plot		£1,268
	2 Bed	1 Plots	28992 £ per plot		£15,221
	3 Bed	1 Plots	36240 £ per plot		£26,636
	4 Bed	0 Plots	57984 £ per plot		£24,353
	5 Bed	0 Plots	72480 £ per plot	Total Land £90,310	£22,831
Stamp Dut			0.0%		£0
Construct	ion				
0	Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£39,064
1	2 Bed	70 sqm	1139 £ per sqm		£77,737
1	3 Bed	88 sqm	1139 £ per sqm		£91,712
0 0	4 Bed 5 Bed	105 sqm 140 sqm	1139 £ per sqm 1139 £ per sqm		£50,230 £50,230
3	э веи	265 Total sqm	± per sqm		130,230
Abnormal (Costs	203 10tar 3qm	34722.08		£34,722
Professiona			8.0% Construction	Cost	£24,718
Legal Fees			0.5% GDV		£3,959
Statutory F	ees		1.1% Construction	Cost	£4,053
-	ceting Costs		2.0% Market Units		£13,516
Contingend	cies		5.0% Construction	Cost	£17,185
Planning O	bligations		7753 £ per Market		inc
CIL	_		87 £ per sqm M	arket Housing	£17,111
Interest @			2 Month Construction	6 Mth Sales Void	
Arrangeme		1.0% Cost	-71		£4,803
Developme	ent Profit	20.09	of GDV		£158,376
Total Cost					£700,880
\/ A B!! !=	TV MADCINI				-601-000
VIABILI	TY MARGIN				£91,000

	. 2		Pocie	lontis	l Via	hility	Appr	aic	al
Vi	ab			ar Deliv		Dility	Whhi		al
SITE REFER			o/Ho/1 & Lo/H		Nottingham Fi	ringo	Apartments		0
SITE LOCAT				perstone Roa	_	ringe	2 bed houses		1
	TENT SCENARIO		Greenfield	berstone Roa	u		3 Bed houses		1
	IENT DETAILS			Total Units			4 bed houses		0
Affordable F	Proportion %	30%	1	Affordable Uni	ts		5 bed house		0
Affordable I	Mix	40% %	6Intermediate	60%	%Social Rent	0%	%Affordable R	ent	
	nt Floorspace		131	Sqm Market	Housing	43	Sqm Affordab	le Hou	using
	IENT VALUE								
Market Hou		CE1	,	2150	•				CO 702
0	Apt	65 s			£ per sqm				£9,783
0 0	2 Bed 3 Bed	70 si 88 si			£ per sqm £ per sqm				£52,675 £92,708
0	4 Bed	105 s			£ per sqm				£63,210
0	5 Bed	140 s	•		£ per sqm				£63,210
U	J Bed	140 3	yııı	2130	r bei sdiii				103,210
Intermediat	e Houses	70% c	pen Market V	alue					
0	Apt L	65 s	qm	1505	£ per sqm				£7,043
0	2 Bed	70 so	qm	1505	£ per sqm				£12,642
0	3 Bed	88 s	qm	1505	£ per sqm				£6,357
Social Rent I			pen Market V						66.007
0	Apt	65 s	•		£ per sqm				£6,037
0 0	2 Bed	70 s	•		£ per sqm				£10,836
U	3 Bed	88 so	qm	800	£ per sqm				£5,449
Affordable F	Rent Houses	0% 0	pen Market V	alue					
0	Apt	65 s	•		£ per sqm				£0
0	2 Bed	70 s			£ per sqm				£0
0	3 Bed	88 s	•		£ per sqm				£0
2	Total Units		•						
Developme	ent Value								£329,950
DEVELORA	AFNIT COCTO								
Land	Apt	0 P	lots	7550	£ per plot				£529
Laria	2 Bed	0 P			£ per plot				£6,342
	3 Bed	0 P			£ per plot				£11,099
	4 Bed	0 P		36240	£ per plot				£10,147
	5 Bed	0 P		45300	£ per plot	Total Land	£37,629		£9,513
Stamp Duty		_		0.0%			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		£0
Construction	on								
0	Apt	65 s	qm		£ per sqm	1.15	Gross/Net		£19,435
1	2 Bed	70 se	qm		£ per sqm	•	_		£38,675
1	3 Bed	88 s	•		£ per sqm				£45,628
0	4 Bed	105 s			£ per sqm				£24,990
0	5 Bed	140 s		850	£ per sqm				£24,990
2	osts	1// T	otal sqm	12608					£12 600
Abnormal Co Professional					Construction (Cost.			£12,608 £12,297
Legal Fees	rees w			0.5%		COST			£1,650
Statutory Fe	AC .				Construction (Cost			£1,965
Sales/Marke					Market Units				£5,632
Contingencie					Construction (£8,316
Planning Ob					£ per Market l			inc	
CIL	J				£ per sqm Ma				£8,513
Interest @		6.0%	12	Month Constru			Mth Sales Void		£10,905
Arrangemen	nt Fee	1.0% C							£2,255
Developmen			20.0%	of GDV					£65,990
Total Cost									£321,478
VIABILITY	Y MARGIN								£8,472

	•	R	esidentia	al Viab	ility Ap	praisal
VI•	ab		10 Year Del			
SITE REFERE		Fa/M		Nottingham Fringe	Apartm	ients 2
SITE LOCATI	ION	Ash	Farm, Cockett Lane		2 bed h	ouses 10
DEVELOPMI	ENT SCENARI	O Gree	enfield		3 Bed h	ouses 14
DEVELOPMI	ENT DETAILS		40 Total Units		4 bed h	ouses 8
Affordable Pi	•	30%	12 Affordable Un		5 bed h	
Affordable M		40% %Inte		%Social Rent	0% %Affor	
Development			2619 Sqm Market	Housing	865 Sqm Af	ffordable Housing
DEVELOPM						
Market Hous		C=1		-		
1	Apt	65 sqm		£ per sqm		£258,258
7	2 Bed	70 sqm		£ per sqm		£1,390,620
10	3 Bed	88 sqm		£ per sqm		£2,447,491
6	4 Bed	105 sqm		£ per sqm		£1,668,744
4	5 Bed	140 sqm	2838	£ per sqm		£1,668,744
Intermediate	Houses	70% Open	Market Value			
1	Apt	65 sqm		£ per sqm		£185,946
2	2 Bed	70 sqm		£ per sqm		£333,749
1	3 Bed	88 sqm		£ per sqm		£167,828
Social Rent H	louses		Market Value			
2	Apt	65 sqm		£ per sqm		£159,382
4	2 Bed	70 sqm		£ per sqm		£286,070
1	3 Bed	88 sqm	1135	£ per sqm		£143,853
Affordable R	ent Houses	0% Open	Market Value			
0	Apt	65 sqm		£ per sqm		£0
0	2 Bed	70 sqm		£ per sqm		£0
0	3 Bed	88 sqm		£ per sqm		£0
40	Total Units		_	_ p		
Developme	nt Value					£8,710,685
DEVELOPMI	ENT COSTS					
Land	Apt	1 Plots	9966	£ per plot		£13,952
	2 Bed	7 Plots		£ per plot		£167,429
	3 Bed	10 Plots	29898	£ per plot		£293,000
	4 Bed	6 Plots	47837	£ per plot		£267,886
	5 Bed	4 Plots	59796	£ per plot	Total Land £99	93,411 £251,143
Stamp Duty L			4.0%			£39,736
Constructio						
5	Apt	65 sqm	1238	£ per sqm	1.15 Gross/N	Net £462,553
13	2 Bed	70 sqm	1012	£ per sqm		£920,465
12	3 Bed	88 sqm		£ per sqm		£1,085,946
6	4 Bed	105 sqm	1012	£ per sqm		£594,762
4	5 Bed	140 sqm	1012	£ per sqm		£594,762
40		3533 Total		,		
Abnormal Co			357190.4			£357,190
Professional I	rees @			Construction Cost		£292,679
Legal Fees			0.5%			£43,553
Statutory Fee				Construction Cost		£47,392
Sales/Market				Market Units Value	e	£148,677
Contingencie				Construction Cost		£200,784
Planning Obli	gations			£ per Market Unit	Housing	inc
CIL		6.00/		£ per sqm Market		£202,611
Interest @	Гоо	6.0%	12 Month Constru	iction	6 Mth Sal	
Arrangement		1.0% Cost	20.0%			£55,811
Development	Pront		20.0% of GDV			£1,742,137
Total Cost						£8,051,774
	MARGIN					£658,911

1	١./:	2	2 R	esic	lentia	l Viab	ility	Appr	aisal
OFF Mill Dale, Ridgeway Estate 3 bed houses 4	VI	·ab						•	
Off Mill Dale, Ridgeway Estate	SITE REFEI	RENCE	Fa/H	o/1	N	ottingham Fring	e A	Apartments	1
DEVELOPMENT SCENARIO Greenfield 3 Bed houses 5 Affordable Proportion % 30% 5 Affordable Units 4 00 th houses 2 Affordable Mink 20% State 20% State 2 DEVELOPMENT VALUE 30% State 3440 Early 2440 Early Early 2440 Early	SITE LOCA	TION	Off	Mill Dale				2 bed houses	4
## Affordable Proportion % 40% 40% 5 Affordable Units	DEVELOPI	MENT SCENARI					3	Bed houses	5
## Affordable Mix Development Floorspace 982 Sqm Market Housing 324 Sqm Affordable Rent	DEVELOPI	MENT DETAILS		15	Total Units			4 bed houses	3
Development Floorspace	Affordable	Proportion %					5	5 bed house	2
Apt			40% %Int	ermediate	60% %	Social Rent			
Market Houses				982	Sqm Market H	ousing	324	Sqm Affordab	le Housing
1 Apt 65 sqm 3440 per sqm 653, 20 per sqm 754, 20 per sqm									
3		uses		_					
## A Bed		•							
2 4 Bed 105 sqm 3440 Eper sqm									
Total Cost Tot	-								
Intermediate Houses		4 Bed							
1 Apt 65 sqm 2408 € per sqm £84,52 1 2 Bed 70 sqm 2408 € per sqm £151,70 0 3 Bed 88 sqm 2408 € per sqm £76,28 Social Rent Houses	2	5 Bed	140 sqm		3440 £	per sqm			£758,520
1	Intermedia	te Houses	70% Oper	n Market Va	alue				
1	1	Apt				per sqm			£84,521
Social Rent Houses	1	•							£151,704
1 Apt	0	3 Bed	88 sqm		2408 £	per sqm			£76,285
1 Apt	Social Rent	Houses	40% Oner	n Market Va	alue				
## \$130,03				T IVIUI KCC VC		ner sam			£72 446
## Affordable Rent Houses O		•							
0 Apt 65 sqm 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f 60 a gam 0 f			•						£65,388
0 Apt 65 sqm 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f f 60 a gam 0 f per sqm f 60 a gam 0 f			00/1-						
1 2 Bed				n Market Va					60
15 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 28992 E per plot 570, 10 per plot 576, 10 per plot 576, 10 per plot 57984 E per plot 579		•	•						£0
Total Units Development Value E3,959,40									£0
Development Value	~		88 sqm		0 £	per sqm			£0
Pickel P									£3,959,402
Apt									3,000,
2 Bed 3 Plots 36240 fpor plot 2 per plot 2 per plot 2 per plot 2 per plot 4 per plot 4 per plot 5 p			1 Diate		120001	an alat			£6.243
Stamp Duty Land Tax	Lanu	•							
Seed 2 Plots 57984 2 per plot Total Land £451,550 £114,15 £13,54					28992 £	per plot			
Stamp Duty Land Tax			_	-	30240 £	per plot			
Stamp Duty Land Tax 3.0% 613,54								0454 550	
Construction 2 Apt 65 sqm 1394 f per sqm 1.15 Gross/Net £195,32 f per sqm 5 2 Bed 70 sqm 1139 f per sqm £ per sqm £ 388,68 f sqm 5 3 Bed 88 sqm 1139 f per sqm £ 458,56 f sqm 2 4 Bed 105 sqm 1139 f per sqm £ 251,15 f sqm 2 5 Bed 140 sqm 1139 f per sqm £ 251,15 f sqm Abnormal Costs 195854.4 F per sqm £ 251,15 f sqm Abnormal Costs 195854.4 F per sqm £ 195,85 f sqm Professional Fees @ 8.0% construction Cost £ 195,85 f sqm Legal Fees 0.5% GDV £ 197,98 f sqm Statutory Fees 1.1% construction Cost £ 20,50 f sqm Sales/Marketing Costs 2.0% Market Units Value £ 67,58 f sqm Contingencies 7753 f per sqm Market Housing £ 87,55 f sqm Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £ 117,44 f sqm Arrangement Fee 20.0% of GDV £ 3,543,58 Tot	Ctamp Dut		2 Plots	,		per plot	lotal Land	£451,550	
\$ 2 Bed					3.0%				115,547
\$ 2 Bed	2	Apt	65 sqm		1394 £	per sqm	1.15	Gross/Net	£195,322
\$\frac{5}{2} & 4 \text{ Bed} & 105 \text{ sqm} & 1139 \\ 2 & 5 \text{ Bed} & 105 \text{ sqm} & 1139 \\ 2 & 5 \text{ Bed} & 140 \text{ sqm} & 1139 \\ 15 & 1325 \text{ Total sqm} \\ \text{Abnormal Costs} \\ Professional Fees @ \\ Legal Fees & \text{ 0.5% GDV} \\ Sales/Marketing Costs \\ Contingencies \\ Planning Obligations \\ CIL \\ Interest @ \text{ 6.0% } 12 \\ Arrangement Fee \\ Development Profit \\ \text{ 20.0% of GDV} \\ \text{ Month Construction } \text{ 6 Mth Sales Void} \\ \frac{1395,85}{1991,88} \\ \frac{195,85}{1991,88} \\ \frac{195,85}{1991,88} \\ \frac{1195,85}{1991,88} \\ \frac{195,85}{1991,88} \\ \frac{117,44}{1.0% \text{ Cost}} \\ \frac{1000}{1000} \text{ of GDV} \\ \frac{117,44}{1.0% \text{ Cost}} \\ \frac{1000}{1000} \text{ of GDV} \\ \frac{117,44}{1.0% \text{ Cost}} \\ \frac{1000}{1000} \text{ of GDV} \\ \frac{117,44}{1.0% \text{ Cost}} \\ \frac{117,44}{1.0% Cost	5	•					,		£388,684
2 4 Bed 105 sqm 1139 f per sqm £ 251,15 2 5 Bed 140 sqm 1139 f per sqm £ 251,15 15 1325 Total sqm £ 195,85 Abnormal Costs 195854.4 £ 195,85 Professional Fees @ 8.0% Construction Cost £ 123,58 Legal Fees 0.5% GDV £ 197,79 Statutory Fees 1.1% Construction Cost £ 20,50 Sales/Marketing Costs 2.0% Market Units Value £ 67,58 Contingencies 5.0% Construction Cost £ 87,03 Planning Obligations 7753 f per Market Unit inc CIL 87 f per sqm Market Housing £ 85,55 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £117,44 Arrangement Fee 1.0% Cost £20,0% of GDV £791,88 Total Cost			· ·	-					£458,561
2 5 Bed 140 sqm 1139 f per sqm £251,15 15 1325 Total sqm £195,85 Abnormal Costs \$8.0% Construction Cost £195,85 Professional Fees @ \$0.0% \$0.0% £19,79 Legal Fees \$0.5% \$0.0% \$0.0% £19,79 Statutory Fees \$0.0% \$0				-					£251,150
15			· ·	-					£251,150
Professional Fees @ 8.0% Statutory Fees Construction Cost GDV F19,79 Statutory Fees Sales/Marketing Costs Sales/Marketing Cost Sales/Marketing Cost Sales/Market Units Value Sales Void Sales Void	15			l sqm					
Legal Fees Statutory Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Development Profit Development Profit Development Profit Arrangement Fee Development Profit Development									£195,854
Statutory Fees Sales/Marketing Costs Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Sales/Marketing Costs 2.0% Market Units Value Construction Cost feet for,58 feer Market Unit feer sqm Market Housing feet for,58 feer Market Unit feer sqm Market Housing feet for,58 feet for,58 feet for,58 feet for,58 feet for,58 feet feet feet feet feet feet feet feet		l Fees @							
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost Analogo Sales/Market Units Value 5.0% 5.0% Construction Cost £ per Market Unit £ per Market Unit £ per sqm Market Housing £85,55 Market Units Value £87,03 £ per Market Unit £ per sqm Market Housing £85,55 £117,44 £24,37 £791,88	_								£19,797
Contingencies Planning Obligations CIL ST f per Market Unit Inc 87 f per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee 1.0% Cost Development Profit 20.0% of GDV Total Cost 5.0% Construction Cost fer Market Unit Month Construction 6 Mth Sales Void fer Square from F24,37 fer Square from F24									
Planning Obligations CIL 87 f per Market Unit f per sqm Market Housing 6.0% 12 Month Construction 6 Mth Sales Void f 117,44 Arrangement Fee Development Profit 20.0% of GDV f 23,543,58									£67,581
CIL 87	_								£87,036
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £117,44 Arrangement Fee 1.0% Cost £24,37 Development Profit 20.0% of GDV £791,88 Total Cost		oligations							
Arrangement Fee 1.0% Cost £24,37 Development Profit 20.0% of GDV £791,88 Total Cost			6.00/1	461					
Development Profit 20.0% of GDV £791,88 Total Cost £3,543,58	_				Month Constructi	ion	6	Mth Sales Void	
Total Cost £3,543,58	_		1.0% Cost						
	Developme	nt Profit		20.0%	of GDV				£791,880
VIABILITY MARGIN F415.82	Total Cost								£3,543,582
VIADIEIT IVIANOIN	VIABILIT	Y MARGIN							£415,820

\/: _b	2	Resid	lentia	l Viak	oility	Appr	aisal
Viab			ear Deli			•	
SITE REFERENCE		0		Nottingham Frin	ige .	Apartments	0
SITE LOCATION	1	North of Epp	erstone Road	'		2 bed houses	2
DEVELOPMENT SCENARI	io 🔽	Greenfield				3 Bed houses	3
DEVELOPMENT DETAILS		_	Total Units			4 bed houses	2
Affordable Proportion %	30%		Affordable Unit	_		5 bed house	1
Affordable Mix	40% 9	%Intermediate		%Social Rent		%Affordable R	
Development Floorspace		524	Sqm Market I	Housing	173	Sqm Affordab	le Housing
DEVELOPMENT VALUE							
Market Houses	C=1	_	2000				C=4 C=2
0 Apt	65 s			£ per sqm			£51,652
1 2 Bed	70 s			£ per sqm			£278,124
2 3 Bed	88 s			£ per sqm			£489,498
1 4 Bed	105 s			£ per sqm			£333,749
1 5 Bed	140 s	qm	2838	£ per sqm			£333,749
Intermediate Houses	70%[c	Open Market Va	ılue				
0 Apt	65 s			£ per sqm			£37,189
0 2 Bed	70 s	•		£ per sqm			£66,750
0 3 Bed	88 s	•		£ per sqm			£33,566
		4		_ p =			
Social Rent Houses	40% (Open Market Va	llue				
0 Apt	65 s	qm	1135	£ per sqm			£31,876
1 2 Bed	70 s	qm		£ per sqm			£57,214
0 3 Bed	88 s	qm	1135	£ per sqm			£28,771
Affordable Rent Houses	0%	Open Market Va	dua				
	65 s			£ per sqm			£0
0 Apt 0 2 Bed	70 s	•		£ per sqm £ per sqm			£0
0 2 Bed 0 3 Bed	88 s			£ per sqm			£0
8 Total Units	00 3	ч	U	E per sqiii			10
Development Value							£1,742,137
DEVELOPMENT COSTS Land Apt	0.5	Plots	0066	Casaalat			£2.700
P -		Plots		£ per plot £ per plot			£2,790 £33,486
2 Bed			20910	£ per plot £ per plot			
3 Bed		Plots	47037	E per plot			£58,600 £53,577
4 Bed		Plots		£ per plot £ per plot	Tataliand	C400 600	
5 Bed Stamp Duty Land Tax	1 1	riots	1.0%	£ per plot	Total Land	£198,682	£50,229 £1,987
Construction			1.0/6				11,967
1 Apt	65 s	gm	1238	£ per sqm	1.15	Gross/Net	£92,511
3 2 Bed	70 s			£ per sqm			£184,093
2 3 Bed	88 s			£ per sqm			£0
1 4 Bed	105 s			£ per sqm			£118,952
1 5 Bed	140 s			£ per sqm			£118,952
8		otal sqm					ŕ
Abnormal Costs			60014.08				£60,014
Professional Fees @			8.0%	Construction Co	st		£41,161
Legal Fees			0.5%				£8,711
Statutory Fees			1.1%	Construction Cos	st		£6,773
Sales/Marketing Costs				Market Units Va			£29,735
Contingencies				Construction Co			£28,726
Planning Obligations				£ per Market Un			inc
CIL				£ per sqm Marke			£40,522
Interest @	6.0%		Month Construc	tion	6	Mth Sales Void	£41,887
Arrangement Fee	1.0%						£8,616
Development Profit		20.0%	of GDV				£348,427
Total Cost							£1,329,749
VIABILITY MARGIN							£412,388

\ /:		2	Resid	lentia	ıl Vial	bility	Appr	aisal
VI	ab			ar Deliv				
SITE REFER	RENCE		So/Ho/1		Southwell Rural		Apartments	2
SITE LOCA	TION		Halam Road				2 bed houses	9
	MENT SCENARI	0	Greenfield				3 Bed houses	12
	MENT DETAILS			Total Units			4 bed houses	7
	Proportion %	30%		Affordable Unit	_		5 bed house	5
Affordable		40%	%Intermediate	Sqm Market	%Social Rent		%Affordable R Sqm Affordab	
	nt Floorspace MENT VALUE		2292	Sqm Market I	Housing	/5/	Sqm Affordati	ne Housing
Market Hou								
1	Apt	65	sgm	2200	£ per sqm			£175,175
6	2 Bed	70			£ per sqm			£943,250
9	3 Bed	88			£ per sqm			£1,660,120
5	4 Bed	105		2200	£ per sqm			£1,131,900
4	5 Bed	140	sqm	2200	£ per sqm			£1,131,900
Intermediat	te Houses	70%	Open Market Va	alue				
1	Apt	65			£ per sqm			£126,126
2	2 Bed	70	sqm	1540	£ per sqm			£226,380
1	3 Bed	88	sqm	1540	£ per sqm			£113,837
Social Rent	Houses	40%	Open Market Va	alue				
2	Apt	65	sqm	880	£ per sqm			£108,108
3	2 Bed	70	sqm	880	£ per sqm			£194,040
1	3 Bed	88	sqm	880	£ per sqm			£97,574
Affordable	Rent Houses	0%	Open Market Va	alue				
0	Apt	65			£ per sqm			£0
0	2 Bed	70	sqm	0	£ per sqm			£0
0	3 Bed	88	sqm	0	£ per sqm			£0
35 Dovolono	Total Units							CE 009 410
Developm		_	_	_	_	_	_	£5,908,410
DEVELOPN Land	Apt	1	Plots	8300	£ per plot			£10,168
Laria	2 Bed		Plots		£ per plot			£122,010
	3 Bed		Plots		£ per plot			£213,518
	4 Bed		Plots	39840	£ per plot			£195,216
	5 Bed	4	Plots		£ per plot	Total Land	£723,926	£183,015
Stamp Duty				4.0%				£28,957
Constructi		0.5		4040		4.45		62.42.443
4	Apt	65	•		£ per sqm	1.15	Gross/Net	£340,113
11	2 Bed	70	*		£ per sqm			£676,813
11	3 Bed	88 : 10E			£ per sqm			£798,490
5 4	4 Bed 5 Bed	105 140	*		£ per sqm £ per sqm			£437,325 £437,325
35	5 Beu		Sqiii Total sqm	830	r per sqiii			1437,323
Abnormal C	osts			172285				£172,285
Professiona	l Fees @			8.0%	Construction Co	st		£215,205
Legal Fees				0.5%				£29,542
Statutory Fe					Construction Co			£33,853
Sales/Marke					Market Units Va			£100,847
Contingenci					Construction Co			£143,118
Planning Ob	nigations				£ per Market Ur £ per sqm Mark			inc £171,898
Interest @		6.0%	12	Month Construc			Mth Sales Void	£193,936
Arrangemer	nt Fee	1.0%		ivionitii Constitut	Juon		ividi Jaies Volu	£39,947
Developme		1.078	20.0%	of GDV				£1,181,682
			_3.5,0					
Total Cost								£5,725,261
VIABILIT	Y MARGIN							£183,149

1/:		2 Resi	dential Via	bility Appr	aisal
VI	ab	5-10 Y	ear Delivery	,	
SITE REFERE		So/Ho/1	Southwell Rura	al Apartments	2
SITE LOCATION		Halam Roa		2 bed houses	8
DEVELOPME	NT SCENARIO			3 Bed houses	11
DEVELOPME	NT DETAILS	3	O Total Units	4 bed houses	6
Affordable Pr	oportion %	30%	9 Affordable Units	5 bed house	5
Affordable M	ix	40% %Intermediat	e 60% %Social Rent	0% %Affordable Re	
Development	•	196	5 Sqm Market Housing	649 Sqm Affordab	le Housing
DEVELOPME					
Market House		CE	2004		6400 400
	Apt	65 sqm	2904 £ per sqm		£198,198
	2 Bed	70 sqm	2904 £ per sqm		£1,067,220
_	3 Bed	88 sqm	2904 £ per sqm		£1,878,307
_	4 Bed	105 sqm	2904 £ per sqm		£1,280,664
3	5 Bed	140 sqm	2904 £ per sqm		£1,280,664
Intermediate	Houses	70% Open Market	Value		
	Apt	65 sqm	2033 £ per sqm		£142,703
	2 Bed	70 sqm	2033 £ per sqm		£256,133
	3 Bed	88 sqm	2033 £ per sqm		£128,798
1	3 Beu	oo sqiii	2033 £ per sqiii		1120,790
Social Rent Ho	ouses	40% Open Market	Value		
_	Apt	65 sqm	1162 £ per sqm		£122,316
	2 Bed	70 sqm	1162 £ per sqm		£219,542
	3 Bed	88 sqm	1162 £ per sqm		£110,398
Affordable Re	nt Houses	0% Open Market	Value		
_	Apt	65 sqm	0 £ per sqm		£0
0	2 Bed	70 sqm	0 £ per sqm		£0
0	3 Bed	88 sqm	0 £ per sqm		£0
30	Total Units				
Developmen	nt Value				£6,684,944
DEVELOPME					
Land	Apt	1 Plots	10956 £ per plot		£11,504
	2 Bed	5 Plots	26294 £ per plot		£138,046
	3 Bed	7 Plots	32868 £ per plot		£241,580
	4 Bed	4 Plots	52589 £ per plot		£220,873
	5 Bed	3 Plots	65736 £ per plot	Total Land £819,071	£207,068
Stamp Duty La			4.0%		£32,763
Construction 4		65 sqm	1238 £ per sqm	1.15 Gross/Net	£346,915
	Apt 2 Bed	70 sqm	1012 £ per sqm	1.13 Gloss/Net	£690,349
	3 Bed	88 sqm	1012 f per sqm		£814,460
_	4 Bed	105 sqm	1012 £ per sqm		£446,072
	5 Bed	140 sqm	1012 £ per sqm		£446,072
30	3 Bea	2650 Total sqm	TOTZ I per squi		1440,072
Abnormal Cos	its	2000 1010134111	136290.7		£136,291
Professional F			8.0% Construction C	Cost	£219,509
Legal Fees			0.5% GDV		£33,425
Statutory Fees	S		1.1% Construction C	Cost	£34,096
Sales/Marketi			2.0% Market Units V		£114,101
Contingencies	_		5.0% Construction C	Cost	£144,008
Planning Oblig			7753 £ per Market U		inc
CIL			89 £ per sqm Mar		£175,336
Interest @		6.0%	2 Month Construction	6 Mth Sales Void	£200,361
Arrangement	Fee	1.0% Cost			£41,331
Development	Profit	20.09	6 of GDV		£1,336,989
Total Cost					£6,031,147
	MARGIN				£653,797

\	2	Resid	dential	Viabi	lity	Appr	aisal
Vi•a	\mathbf{O}		Year Deli		,		
SITE REFERENCE		So/Ho/4		ithwell Rural	,	Apartments	2
SITE LOCATION			Allocation East o			2 bed houses	11
DEVELOPMENT SCE	IARIO	Greenfield		<u> </u>		Bed houses	16
DEVELOPMENT DET	AILS	45	Total Units			4 bed houses	9
Affordable Proportion	% 30%	14	Affordable Units		į	5 bed house	7
Affordable Mix	40%	%Intermediate	60% %Sc	ocial Rent		%Affordable R	
Development Floorspa		2947	Sqm Market Hou	using	973	Sqm Affordab	le Housing
DEVELOPMENT VAL	JE						
Market Houses		_					
2 Apt		sqm	3520 £ pe				£360,360
8 2 Bed		sqm	3520 £ pe				£1,940,400
11 3 Bed		sqm	3520 £ pe				£3,415,104
6 4 Bed		sqm	3520 £ pe				£2,328,480
5 5 Bed	140	sqm	3520 £ pe	er sqm			£2,328,480
Intermediate Houses	70%	Open Market V	alue				
2 Apt		sqm	2464 £ pe	•			£259,459
3 2 Bed	70	sqm	2464 £ pe	er sqm			£465,696
1 3 Bed	88	sqm	2464 £ pe	er sqm			£234,179
Social Rent Houses	40%	Open Market V	alue				
2 Apt		sqm	1408 £ pe	er sam			£222,394
4 2 Bed		sqm	1408 £ pe				£399,168
2 3 Bed		sqm	1408 £ pe				£200,724
Affordable Rent House		Open Market V					
0 Apt		sqm		er sqm			£0
0 2 Bed		sqm		er sqm			£0
0 3 Bed		sqm	0 £ pe	er sqm			£0
45 Total Unit Development Value	S						£12,154,444
DEVELOPMENT COS	rs						
Land Apt		Plots	13280 £ pe	er nlot			£20,916
2 Bed		Plots	31872 £ pe	•			£250,992
3 Bed	_	Plots	39840 £ pe	er plot er plot			£439,236
4 Bed		Plots	63744 £ pe	er plot er plot			£401,587
5 Bed		Plots	79680 £ pe		Total Land	£1,489,219	£376,488
Stamp Duty Land Tax	3	11013	5.0%	ci piot	Total Lana	21,400,210	£74,461
Construction			3.070				27 1,102
6 Apt	65	sqm	1394 £ pe	er sqm	1.15	Gross/Net	£585,965
15 2 Bed	70	sqm	1139 £ pe	er sqm			£1,166,051
14 3 Bed	88	sqm	1139 £ pe	er sqm			£1,375,684
6 4 Bed	105	sqm	1139 £ pe	er sqm			£753,449
5 5 Bed		sqm	1139 £ pe				£753,449
45	3975	Total sqm					
Abnormal Costs			251645.3				£251,645
Professional Fees @				struction Cost			£370,768
Legal Fees			0.5% GD\				£60,772
Statutory Fees			1.1% Con	struction Cost			£57,827
Sales/Marketing Costs				rket Units Value			£207,456
Contingencies				struction Cost			£244,312
Planning Obligations				er Market Unit			inc
CIL				er sqm Market H			£296,156
Interest @	6.0%		Month Construction	n	<u>6</u> ı	Mth Sales Void	£345,925
Arrangement Fee	1.0%		1				£71,467
Development Profit		20.0%	of GDV				£2,430,889
Total Cost							£10,535,496

\ /: _	2 Re	sidential Via	bility Appr	aisal
Viab		Year Delivery		
SITE REFERENCE	So/Ho/2		al Apartments	2
SITE LOCATION		ff Halloughton Road	2 bed houses	8
DEVELOPMENT SCENAR			3 Bed houses	11
DEVELOPMENT DETAILS		30 Total Units	4 bed houses	6
Affordable Proportion %	30%	9 Affordable Units	5 bed house	5
Affordable Mix	40% %Interm	ediate 60% %Social Rent	0% %Affordable R	
Development Floorspace		1965 Sqm Market Housing	649 Sqm Affordab	le Housing
DEVELOPMENT VALUE				
Market Houses				
1 Apt	65 sqm	2200 £ per sqm		£150,150
5 2 Bed	70 sqm	2200 £ per sqm		£808,500
7 3 Bed	88 sqm	2200 £ per sqm		£1,422,960
4 4 Bed	105 sqm	2200 £ per sqm		£970,200
3 5 Bed	140 sqm	£ per sqm		£970,200
Intermediate Houses	70% Open Ma	arket Value		
1 Apt	65 sqm	1540 £ per sqm		£108,108
2 2 Bed	70 sqm	1540 £ per sqm		£194,040
1 3 Bed	88 sqm	1540 £ per sqm		£97,574
Social Rent Houses	40% Open Ma	arket Value		
2 Apt	65 sqm	880 £ per sqm		£92,664
3 2 Bed	70 sqm	880 £ per sqm		£166,320
1 3 Bed	88 sqm	880 £ per sqm		£83,635
Affordable Bont Houses	00/10	arkat Valua		
Affordable Rent Houses	0% Open Ma			
O Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed 30 Total Units	88 sqm	0 £ per sqm		£0
Development Value				£5,064,352
DEVELOPMENT COSTS				
Land Apt	1 Plots	8300 £ per plot		£8,715
2 Bed	5 Plots	19920 £ per plot		£104,580
3 Bed	7 Plots	24900 £ per plot		£183,015
4 Bed	4 Plots	39840 £ per plot		£167,328
5 Bed	3 Plots	49800 £ per plot	Total Land £620,508	£156,870
Stamp Duty Land Tax	3 11003	4.0%	. 510. 2010 2020,000	£24,820
Construction				
4 Apt	65 sqm	1040 £ per sqm	1.15 Gross/Net	£291,525
10 2 Bed	70 sqm	850 £ per sqm		£580,125
9 3 Bed	88 sqm	0 £ per sqm		£0
4 4 Bed	105 sqm	850 £ per sqm		£374,850
3 5 Bed 30	140 sqm	850 £ per sqm		£374,850
30 Abnormal Costs	2650 Total sqn	n 143330		£143,330
Professional Fees @		8.0% Construction C	`ost	£129,708
Legal Fees		0.5% GDV		£25,322
Statutory Fees		1.1% Construction C	Cost	£20,838
Sales/Marketing Costs		2.0% Market Units \		£86,440
Contingencies		5.0% Construction C		£88,234
Planning Obligations		7753 £ per Market L		inc
CIL		75 £ per sqm Mar		£147,341
Interest @	6.0%	12 Month Construction	6 Mth Sales Void	£130,855
Arrangement Fee	1.0% Cost	month construction	Until Sales Volu	£26,723
Development Profit		0.0% of GDV		£1,012,870
				£4,078,340
Intal Cost				
Total Cost VIABILITY MARGIN				£986,011

2 5 Bed 140 sqm 1012 f per sqm £223,036 15 1325 Total sqm \$85281.35 £85,281 Abnormal Costs 8.0% Construction Cost £77,176 Legal Fees 0.5% GDV £16,712 Statutory Fees 1.1% Construction Cost £12,399 Sales/Marketing Costs 2.0% Market Units Value £57,051 Contingencies 5.0% Construction Cost £52,499 Planning Obligations 7753 f per Market Unit inc CIL 89 f per sqm Market Housing £87,668 Arrangement Fee 1.0% Cost £90 Month Construction 6 Mth Sales Void £79,889 Development Profit 20.0% of GDV £668,494 Total Cost			2	Resid	lential	Viahi	lity	Δnnr	aisal
STE REFERENCE STELECATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT DEVAILS Total Units	Vi	·ab					cy <i>1</i>	тррі	uisui
Land of Halloughton Road Stephones A Greenfield Stephones Stephones A Greenfield Stephones Stephon							Δ	nartments	1
DEVELOPMENT SCENARIO Greenfield 15 Total Units 15	_							•	
Affordable Proportion			10				3	Bed houses	5
Affordable Mix	DEVELOP	MENT DETAILS		15	Total Units		4	bed houses	3
Development Floorspace 982 Sqm Market Housing 324 Sqm Affordable Housing DEVELOPMENT VALUE			30%	5	Affordable Units		5	bed house	2
Apt	Affordable	Mix	40%	%Intermediate	60% %s	Social Rent			
Market Houses				982	Sqm Market Ho	using	324 S	iqm Affordab	le Housing
1 Apt 65 sqm 2904 ξ per sqm 6593,610 4 3 Bed 70 sqm 2904 ξ per sqm 6593,610 4 3 Bed 105 sqm 2904 ξ per sqm 6533,610 ξ per sqm 6540,332 5 Bed 1140 sqm 2904 ξ per sqm 6640,332 5 Bed 140 sqm 2903 ξ per sqm 671,351 1 2 Bed 70 sqm 2033 ξ per sqm 671,351 1 2 Bed 70 sqm 2033 ξ per sqm 674,399 5 Bed 18 sqm 2033 ξ per sqm 674,399 5 Bed 18 sqm 2033 ξ per sqm 674,399 5 Bed 18 sqm 2033 ξ per sqm 674,399 5 Bed 18 sqm 2033 ξ per sqm 674,399 5 Bed 18 sqm 2033 ξ per sqm 674,399 5 Bed 18 sqm 2033 ξ per sqm 674,399 5 Bed 19 sqm 1162 ξ per sqm 674,399 5 Bed 19 sqm 1162 ξ per sqm 674,399 5 Bed 19 sqm 1162 ξ per sqm 674,399 5 Bed 19 sqm 1162 ξ per sqm 674,399 5 Bed 19 sqm 1162 ξ per sqm 674,399 5 Bed 19 sqm 19 s									
3 2 Bed 70 sqm 2904 € per sqm 593,610 € per sqm 593,154 € 2 4 Bed 105 sqm 2904 € per sqm 6640,332 € 5 Bed 100 sqm 2904 € per sqm 6640,332 € 640,332 € 1 2 Bed 70 sqm 2033 € per sqm 6128,066 € 0 3 Bed 88 sqm 2033 € per sqm 6128,066 € 64,399 € 5 Social Rent Houses 1 Apt 65 sqm 2033 € per sqm 6128,066 € 64,399 € 5 Social Rent Houses 1 Apt 65 sqm 2033 € per sqm 6128,066 € 64,399 € 5 Social Rent Houses 1 Apt 65 sqm 1162 € per sqm 664,399 € 5 Social Rent Houses 1 Apt 65 sqm 1162 € per sqm 61,158 € 1 3 Bed 88 sqm 1162 € per sqm 61,158 € 1 3 Bed 88 sqm 162 € per sqm 60 Apt 65 sqm 162 € per sqm 60 Apt 65 sqm 0 € per sqm 60 Apt 65 sqm 0 € per sqm 60 Apt 70 sqm 100 Apt 70 A									
4 3 8 8 5 5 9 2904 6 6 6 6 6 6 6 6 6	_	•		•					
2	_								
2 5 8 140 sqm 2904 E per sqm E640,332	-								
Intermediate Houses									
1 Apt	2	5 Bed	140	sqm	2904 £ p	per sqm			£640,332
1 2 Bed 70 sqm 2033 € per sqm €128,066 664,399 Social Rent Houses 1 Apt 65 sqm 1162 € per sqm €61,158 1 2 Bed 70 sqm 1162 € per sqm €10,97.71 1 3 Bed 88 sqm 1162 € per sqm €10,97.71 1 3 Bed 88 sqm 1162 € per sqm €10,97.71 1 3 Bed 88 sqm 1162 € per sqm €10,97.71 1 3 Bed 88 sqm 1162 € per sqm €10	Intermedia	ate Houses	70%	Open Market V	alue				
Social Rent Houses	1	Apt	65	sqm	2033 £ p	per sqm			£71,351
Social Rent Houses	1	2 Bed	70	sqm	2033 £ p	oer sqm			£128,066
## 162 Eper sqm	0	3 Bed	88	sqm	2033 £ p	oer sqm			£64,399
## 161,158 ## 1 2 Bed	Social Rent	t Houses	40%	Onen Market V	alue				
1 2 Bed						ner sam			£61 158
Affordable Rent Houses		·							
Affordable Rent Houses 0	_				·	•			
0 Apt 65 sqm 0 € per sqm €0 0 2 Bed 770 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 15 Total Units Development Value E3,342,472 DEVELOPMENT COSTS Land Apt 1 Plots 26,902 2 Bed 3 Plots 26,294 € per plot 669,023 3 Bed 4 Plots 32868 € per plot 669,023 4 Bed 2 Plots 52589 € per plot 710,436 5 Bed 2 Plots 65736 € per plot 710,436 5 Bed 2 Plots 65736 € per plot 701 Total Land £409,535 €103,534 Stamp Duty Land Tax Construction 2 Apt 65 sqm 1238 € per sqm 1.15 Gross/Net £12,286 Construction 2 Apt 65 sqm 1012 € per sqm £345,174 5 3 Bed 88 sqm 0 € per sqm £345,174 5 3 Bed 88 sqm 0 € per sqm £345,174 5 3 Bed 105 sqm 10112 € per sqm £223,036 15 1325 Total sqm Abnormal Costs Professional Fees 8 0.5% GOV 616,717 Sales/Marketing Costs 0.5% GOV 616,717 Construction Cost 617,716 Legal Fees 1.1% Construction Cost 617,716 Legal Fees 5.0% Gov 616,751 Contingencies 9 1.0% Market Units Value 657,051 Contingencies 9 1.0% Construction Cost 617,751 Construction Cost 616,712 Ber sqm Market Housing 1.0% Gov 668,494 Total Cost 650,000 of GDV 668,494 Total Cost 650,000 of GDV 668,494 Total Cost 652,400,466						7C1 3q111			233,133
Colora		Rent Houses							
15 Total Units Total Units Total Units		Apt		•					
Development Value	0	2 Bed							
Development Value	_		88	sqm	0 £ p	oer sqm			£0
Day									£3 342 472
Land									<i></i>
2 Bed 3 Plots 32868			1	Dista	10056	an alah			CE 752
Sed 4 Plots 32868 £ per plot £120,790 £110,436 £ per plot £409,535 £103,534 £ per sqm £12,386 £ per sqm £12,386 £ per sqm £12,345 £ per sqm £12,345 £ per sqm £12,345 £ 100,546 £ per sqm £1012 £ per sqm £1012 £ per sqm £1012 £ per sqm £100,546 £ per sqm £10,546 £ per sqm £100,546	Land	•				•			
## A Bed									
Sed Stamp Duty Land Tax Stamp Duty Lan			_		32808 ± p	per plot			
Stamp Duty Land Tax 3.0% 612,286 Construction								0400 505	
Construction 2 Apt 65 sqm 1238 f per sqm 1.15 Gross/Net £173,457 5 2 Bed 70 sqm 1012 f per sqm £ per sqm £ 345,174 5 3 Bed 88 sqm 0 f per sqm £ 223,036<	Stamp Dut		2	Plots		per plot	Total Land	£409,535	
5 2 Bed 70 sqm 1012 f per sqm f 2345,174 5 3 Bed 88 sqm 0 f per sqm f 20 2 4 Bed 105 sqm 1012 f per sqm f 223,036 2 5 Bed 140 sqm 1012 f per sqm f 223,036 15 1325 Total sqm Abnormal Costs 85281.35 Construction Cost 685,281 Professional Fees @ 8.0% Construction Cost 657,176 Legal Fees 5 ales/Marketing Costs Construction Cost 6DV 6		•			3.0%				112,200
5 3 Bed 88 sqm 0 f per sqm £0 2 4 Bed 105 sqm 1012 f per sqm £223,036 2 5 Bed 140 sqm 1012 f per sqm £223,036 15 1325 Total sqm Abnormal Costs 85281.35 Construction Cost £85,281 Professional Fees @ 8.0% Construction Cost £85,281 Legal Fees 5.0% Construction Cost £11,1% Construction Cost £12,399 Sales/Marketing Costs 2.0% Market Units Value £57,051 Construction Cost £52,499 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £87,668 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £16,351 E0 50.0% 6 Mth Sales Void £16,351 £668,494	2	Apt	65	sqm	1238 £ p	per sqm	1.15	Gross/Net	£173,457
5 3 Bed 88 sqm 0 f per sqm £0 2 4 Bed 105 sqm 1012 f per sqm £223,036 2 5 Bed 140 sqm 1012 f per sqm £223,036 15 1325 Total sqm Abnormal Costs 85281.35 Construction Cost £85,281 Professional Fees @ 8.0% Construction Cost £85,281 Legal Fees 5.0% Construction Cost £16,712 Sales/Marketing Costs Contingencies 2.0% Market Units Value E57,051 Construction Cost £52,499 Planning Obligations CIL 89 £ per Market Housing £87,668 Arrangement Fee Development Profit 20.0% 6 GDV Total Cost £2,540,046	5	•		•		-			
2 4 Bed 105 sqm 1012 € per sqm € 223,036	5			•					
2 5 Bed 140 sqm 1012 £ per sqm £223,036 15 1325 Total sqm 85281.35 £85,281 Professional Fees @ 8.0% Construction Cost £77,176 Legal Fees 0.5% GDV £16,712 Statutory Fees 1.1% Construction Cost £12,399 Sales/Marketing Costs 2.0% Market Units Value £57,051 Contingencies 5.0% Construction Cost £52,499 Planning Obligations 7753 £ per Market Unit inc CIL 89 £ per sqm Market Housing £87,668 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £79,889 Arrangement Fee 1.0% Cost £668,494 Total Cost	2	4 Bed	105	sqm	1012 £ p	per sqm			£223,036
Abnormal Costs Professional Fees @ Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit 85281.35 Construction Cost GDV £16,712 £1.1% Construction Cost £12,399 Arrangement Fee Development Profit £85,281 £77,176 Construction Cost £12,399 Arrangement Fee Development Profit £85,281 £77,176 £16,712 £11.1% Construction Cost £12,399 £12,399 £157,051 £12,399 £157,051 £12,399 £157,051 £12,399 £157,051 £12,399 £157,051 £12,399 £157,051 £12,399 £157,051 £12,399 £16,351 £16,351 £16,351 £16,351 £16,351 £16,351 £16,351 £16,351 £16,351 £16,351	2	5 Bed		*					
Robert R	15		1325	Total sqm					
Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Legal Fees Development Profit D	Abnormal (Costs							
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Statutory Fees Sales/Market Units Value Statutory Sees Sales/Market Unit Value Sales Void Sales	Professiona	al Fees @							
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ 6.0% 12 Month Construction 6 Mth Sales Void Arrangement Fee Development Profit Total Cost Analysis Construction Cost E52,499	_								
Contingencies Planning Obligations CIL Seper Market Unit By £ per sqm Market Housing Frangement Fee Development Profit Total Cost Construction Cost £52,499 f per Market Unit By £ per sqm Market Housing £87,668 £79,889 £10,351 £10,351 £2,540,046									
Planning Obligations CIL 89 f per Market Unit Inc 89 f per sqm Market Housing 6.0% 12 Month Construction 6 Mth Sales Void 479,889 610,351 61									
CIL 89 f per sqm Market Housing £87,668 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £79,889 Arrangement Fee 1.0% Cost £16,351 Development Profit 20.0% of GDV £668,494 Total Cost	_								_
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £79,889 Arrangement Fee 1.0% Cost £16,351 Development Profit 20.0% of GDV £668,494 Total Cost	_	bligations							
Arrangement Fee 1.0% Cost £16,351 Development Profit 20.0% of GDV £668,494 Total Cost £2,540,046									
Development Profit 20.0% of GDV £668,494 Total Cost £2,540,046	_				Month Construction	on	6 N	∕Ith Sales Void	
Total Cost £2,540,046	_		1.0%		1				
	Developme	ent Profit		20.0%	of GDV				±668,494
VIABILITY MARGIN £802,426	Total Cost	i							£2,540,046
	VIABILIT	Y MARGIN							£802,426

Size Reference Size Location Control C	11: -1	2 Resi	idential Vial	bility Appr	aisal
SITE REFERENCE Southwell Burat Apartments Apartme	via	10-15			
Land to 1/0 High Gables, Lower Kiklington Rd 2 bed houses 15				Apartments	3
Affordable Proprietor No. Affordable Proprietor No. Affordable Proprietor No. Affordable No. She house 9					_
Affordable Proportion Sample Affordable Mix Author Sample Sampl	DEVELOPMENT SCE				21
Affordable Mix A0% Schimmediate G0% Social Rent 1,298 Sqm Affordable Housing 1,298 Sqm Affordable Rent 1,298	DEVELOPMENT DET	AILS	50 Total Units	4 bed houses	
Development Floorspace 3929 Sqm Market Housing 1,298 Sqm Affordable Housing 1,298 Sqm					
Market Houses					
Market Houses 2			29 Sqm Market Housing	1,298 Sqm Affordab	ole Housing
2 Apt 65 kgm 3320		UE			
11		65 sam	3520 f ner sam		£480 480
15 3 Bed					
B					
Total Cost Tot	8 4 Bed				
2 Apt	6 5 Bed				£3,104,640
2 Apt					
A 2 Bed					C24F 046
Social Rent Houses	•		• •		,
Social Rent Houses	. 2560				
3 Apt	1 3 Beu	oo syiii	2404 £ per sqiii		1312,236
3 Apt	Social Rent Houses	40% Open Marke	t Value		
Affordable Rent Houses	3 Apt				£296,525
Affordable Rent Houses 0	5 2 Bed	70 sqm	1408 £ per sqm		£532,224
0 Apt 0 65 sqm 0 € per sqm € € 0 0 2 Bed 70 sqm 0 € per sqm € € 0 0 3 Bed 88 sqm 0 € per sqm € € 0 Fotal Units Development Value	2 3 Bed	88 sqm	1408 £ per sqm		£267,633
0 Apt 0 65 sqm 0 € per sqm € € 0 0 2 Bed 70 sqm 0 € per sqm € € 0 0 3 Bed 88 sqm 0 € per sqm € € 0 Fotal Units Development Value		00/			
0 2 Bed 70 sqm 0 € per sqm €0 60 Total Units Development Value £16,205,925 DEVELOPMENT COSTS Land Apt 2 Plots 31872 € per plot £334,6556 3 Bed 15 Plots 63744 € per plot £535,450 € per plot 5 €535,450 € per plot 7 Total Land £1,985,626 €501,984 €537,450 € per plot 7 Total Land £1,985,626 €537,450 € per plot 7 Total Land £1,98	_				CO
0 3 Bed 60 Total Units Development Value	•		• •		
Development Value		•			
Development Value	0 0 0 0		U £ per sqm		£U
DEVELOPMENT COSTS Land					£16.205.925
Figure F					
2 Bed 11 Plots 31872	DEVELOPMENT COS	TS			
## Sed	Land Apt				
A Bed S Plots F33744 E per plot F535,450 E per plot F536,262 E 501,984 E per plot F535,450 E per plot F536,262 E per plot F535,450 E per plot F535,450 E per plot F536,262 E per plot					
Sed Stamp Duty Land Tax Sed			39840 £ per plot		
Stamp Duty Land Tax			63/44 £ per plot	T	
Construction 8 Apt 65 sqm 1394 f per sqm 1.15 gross/Net £781,287 20 2 Bed 70 sqm 1139 f per sqm £1,554,735 18 3 Bed 88 sqm 0 f per sqm £0 8 4 Bed 105 sqm 1139 f per sqm £1,004,598 6 5 Bed 140 sqm 1139 f per sqm £1,004,598 60 5300 Total sqm 526700.4 £526,700 Abnormal Costs 8.0% Construction Cost £347,617 Legal Fees 0.5% GDV £81,030 Statutory Fees 1.1% Construction Cost £57,415 Sales/Marketing Costs 2.0% Market Units Value £276,609 Construction Cost £276,609 Planning Obligations 7753 f per Market Unit inc CIL 101 f per sqm 6.0% 12 Market Unit 6 Mth Sales Void Arrangement Fee 6.0% 12 Month Construction 6 Mth Sales Void £376,108 f per sqm Development Profit 20.0% of GDV £32,241,185		b Plots		Total Land £1,985,626	
8 Apt 65 sqm 1394 f per sqm 1.15 Gross/Net £781,287 20 2 Bed 70 sqm 1139 f per sqm £1,554,735 18 3 Bed 88 sqm 0 f per sqm £0 8 4 Bed 105 sqm 1139 f per sqm £1,004,598 6 5 Bed 140 sqm 1139 f per sqm £1,004,598 60 5300 Total sqm 526700.4 Construction Cost £526,700 Abnormal Costs 8.0% Construction Cost £347,617 Legal Fees 0.5% GDV £81,030 Statutory Fees 1.1% Construction Cost £57,415 Sales/Marketing Costs 2.0% Market Units Value £276,609 Contingencies 5.0% Construction Cost £243,596 Planning Obligations 7753 £ per Market Unit inc CIL 101 £ per sqm Market Housing £376,108 Arrangement Fee 1.0% Cost £3,241,185 Development Profit 20.0% of GDV £12,052,455			3.076		199,281
20 2 Bed 70 sqm 1139 f per sqm f per		65 sgm	1394 £ per sgm	1.15 Gross/Net	£781,287
18 3 Bed 88 sqm 0 f per sqm f 0 f per sqm f 1,004,598 f 1,004,598 f 1,004,598 f 1,004,598 f per sqm f 1,004,598 f 1,004	· ·				
8 4 Bed 105 sqm 1139 f per sqm £1,004,598 f1,004,598 6 5 Bed 140 sqm 1139 f per sqm £1,004,598 f1,004,598 60 5300 Total sqm \$526700.4 \$526,700 Abnormal Costs \$8.0% Construction Cost £347,617 Legal Fees \$0.5% GDV £81,030 Statutory Fees \$1.1% Construction Cost £57,415 Sales/Marketing Costs \$2.0% Market Units Value £276,609 Contingencies \$5.0% Construction Cost £243,596 Planning Obligations \$7753 £ per Market Unit inc CIL \$101 £ per sqm Market Housing £394,875 Interest @ \$6.0% \$12 Month Construction \$6 Mth Sales Void £376,108 Arrangement Fee \$1.0% Cost £77,195 £3,241,185 Total Cost		•	0 £ per sqm		
6 5 Bed 140 sqm 1139 f per sqm £1,004,598 60 5300 Total sqm £526,700 Abnormal Costs \$8.0% Construction Cost £347,617 Legal Fees \$0.5% GDV £81,030 Statutory Fees \$1.1% Construction Cost £57,415 Sales/Marketing Costs \$2.0% Market Units Value £276,609 Construction Cost £243,596 fonstruction Cost fonstruction C	8 4 Bed	105 sqm	1139 £ per sqm		
Abnormal Costs Professional Fees @ Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit 526700.4 8.0% Construction Cost GDV 681,030 600 600 600 600 600 600 600			1139 £ per sqm		£1,004,598
Professional Fees @ 8.0% Construction Cost f347,617 Legal Fees D.5% GDV f81,030 Statutory Fees D.1% Construction Cost f57,415 Sales/Marketing Costs D.0% Market Units Value f276,609 Contingencies D.0% Construction Cost f243,596 Planning Obligations T7753 f per Market Unit f per sqm Market Housing f394,875 Interest @ Development Fee D.0% Cost Development Profit D.0% Cost Development Profit D.0% Cost D.0% Of GDV f3,241,185 Total Cost Total Cost T.0% Cost D.0% D.		5300 Total sqm	F26700 41		6506 700
Legal Fees 0.5% GDV £81,030 Statutory Fees 1.1% Construction Cost £57,415 Sales/Marketing Costs 2.0% Market Units Value £276,609 Contingencies 5.0% Construction Cost £243,596 Planning Obligations 7753 £ per Market Unit inc CIL 101 £ per sqm Market Housing £394,875 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £376,108 Arrangement Fee 1.0% Cost £3,241,185 Total Cost					
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost 1.1% Construction Cost 2.0% Market Units Value f.276,609 f.243,596 f.24				OST	
Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost Sales/Market Units Value 5.0% Construction Cost Figer Market Unit Figer sqm Market Housing Figer sqm				nct	
Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit Total Cost Construction Cost Fight April 101 Fight Profit Fig					
Planning Obligations CIL 101 f per Market Unit f per sqm Market Housing 6.0% 12 Month Construction 6 Mth Sales Void f 376,108 f 77,195 f per long Market Housing f 394,875 f per sqm Market Housing f 394,875 f per sqm Market Housing f 394,875 f per long f per sqm Market Housing f 394,875 f per long f per sqm Market Housing f 394,875 f per long f per sqm Market Unit f per sqm Market Unit f per sqm Market Unit f per sqm Market Housing f 394,875 f 376,108 f 777,195 f 777					
CIL 101 £ per sqm Market Housing £ 394,875 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £376,108 Arrangement Fee 1.0% Cost £77,195 Development Profit 20.0% of GDV £3,241,185 Total Cost	-				
Arrangement Fee 1.0% Cost £77,195 Development Profit 20.0% of GDV £3,241,185 Total Cost £12,052,455					£394,875
Development Profit 20.0% of GDV £3,241,185 Total Cost £12,052,455	Interest @	6.0%	12 Month Construction	6 Mth Sales Void	
Total Cost £12,052,455					
	Development Profit	20.0	of GDV		£3,241,185
VIABILITY MARGIN £4,153,470	Total Cost				£12,052,455
	VIABILITY MARG	in			£4,153,470

•	• - -	2	Resid	dential	Viabi	lity	Appr	aisal
V	iab			ear Deliv				
SITE REFI	ERENCE		So/Ho/3	Sou	ithwell Rural	A	Apartments	2
SITE LOC	ATION		Publication A	Allocation Nottin	ngham Road		bed houses	8
DEVELOP	MENT SCENAR	10	Greenfield		<u> </u>	3	Bed houses	11
DEVELOP	MENT DETAILS		30	Total Units			l bed houses	6
Affordable	e Proportion %	30%	9	Affordable Units			bed house	5
Affordable	e Mix	40%	%Intermediate	60% %sc	ocial Rent	0%	%Affordable R	ent
Developm	ent Floorspace			Sqm Market Hou	using	649	Sqm Affordab	le Housing
	PMENT VALUE			·				
Market Ho	ouses							
1	Apt	65	sqm	2904 £ pe	er sqm			£198,198
5	2 Bed		sqm	2904 £ pe				£1,067,220
7	3 Bed		sqm	2904 £ pe				£1,878,307
4	4 Bed	105		2904 £ pe				£1,280,664
3	5 Bed	140		2904 £ pe				£1,280,664
3	3 BCu	140	Sqiii	230 T PC	cr sqiii			11,200,004
Intermedi	ate Houses	70%	Open Market V	alue				
1	Apt		sqm	2033 £ pe	er sqm			£142,703
2	2 Bed		sqm	2033 £ pe				£256,133
1	3 Bed		sqm	2033 £ pe	•			£128,798
	3 BCu	00	3qm	2033 I po	ci sqiii			1120,730
Social Ren	nt Houses	40%	Open Market V	alue				
2	Apt		sqm	1162 £ pe	er sam			£122,316
3	2 Bed		sqm	1162 £ pe				£219,542
1	3 Bed		sqm	1162 £ pe	•			£110,398
1	3 Beu	00	sqm	1102 f pe	er sqiii			1110,336
Affordable	e Rent Houses	0%	Open Market V	alue				
0	Apt		sqm		er sqm			£0
0	2 Bed		sqm		er sqm			£0
0	3 Bed		sqm		er sqm			£0
30	Total Units	00	Sqiii	O i pe	er sqiii			LU
	ment Value							£6,684,944
Developi	nene value							10,004,544
DEVELOP	MENT COSTS							
Land	Apt	1	Plots	10956 £ pe	er plot			£11,504
	2 Bed	5	Plots	26294 £ pe				£138,046
	3 Bed		Plots	32868 £ pe	er plot			£241,580
	4 Bed	_	Plots	52589 £ pe	er plot			£220,873
	5 Bed		Plots	65736 £ pe		Total Land	£819,071	£207,068
Stamp Du	ty Land Tax	3	1 1013	4.0%	ei piot	TOtal Land	2015,071	£32,763
Construc	•			4.070				132,703
4	Apt	65	sqm	1238 £ pe	er sam	1.15	Gross/Net	£346,915
10	2 Bed		sqm	1012 £ pe		1.13	31033/ NEC	£690,349
9			sqm	0 £ pe				£0
_	3 Bed				•			
4	4 Bed	105		1012 £ pe				£446,072
3	5 Bed	140		1012 £ pe	er sqm			£446,072
30	Cooks	2030	Total sqm	197099.7				C107 100
Abnormal								£197,100
Profession	_				nstruction Cost			£154,353
Legal Fees				0.5% GD\				£33,425
Statutory					nstruction Cost			£25,089
Sales/Mar	keting Costs				rket Units Value			£114,101
	cies				struction Cost			£106,325
Contingen				//53 £ pe	er Market Unit			inc
Planning C	Obligations							
Planning C	Obligations				er sqm Market H			
Planning C CIL Interest @	Obligations	6.0%		89 £ pe			Mth Sales Void	£161,414
Planning C CIL Interest @ Arrangem	Obligations O ent Fee	6.0%	Cost	Month Construction			Mth Sales Void	£161,414 £33,053
Planning C CIL Interest @	Obligations O ent Fee			Month Construction			Mth Sales Void	£161,414 £33,053
Planning C CIL Interest @ Arrangem Developm	Obligations O ent Fee ent Profit		Cost	Month Construction			Mth Sales Void	£161,414 £33,053 £1,336,989
Planning C CIL Interest @ Arrangem Developm	Obligations O ent Fee ent Profit		Cost	Month Construction			Mth Sales Void	£175,336 £161,414 £33,053 £1,336,989 £5,118,424 £1,566,520

	2 Re	sidential Via	bility Appr	aisal
Viab		15 Year Delivery		aisai
SITE REFERENCE	So/Ho/6	Southwell Rura	al Apartments	1
SITE LOCATION	The Bu	irgage (Rainbow & Sons)	2 bed houses	3
DEVELOPMENT SCENARIO			3 Bed houses	4
DEVELOPMENT DETAILS		10 Total Units	4 bed houses	2
Affordable Proportion %	30%	3 Affordable Units	5 bed house	2
Affordable Mix	40% %Interm	nediate 60% %Social Rent	0% %Affordable Re	
Development Floorspace		655 Sqm Market Housing	216 Sqm Affordab	le Housing
DEVELOPMENT VALUE				
Market Houses				
0 Apt	65 sqm	3520 £ per sqm		£80,080
2 2 Bed	70 sqm	3520 £ per sqm		£431,200
2 3 Bed	88 sqm	3520 £ per sqm		£758,912
1 4 Bed	105 sqm	3520 £ per sqm		£517,440
1 5 Bed	140 sqm	3520 £ per sqm		£517,440
Intermediate Houses	70% Open M	arket Value		
0 Apt	65 sqm	2464 £ per sqm		£57,658
1 2 Bed	70 sqm	2464 £ per sqm		£103,488
0 3 Bed	88 sqm	2464 £ per sqm		£52,040
Social Rent Houses	40% Open M	arket Value		
1 Apt	65 sqm	1408 £ per sqm		£49,421
1 2 Bed	70 sqm	1408 £ per sqm		£88,704
0 3 Bed	88 sqm	1408 £ per sqm		£44,605
	20/1			
Affordable Rent Houses	0% Open M			
0 Apt	65 sqm	0 £ per sqm		£0
0 2 Bed	70 sqm	0 £ per sqm		£0
0 3 Bed	88 sqm	0 £ per sqm		£0
10 Total Units Development Value				£2,700,988
				12,700,300
DEVELOPMENT COSTS Land Apt	0 Plots	15040 £ per plot		£5,264
2 Bed	2 Plots	36096 £ per plot		£63,168
3 Bed	2 Plots	45120 £ per plot		£110,544
4 Bed	1 Plots	72192 £ per plot		£101,069
5 Bed	1 Plots	90240 £ per plot	Total Land £374,797	£94,752
Stamp Duty Land Tax	1 11003	3.0%	10tai Lanu 2514,131	£11,244
Construction		3.070		111,244
1 Apt	65 sqm	1394 £ per sqm	1.15 Gross/Net	£130,215
3 2 Bed	70 sqm	1139 £ per sqm		£259,123
3 3 Bed	88 sqm	0 £ per sqm		£0
1 4 Bed	105 sqm	1139 £ per sqm		£167,433
1 5 Bed	140 sqm	1139 £ per sqm		£167,433
10	883 Total sq			
Abnormal Costs		62591.4		£62,591
Professional Fees @		8.0% Construction C	ost	£57,936
Legal Fees		0.5% GDV		£13,505
Statutory Fees		1.1% Construction C		£9,292
Sales/Marketing Costs		2.0% Market Units V		£46,101
Contingencies		5.0% Construction C		£39,340
Planning Obligations		7753 £ per Market U		inc
CIL	6.00/1	101 £ per sqm Mar		£65,812
Interest @	6.0%	12 Month Construction	6 Mth Sales Void	£63,217
Arrangement Fee	1.0% Cost	20 0% of CDV		£12,997
Development Profit		20.0% of GDV		£540,198
Total Cost				£2,021,233

SITE REFERENCE Soft-Pole
STER EFERENCE STELOCATION STELOCATION DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO DEVELOPMENT SCENARIO STORIUM S
Brownfield
DEVELOPMENT DETAILS
Affordable Proportion % Affordable Mix A0% A16
Affordable Mix
Development Floorspace 982 Sqm Market Housing 324 Sqm Affordable Housing 329 Sqm Affordable Housing 329 Sqm Affordable Housing 329 Sqm Affordable Housing 329 Sqm Affordable Housing 324 Sqm Affordable Housing 329 Sq
DEVELOPMENT VALUE
Market Houses
1 Apt 65 sqm 2904 ε per sqm ε 53
3 2 Bed
4 3 Bed
2
2 5 8 140 5 5 5 5 5 5 5 5 5
Intermediate Houses
1 Apt 65 sqm 2033 £ per sqm £7 1 2 Bed 70 sqm 2033 £ per sqm £12 0 3 Bed 88 sqm 2033 £ per sqm £6 Social Rent Houses 1 Apt 65 sqm 1162 £ per sqm £6 1 2 Bed 70 sqm 1162 £ per sqm £6 1 3 Bed 88 sqm 0 162 £ per sqm £10 1 3 Bed 88 sqm 0 £ per sqm £10 2 Bed 70 sqm 1162 £ per sqm £10 3 Bed 88 sqm 0 £ per sqm £5 Affordable Rent Houses 0 Apt 65 sqm 0 £ per sqm 6 0 2 Bed 70 sqm 0 £ per sqm 6 0 3 Bed 88 sqm 0 £ per sqm 6 15 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 12408 £ per plot £ f f f f f f f f f f f f f f f f f f
1 2 Bed
1 2 Bed
Social Rent Houses
1 Apt
1 Apt
10
Affordable Rent Houses O
Affordable Rent Houses 0
0 Apt
0 2 Bed 70 sqm 0 £ per sqm 0 3 Bed 88 sqm 0 £ per sqm DEVELOPMENT COSTS Land Apt 1 Plots 29779 3 Bed 2 Plots 37224 4 Bed 2 Plots 59558 £ per plot £ per
Development Value
DEVELOPMENT COSTS Land
Development Value
DEVELOPMENT COSTS Land
Land
2 Bed 3 Plots 29779 f per plot 13 13 14 14 15 15 13 15 13 15 15 15
Stamp Duty Land Tax
4 Bed 2 Plots 5 Bed 2 Plots 74448
Stamp Duty Land Tax
Stamp Duty Land Tax 3.0% 5.0%
Construction 2 Apt 65 sqm 1238 f per sqm 1.15 Gross/Net £17 5 2 Bed 70 sqm 1012 f per sqm £34 5 3 Bed 88 sqm 0 f per sqm £ per sqm £ 22 2 4 Bed 105 sqm 1012 f per sqm £ per sqm £ 22 2 5 Bed 140 sqm 1012 f per sqm £ per sqm £ 22 15 1325 Total sqm 83377.35 Construction Cost £ 8 Professional Fees @ 8.0% Construction Cost £ 7 Legal Fees 0.5% GDV £ 1 Statutory Fees 1.1% Construction Cost £ 1 Sales/Marketing Costs 2.0% Market Units Value £ 5 Contingencies 5.0% 7753 £ per Market Housing £ 8 Planning Obligations 7753 £ per sqm Market Housing £ 8 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £ 8
2 Apt 65 sqm 1238 £ per sqm 1.15 Gross/Net £17 £ per sqm £34 £ p
S 2 Bed 70 sqm 1012 f per sqm f 34
5 3 Bed 88 sqm 0 f per sqm f 22 4 Bed 105 sqm 1012 f per sqm f 22 f 22 f per sqm f 22
2 4 Bed 105 sqm 1012 f per sqm f 22 2 5 Bed 140 sqm 1012 f per sqm f 22 15 1325 Total sqm Abnormal Costs 83377.35 f8 Professional Fees @ 8.0% Construction Cost f7 Legal Fees 0.5% GDV f1 Statutory Fees 1.1% Construction Cost f1 Sales/Marketing Costs 2.0% Market Units Value f5 Contingencies 5.0% Construction Cost f5 Planning Obligations 7753 f per Market Unit inc CIL 89 f per sqm Market Housing f8 Arrangement Fee 1.0% Cost f0
2 5 Bed 140 sqm 1012 f per sqm £22 15 1325 Total sqm 68 Abnormal Costs 83377.35 f8 Professional Fees @ 8.0% Construction Cost f7 Legal Fees 0.5% GDV f1 Statutory Fees 1.1% Construction Cost f1 Sales/Marketing Costs 2.0% Market Units Value f5 Contingencies 5.0% Construction Cost f5 Planning Obligations 7753 f per Market Unit inc CIL 89 f per sqm Market Housing f8 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void f8 Arrangement Fee 1.0% Cost f1
15
Abnormal Costs 83377.35 68 80% Construction Cost 67 Construction Cost 67 Construction Cost 61 Construction Cost 62 Construction Cost 63 Construction Cost 64 Construction Cost 65 Const
Construction Cost
Statutory Fees Sales/Marketing Costs Construction Cost 2.0% Market Units Value 5.0% Construction Cost 6 per Market Unit 6 per sqm Market Housing 6 Mth Sales Void
Sales/Marketing Costs Contingencies Planning Obligations CIL The per Market Units Value The per Market Units Value The per Market Units The per Market Unit The per Market Unit The per sqm Market Housing The per sqm Market Unit The per sqm
Contingencies 5.0% Construction Cost £5 Planning Obligations 7753 £ per Market Unit inC CIL 89 £ per sqm Market Housing £8 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void 48 Arrangement Fee 1.0% Cost £1
Planning Obligations CIL 89 f per Market Unit 89 f per sqm Market Housing f per Market Unit f per M
CIL 89 f per sqm Market Housing f8 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void f8 Arrangement Fee 1.0% Cost f1
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £8 Arrangement Fee 1.0% Cost £1
Arrangement Fee 1.0% Cost £1
· ·
Development Profit 20.0% of GDV £66
Total Cost £2,59
VIABILITY MARGIN £745

STEREFERENCE So-10-67 Southwell Rural Apartments 1	\ /: - L	Resid	dential Via	bility Appr	aisal
SITE REFERENCE Softword Apartments 1	viab	5-10 Y			
			_	Apartments	1
15 Total Units Total Uni					
Affordable Proportion	DEVELOPMENT SCENARI	O Brownfield		3 Bed houses	5
## Affordable Min Development Floorspace DEVELOPMENT VAIUE Market Houses 1	DEVELOPMENT DETAILS	15	Total Units	4 bed houses	
Development Floorspace 982 Sqm Market Housing 324 Sqm Affordable Housing DeVRICOMENT VALUE	•				_
Apt					
Market Houses		982	2 Sqm Market Housing	324 Sqm Affordab	le Housing
1					
3 2 8 70 som 2.904 E per som 6.939,154 2 4 8 105 som 2.904 E per som 6.640,332 2 5 8 140 som 2.904 E per som 6.640,332 3 2 4 8 105 som 2.904 E per som 6.640,332 3 6 70 som 2.033 E per som 6.71,351 1 2 8 70 som 2.033 E per som 6.71,351 1 2 8 8 som 2.033 E per som 6.71,351 1 3 8 8 8 som 2.033 E per som 6.71,351 1 3 8 8 8 som 2.033 E per som 6.71,351 1 3 8 8 8 som 2.033 E per som 6.71,351 1 3 8 8 8 som 2.033 E per som 6.71,351 1 3 8 8 8 1162 E per som 6.71,351 1 3 8 8 8 8 1162 E per som 6.71,351 1 3 8 8 8 8 8 1162 E per som 6.71,351 1 3 8 8 8 8 8 8 1162 E per som 6.71,351 1 3 8 8 8 8 8 8 8 8 10 E per som 6.71,351 2 8 8 8 8 8 8 8 8 8		65 sam	2904 f ner sam		£99 N99
A	F -				
2					
Total Units	2 4 Bed				
1 Apt	2 5 Bed				,
1 Apt					
1 2 Bed 70 sqm 2033 6 per sqm 6 128,066 664,399					
Social Rent Houses	P ·	•			
Social Rent Houses					
1 Apt 1 2 Bed 70 sqm 1162 € per sqm €61,158 €109,771 1 3 Bed 88 sqm 1162 € per sqm €100,771 €55,199 Affordable Rent Houses 0 0% Open Market Value 0 2 Bed 70 sqm 0 € per sqm €0 15 Total Units 0 € per sqm €10 15 Eper sqm €1	0 3 Bed	88 sqm	2033 £ per sqm		£64,399
1 Apt 1 2 Bed 70 sqm 1162 € per sqm €61,158 €109,771 1 3 Bed 88 sqm 1162 € per sqm €100,771 €55,199 Affordable Rent Houses 0 0% Open Market Value 0 2 Bed 70 sqm 0 € per sqm €0 15 Total Units 0 € per sqm €10 15 Eper sqm €1	Social Bont Houses	409/ Open Market I	Malua		
1 2 Bed 70 sqm 1162 £ per sqm £109,771 £55,199 Affordable Rent Houses 0 Apt 65 sqm 0 £ per sqm £0 0 a Bed 70 sqm 0 £ per sqm £0 0 a Bed 70 sqm 0 £ per sqm £0 15 Total Units Development Value DEVELOPMENT COSTS Land Apt 1 Plots 12408 £ per plot £78,170 £ per sqm £7					£61 158
## Affordable Rent Houses O	P ·	•			
Affordable Rent Houses 0		· •			
0 Apt 65 sqm 0 € per sqm €0 0 2 Bed 70 sqm 0 € per sqm €0 0 3 Bed 88 sqm 0 € per sqm €0 15 Total Units Development Value E3,342,472 DEVELOPMENT COSTS Land Apt 1 Plots 29779 € per plot € f.78,170 3 Bed 4 Plots 37224 € per plot € f.78,170 3 Bed 4 Plots 59558 € per plot € f.78,170 5 Bed 2 Plots 59558 € per plot 5125,073 5 Bed 2 Plots 74448 € per plot Total Land £463,811 €117,256 Stamp Duty Land Tax Construction 2 Apt 65 sqm 1238 € per sqm 1.15 Gross/Net £139,144 Construction 2 Apt 65 sqm 1012 € per sqm £345,174 5 3 Bed 88 sqm 0 € per sqm £345,174 5 3 Bed 88 sqm 0 € per sqm £323,036 2 4 Bed 105 sqm 1012 € per sqm £323,036 15 1325 Total sqm Abnormal Costs Professional Fees @ 6.0% 112 Month Construction Cost £77,176 Legal Fees Sales/Marketing Costs Construction Cost £177,176 Legal Fees Sales/Marketing Costs Construction Cost £177,176 Legal Fees Constr	2 3500	oo sq			200,200
0 2 Bed	Affordable Rent Houses	0% Open Market	Value		
Development Value	O Apt				£0
Total Units Development Value E3,342,472	0 2 Bed	70 sqm	0 £ per sqm		£0
Development Value E3,342,472 E3,342,472	0 3 Bed	88 sqm	0 £ per sqm		£0
DEVELOPMENT COSTS					
Plots	Development Value				£3,342,472
Plots	DEVELOPMENT COSTS				
2 Bed 3 Plots 29779 6 per plot 678,170 3 Bed 4 Plots 37224 6 per plot 6136,798 4 Bed 2 Plots 59558 6 per plot Total Land £463,811 £117,256 5 Bed 2 Plots 74448 6 per plot Total Land £463,811 £117,256 5 Stamp Duty Land Tax 3.0% £13,914 Construction		1 Plots	12408 f per plot		f6 514
Stamp Duty Land Tax					
A Bed 2 Plots 59558 £ per plot Total Land £463,811 £117,256					
S Bed 2 Plots 74448 £ per plot Total Land £463,811 £117,256 £13,914			59558 £ per plot		
Stamp Duty Land Tax	5 Bed	2 Plots	74448 £ per plot	Total Land £463,811	
2 Apt 65 sqm 1238 f per sqm 1.15 Gross/Net £173,457 5 2 Bed 70 sqm 1012 f per sqm £345,174 5 3 Bed 88 sqm 0 f per sqm £0 2 4 Bed 105 sqm 1012 f per sqm £223,036 2 5 Bed 140 sqm 1012 f per sqm £223,036 15 1325 Total sqm	•		3.0%		£13,914
5 2 Bed 70 sqm 1012 £ per sqm £ 345,174 5 3 Bed 88 sqm 0 £ per sqm £ 0 2 4 Bed 105 sqm 1012 £ per sqm £ 223,036 2 5 Bed 140 sqm 1012 £ per sqm £ 223,036 15 1325 Total sqm Abnormal Costs 68145.35 Construction Cost £ 68,145 Professional Fees @ 8.0% Construction Cost £ 68,145 Legal Fees Construction Cost £ 68,145 Sales/Marketing Costs Construction Cost £ 1.19% Contingencies 5.0% Market Units Value £ 57,051 Construction Cost £ per Market Housing £ per sqm Market Housing £ per sqm Market Housing Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £ 16,737 Arrangement Fee 1.0% £ 20.0% 6 60 <td< td=""><td>_</td><td></td><td></td><td></td><td></td></td<>	_				
5 3 Bed 88 sqm 0 f per sqm £0 2 4 Bed 105 sqm 1012 f per sqm £223,036 2 5 Bed 140 sqm 1012 f per sqm £223,036 15 1325 Total sqm 68145.35 Abnormal Costs 68145.35 Construction Cost £68,145 Professional Fees @ 8.0% Construction Cost £67,176 Legal Fees 0.5% GDV £16,712 Statutory Fees 1.1% Construction Cost £12,210 Sales/Marketing Costs 2.0% Market Units Value £57,051 Construction Cost £57,051 £16,42 £25,642 £21,642 £25,668 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £81,587 £16,737 £1668,494 Total Cost £2,579,852 <td>•</td> <td>•</td> <td></td> <td>1.15 Gross/Net</td> <td></td>	•	•		1.15 Gross/Net	
2 4 Bed 2 105 sqm 1012 fper sqm fper sqm fper sqm £223,036 f223,036 f223,036 15 1325 Total sqm 68145.35 construction Cost £68,145 f67,176 Abnormal Costs 8.0% construction Cost £77,176 f67,176 Legal Fees 0.5% GDV £16,712 f16,712 Statutory Fees 1.1% construction Cost £12,210 f16,712 f16,712 Sales/Marketing Costs 2.0% Market Units Value construction Cost £57,051 f16,721 f16,712 f		•			
2 5 Bed 140 sqm 1012 f per sqm £223,036 15 1325 Total sqm 68145.35 £68,145 Professional Fees @ 8.0% Construction Cost £77,176 Legal Fees 0.5% GDV £16,712 Statutory Fees 1.1% Construction Cost £12,210 Sales/Marketing Costs 2.0% Market Units Value £57,051 Contingencies 5.0% Construction Cost £51,642 Planning Obligations 7753 f per Market Unit inc CIL 89 f per sqm Market Housing £87,668 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £81,587 Arrangement Fee 1.0% Cost £0.0% GDV £668,494 Total Cost					
15		•			
Abnormal Costs Professional Fees @ Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest @ Arrangement Fee Development Profit 68145.35 Saley. As a construction Cost Solow So			1012 £ per sqm		1225,030
Rost		1323 Total 34111	68145.351		f68.145
Construction Cost Cons				ost	
Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Sales (@ 6.0% 12 Month Construction			0.5% GDV		
Contingencies Planning Obligations CIL SP Figure Market Unit Figure Market Housing Figure Sqm Ma			1.1% Construction Co	ost	
Planning Obligations CIL 89 f per Market Unit f per sqm Market Housing 6.0% 12 Month Construction 6 Mth Sales Void f \$16,737 1.0% Cost 1.0			2.0% Market Units V	alue	
CIL 89 f per sqm Market Housing £87,668 Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £81,587 Arrangement Fee 1.0% Cost £16,737 Development Profit 20.0% of GDV £668,494 Total Cost	_				£51,642
Interest @ 6.0% 12 Month Construction 6 Mth Sales Void £81,587 Arrangement Fee 1.0% Cost £16,737 Development Profit 20.0% of GDV £668,494 Total Cost £2,579,852					
Arrangement Fee 1.0% Cost £16,737 Development Profit 20.0% of GDV £668,494 Total Cost £2,579,852		0.000			
Development Profit 20.0% of GDV £668,494 Total Cost £2,579,852			Month Construction	6 Mth Sales Void	
Total Cost £2,579,852			7-4-60-1		
	Development Profit	20.0%	or GDV		1008,494
VIABILITY MARGIN £762,620	Total Cost				£2,579,852
	VIABILITY MARGIN				£762,620

		2 R	Resid	dential	Viahi	lity	Appr	aisal
V	ab			ear Deliv			. la la	
SITE REFEI	RENCE	So/	MU/1	Sou	thwell Rural	Д	partments	1
SITE LOCA	TION	Pu	olication A	Allocation Forme			bed houses	3
DEVELOPI	MENT SCENARI	O Gre	eenfield			3	Bed houses	5
DEVELOP	MENT DETAILS	_	13	Total Units		4	bed houses	3
Affordable	Proportion %	30%	4	Affordable Units		5	bed house	2
Affordable	Mix	40% %In	termediate	60% %Sc	ocial Rent	0%	%Affordable R	ent
	ent Floorspace		851	Sqm Market Hou	ısing	281 S	iqm Affordab	le Housing
	MENT VALUE							
Market Ho	uses							
0	Apt	65 sqm		2904 £ pe				£85,886
2	2 Bed	70 sqn		2904 £ pe				£462,462
3	3 Bed	88 sqn		2904 £ pe	*			£813,933
2	4 Bed	105 sqn		2904 £ pe				£554,954
1	5 Bed	140 sqm	1	2904 £ pe	er sqm			£554,954
Intermedia	te Houses	70% Ope	en Market V	alue				
0	Apt	65 sqn		2033 £ pe	er sqm			£61,838
1	2 Bed	70 sqm		2033 £ pe	er sqm			£110,991
0	3 Bed	88 sqm	1	2033 £ pe	er sqm			£55,813
Social Rent	Houses	40% 000	en Market V	alue				
Jociai Keiit 1		65 sqn		1162 £ pe	or cam			£53,004
1	Apt 2 Bed	70 sqn		1162 £ pe				£95,135
0	3 Bed	70 sqrr 88 sqr		1162 £ pe				£47,839
	Rent Houses		en Market V					
0	Apt	65 sqm			er sqm			£0
0	2 Bed	70 sqm			er sqm			£0
0	3 Bed	88 sqm	1	0 £ pe	er sqm			£0
13 Developm	Total Units nent Value							£2,896,809
	MENT COSTS			160=01				
Land	Apt	0 Plot		10956 £ pe				£4,985
	2 Bed	2 Plot		26294 £ pe				£59,820
	3 Bed	3 Plot		32868 £ pe	er plot			£104,685
	4 Bed	2 Plot	-	52589 £ pe		_	0.5 = .	£95,712
C4	5 Bed	1 Plot	S	65736 £ pe	er plot	Total Land	£354,931	£89,730
Stamp Duty Construct	y Land Tax ion			3.0%				£10,648
2	Apt	65 sqn)	1238 £ pe	er sgm	1.15	Gross/Net	£150,33
4	2 Bed	70 sqn		1012 £ pe		1.13	3,033,1461	£299,15:
4	3 Bed	88 sqn			er sqm			£(
2	4 Bed	105 sqn		1012 £ pe				£193,298
1	5 Bed	140 sqn		1012 f pe				£193,298
13	3 Bed	1148 Tota		1012 2 pc	- Juli			2133,23
Abnormal (76449.17				£76,449
Professiona	al Fees @				struction Cost			£66,880
Legal Fees				0.5% GD\				£14,48
Statutory F					struction Cost			£10,774
	eting Costs				rket Units Value			£49,444
Contingenc					struction Cost			£45,620
Planning Ol	bligations				er Market Unit			inc
CIL		0.001			er sqm Market H			£75,979
Interest @		6.0%		Month Construction	1	6 1	Ath Sales Void	£69,35
Arrangeme		1.0% Cos						£14,19
Developme	ent Profit		20.0%	of GDV				£579,362
Total Cost								£2,204,214
\	VAADGIAL							CC02
VIABILII	Y MARGIN							£692,596



VIABILITY MARGIN

Commercial Viability Appraisal

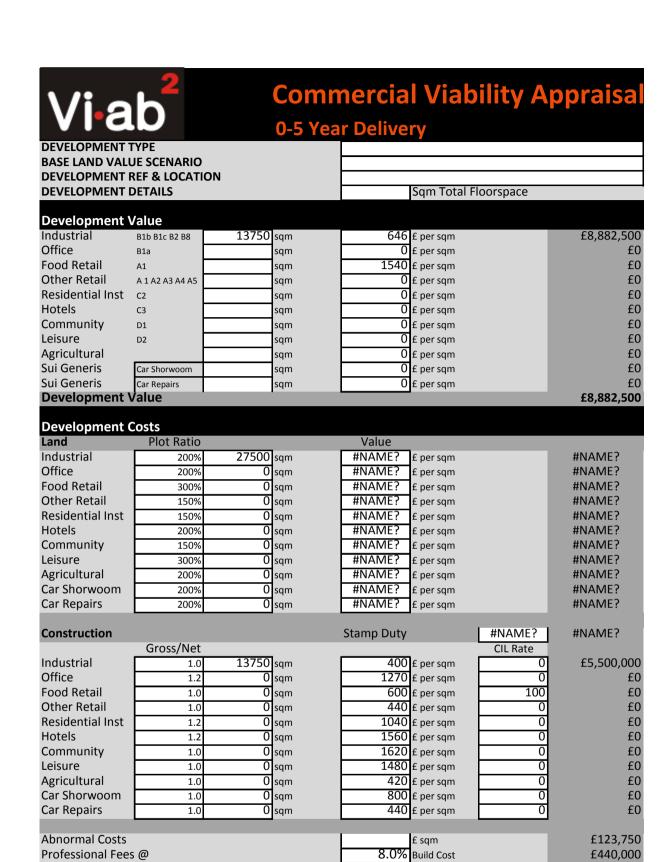
0-5 Year Delivery

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT REF & LOCATION
DEVELOPMENT DETAILS

Retail
Greenfield
Bi/NU/1 East of Kirklington Rd, Bilsthorpe

£60,200

DEVELOPMENT	DETAILS		460	Sqm Total Floorspace	·
Development \			646		60
Industrial	B1b B1c B2 B8	sqm		£ per sqm	£0
Office	B1a	sqm		£ per sqm	£0
Food Retail	A1	460 sqm		£ per sqm	£708,400
Other Retail	A 1 A2 A3 A4 A5	sqm		£ per sqm	£0
Residential Inst	C2	sqm		£ per sqm	£0
Hotels	C3	sqm		£ per sqm	£0
Community	D1	sqm		£ per sqm	£0
Leisure	D2	sqm		£ per sqm	£0
Agricultural		sqm		£ per sqm	£0
Sui Generis	Car Shorwoom	sqm		£ per sqm	£0
Sui Generis	Car Repairs	sqm	0	£ per sqm	£0
Development \	value				£708,400
Development (Costs				
Land	Plot Ratio		Value		
Industrial	200%	0 sqm		£ per sqm	£0
Office	200%	0 sqm		£ per sqm	£0
Food Retail	200%	920 sqm		£ per sqm	£121,992
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
Car Shorwoom	200%	0 sqm		£ per sqm	£0
Car Repairs	200%	0 sqm		£ per sqm	£0
		5 34	-		
Construction			Stamp Duty	1.0%	£1,220
	Gross/Net			CIL Rate	_
Industrial	1.0	0 sqm	400	£ per sqm C	£0
Office	1.2	0 sqm		£ per sqm	£0
Food Retail	1.0	460 sqm	600	£ per sqm 100	£276,000
Other Retail	1.0	0 sqm		£ per sqm	£0
Residential Inst	1.2	0 sqm		£ per sqm	£0
Hotels	1.2	0 sqm	1560	£ per sqm	£0
Community	1.0	0 sqm	1620	£ per sqm	£0
Leisure	1.0	0 sqm	1480	£ per sqm	£0
Agricultural	1.0	0 sqm	420	£ per sqm	£0
Car Shorwoom	1.0	0 sqm	800	£ per sqm	£0
Car Repairs	1.0	0 sqm	440	£ per sqm	£0
Abnormal Costs				£ sqm	£0
Professional Fee	s @			Build Cost	£22,080
Legal Fees			0.5%		£3,542
Statutory Fees				Build Cost	£1,656
Sales/Marketing	Costs		2.0%		£14,168
Contingencies				Build Cost	£13,800
Planning Obligat	ions		0	£	£0
CIL					£46,000
Interest @		6.0%	12 Month Build	3 Mth Sale Void	£18,767
Arrangement Fe		1.0% Cost			£5,005
Development Pro	ofit		17.5% of GDV		£123,970
Total Cost					£648,200



VIABILITY MARGIN #NAME?

17.5% of GDV

12 Month Build

6.0%

1.0% Cost

Legal Fees

Interest @

Total Cost

CIL

Statutory Fees

Contingencies

Sales/Marketing Costs

Planning Obligations

Arrangement Fee

Development Profit

0.5% GDV

2.0% GDV

0

0.6% Build Cost

5.0% Build Cost

3 Mth Sale Void

£44,413

£33,000

£177,650

£275,000

#NAME?

#NAME?

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£1,554,438

£0

£0



Total Cost

VIABILITY MARGIN

Commercial Viability Appraisal

5-10 Year Delivery

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT REF & LOCATION
DEVELOPMENT DETAILS

Mixed Use - Industrial & Retail
Greenfield
CL/MU/1 Clipstone Colliery
30,000 Sqm Total Floorspace

£23,693,495

£193,375

	-			- 1		
Development '	Value					
Industrial	B1b B1c B2 B8	30000 sqm	769	£ per sqm		£23,062,200
Office	B1a	sqm		£ per sqm		£0
Food Retail	A1	450 sqm		£ per sqm		£824,670
Other Retail	A 1 A2 A3 A4 A5	sqm		£ per sqm		£0
Residential Inst	C2	sqm	0	£ per sqm		£0
Hotels	C3	sqm		£ per sqm		£0
Community	D1	sqm		£ per sqm		£0
Leisure	D2	sqm		£ per sqm		£0
Agricultural		sqm		£ per sqm		£0
Sui Generis	Car Shorwoom	sqm		£ per sqm		£0
Sui Generis	Car Repairs	sqm		£ per sqm		£0
Development						£23,886,870
Development Land			Value			
	Plot Ratio	50000	Value			5002.000
Industrial	200%	60000 sqm		£ per sqm		£993,888
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
Car Shorwoom	200%	0 sqm		£ per sqm		£0
Car Repairs	200%	0 sqm	0.7	£ per sqm		£0
Construction			Stamp Duty		4.0%	£39,756
	Gross/Net		Starrip Bacy		CIL Rate	233,730
Industrial	1.0	30000 sqm	476	£ per sqm	0	£14,280,000
Office	1.2	0 sqm		£ per sqm	0	
Food Retail	1.0	450 sqm		£ per sqm	119	£321,300
Other Retail	1.0	0 sqm		£ per sqm	0	£0
Residential Inst	1.2	0 sqm		£ per sqm	0	
Hotels	1.2	0 sqm		£ per sqm	0	£0
Community	1.0	0 sqm		£ per sqm	0	£0
Leisure	1.0	0 sqm		£ per sqm	0	
Agricultural	1.0	0 sqm		£ per sqm	0	
Car Shorwoom	1.0	0 sqm	952	£ per sqm	0	
Car Repairs	1.0	0 sqm	523.6	£ per sqm	0	
Abnormal Costs			357000			£357,000
Professional Fee	s @			Build Cost		£1,168,104
Legal Fees			0.5%			£119,434
Statutory Fees				Build Cost		£87,608
Sales/Marketing	Costs		2.0%			£477,737
Contingencies			5.0%	Build Cost		£730,065
Planning Obligat	ions		0	£		£0
CIL						£53,550
Interest @		6.0%	12 Month Build		3 Mth Sale Void	£698,567
Arrangement Fe	e	1.0% Cost				£186,284
Development Pr	ofit	1	7.5% of GDV			£4,180,202
Total Cost						£23 693 495



VIABILITY MARGIN

Commercial Viability Appraisal

5-10 Year Delivery

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT REF & LOCATION
DEVELOPMENT DETAILS

Retail
Greenfield
Ra/MU/1 Shopping Development, Rainworth

£39,014

DEVELOPMENT REF & LOCATION				Ra/MU/1 Shopping Development, Rainworth			
DEVELOPMENT	DETAILS			250	Sqm Total	Floorspace	
Development \							
Industrial	B1b B1c B2 B8		sqm		£ per sqm		£0
Office	B1a		sqm		£ per sqm		£0
Food Retail	A1	250	sqm		£ per sqm		£458,250
Other Retail	A 1 A2 A3 A4 A5		sqm		£ per sqm		£0
Residential Inst	C2		sqm		£ per sqm		£0
Hotels	C3		sqm		£ per sqm		£0
Community	D1		sqm		£ per sqm		£0
Leisure	D2		sqm		£ per sqm		£0
Agricultural			sqm		£ per sqm		£0
Sui Generis	0		sqm		£ per sqm		£0
Sui Generis	0		sqm	0	£ per sqm		£0
Development \	Value						£458,250
David	6						
Development (Value			
Land	Plot Ratio	01		Value	l		60
Industrial Office	200%		sqm		£ per sqm		£0 £0
	200%		sqm		£ per sqm		
Food Retail	200%	500			£ per sqm		£78,897
Other Retail	150%		sqm		£ per sqm		£0
Residential Inst	150%		sqm		£ per sqm		£0
Hotels	200%		sqm		£ per sqm		£0
Community	150%		sqm		£ per sqm		£0
Leisure	300%		sqm		£ per sqm		£0
Agricultural	200%		sqm		£ per sqm		£0
C			sqm		£ per sqm		£0
С	200%	0	sqm	0.7	£ per sqm		£0
Construction				Stamp Duty		1.0%	£789
Construction	Gross/Net			Stamp Baty		CIL Rate	1,03
Industrial	1.0	0	sqm	476	£ per sqm	0.2 Mate	£0
Office	1.2	0	sqm		£ per sqm	0	£0
Food Retail	1.0	250			£ per sqm	119	£178,500
Other Retail	1.0		sqm		£ per sqm	0	
Residential Inst	1.2		sqm		£ per sqm	0	£0
Hotels	1.2		sqm		£ per sqm	0	4
Community	1.0		sqm		£ per sqm	0	
Leisure	1.0	0	sqm	1761	£ per sqm	0	
Agricultural	1.0	0	sqm		£ per sqm	0	
0	1.0	0	sqm		£ per sqm	0	
0	1.0		sqm		£ per sqm	0	_
			- 1				
Abnormal Costs				0	£ sqm		£0
Professional Fee	s @				Build Cost		£14,280
Legal Fees				0.5%			£2,291
Statutory Fees				0.6%	Build Cost		£1,071
Sales/Marketing	Costs			2.0%	GDV		£9,165
Contingencies					Build Cost		£8,925
Planning Obligat	ions			0.0%			£0
CIL							£29,750
Interest @	ľ	6.0%	12	Month Build		3 Mth Sale Void	£12,138
Arrangement Fe	e	1.0%					£3,237
Development Pro				of GDV			£80,194
Total Cost			_,.5,				£419,236
. 5 (4) 5556							



VIABILITY MARGIN

Commercial Viability Appraisal

5-10 Year Delivery

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT REF & LOCATION
DEVELOPMENT DETAILS

Retail Greenfield

ST/MU/1 E of Hemplands Lane, Sutton on Trent

£39,014

DEVELOPMENT		ON		of Hemplands Lane, Su	
DEVELOPMENT	DETAILS		250	Sqm Total Floorspace	
Development '					
Industrial	B1b B1c B2 B8	sqm		£ per sqm	£0
Office	B1a	sqm		£ per sqm	£0
Food Retail	A1	250 sqm		£ per sqm	£458,250
Other Retail	A 1 A2 A3 A4 A5	sqm		£ per sqm	£0
Residential Inst	C2	sqm		£ per sqm	£0
Hotels	C3	sqm		£ per sqm	£0
Community	D1	sqm		£ per sqm	£0
Leisure	D2	sqm		£ per sqm	£0
Agricultural		sqm		£ per sqm	£0 £0
Sui Generis Sui Generis	0	'		£ per sqm	£0
Development '	Value 0	sqm		£ per sqm	£458,250
Development	value				1456,250
Development (Costs				
Land	Plot Ratio		Value		
Industrial	0%	0 sqm		£ per sqm	£0
Office	0%	0 sqm		£ per sqm	£0
Food Retail	200%	500 sqm		£ per sqm	£78,900
Other Retail	0%	0 sqm		£ per sqm	£0
Residential Inst	0%	0 sqm		£ per sqm	£0
Hotels	0%	0 sqm		£ per sqm	£0
Community	0%	0 sqm		£ per sqm	£0
Leisure	0%	0 sqm		£ per sqm	£0
Agricultural	0%	0 sqm		£ per sqm	£0
Agricultural		0 sqm		£ per sqm	£0
		0 sqm		£ per sqm	£0
	<u> </u>	o sqiii	0.0	L per squi	10
Construction			Stamp Duty	1	.0% £789
	Gross/Net			CIL Rat	
Industrial	0.0	0 sqm	476	£ per sqm	0 £0
Office	0.0	0 sqm		£ per sqm	0 £0
Food Retail	1.0	250 sqm			119 £178,500
Other Retail	0.0	0 sqm		£ per sqm	0 £0
Residential Inst	0.0	0 sqm		£ per sqm	0 £0
Hotels	0.0	0 sqm		£ per sqm	0 £0
Community	0.0	0 sqm		£ per sqm	0 £0
Leisure	0.0			£ per sqm	0 £0
Agricultural	0.0	0 sqm		£ per sqm	0 £0
0	0.0	0 sqm	952	£ per sqm	0 £0
0	0.0			£ per sqm	0 £0
Abnormal Costs				£ sqm	£0
Professional Fee	s @			Build Cost	£14,280
Legal Fees			0.5%	GDV	£2,291
Statutory Fees				Build Cost	£1,071
Sales/Marketing	Costs		2.0%		£9,165
Contingencies				Build Cost	£8,925
Planning Obligat	ions		0.0%	£	£0
CIL					£29,750
Interest @		6.0%	12 Month Build	3 Mth Sale Vo	id £12,138
Arrangement Fe		1.0% Cost			£3,237
Development Pr	ofit		17.5% of GDV		£80,194
Total Cost					£419,239



Commercial Viability Appraisal 10-15 Year Delivery

DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT REF & LOCATION DEVELOPMENT DETAILS

Mixed Use - Industrial & Retail
Greenfield
CL/MU/1 Clipstone Colliery
30 000 Sam Total Floorspace

Development	: Value					
Industrial	B1b B1c B2 B8	30000	sqm	866	£ per sqm	£25,969,200
Office	B1a		sqm	0	£ per sqm	£0
Food Retail	A1		sqm	2064	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm	£0
Residential Inst	C2		sqm	0	£ per sqm	£0
Hotels	C3		sqm	0	£ per sqm	£0
Community	D1		sqm	0	£ per sqm	£0
Leisure	D2		sqm	0	£ per sqm	£0
Agricultural			sqm	0	£ per sqm	£0
Sui Generis	Car Shorwoom		sqm	0	£ per sqm	£0
Sui Generis	Car Repairs		sqm	0	£ per sqm	£0
Development Value £25,969,200						

Development	Costs			
Land	Plot Ratio		Value	
Industrial	200%	60000 sqm	18.7 £ per sqm	£1,119,168
Office	200%	0 sqm	0.8 £ per sqm	£0
Food Retail	300%	0 sqm	177.7 £ per sqm	£0
Other Retail	150%	0 sqm	0.8 £ per sqm	£0
Residential Inst	150%	0 sqm	0.8 £ per sqm	£0
Hotels	200%	0 sqm	0.8 £ per sqm	£0
Community	150%	0 sqm	0.8 £ per sqm	£0
Leisure	300%	0 sqm	0.8 £ per sqm	£0
Agricultural	200%	0 sqm	2.0 £ per sqm	£0
Car Shorwoom	200%	0 sqm	0.8 £ per sqm	£0
Car Repairs	200%	0 sqm	0.8 £ per sqm	£0

Construction			Stamp Duty		4.0%	£44,767
	Gross/Net				CIL Rate	
Industrial	1.0	30000 sqm	536	£ per sqm	£0	£16,080,000
Office	1.2	0 sqm	1701.8	£ per sqm	£0	£0
Food Retail	1.0	0 sqm	804	£ per sqm	£0	£0
Other Retail	1.0	0 sqm		£ per sqm	£0	£0
Residential Inst	1.2	0 sqm		£ per sqm	£0	£0
Hotels	1.2	0 sqm	2090.4	£ per sqm	£0	£0
Community	1.0	0 sqm		£ per sqm	£0	£0
Leisure	1.0	0 sqm	1983.2	£ per sqm	£0	£0
Agricultural	1.0	0 sqm		£ per sqm	£0	£0
Car Shorwoom	1.0	0 sqm		£ per sqm	£0	£0
Car Repairs	1.0	0 sqm	589.6	£ per sqm	£0	£0

Agricultural	1.0	0	sqm	562.8	£ per sqm	£0	£0
Car Shorwoom	1.0	0	sqm	1072	£ per sqm	£0	£0
Car Repairs	1.0	0	sqm	589.6	£ per sqm	£0	£0
Abnormal Costs				0	£ sqm		£0
Professional Fees @	<u> </u>			8.0%	Build Cost		£1,286,400
Legal Fees				0.5%	GDV		£129,846
Statutory Fees				0.6%	Build Cost		£96,480
Sales/Marketing Co	osts			2.0%	GDV		£519,384
Contingencies				5.0%	Build Cost		£804,000
Planning Obligation	ns			0	£		£0
CIL					•		£0
Interest @		6.0%	12	Month Build	3	Mth Sale Void	£753,002
Arrangement Fee		1.0%	Cost	_		_	£200,800
Development Profi	t		17.5%	of GDV			£4,544,610
Total Cost							£25,578,457

VIABILITY MARGIN £390,743

Appendix 3

Viability Assumptions



ZONE 1 Mansfield Fringe

Affordable Housing Affordable Proportion %	0%						
Affordable Mix	40%	%Intermediate	60%	%Social Rent		%Affordable Re	ent
Transfer Value (% OMV Disc)	70% I	ntermediate	40%	Social Rent		Affordable Rent	
House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
House Sizes (Sqm)	65	70	88	105	140		
Professional Fees @				Construction C	Cost		
Legal Fees			0.5%				
Statutory Fees			1.1%	Construction C	Cost		
Sales/Marketing Costs				Market Units \			
Contingencies				Construction C		1	
Interest @	6.0%		Month Constru	uction	6	Mth Sales Void	
Arrangement Fee	1.0%		Ì				
Development Profit		20.0%	of GDV				
	A 1	2.01	2.0 - 1	4.51	E D. J	1	
Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
	120	50	40	25	20		
ZONE 1 Mansfield Fri LAND VALUES (Plot Values)		Deliver,	0-5 Year D	Cirvery			
Erito villots (Flot values)	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	3050	7320	9150	14640	Т]	
Brownfield	3740	8976	11220	17952			
Recycled	5000	12000	15000	24000	30000		
,							
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1500	1500	1500	1500	1500		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1040	850	850	850	850		
COMMUNITY INFRASTRUCT	TURE LEVY					£ Per Sqm	
Abnormal Costs							
					Ground	Sewer Works	
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)		(Ha)	Other
10000	25000	20000	25000	7753	20000	20000	10000
Land Value	15000		Existing Gr	eenfield (a	gricultural)	Per Ha	
	222000			d (Industria	l) Per Ha	_	
	600000		Residentia	l per Ha		Uplift	60%

ZONE 1 Mansfield Fri	Mansfield Fringe			Delivery <mark>5-10 Year Delivery</mark>			ent Factor
					1.19	Costs Adjustme	ent Factor
				•		-	
LAND VALUES (Plot Values)							
	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Greenfield	4026	9662	12078	19325	24156		
Brownfield	4937	11848	14810	23697	29621		
Recycled	6600	15840	19800	31680	39600		
						-	
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm	1980	1980	1980	1980	1980		
		-	•				
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm	1238	1012	1012	1012	1012		
COMMUNITY INFRASTRUCT	TURE LEVY				0	£ Per Sqm	
Abnormal Costs							
					Ground	Sewer Works	
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Stability (Ha)	(Ha)	Other
11900	29750	23800	29750	9226	23800	23800	11900

ZONE 1	Mansfield Fri	nge	Delivery	10-15 Year	r Delivery	1.60	Values Adjustm	ent Factor
						1.34	Costs Adjustme	nt Factor
LAND VALUES	(Plot Values)							
		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield		4880	11712	14640	23424	29280		
Brownfield		5984	14362	17952	28723	35904		
Recycled		8000	19200	24000	38400	48000		
	•				,			
SALES VALUES		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm		2400	2400	2400	2400	2400		
	•							
CONSTRUCTIO	N COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm		1394	1139	1139	1139	1139		
COMMUNITY I	INFRASTRUCT	URE LEVY				0	£ Per Sqm	
Abnormal Cost	ts							
	Archiogy (Up)	El (11-)	A (11-)	C1 (11-)	C 10C (-:'1)	Ground	Sewer Works	Other
	Archlogy (Ha)	Flood (Ha)	Access (Ha)		Sec 106 (unit)	Stability (Ha)	(Ha)	Other
	13400	33500	26800	33500	10389	26800	26800	13400

ZONE 2 Ollerton

Affordable Mix Transfer Value (% OMV Disc) Apt 2 Bed 3 Bed 4 Bed 5 Bed House Sizes (Sqm) Professional Fees @ Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest @ Apt 6.0% 12 Month Construction Cost Interest @ Apt 7.0% Month Construction Cost Development Profit Apt 2 Bed 3 Bed 4 Bed 5 Bed Affordable Rent Affordable Rent O% %Affordable Rent Affordable Rent O% Maffordable Rent O% Affordable Rent O% Affordable Rent O% Maffordable Rent O% Affordable Rent O% ON Affordable Rent OK ON A	Affordable Housing						
Transfer Value (% OMV Disc) 70% Intermediate 40% Social Rent 0% Affordable Rent	Affordable Proportion %	10%		_		_	
Apt 2 Bed 3 Bed 4 Bed 5 Bed 105 140	Affordable Mix	100% %Inte	rmediate 0%	%Social Rent	0%	%Affordable Re	nt
Professional Fees @	Transfer Value (% OMV Disc)	70% Interr	nediate 40%	Social Rent	0%	Affordable Rent	
Professional Fees @				-			
Professional Fees @	House Types	Apt 2	Bed 3 Bed	4 Bed	5 Bed		
Desiry Assumptions Apt 2 Bed 3 Bed 4 Bed 5 Bed 120 500 1200 15000 24000 30000	House Sizes (Sqm)	65	70 88	105	140		
Desiry Assumptions Apt 2 Bed 3 Bed 4 Bed 5 Bed 120 500 1200 15000 24000 30000							
1.15 Construction Cost 2.0% Market Units Value 5.0% Construction Cost 2.0% Market Units Value 5.0% Construction Cost 5.0% Construction Cost	Professional Fees @		8.0%	Construction C	ost		
Sales/Marketing Costs	Legal Fees		0.5%	GDV			
S.0% Construction Cost	Statutory Fees		1.1%	Construction C	ost		
SALES VALUES Apt 2 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 2 Bed 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3 Brownfield 3 Apt 3 Bed 4 Bed 5 Bed 3	Sales/Marketing Costs		2.0%	Market Units V	'alue		
Arrangement Fee Development Profit	Contingencies		5.0%	Construction C	ost		
Development Profit 20.0% of GDV 20.0% of GDV 20.0% of GDV 20	Interest @	6.0%	12 Month Constr	uction	6	Mth Sales Void	
Density Assumptions	Arrangement Fee	1.0% Cost		•			
120 50 40 25 20	Development Profit		20.0% of GDV				
120 50 40 25 20							
Apt 2 Bed 3 Bed 4 Bed 5 Bed	Density Assumptions	Apt 2	Bed 3 Bed	4 Bed	5 Bed		
Apt 2 Bed 3 Bed 4 Bed 5 Bed 5 Bed 6 Bed		120	50 40	25	20		
Apt 2 Bed 3 Bed 4 Bed 5 Bed 5 Bed 6 Bed		·				•	
Apt 2 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 5 Bed 3 Brownfield 3740 8976 11220 17952 22440 3 Bed 5	ZONE 1 Ollerton	De	elivery <mark>0-5 Year D</mark>	elivery			
Apt 2 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 5 Bed 3 Brownfield 3740 8976 11220 17952 22440 3 Bed 5							
Apt 2 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 5 Bed 3 Brownfield 3740 8976 11220 17952 22440 3 Bed 5							
Greenfield 3050 7320 9150 14640 18300 Brownfield 3740 8976 11220 17952 22440 Recycled 5000 12000 15000 24000 30000 SALES VALUES Apt 2 Bed 3 Bed 4 Bed 5 Bed Sqm 1600 1600 1600 1600 CONSTRUCTION COSTS Apt 2 Bed 3 Bed 4 Bed 5 Bed Sqm 1040 850 850 850 850 COMMUNITY INFRASTRUCTURE LEVY	LAND VALUES (Plot Value	s)					
Brownfield 3740 8976 11220 17952 22440		Apt 2	Bed 3 Bed	4 Bed	5 Bed		
SALES VALUES	Greenfield	3050	7320 9150	14640	18300		
SALES VALUES Apt 2 Bed 3 Bed 4 Bed 5 Bed Sqm 1600 1600 1600 1600 CONSTRUCTION COSTS Apt 2 Bed 3 Bed 4 Bed 5 Bed Sqm 1040 850 850 850 850 COMMUNITY INFRASTRUCTURE LEVY	Brownfield	3740	8976 11220	17952	22440		
SALES VALUES Apt 2 Bed 3 Bed 4 Bed 5 Bed Sqm 1600 1600 1600 1600 CONSTRUCTION COSTS Apt 2 Bed 3 Bed 4 Bed 5 Bed Sqm 1040 850 850 850 850 COMMUNITY INFRASTRUCTURE LEVY	Recycled	5000	12000 15000	24000	30000		
Sqm 1600 </td <td>,</td> <td></td> <td>•</td> <td>•</td> <td></td> <td></td> <td></td>	,		•	•			
Sqm 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 1600 850 850 850 COMMUNITY INFRASTRUCTURE LEVY £ Per Sqm Abnormal Costs Archlogy (Ha) Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) Stability (Ha) (Ha) (Ha) Other 10000 25000 20000 25000 4324 20000 20000 10000 Land Value 15000 Existing Greenfield (agricultural) Per Ha Brownfield (Industrial) Per Ha	SALES VALUES	Apt 2	Bed 3 Bed	4 Bed	5 Bed		
CONSTRUCTION COSTS	Sam			1600	1600		
Sqm	•		I				
Sqm	CONSTRUCTION COSTS	Apt 2	Bed 3 Bed	4 Bed	5 Bed		
COMMUNITY INFRASTRUCTURE LEVY Abnormal Costs Archlogy (Ha) Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) Stability (Ha) (Ha) Other 10000 25000 20000 25000 4324 20000 20000 10000 Land Value 15000 Existing Greenfield (agricultural) Per Ha 222000 Brownfield (Industrial) Per Ha							
Abnormal Costs Archlogy (Ha) Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) Stability (Ha) (Ha) Other 10000 25000 20000 25000 4324 20000 20000 10000	- 4		550				
Abnormal Costs Archlogy (Ha) Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) Stability (Ha) (Ha) Other 10000 25000 20000 25000 4324 20000 20000 10000	COMMUNITY INFRASTRU	CTURE LEVY				f Per Sam	
Archlogy (Ha) Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) Stability (Ha) (Ha) Other 10000 25000 20000 25000 4324 20000 20000 10000 Land Value Existing Greenfield (agricultural) Per Ha 222000 Brownfield (Industrial) Per Ha		J. J. LEVI				L i ci sqiii	
Archlogy (Ha) Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) Stability (Ha) (Ha) Other 10000 25000 20000 25000 4324 20000 20000 10000 Land Value Existing Greenfield (agricultural) Per Ha 222000 Brownfield (Industrial) Per Ha	Abnormal Costs						
Archlogy (Ha) Flood (Ha) Access (Ha) Contam (Ha) Sec 106 (unit) Stability (Ha) (Ha) Other 10000 25000 20000 25000 4324 20000 20000 10000 Land Value Existing Greenfield (agricultural) Per Ha 222000 Brownfield (Industrial) Per Ha	7.5.10111di 500t5						
10000 25000 20000 25000 4324 20000 20000 10000 Land Value 15000 Existing Greenfield (agricultural) Per Ha 222000 Brownfield (Industrial) Per Ha							
Land Value 15000 Existing Greenfield (agricultural) Per Ha 222000 Brownfield (Industrial) Per Ha							
222000 Brownfield (Industrial) Per Ha	10000	25000 20	25000	4324	20000	20000	10000
222000 Brownfield (Industrial) Per Ha							
222000 Brownfield (Industrial) Per Ha							
	Land Value					Per Ha	
600000 Residential per Ha Uplift 60%				•) Per Ha	_	
		600000	Residentia	l per Ha		Uplift	60%

ZONE 1 Ollerton		Delivery 5-10 Year Delivery			1.32	Values Adjustm	nent Factor
					1.19	Costs Adjustme	ent Factor
				·		-	
LAND VALUES (Plot Values)							
	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Greenfield	4026	9662	12078	19325	24156		
Brownfield	4937	11848	14810	23697	29621		
Recycled	6600	15840	19800	31680	39600		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm	2112	2112	2112	2112	2112		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm	1238	1012	1012	1012	1012		
COMMUNITY INFRASTRUCT	TURE LEVY				0	£ Per Sqm	
Abnormal Costs							
					Ground	Sewer Works	
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Stability (Ha)	(Ha)	Other
11900	29750	23800	29750	5146	23800	23800	11900

ZONE 1	Ollerton		Delivery	10-15 Year	r Delivery	1.60	Values Adjustm	ent Factor
						1.34	Costs Adjustme	ent Factor
LAND VALUES	(Plot Values)						
		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield		4880	11712	14640	23424	29280		
Brownfield		5984	14362	17952	28723	35904		
Recycled		8000	19200	24000	38400	48000		
SALES VALUES	S	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm		2560	2560	2560	2560	2560		
							•	
CONSTRUCTION	ON COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm		1394	1139	1139	1139	1139		
COMMUNITY	INFRASTRUC	TURE LEVY				0	£ Per Sqm	
							•	
Abnormal Cos	sts							
	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
	13400	33500	26800	33500	5794	26800	26800	13400
	13400	33300	20000	33300	3734	20000	20000	13400

ZONE 3 Newark Collingham

Affordable Ho	using							
Affordable Propo	ortion %	30%						
Affordable Mix		40%	%Intermediate	60%	%Social Rent	0%	%Affordable Re	nt
Transfer Value (%	% OMV Disc)	70%	Intermediate	40%	Social Rent	0%	Affordable Rent	
			,					
House Types		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
House Sizes (S	Sqm)	65	70	88	105	140		
Professional Fees	. @			8.0%	Construction C	ost		
Legal Fees				0.5%	GDV			
Statutory Fees				1.1%	Construction C	ost		
Sales/Marketing	Costs			2.0%	Market Units \	alue/		
Contingencies	,			5.0%	Construction C	ost		
Interest @		6.0%	12	Month Constru	uction	6	Mth Sales Void	
Arrangement Fee		1.0%	Cost	•				
Development Pro	ofit		20.0%	of GDV				
					1			
Density Assumpti	ions	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
		120	50	40	25	20		
I AND VALUES	(Plot Values	·1						
LAND VALUES	(Plot Values	•						
Cassafield		Apt	2 Bed	3 Bed	4 Bed	5 Bed	1	
Greenfield Brownfield		5550	13320			33300		
		6983 9167	16760 22000	20950 27500		41900		
Recycled		9107	22000	2/300	44000	55000		
SALES VALUES	:	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	, 	2000	2000					
Sqiii		2000	2000	2000	2000	2000		
CONSTRUCTIO	ON COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm		1040	850			850		
- 4								
COMMUNITY	INFRASTRUC	TURE LEVY				45	£ Per Sqm	
							- 4	
Abnormal Cos	its							
	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
Г	10000	25000	20000	25000	2000	20000	20000	10000
L	10000	23300	2000	23000	2000	20000	20000	10000
Land Value		15000		Existing Gr	eenfield (a	gricultural)	Per Ha	
		445000		_	d (Industrial	-		
		1100000		Residentia	•	, ,	Uplift	60%

ZONE 1 Newark Col	lingham	Delivery <mark>5-10 Year Delivery</mark>			1.32	Values Adjustm	nent Factor
					1.19	Costs Adjustme	ent Factor
						_	
LAND VALUES (Plot Value	es)						
	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Greenfield	7326	17582	21978	35165	43956		
Brownfield	9218	22123	27654	44246	55308		
Recycled	12100	29040	36300	58080	72600		
	'					_	
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm	2640	2640	2640	2640	2640		
	,					-	
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm	1238	1012	1012	1012	1012		
						_	
COMMUNITY INFRASTRU	ICTURE LEVY	1			54	£ Per Sqm	
						_	
Abnormal Costs							
					Cuannad	Carren Mandra	
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
11900	29750	23800	29750	2380	23800	23800	11900

ZONE 1 News	ark Colli	ngham	Delivery 10-15 Year Delivery			1.60 1.34	Values Adjustm	
LAND VALUES (Plo	t Values	5)						
		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield		8880	21312	26640	42624	53280		
Brownfield		11173	26816	33520	53632	67040		
Recycled		14667	35200	44000	70400	88000		
	•							
SALES VALUES		Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm		3200	3200	3200	3200	3200		
CONSTRUCTION CO	OSTS .	Apt	2 Bed	3 Bed	4 Bed	5 Bed	•	
Sqm		1394	1139	1139	1139	1139		
							1	
COMMUNITY INFR	RASTRUC	CTURE LEVY				60	£ Per Sqm	
Abnormal Costs								
Archl	ogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
13	3400	33500	26800	33500	2680	26800	26800	13400

ZONE 4 Newark Rural North

Affordable Housing							
Affordable Proportion %	30%						
Affordable Mix	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Re	ent
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	0%	Affordable Rent	İ
			1				
House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
House Sizes (Sqm)	65	70	88	105	140		
Professional Fees @				Construction C	ost		
Legal Fees			0.5%				
Statutory Fees				Construction C			
Sales/Marketing Costs				Market Units V			
Contingencies	C 00/	12		Construction C		.	
Interest @	6.0%		Month Constru	iction	б	Mth Sales Void	
Arrangement Fee	1.0%	20.0%	. (CD) /				
Development Profit		20.0%	of GDV				
Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Density Assumptions	120	50	40	25	20		
	120	30	40	23	20		
ZONE 1 Newark Rura	l North	Delivery	0-5 Year D	elivery			
Newark Kara	i North	Delivery	O J TCar D	Cirvery			
LAND VALUES (Plot Values	5)						
	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	7050	16920	Т				
Brownfield	7990	19176			47940		
Recycled	11667	28000	35000	56000	70000		
,							
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	2100			2100			
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1040	850	850	850	850		
COMMUNITY INFRASTRUC	CTURE LEVY				55	£ Per Sqm	
Abnormal Costs							
					0	Court 114	
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
10000	25000	20000	25000	4472	20000	20000	10000
10000				, 2	_5555		
Land Value	15000		Existing Gr	eenfield (a	gricultural)	Per Ha	
	297000		_	d (Industrial	-		
	1400000		Residentia	-	,	Uplift	60%
				1			20,0

ZONE 1	Newark Rural	North	Delivery	5-10 Year	Delivery	1.32	Values Adjustm	ent Factor
						1.19	Costs Adjustme	nt Factor
					•		•	
LAND VALUE	S (Plot Values	5)						
		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield		9306	22334	27918	44669	55836		
Brownfield		10547	25312	31640	50625	63281		
Recycled		15400	36960	46200	73920	92400		
SALES VALUI	ES	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm		2772	2772	2772	2772	2772		
CONSTRUCT	ION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm		1238	1012	1012	1012	1012		
COMMUNIT	Y INFRASTRUC	CTURE LEVY	•			65	£ Per Sqm	
Abnormal Co	osts							
						Ground	Sewer Works	
	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Stability (Ha)	(Ha)	Other
	11900	29750	23800	29750	5322	23800	23800	11900

Newark Rural North		Delivery 10-15 Year Delivery			1.60 1.34	Values Adjustm Costs Adjustme		
LAND VALUES (Plot Values	5)							
·	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Greenfield	11280	27072	33840	54144	67680			
Brownfield	12784	30682	38352	61363	76704			
Recycled	18667	44800	56000	89600	112000			
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Sqm	3360	3360	3360	3360	3360			
						,		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Sqm	1394	1139	1139	1139	1139			
COMMUNITY INFRASTRUC	CTURE LEVY	′			74	£ Per Sqm		
Abnormal Costs								
					Ground	Sewer Works		
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Stability (Ha)	(Ha)	Other	
13400	33500	26800	33500	5992	26800	26800	13400	

ZONE 5 Nottingham Fringe

Affordable Housing							
Affordable Proportion %	30%						
Affordable Mix	40%	%Intermediate	60%	%Social Rent	0%	%Affordable Ro	ent
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	0%	Affordable Rent	t
						1	
House Types	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
House Sizes (Sqm)	65	70	88	105	140		
				Ī			
Professional Fees @				Construction C	ost		
Legal Fees			0.5%	t			
Statutory Fees				Construction C			
Sales/Marketing Costs				Market Units V			
Contingencies	C 004	12		Construction C		l	
Interest @	6.0%		Month Constru	uction	0	Mth Sales Void	
Arrangement Fee	1.0%	20.0%	- (CD) /				
Development Profit		20.0%	of GDV				
Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Delisity Assumptions	120	50	40	25	20		
	120	30	40	23	20		
ZONE 1 Nottingham	Fringe	Delivery	0-5 Year D	elivery			
	0-	,		,			
LAND VALUES (Plot Values	5)						
•	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield	7550	18120	22650	36240	45300		
Brownfield	8860	21264	26580	42528	53160		
Recycled	12500	30000	37500	60000	75000		
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	2150	2150	2150	2150	2150		
						-	
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1040	850	850	850	850		
COMMUNITY INFRASTRUC	CTURE LEVY				65	£ Per Sqm	
Abnormal Costs							
					Ground	Sewer Works	
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Stability (Ha)	(Ha)	Other
10000	25000	20000	25000	5304	20000	20000	10000
Land Value	15000		Existing Gr	eenfield (a	gricultural)	Per Ha	
	408000		Brownfield	d (Industrial) Per Ha		
	1500000		Residentia	l per Ha		Uplift	60%
	P						

ZONE 1 Not	tingham	Fringe	Delivery	Delivery 5-10 Year Delivery			Values Adjustm	ent Factor
						1.19	Costs Adjustme	ent Factor
					•		-	
LAND VALUES (Plo	ot Values							
		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield		9966	23918	29898	47837	59796		
Brownfield		11695	28068	35086	56137	70171		
Recycled		16500	39600	49500	79200	99000		
	_							
SALES VALUES		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm		2838	2838	2838	2838	2838		
	_							
CONSTRUCTION C	COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm		1238	1012	1012	1012	1012		
	_							
COMMUNITY INFI	RASTRUC	TURE LEVY				77	£ Per Sqm	
					·		-	
Abnormal Costs								
Arch	hlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
1	1900	29750	23800	29750	6312	23800	23800	11900
	•							

Nottingham Fringe		Delivery 10-15 Year Delivery			1.60 1.34	Values Adjustm Costs Adjustme		
LAND VALUES (Plot Values)							
	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Greenfield	12080	28992	36240	57984	72480			
Brownfield	14176	34022	42528	68045	85056			
Recycled	20000	48000	60000	96000	120000			
SALES VALUES	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Sqm	3440	3440	3440	3440	3440			
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Sqm	1394	1139	1139	1139	1139			
COMMUNITY INFRASTRUC	TURE LEVY				87	£ Per Sqm		
				•		-		
Abnormal Costs								
					Comment	Carrantala		
Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other	
13400	33500	26800	33500	7107	26800	26800	13400	

ZONE 6 Southwell Rural

Affordable Housing							
Affordable Proportion %	30%			1		1	
Affordable Mix		%Intermediate		%Social Rent	0%	%Affordable Re	
Transfer Value (% OMV Disc)	70%	Intermediate	40%	Social Rent	0%	Affordable Rent	
Havea Types	Ant I	2 Dod	2 Dad	4 Dad	□ Dod		
House Types House Sizes (Sqm)	Apt 65	2 Bed 70	3 Bed 88	4 Bed 105	5 Bed 140		
nouse sizes (sqiii)	65	70	00	105	140		
Professional Fees @			8.0%	Construction C	ost		
Legal Fees			0.5%		OSC		
Statutory Fees				Construction C	ost		
Sales/Marketing Costs				Market Units V			
Contingencies				Construction C			
Interest @	6.0%	12	Month Constru	•		Mth Sales Void	
Arrangement Fee	1.0%		<u>.</u>				
Development Profit		20.0%	of GDV				
Density Assumptions	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
	120	50	40	25	20		
ZONE 1 Southwell Ru	ıral	Delivery	0-5 Year D	elivery			
LAND VALUES (Plot Values	•						
- 0.11	Apt	2 Bed	3 Bed	4 Bed	5 Bed	Ī	
Greenfield	8300	19920					
Brownfield	9400	22560	28200	45120	56400		
Recycled	13750	33000	41250	66000	82500		
CALECYALLIEC	A so t	2 Dad	2 Dad	4 Dad	r Dad		
SALES VALUES	Apt	2 Bed	3 Bed 2200	4 Bed	5 Bed		
Sqm	2200	2200	2200	2200	2200		
CONSTRUCTION COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm	1040	850		850	850		
Sqiii	1040	830	830	830	830		
COMMUNITY INFRASTRUC	TURF LEVY				75	£ Per Sqm	
	STORE LEVI				73	L i ci sqiii	
Abnormal Costs							
,							
A roblogy (U.S.)	El J. (t.)	A (11)	G1- (11.)	S 105 ()	Ground	Sewer Works	Out
Archlogy (Ha)	Flood (Ha)	Access (Ha)		Sec 106 (unit)	Stability (Ha)	(Ha)	0ther
10000	25000	20000	25000	3311	20000	20000	10000
Land Value	15000		Evisting Gr	eenfield (a	gricultural)	Per Ha	
Lana value	345000		_	d (Industrial	-	i Ci ila	
	1650000		Residentia	<u>-</u>	, i ci ila	Uplift	60%
			coraciicia	. pc. 714		-	0070

ZONE 1	Southwell Ru	iwell Rural		Delivery 5-10 Year Delivery			Values Adjustm	nent Factor
						1.19	Costs Adjustme	ent Factor
					•		-	
LAND VALUE	S (Plot Values)						
		Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Greenfield		10956	26294	32868	52589	65736		
Brownfield		12408	29779	37224	59558	74448		
Recycled		18150	43560	54450	87120	108900		
	•							
SALES VALUE	:S	Apt	2 Bed	3 Bed	4 Bed	5 Bed		
Sqm		2904	2904	2904	2904	2904		
	•						•	
CONSTRUCTI	ON COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed	_	
Sqm		1238	1012	1012	1012	1012		
	•							
COMMUNITY	/ INFRASTRUC	TURE LEVY				89	£ Per Sqm	
					•		•	
Abnormal Co	sts							
						Constant	Carrantanta	
	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	Sec 106 (unit)	Ground Stability (Ha)	Sewer Works (Ha)	Other
	11900	29750	23800	29750	3940	23800	23800	11900

ZONE 1	Southwell Ru	ral	Delivery	10-15 Year	r Delivery	1.60	Values Adjustm	ent Factor	
						1.34	Costs Adjustme	nt Factor	
LAND VALUE	S (Plot Values)							
		Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Greenfield		13280	31872	39840	63744	79680			
Brownfield		15040	36096	45120	72192	90240			
Recycled		22000	52800	66000	105600	132000			
SALES VALUE	:S	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Sqm		3520	3520	3520	3520	3520			
				•					
CONSTRUCTI	ON COSTS	Apt	2 Bed	3 Bed	4 Bed	5 Bed			
Sqm		1394	1139	1139	1139	1139			
				•					
COMMUNITY	/ INFRASTRUC	TURE LEVY				101	£ Per Sqm		
Abnormal Co	sts								
						Ground	Sewer Works		
	Archlogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	T 1	Stability (Ha)	(Ha)	Other	
	13400	33500	26800	33500	4437	26800	26800	13400	

Assumptions Mansfield Fringe Sales Values Sqm **Construction Costs Sqm** Industrial 646 Industrial 400 B1b B1c B2 B8 Office Office 1270 Food Retail 1540 Food Retail 600 Α1 Other Retail 440 A 1 A2 A3 A4 A5 Other Retail Residential Inst c2 **Residential Inst** 1040 Hotels Hotels 1560 Community Community 1620 D1 1480 Leisure Leisure D2 Agricultural 420 Agricultural Sui Generis Car Shorwoom Sui Generis 800 Car Shorwoom 440 Sui Generis Sui Generis Car Repairs Car Repairs Land Values per Sqm Greenfield Brownfield Recycled 22.2 Uplift 60% Industrial 13.9 22.2 Office 0.6 8.9 132.6 140.9 220.0 Food Retail Other Retail 0.6 8.9 8.9 Residential Inst 0.6 Hotels 0.6 8.9 8.9 Community 0.6 Leisure 0.6 8.9 Agricultural 1.5 9.8 1.5 0.6 8.9 Sui Generis Car Shorwoom Sui Generis 0.6 8.9 Car Repairs

Development	Development Sample Unit Size & Land Plot Ratio								
		Unit Size Sqn	Plot Ratio %	Gross:Net					
Industrial		1000	200%	1					
Office		2000	200%	1.2					
Food Retail		3000	300%	1					
General Retail		300	150%	1					
Residential Ins	t	4000	150%	1.2					
Hotels		3000	200%	1.2					
Community		200	150%	1					
Leisure		2500	300%	1					
Agricultural		500	200%	1					
Sui Generis	Car Shorwoom		200%	1					
Sui Generis	Car Repairs		200%	1					

Sample Development
Factory Unit
Office Building
Supermarket
Roadside Retail Unit
Nursing Home
Mid Range Hotel
Community Centre
Bowling Alley
Farm Store

Fees & Rates				
Abnormal Costs				£ sqm
Professional Fees @			8.0%	Build Cost
Legal Fees			0.5%	<mark>%</mark> GDV
Statutory Fees			0.6%	Build Cost
Sales/Marketing Costs			2.0%	GDV
Contingencies			5.0%	Build Cost
Planning Obligations				£
CIL				£ sqm
Interest @	6.0%	12	Month Build	3 Mth Sale Void
Arrangement Fee	1.0%	Cost		
Development Profit		17.5%	of GDV	

5-10 YEA	R ASSUMF	PTIONS				Value Factor Costs Factor	1.19 1.19
Sales Values	Sam			Construction	on Costs So	gm	
Industrial	B1b B1c B2 B8	769		Industrial		476	
Office	B1a	0		Office		1511	
Food Retail	A1	1833		Food Retail		714	
Other Retail	A 1 A2 A3 A4 A5	0		Other Retail		524	
Residential Ins	t c2	0		Residential I	nst	1238	
Hotels	C3	0		Hotels		1856	
Community	D1	0		Community		1928	
Leisure	D2	0		Leisure		1761	
Agricultural		0		Agricultural		500	
Sui Generis	Car Shorwoom	0		Sui Generis		952	
Sui Generis	Car Repairs	0		Sui Generis	Car Repairs	524	
Land Values	per Sqm		Greenfield	Brownfield	Recycled		
Industrial			16.6	_	26.4		
Office			0.7	10.6	0.0		
Food Retail			157.8	167.6	261.8		
Other Retail	.1		0.7	10.6	0.0		
Residential Ins	ετ		0.7 0.7	10.6 10.6	0.0 0.0		
Hotels Community			0.7	10.6	0.0		
Leisure			0.7	10.6	0.0		
Agricultural			1.8	11.6	1.8		
Sui Generis	Car Shorwoom		0.7	10.6	0.0		
Sui Generis	Car Repairs		0.7	10.6	0.0		
			3		3.0	J	

10-15 YE	AR ASSUN	APTIONS		Value Factor Costs Factor	1.3 1.3
Sales Values	Sqm		Construction Cost	s Sqm	
Industrial	B1b B1c B2 B8	866	Industrial	536	
Office	B1a	0	Office	1702	
Food Retail	A1	2064	Food Retail	804	
Other Retail	A 1 A2 A3 A4 A5	0	Other Retail	590	
Residential In	st c2	0	Residential Inst	1394	
Hotels	C3	0	Hotels	2090	
Community	D1	0	Community	2171	
Leisure	D2	0	Leisure	1983	
Agricultural		0	Agricultural	563	
Sui Generis	Car Shorwoom	0	Sui Generis Car Shorwo	oom 1072	
Sui Generis	Car Repairs	0	Sui Generis Car Repairs	590	
Industrial		Green	18.7 29.7 2	9.7	
Office				0.0	
Food Retail Other Retail				0.0	
IIIIAR KATAII			0.81 11.91	0.0	
Residential In	st		0.8 11.9	0.0	
Residential In Hotels	st		0.8 11.9 0.8 11.9	0.0 0.0	
Residential In Hotels Community	st		0.8 11.9 0.8 11.9 0.8 11.9	0.0 0.0 0.0	
Residential In Hotels Community Leisure	st		0.8 11.9 0.8 11.9 0.8 11.9 0.8 11.9	0.0 0.0 0.0 0.0 0.0	
Residential In Hotels Community Leisure Agricultural			0.8 11.9 0.8 11.9 0.8 11.9 0.8 11.9 2.0 13.1	0.0 0.0 0.0 0.0 0.0 2.0	
Residential In Hotels Community Leisure	Car Shorwoom Car Repairs		0.8 11.9 0.8 11.9 0.8 11.9 0.8 11.9 2.0 13.1 0.8 11.9	0.0 0.0 0.0 0.0 0.0	