

Residential Assumptions

Affordable Housing				
Sub Market/ Charging Zone	Proportion %	-	Tenure Mix %	
		LCHO	Internmediate	Affordable Rent
Low	30%	33%		67%
Medium	30%	33%		67%
High	30%	33%		67%
Very High	30%	33%		67%
	-			
% Open Market Value		70%	65%	50%

Housing Type &	Size			Construction Co	
Apartments	65 s	qm	1.15	Apartments	1925 sqm
2 bed houses	75 s	qm	Gross : Net	2 bed houses	1318 sqm
3 Bed houses	90 s	qm		3 Bed houses	1318 sqm
4 bed houses	120 s	qm		4 bed houses	1318 sqm
5 bed house	164 s	qm		5 bed house	1318 sqm

#VALUE!							
Sub Market/Charging Zone	Sales Value £sqm						
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed		
Low	2400	2750	2700	2700	2600		
Medium	2450	2950	2900	2900	2800		
High	2500	3050	3000	3000	2900		
Very High	3100	3550	3500	3500	3400		

Residential Development Cost	t Assumptions			
Abnormal Costs				£ per sqm of Construction Cost
Professional Fees @			8.0%	Construction Cost
Legal Fees			0.5%	GDV
Statutory Fees			1.1%	Construction Cost
Sales/Marketing Costs			2.0%	Market Units Value
Contingencies			3.0%	Construction Cost
Planning Obligations			3600	£ per Unit
Interest @	7.0%	12	Month Construction	on 6 Mth Sales Void
Arrangement Fee	0.0%	Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

Residential Development Scenarios

Residential Sc	enario 1		
Title	Mixed Residen	itial Estate	
Unit Numbers		10	Apartments
		20	2 bed houses
		35	3 Bed houses
		25	4 bed houses
		10	5 bed house

Residential Sc	enario 2		
Title	Apartments		
Unit Numbers		25	Apartments
			2 bed houses
			3 Bed houses
			4 bed houses
			5 bed house
	L		s bed house

Residential So	tenario 3		
Title	Starter Housing	í.	
Unit Numbers			Apartments
		10	2 bed houses
		5	3 Bed houses
			4 bed houses
			5 bed house

enario 4		
Family Housing	,	
		Apartments
	10	2 bed houses
	15	3 Bed houses
	10	4 bed houses
		5 bed house
1		Family Housing 10 15

Residential Sc	enario 5		
Title	Executive Hous	ing	
Unit Numbers			Apartments
			2 bed houses
		2	3 Bed houses
		4	4 bed houses
		4	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3	Zone 4
Mixed Residential Estate	1405616	1877399	2117346	3373856
Apartments	200000	300000	400000	500000
Starter Housing	1692025	2164636	2400942	3582471
Family Housing	1647755	2121150	2357847	3541332
Executive Housing	1549627	2037750	2281811	3502118
Existing Use Values				
Brownfield Existing Use Value per Ha	495000			
Greenfield Existing Use Value per Ha	20000			
Land Value Uplift Split	50%			
Affordable Housing Land Value				
Proportion of OM Plot Value	100%			

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

Affordable Housing Assumptions							
Туре							
LCHO	Size (sqm)	Proportion	Cost Rate				
Apartments	65	0%	£1,925				
2 Bed house	75	60%	£1,318				
3 Bed House	90	40%	£1,318				
Internmediate	Size (sqm)	Proportion	Cost Rate				
Apartments	65	0%	£1,925				
2 Bed house	75	60%	£1,318				
3 Bed House	90	40%	£1,318				
Affordable Rent	Size (sqm)	Proportion	Cost Rate				
Apartments	65	0%	£1,925				
2 Bed house	75	60%	£1,318				
3 Bed House	90	40%	£1,318				

CIL	Apartments	Houses
Low	0	0
Medium	0	52
High	0	82
Very High	0	117

		Maximum Residential CIL Rates per sqm					
Sub Market/Existing Land Use	Mixed Residential Estate	Apartments	Starter Housing	Family Housing	Executive Housing		
Low							
Greenfield	£3	-£940	-£4	£20	£71		
Brownfield	-£112	-£1,026	-£136	-£101	-£43		
Medium							
Greenfield	£24	-£859	£68	£41	£83		
Brownfield	-£91	-£945	-£57	-£80	-£25		
High							
Greenfield	£31	-£808	£53	£47	£88		
Brownfield	-£84	-£894	-£73	-£74	-£20		
Very High							
Greenfield	£183	-£212	£218	£200	£228		
Brownfield	£68	-£298	£85	£79	£119		

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DEVELOP	MENT SCENAR	10	Mixed Resid	dential Estate		Apartments	10
	D VALUE SCEN		Greenfield			2 bed houses	
	MENT LOCATIO		Low			3 Bed houses	
	MENT DETAILS	• •	100	Total Units		4 bed houses	
Affordable	e Proportion	30%	30	Affordable Units		5 bed house	10
Affordable	e Mix	33%	LCHO	0% Inte	ernmediate	67% Affordable R	ent
Developm	ent Floorspac	e	6958	Sqm Market Hous	ing	2,430 Sqm Affordal	ole Housing
Developm	ent Value						
Market Ho	ouses						
7	Apartments		sqm	2400 £ p			£1,092,000
14	2 bed houses		sqm	2750 £ p	-		£2,887,500
25	3 Bed houses		sqm	2700 £ p			£5,953,500
18	4 bed houses		sqm	2700 £ p			£5,670,000
7	5 bed house	164	sqm	2600 £ p	er sqm		£2,984,800
		70%	1				
LCHO			Open Market				CO
0	Apartments		sqm	1680 f p			£0
6 4	2 Bed house		sqm	1925 £ p			£857,588
4	3 Bed House	90	sqm	1890 £ p	er sqm		£673,596
Internmed	liate	650/	Open Market				
0	Apartments		sqm	value 1560 £ p	orcam		£0
0	2 Bed house		sqm	1787.5 £p			£0
0	3 Bed House		sqm	1755 £p	-		£0
0	5 BEU HOUSE	90	sqiii	1755 E þ	er synn		LO
Affordable	Rent	50%	Open Market	/alue			_
0	Apartments		sqm	1200 £ p	er sam		£0
12	2 Bed house		sqm	1375 £ p			£1,243,688
8	3 Bed House		sqm	1350 £ p			£976,860
100	Total Units						,
Developm	ent Value						£22,339,531
Developm	ent Costs						
Land	Apartments	7	Plots	7128 £ p	er plot		£49,897
	2 Bed House	14	Plots	17820 £ p	er plot		£249,483
	3 Bed House	25	Plots	20366 £ p			£498,965
	4 Bed House	18	Plots	28512 £ p			£498,965
	5 Bed House	7	Plots	35640 £ p	er plot	Total Land £1,546,79	
	ty Land Tax			4.0%			£61,872
Constructi	-		1				
	Apartments	2213.75	£ per sqm	Ma	arket Housi	ng Construction Cost	£9,578,210
	2 bed houses	1318	£ per sqm				C2 202 740
	3 Bed houses		£ per sqm	Att	fordable Ho	ousing Construction Co	es £3,202,740
	4 bed houses		£ per sqm				
	5 bed house	1318	£ per sqm				
Additional	Affordable Ho	husing Land	Cost				£565,155
Profession			031	8.0% Bui	ld Cost		£1,022,476
Legal Fees				0.5% GD			£111,698
Statutory				1.1% Bui			£140,590
	keting Costs				irket Units Va	مباد	£371,756
Contingen				3.0% Bui		auc	£400,383
S106 & CIL		n	E CIL		er Market U	nit	£360,000
Interest		7.0%		Month Build		6 Mth Sale Voi	
Arrangeme	ent Fee	0.0%			ļ		£0
Developm		Market Hsg		of GDV	Aff Hsg	6.0% of Cost	£3,909,724
2010100				1	, 1.38	0.075 51 0051	
Total Cost							£22,318,293
							,,
VIABILITY	MARGIN						£21,238
		R SQ METRE	OF MARKE	THOUSING (IF A	PPLICABL	E)	£3

DEVELOPN	/IENT SCENAR	10	Mixed	Resid	ential Estate			Apartments	10
	D VALUE SCEN		Brown					2 bed houses	20
	IENT LOCATIO		Low					3 Bed houses	35
	IENT DETAILS			100	Total Units			4 bed houses	25
Affordable	Proportion	30%	1	30	Affordable Uni	ts		5 bed house	10
Affordable	Mix	33%	LCHO		0%	Internmediate	e 67%	Affordable Rei	nt
Developm	ent Floorspac	е	4	6958	Sqm Market H	ousing	2,430	Sqm Affordable	e Housing
Developm	ent Value								
Market Ho	uses								
7	Apartments		sqm		2400	£ per sqm			£1,092,000
14	2 bed houses		sqm			£ per sqm			£2,887,500
25	3 Bed houses		sqm			£ per sqm			£5,953,500
18	4 bed houses		sqm			£ per sqm			£5,670,000
7	5 bed house	164	sqm		2600	£ per sqm			£2,984,800
		= 0.0/	-						
LCHO			Open M	arket V		_			60
0	Apartments		sqm			£ per sqm			£0
6	2 Bed house		sqm			£ per sqm			£857,588
4	3 Bed House	90	sqm		1890	£ per sqm			£673,596
Internmed	iato	650/	Open M	arket'	/alua				
o nternmed			Sqm	arket V		£ per sqm			£0
0	Apartments		sqm sqm			£ per sqm £ per sqm			£0 £0
0	2 Bed house		sqm			£ per sqm £ per sqm			£0 £0
0	3 Bed House	90	sqm		1755	r per sqm			LU
Affordable	Rent	50%	Open M	arkot V	(عاييم				
0	Apartments		sqm			£ per sqm			£0
12	2 Bed house		sqm			£ per sqm			£1,243,688
8	3 Bed House		sqm			£ per sqm			£976,860
100	Total Units		54.11			2 pc: 54			
Developm									£22,339,531
Developm	ent Costs								
Land	Apartments	7	Plots		9503	£ per plot			£66,522
	2 Bed House	14	Plots		23758	£ per plot			£332,608
	3 Bed House	25	Plots			£ per plot			£665,215
	4 Bed House	-	Plots			£ per plot			£665,215
	5 Bed House	7	Plots			£ per plot	Total Land	£2,062,168	£332,608
	y Land Tax				4.0%				£82,487
Constructi	-		-						00.570.040
	Apartments	2213.75				Market Hou	sing Constr	uction Cost	£9,578,210
	2 bed houses	1318	£ per sq	m					C2 202 740
	3 Bed houses		£ per sq			Affordable I	Housing Cor	struction Cos	£3,202,740
	4 bed houses		£ per sq						
	5 bed house	1318	£ per sq	m					
Additional	Affordable Ho	using Land	Cost						£753,458
Profession			COSI		8.0%	Build Cost			£1,022,476
Legal Fees	arrees				0.5%				£111,698
Statutory F	-005					Build Cost			£140,590
	keting Costs					Market Units	Valuo		£371,756
Contingen						Build Cost	value		£406,032
S106 & CIL		n	£ CIL			£ per Market	Unit		£360,000
Interest		7.0%		12	Month Build			Mth Sale Void	£1,116,757
Arrangeme	ent Fee	0.0%							£0
Developme		Market Hsg		0.0%	of GDV	Aff Hs	6.0%	of Cost	£3,909,724
Dereiopini		Warket H55		0.070	01 00 1	7 (1115)	0.070	or cost	20,000,721
Total Cost									£23,118,097
VIABILITY									-£778,566
POTENTIA	L CIL RATE PE	R SQ METRE	OF MA	RKET	HOUSING (I	F APPLICAE	BLE)		-£112

	NCS	R	esic	lentia	l Via	bility		aisal
	MENT SCENAR			Mixed Residen			Apartments	10
	D VALUE SCEN			Gross Residual	Value		2 bed houses	20
	MENT LOCATIO	ON (ZONE)		Low			3 Bed houses	35
DEVELOPI	MENT DETAILS		100	Units	3.10	Site Area		25
							5 bed house	10
	nent Floorspac	e	9940	Sqm Market H	lousing			
	nent Value							
Market H	ouses				_			
10	Apartments	65 sqm			£ per sqm			£1,560,000
20	2 bed houses	75 sqm			£ per sqm			£4,125,000
35	3 Bed houses	90 sqm			£ per sqm			£8,505,000
25	4 bed houses	120 sqm			£ per sqm			£8,100,000
10	5 bed house	164 sqm		2600	£ per sqm			£4,264,000
LCHO		70% Ope	n Market \	Value				
0	Apartments	65 sqm		1680	£ per sqm			£0
0	2 Bed house	75 sqm			£ per sqm			£0
0	3 Bed House	90 sqm			£ per sqm			£0
Internme	diato	650/10	o Marila 1 1	(alua				
		65% Ope	n warket \		C			CO
0	Apartments	65 sqm			£ per sqm			£0 £0
0	2 Bed house	75 sqm			£ per sqm			-
0	3 Bed House	90 sqm		1/55	£ per sqm			£0
Affordable	e Rent	50% Ope	n Market \	Value				
0	Apartments	65 sqm			£ per sqm			£0
0	2 Bed house	75 sgm			£ per sqm			£0
0	3 Bed House	90 sqm			£ per sqm			£0
100	Total Units							
Developm	nent Value							£26,554,000
Developm	nent Costs							
Land	Apartments				1			
	2 Bed House							
	3 Bed House			-				
	4 Bed House							
	5 Bed House							
Construct	ion				a			
Construct	Apartments	65 sqm		2213.75	£ per sqm			£1,438,938
20	2B Houses	75 sqm			£ per sqm			£1,977,000
35	3B Houses	90 sqm			£ per sqm			£4,151,700
25	4B Houses	120 sqm			£ per sqm			£3,954,000
10	5B Houses	164 sqm			£ per sqm			£2,161,520
100	551100505	9290 Tota	l sqm	1010	z per sqiii			12,101,520
Profession					Build Cost			£1,094,653
Legal Fees				0.5%	l			£132,770
Statutory					Build Cost			£150,515
	keting Costs				Market Unit	s Value		£531,080
Continger	ncies			3.0%	Build Cost			£410,495
Interest		7.0%	12	Month Build			5 Mth Sale Void	£883,122
Arrangem	ent Fee	0.0% Cost		4		L	-	£0
	ent Profit	Market Hsg		of GDV				£5,310,800
Total Cost	t .			•				£22,196,591
CDOCC D								<u> </u>
	SIDUAL LAND	VALUE VALUE PER HA						£4,357,409 £1,405,616

DEVELOP	MENT SCENAR	10	Mixed Res	idential Estate		Apartments	10
BASE LAN	D VALUE SCEN	ARIO	Greenfield			2 bed houses	20
DEVELOPI	MENT LOCATIO	ON (ZONE)	Medium			3 Bed houses	35
DEVELOPI	MENT DETAILS			O Total Units		4 bed houses	25
	e Proportion	30%		O Affordable Units		5 bed house	10
Affordabl			LCHO	0% Internm		Affordable Rer	
	ent Floorspac	e	695	8 Sqm Market Housing	2,430	Sqm Affordable	Housing
	nent Value						
Market Ho							
7	Apartments		sqm	2450 £ per so			£1,114,750
14	2 bed houses		sqm	2950 £ per so	-		£3,097,500
25	3 Bed houses		sqm	2900 £ per so			£6,394,500
18	4 bed houses		sqm	2900 £ per so	-		£6,090,000
7	5 bed house	164	sqm	2800 £ per so	դր		£3,214,400
		70%		N 1			
LCHO	A second second s		Open Market				60
0	Apartments		sqm	1715 £ per so			£0
6 4	2 Bed house		sqm	2065 £ per so			£919,958 £723,492
4	3 Bed House	90	sqm	2030 £ per so	1m		£725,492
Internmed	liate	65%	Open Market	Value			
0	Apartments		sqm	1592.5 £ per so	m		£0
0	2 Bed house		sqm	1917.5 £ per sc			£0
0	3 Bed House		sqm	1885 £ per sc	-		£0 £0
0	5 Ded House	50	Sqiii	1005 1 per se	4		LU
Affordable	e Rent	50%	Open Market	Value			
0	Apartments		sqm	1225 £ per so	am		£0
12	2 Bed house		sqm	1475 £ per so			£1,334,138
8	3 Bed House		sqm	1450 £ per so			£1,049,220
100	Total Units						, ,
Developm	nent Value						£23,937,957
Developm	ent Costs						
Land	Apartments	7	Plots	9487 £ per pl			£66,409
	2 Bed House	14	Plots	23717 £ per pl			£332,045
	3 Bed House		Plots	27106 £ per pl			£664,090
	4 Bed House		Plots	37948 £ per pl			£664,090
	5 Bed House	7	Plots	47435 £ per pl	ot Total Land	£2,058,678	£332,045
	ty Land Tax			4.0%			£82,347
Construct	-		1				
	Apartments	2213.75	£ per sqm	Marke	t Housing Constr	uction Cost	£9,578,210
	2 bed houses	1318	£ per sqm				c2 202 740
	3 Bed houses		£ per sqm	Afford	able Housing Cor	istruction Cos	£3,202,740
	4 bed houses		£ per sqm				
	5 bed house	1318	£ per sqm				
Additiona	Affordable Ho	using Land	Cost	1			£752,183
Profession		using Lanu	CUSI	8.0% Build Co	act		£1,022,476
Legal Fees				0.5% GDV	JSL		£119,690
Statutory				1.1% Build Co	act		£140,590
	keting Costs			2.0% Market			£398,223
Continger				3.0% Build Co			£405,994
S106 & CI		338156	IF CII	3600 £ per M			£698,156
Interest		7.0%		2 Month Build		Mth Sale Void	£1,136,847
Arrangem	ent Fee	0.0%			0	with Sale volu	£1,130,847 £0
Developm		Market Hsg		of GDV	Aff Hsg 6.0%	of Cost	£4,174,394
Developin		iviai ket risg	20.07		0.0/0		±+,174,394
Total Cost							£23,770,530
VIABILITY	MARGIN						£167,427
		R SQ METRE	OF MARKE	T HOUSING (IF APP	LICABLE)		£24

DEVELOP	MENT SCENAR	10	Mixed Resid	dential Estate	Apartments	10
	D VALUE SCEN		Brownfield		2 bed houses	20
DEVELOP	MENT LOCATIO	ON (ZONE)	Medium		3 Bed houses	35
DEVELOP	MENT DETAILS		100	Total Units	4 bed houses	25
Affordable	e Proportion	30%	30	Affordable Units	5 bed house	10
Affordable			LCHO	0% Internmediat		
	ent Floorspac	е	6958	Sqm Market Housing	2,430 Sqm Affordable	e Housing
Developm						
Market Ho			-			
7	Apartments		sqm	2450 £ per sqm		£1,114,750
14	2 bed houses		sqm	2950 £ per sqm		£3,097,500
25	3 Bed houses		sqm	2900 £ per sqm		£6,394,500
18	4 bed houses		sqm	2900 £ per sqm		£6,090,000
7	5 bed house	164	sqm	2800 £ per sqm		£3,214,400
		70%		(-) -		
LCHO 0	Apartmonto		Open Market V sqm			£0
6	Apartments		sqm sqm	1715 £ per sqm		£919,958
4	2 Bed house 3 Bed House		sqm sqm	2065 £ per sqm 2030 £ per sqm		£723,492
4	3 Bed House	90	sqm	2030 E per sqri		L725,492
Internmed	liate	65%	Open Market	/alue		
0	Apartments		sqm	1592.5 £ per sgm		£0
Ő	2 Bed house		sqm	1917.5 £ per sqm		£0
0	3 Bed House		sqm	1885 £ per sqm		£0
0	5 Bed House	50	5411	1000 1 per squi		20
Affordable	e Rent	50%	Open Market	/alue		
0	Apartments		sqm	1225 £ per sqm		£0
12	2 Bed house		sqm	1475 £ per sqm		£1,334,138
8	3 Bed House		sqm	1450 £ per sqm		£1,049,220
100	Total Units					
Developm	ent Value					£23,937,957
Developm	ent Costs					
Land	Apartments		Plots	11862 £ per plot		£83,034
	2 Bed House		Plots	29655 £ per plot		£415,170
	3 Bed House		Plots	33891 £ per plot		£830,340
	4 Bed House		Plots	47448 £ per plot		£830,340
	5 Bed House	7	Plots	59310 £ per plot	Total Land £2,574,053	£415,170
	ty Land Tax			4.0%		£102,962
Construct	-	2212 75	C	Monket Lle	using Construction Cost	£0 E 79 210
	Apartments	2213.75	£ per sqm £ per sqm	Warket Ho	using Construction Cost	£9,578,210
	2 bed houses	1310	£ per sqm £ per sqm	Affordable	Housing Construction Cos	£3,202,740
	3 Bed houses 4 bed houses		£ per sqm	Alloruable	Housing Construction Cos	15,202,740
	5 bed house		f per sqm			
	5 Seu House	1310	- PCI 3411			
Additional	Affordable Ho	ousing Land	Cost			£940,487
Profession				8.0% Build Cost		£1,022,476
Legal Fees				0.5% gdv		£119,690
Statutory				1.1% Build Cost		£140,590
	keting Costs			2.0% Market Units	Value	£398,223
Contingen				3.0% Build Cost		£411,643
S106 & CII		338156	£ CIL	3600 £ per Market	: Unit	£698,156
Interest		7.0%		Month Build	6 Mth Sale Void	£1,206,709
Arrangem	ent Fee	0.0%		4	 I	£0
Developm		Market Hsg		of GDV Aff Hs	sg 6.0% of Cost	£4,174,394
				•		
Total Cost	:					£24,570,334
VIABILITY				THOUSING (IF APPLICA	RIE)	£632,377- £91-
POTENTIA	CIL KATE PER	N SQ IVIETRE	OF WARKE		DLEJ	-£91

	ycs	R	esic	lentia	l Vial	oility	Appra	aisal
DEVELOPM	IENT SCENAR	NO		Mixed Residen	tial Estate		Apartments	10
BASE LAND	VALUE SCEN	NARIO		Gross Residual	Value		2 bed houses	20
DEVELOPM	IENT LOCATI	ON (ZONE)		Medium			3 Bed houses	35
	IENT DETAILS	• •	100	Units	3.10	Site Area	4 bed houses	25
				ļ			5 bed house	10
Developm	ent Floorspac	e	9940	Sqm Market H	ousing			
Developm	ent Value							
Market Ho	uses							
10	Apartments	65 sqm		2450	£ per sqm			£1,592,500
20	2 bed houses	75 sqm		2950	£ per sqm			£4,425,000
35	3 Bed houses	90 sqm		2900	£ per sqm			£9,135,000
25	4 bed houses	120 sqm		2900	£ per sqm			£8,700,000
10	5 bed house	164 sqm		2800	£ per sqm			£4,592,000
LCHO		70% Ope	n Market	Value				
0	Apartments	65 sqm			£ per sqm			£0
0	2 Bed house	75 sqm			£ per sqm			£0
0	3 Bed House	90 sqm			£ per sqm			£0
Internmed	iate	65% Ope	n Market '	Value				
0	Apartments	65 sqm			£ per sqm			£0
0	2 Bed house	75 sqm			£ per sqm			£0
0	3 Bed House	90 sqm			£ per sqm			£0
U	5 Dea House	50 3411		1005	E per sqiii			10
Affordable	Rent	50% Ope	n Market V	Value				
0	Apartments	65 sqm			£ per sqm			£0
0	2 Bed house	75 sqm			£ per sqm			£0
0	3 Bed House	90 sqm			£ per sqm			£0
100	Total Units	JU Sqiii		1450	r hei sdill			LU
Developm								£28,444,500
Dereiopini								220,111,000
Developm	ent Costs							
Land								
Constructi	on			L				
10	Apartments	65 sqm		2213.75	f ner sam			£1,438,938
20	2B Houses	75 sqm			£ per sqm			£1,977,000
35	3B Houses	90 sqm			£ per sqm			£4,151,700
25								
-	4B Houses	120 sqm			£ per sqm			£3,954,000
10	5B Houses	164 sqm		1318	£ per sqm			£2,161,520
100		9290 Tota	l sqm					
Duefeesien				8.00/				C1 004 CF2
Profession	arrees				Build Cost			£1,094,653
Legal Fees	_			0.5%	-			£142,223
Statutory F					Build Cost			£150,515
	keting Costs				Market Units	Value		£568,890
Contingen	cies			3.0%	Build Cost			£410,495
Interest		7.0%	12	Month Build		(5 Mth Sale Void	£885,730
Arrangeme		0.0% Cost		_				£0
Developme	ent Profit	Market Hsg	20.0%	of GDV				£5,688,900
Total Cost								£22,624,562
GROSS RES	SIDUAL LAND	VALUE						£5,819,938
		VALUE PER HA						£1,877,399

DEVELOP	MENT SCENAR	10	Mixed Res	sidential Estate	Apartments	10
	D VALUE SCEN		Greenfield		2 bed houses	20
DEVELOP	MENT LOCATIO	ON (ZONE)	High		3 Bed houses	35
	MENT DETAILS	. ,		0 Total Units	4 bed houses	25
Affordable	e Proportion	30%] 3	0 Affordable Units	5 bed house	10
Affordable	e Mix	33%	LCHO	0% Internm	nediate 67% Affordable Re	nt
Developm	ent Floorspace	е	695	8 Sqm Market Housing	2,430 Sqm Affordabl	
	ent Value					Ū
Market Ho	ouses					
7	Apartments	65	sqm	2500 £ per sq	ım	£1,137,500
14	2 bed houses		sqm	3050 £ per sq	Im	£3,202,500
25	3 Bed houses	90	sqm	3000 £ per sq	ım	£6,615,000
18	4 bed houses	120	sqm	3000 £ per sq	Im	£6,300,000
7	5 bed house	164	sqm	2900 £ per sq	Įm	£3,329,200
			-			
LCHO			Open Marke			
0	Apartments	65	sqm	1750 £ per sq		£0
6	2 Bed house		sqm	2135 £ per sq		£951,143
4	3 Bed House	90	sqm	2100 £ per sq	Im	£748,440
Internmed			Open Marke			
0	Apartments		sqm	1625 £ per sq		£0
0	2 Bed house		sqm	1982.5 £ per sq		£0
0	3 Bed House	90	sqm	1950 £ per sq	ım	£0
		= = = (-			
Affordable			Open Marke			
0	Apartments		sqm	1250 £ per sq		£0
12	2 Bed house		sqm	1525 £ per sq	-	£1,379,363
8	3 Bed House	90	sqm	1500 £ per sq	Im	£1,085,400
100	Total Units					COA 740 F4F
Developm	ent Value					£24,748,545
Davalanm	ant Casta					
Developm Land		7	Plots	10697 C por pl	et.	£74,807
Lanu	Apartments		Plots	10687 £ per pl 26717 £ per pl		£374,036
	2 Bed House		Plots	30534 £ per pl		£748,071
	3 Bed House 4 Bed House		Plots	42747 £ per pl		£748,071
	5 Bed House		Plots	53434 £ per pl		
Stamp Dut	ty Land Tax	/	PIOLS	4.0%		£92,761
Construct				4.076		192,701
construct	Apartments	2213 75	£ per sqm	Marke	t Housing Construction Cost	£9,578,210
	2 bed houses		£ per sqm	Warke	t housing construction cost	15,570,210
	3 Bed houses		£ per sqm	Afford	able Housing Construction Co	£3,202,740
	4 bed houses		£ per sqm	,		
	5 bed house		£ per sqm			
		1010	1			
Additiona	Affordable Ho	ousing Land	Cost			£847,305
Profession		0.0		8.0% Build Co	ost	£1,022,476
Legal Fees				0.5% GDV		£123,743
Statutory				1.1% Build Co	ost	£140,590
	keting Costs			2.0% Market	Units Value	£411,684
Contingen				3.0% Build Co		£408,848
S106 & CII		533246	£ CIL	3600 £ per M		£893,246
Interest		7.0%		2 Month Build	6 Mth Sale Void	
Arrangem	ent Fee	0.0%	Cost	—		£0
Developm		Market Hsg		% of GDV	Aff Hsg 6.0% of Cost	£4,309,004
		5				
Total Cost						£24,533,499
VIABILITY						£215,046
POTENTIA	L CIL RATE PER	R SQ METRE	OF MARK	ET HOUSING (IF APPL	LICABLE)	£31

DEVELOP	MENT SCENAR	0	Mixed Reg	idential Estate		Apartments	10
	D VALUE SCEN		Brownfiel			2 bed houses	20
	MENT LOCATIO		High			3 Bed houses	35
	MENT DETAILS			0 Total Units		4 bed houses	25
	e Proportion	30%		0 Affordable Units	:	5 bed house	10
Affordabl			LCHO		, nternmediate	67% Affordable Rei	
	nent Floorspac			8 Sqm Market Ho		2,430 Sqm Affordable	
	nent Value	•	000	o sqiirinarkeeriis	u31118	2,100 341171101003	, nousing
Market Ho							
7	Apartments	65	sqm	2500 £	per sam		£1,137,500
14	2 bed houses		sqm	3050 £			£3,202,500
25	3 Bed houses		sqm	3000 £			£6,615,000
18	4 bed houses		sqm	3000 £			£6,300,000
7	5 bed house		sqm	2900 £			£3,329,200
	5 Sea nouse	101	sqiii	2500 1	per sqiff		20,020,200
LCHO		70%	Open Marke	t Value			
0	Apartments		sqm	1750 £	ner sam		£0
6	2 Bed house		sam	2135 £			£951,143
4	3 Bed House		sqm	2100 £			£748,440
-	5 Ded House	50	Sqiii	2100 1	per sqiff		£740,440
Internmed	liate	65%	Open Marke	t Value			
0	Apartments		sqm	1625 £	nor com		£0
0	2 Bed house		sqm	1982.5 £			£0
0	3 Bed House		sqm	1982.5 £ 1950 £			£0
0	3 Bed House	90	sqm	1950 £	per sqm		LU
Affordable	- Pont	E0%	Onon Marka	t Value			
			Open Marke				£0
12	Apartments		sqm sqm	1250 £			-
8	2 Bed house		•	1525 £ 1500 £			£1,379,363
	3 Bed House	90	sqm	1500 £	per sqm		£1,085,400
100 Developm	Total Units						
Developii	nent Value						£24,748,545
Developm	ont Costs						
Land	Apartments	7	Plots	13062 £	nor plat		£91,432
Lanu	2 Bed House		Plots	32654 £			£457,161
			Plots	37319 £			
	3 Bed House 4 Bed House		Plots	52247 £			£914,321 £914,321
			Plots	65309 £		Total Land £2,834,396	
Stamp Du	5 Bed House ty Land Tax	/	Plots	4.0%	per plot	Total Land £2,834,396	£457,161 £113,376
Construct	•			4.0%			1115,570
construct	-	2212 75	I C	•		ing Construction Cost	£0 E 79 310
	Apartments	2215.75	£ per sqm	N	harket Hous	ing Construction Cost	£9,578,210
	2 bed houses	1318	£ per sqm		ff and a blatte	nuclea Construction Co	
	3 Bed houses		£ per sqm	A		ousing Construction Cos	£3,202,740
	4 bed houses		£ per sqm				
	5 bed house	1318	£ per sqm				
٨ ما ما : ٢ :	Affordation		Cast				C1 035 C00
	Affordable Ho	ousing Land	COST	0.007 -			£1,035,609
Profession				8.0% в			£1,022,476
Legal Fees				0.5% G			£123,743
Statutory				1.1% в			£140,590
	keting Costs				larket Units V	alue	£411,684
Continger				3.0% в			£414,497
S106 & CI	L	533246			per Market U		£893,246
Interest		7.0%		2 Month Build		6 Mth Sale Void	£1,253,732
Arrangem		0.0%			-		£0
Developm	ent Profit	Market Hsg	20.0	% of GDV	Aff Hsg	6.0% of Cost	£4,309,004
Total Cost	:						£25,333,303
VIABILITY							-£584,758
POTENTIA	L CIL RATE PER	R SQ METRE	OF MARK	ET HOUSING (IF	APPLICABL	E)	-£84

	ycs	R	eside	entia	Vial	oility	Appra	aisal
DEVELOP	MENT SCENAR		M	lixed Resident	ial Estate		Apartments	10
-	D VALUE SCEN	-		ross Residual			2 bed houses	20
	IENT LOCATI			igh			3 Bed houses	35
	IENT DETAILS		100 l	Jnits	3.10	Site Area	4 bed houses	25
				-			5 bed house	10
	ent Floorspac	ce de la companya de	9940 s	qm Market H	ousing			
Developm								
Market Ho				25001	<u>,</u>			C1 C25 000
10 20	Apartments	65 sqm			£ per sqm			£1,625,000
20 35	2 bed houses	75 sqm			£ per sqm			£4,575,000
35 25	3 Bed houses	90 sqm			£ per sqm			£9,450,000
25 10	4 bed houses	120 sqm			£ per sqm			£9,000,000
10	5 bed house	164 sqm		2900	£ per sqm			£4,756,000
LCHO		70%1000	n Market Val					
0	Apartments	65 sqm	I WIGINEL VAI		£ per sqm			£0
0	2 Bed house	75 sqm			£ per sqm			£0
0	3 Bed House	90 sqm			É per sqiff É per sqm			£0
0	3 Bed House	JO sqiii		2100	L per squi			10
Internmed	liate	65% Oper	n Market Val	116				
0	Apartments	65 sqm			£ per sqm			£0
0 0	2 Bed house	75 sqm		1982.5				£0
0	3 Bed House	90 sqm			£ per sqm			£0
0	5 Bed House	50 34m		1990	E per sqiii			20
Affordable	Rent	50% Oper	n Market Val	ue				
0	Apartments	65 sqm			£ per sqm			£0
0	2 Bed house	75 sqm			£ per sqm			£0
0	3 Bed House	90 sqm			£ per sqm			£0
100	Total Units							
Developm	ent Value							£29,406,000
Developm	ont Costs							
Land	ent costs							
Land								
Constructi	on							
10	Apartments	65 sqm		2213.75	£ per sam			£1,438,938
20	2B Houses	75 sqm			£ per sqm			£1,977,000
35	3B Houses	90 sqm			£ per sqm			£4,151,700
25	4B Houses	120 sqm			£ per sqm			£3,954,000
10	5B Houses	164 sqm			£ per sqm			£2,161,520
100	001100000	9290 Tota	sam		z per oq			,,
200		0100 1000						
Profession	al Fees			8.0%	Build Cost			£1,094,653
Legal Fees				0.5%	GDV			£147,030
Statutory I				1.1%	Build Cost			£150,515
	keting Costs			2.0%	Market Units	Value		£588,120
Contingen				3.0%	Build Cost			£410,495
-								
Interest		7.0%	12 M	Ionth Build		6	Mth Sale Void	£887,057
Arrangeme	ent Fee	0.0% Cost					-4	£0
Developm		Market Hsg	20.0% of	fGDV				£5,881,200
Total Cost								£22,842,226
GROSS RE	SIDUAL LAND	VALUE						£6,563,774
		VALUE PER HA						£2,117,346

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DEVELOTIN	IENT SCENAR	10	Mixed Resid	dential Estate	Apartments	10
BASE LANI	D VALUE SCEN	ARIO	Greenfield		2 bed houses	20
DEVELOPIN	JENT LOCATIO	ON (ZONE)	Very High		3 Bed houses	35
DEVELOPIN	IENT DETAILS		100	Total Units	4 bed houses	25
Affordable	Proportion	30%		Affordable Units	5 bed house	10
Affordable			LCHO	0% Internmedia		
	ent Floorspac	e	6958	Sqm Market Housing	2,430 Sqm Affordable	e Housing
Developm						
Market Ho	ouses					
7	Apartments		sqm	3100 £ per sqm		£1,410,500
14	2 bed houses		sqm	3550 £ per sqm		£3,727,500
25	3 Bed houses		sqm	3500 £ per sqm		£7,717,500
18	4 bed houses		sqm	3500 £ per sqm		£7,350,000
7	5 bed house	164	sqm	3400 £ per sqm		£3,903,200
	-					
LCHO			Open Market			
0	Apartments		sqm	2170 £ per sqm		£0
6	2 Bed house		sqm	2485 £ per sqm		£1,107,068
4	3 Bed House	90	sqm	2450 £ per sqm		£873,180
Internmed	iato	650/	Onon Marilian			
Internmed			Open Market ' sqm			£0
0 0	Apartments		sqm sqm	2015 £ per sqm		£0 £0
0	2 Bed house		sqm sqm	2307.5 £ per sqm		£0 £0
0	3 Bed House	90	sqm	2275 £ per sqm		EU
Affordable	Rent	50%	Open Market	Valuo		
0	Apartments		sqm	1550 £ per sqm		£0
12	2 Bed house		sqm	1775 £ per sqm		£1,605,488
8	3 Bed House		sqm	1750 £ per sqm		£1,266,300
100	Total Units		5411	2700 2 per squi		21,200,000
Developm						£28,960,735
•						, ,
Developm	ent Costs					
Land	Apartments	7	Plots	16969 £ per plot		£118,785
	2 Bed House	14	Plots	42423 £ per plot		£593,925
	3 Bed House	25	Plots	48484 £ per plot		£1,187,849
	4 Bed House	18	Plots	67877 £ per plot		
	E D					£1,187,849
Stamp Dut	5 Bed House	7	Plots	84846 £ per plot	Total Land £3,682,333	£1,187,849 £593,925
	y Land Tax	7	Plots		Total Land £3,682,333	£1,187,849
Constructi	y Land Tax			84846 £ per plot 4.0%		£1,187,849 £593,925 £147,293
	y Land Tax on Apartments	2213.75	£ per sqm	84846 £ per plot 4.0%	Total Land £3,682,333	£1,187,849 £593,925
	y Land Tax on Apartments 2 bed houses	2213.75 1318	£ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho	ousing Construction Cost	£1,187,849 £593,925 £147,293 £9,578,210
	y Land Tax on Apartments 2 bed houses 3 Bed houses	2213.75 1318 1318	£ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho		£1,187,849 £593,925 £147,293 £9,578,210
	Apartments 2 bed houses 3 Bed houses 4 bed houses	2213.75 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho	ousing Construction Cost	£1,187,849 £593,925 £147,293 £9,578,210
	y Land Tax on Apartments 2 bed houses 3 Bed houses	2213.75 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho	ousing Construction Cost	£1,187,849 £593,925 £147,293 £9,578,210
Constructi	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	2213.75 1318 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho	ousing Construction Cost	£1,187,849 £593,925 £147,293 £9,578,210 £3,202,740
Constructi	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho	2213.75 1318 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho Affordable	ousing Construction Cost	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421
Constructi Additional Profession	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho	2213.75 1318 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho Affordable 8.0% Build Cost	ousing Construction Cost	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476
Additional Profession Legal Fees	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho al Fees	2213.75 1318 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	84846 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV	ousing Construction Cost	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804
Additional Profession Legal Fees Statutory I	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho al Fees	2213.75 1318 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost	ousing Construction Cost e Housing Construction Cos	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590
Additional Profession Legal Fees Statutory I Sales/Mar	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho al Fees Fees keting Costs	2213.75 1318 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	84846 £ per plot 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit	ousing Construction Cost e Housing Construction Cos	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174
Additional Profession Legal Fees Statutory I Sales/Marl Contingen	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho al Fees Fees keting Costs cies	2213.75 1318 1318 1318 1318 1318 Dusing Land	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm Cost	84846 £ per plot 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost	busing Construction Cost e Housing Construction Cos	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791
Additional Profession Legal Fees Statutory I Sales/Marl Contingen S106 & CIL	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho al Fees Fees keting Costs cies	2213.75 1318 1318 1318 1318 0using Land	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm Cost	84846 £ per plot 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost 2.0% F per Market	busing Construction Cost Housing Construction Cos ts Value et Unit	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791 f1,120,851
Additional Profession Legal Fees Statutory I Sales/Mari Contingen S106 & CIL Interest	y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho al Fees Fees keting Costs cies	2213.75 1318 1318 1318 1318 0using Land 760851 7.0%	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm Cost	84846 £ per plot 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost	busing Construction Cost e Housing Construction Cos	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791 f1,120,851 f1,386,287
Additional Profession Legal Fees Statutory I Sales/Mari Contingen S106 & CIL Interest Arrangeme	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed houses 5 bed houses Affordable Ho al Fees Fees keting Costs cies	2213.75 1318 1318 1318 1318 ousing Land 760851 7.0% 0.0%	£ per sqm £ per sqm £ per sqm £ per sqm Cost £ CIL 12 Cost	84846 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost 4 per Market Month Build	busing Construction Cost Housing Construction Cost ts Value et Unit 6 Mth Sale Void	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791 f1,120,851 f1,386,287 f0
Additional Profession Legal Fees Statutory I Sales/Mari Contingen S106 & CIL Interest	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed houses 5 bed houses Affordable Ho al Fees Fees keting Costs cies	2213.75 1318 1318 1318 1318 0using Land 760851 7.0%	£ per sqm £ per sqm £ per sqm £ per sqm Cost £ CIL 12 Cost	84846 £ per plot 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost 2.0% F per Market	busing Construction Cost Housing Construction Cost ts Value et Unit 6 Mth Sale Void	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791 f1,120,851 f1,386,287
Additional Profession Legal Fees Statutory I Sales/Marl Contingen S106 & CIL Interest Arrangeme Developme	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed houses 5 bed houses Affordable Ho al Fees Fees keting Costs cies ent Fee ent Fee	2213.75 1318 1318 1318 1318 ousing Land 760851 7.0% 0.0%	£ per sqm £ per sqm £ per sqm £ per sqm Cost £ CIL 12 Cost	84846 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost 4 per Market Month Build	busing Construction Cost Housing Construction Cost ts Value et Unit 6 Mth Sale Void	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791 f1,120,851 f1,386,287 f0 f5,013,904
Additional Profession Legal Fees Statutory I Sales/Mari Contingen S106 & CIL Interest Arrangeme	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed houses 5 bed houses Affordable Ho al Fees Fees keting Costs cies ent Fee ent Fee	2213.75 1318 1318 1318 1318 ousing Land 760851 7.0% 0.0%	£ per sqm £ per sqm £ per sqm £ per sqm Cost £ CIL 12 Cost	84846 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost 4 per Market Month Build	busing Construction Cost Housing Construction Cost ts Value et Unit 6 Mth Sale Void	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791 f1,120,851 f1,386,287 f0
Additional Profession Legal Fees Statutory I Sales/Marl Contingen S106 & CIL Interest Arrangeme Developme	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed houses 5 bed houses Affordable Ho al Fees Fees keting Costs cies - ent Fee ent Profit	2213.75 1318 1318 1318 1318 ousing Land 760851 7.0% 0.0%	£ per sqm £ per sqm £ per sqm £ per sqm Cost £ CIL 12 Cost	84846 4.0% Market Ho Affordable 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit 3.0% Build Cost 4 per Market Month Build	busing Construction Cost Housing Construction Cost ts Value et Unit 6 Mth Sale Void	f1,187,849 f593,925 f147,293 f9,578,210 f3,202,740 f1,345,421 f1,022,476 f144,804 f140,590 f482,174 f423,791 f1,120,851 f1,386,287 f0 f5,013,904

DEVELOP	MENT SCENAR	10	Mixed Resi	dential Estate	Apartments	10
BASE LAN	D VALUE SCEN	ARIO	Brownfield		2 bed houses	20
DEVELOPI	MENT LOCATIO	DN (ZONE)	Very High		3 Bed houses	35
DEVELOPI	MENT DETAILS		100	Total Units	4 bed houses	25
Affordabl	e Proportion	30%	30	Affordable Units	5 bed house	10
Affordabl			LCHO	0% Internmedia	te 67% Affordable Re	nt
	nent Floorspac	e	6958	Sqm Market Housing	2,430 Sqm Affordabl	e Housing
	nent Value					
Market Ho			-			
7	Apartments		sqm	3100 £ per sqm		£1,410,500
14	2 bed houses		sqm	3550 £ per sqm		£3,727,500
25	3 Bed houses		sqm	3500 £ per sqm		£7,717,500
18	4 bed houses		sqm	3500 £ per sqm		£7,350,000
7	5 bed house	164	sqm	3400 £ per sqm		£3,903,200
LCHO		70%		(also		
0	Anartmonto		Open Market ' sqm	value 2170 £ per sqm		£0
6	Apartments 2 Bed house		sqm	2485 £ per sqm		£1,107,068
4	3 Bed House		sqm	2485 £ per sqm 2450 £ per sqm		£873,180
4	5 Beu House	90	sqiii	2430 E per squi		1873,180
Internmed	liate	65%	Open Market	Value		
0	Apartments		sqm	2015 £ per sgm		£0
Ő	2 Bed house		sqm	2307.5 £ per sqm		£0
0	3 Bed House		sqm	2275 £ per sqm		£0
	o Ded Hodde		54			
Affordable	e Rent	50%	Open Market	Value		
0	Apartments		sqm	1550 £ per sqm		£0
12	2 Bed house		sqm	1775 £ per sqm		£1,605,488
8	3 Bed House		sqm	1750 £ per sqm		£1,266,300
100	Total Units					
Developm	nent Value					£28,960,735
Developm						
Land	Apartments		Plots	19344 £ per plot		£135,410
	2 Bed House		Plots	48361 £ per plot		£677,050
	3 Bed House	-	Plots	55269 £ per plot		£1,354,099
	4 Bed House	-	Plots	77377 £ per plot		£1,354,099
Charles Du	5 Bed House	/	Plots	96721 £ per plot	Total Land £4,197,708	
Construct	ty Land Tax			4.0%		£167,908
Construct		2212 75	C	Markatila	using Construction Cost	£9,578,210
	Apartments		£ per sqm £ per sqm	Iviarket Ho	using Construction Cost	19,576,210
	2 bed houses	1310	£ per sqm £ per sqm	Affordable	Housing Construction Cos	£3,202,740
	3 Bed houses 4 bed houses		f per sqm	Alloruable	Housing Construction Cos	1. 15,202,740
	5 bed house		£ per sqm £ per sqm			
	5 beu nouse	1310	- hei shill			
Additiona	l Affordable Ho	using Land	Cost			£1,533,725
Profession		Sound Failed		8.0% Build Cost		£1,022,476
Legal Fees				0.5% GDV		£144,804
Statutory				1.1% Build Cost		£140,590
	keting Costs			2.0% Market Unit	s Value	£482,174
Continger				3.0% Build Cost	· · · · · ·	£429,440
S106 & CI		760851	£ CIL	3600 £ per Marke	t Unit	£1,120,851
Interest		7.0%		Month Build	6 Mth Sale Void	£1,456,149
Arrangem	ent Fee	0.0%		-		£0
Developm		Market Hsg		of GDV Aff H	sg 6.0% of Cost	£5,013,904
		-		-	-	
Total Cost	:					£28,490,680
VIABILITY	MARGIN					£470,055
		R SQ METRE	OF MARKE	T HOUSING (IF APPLICA	BLE)	£68

((NCS	Resid	dential Viabil	ity Appra	nisal
DEVELOPMENT SCENAF	RIO	Mixed Residential Estate	Apartments	10
BASE LAND VALUE SCEN		Gross Residual Value	2 bed houses	20
DEVELOPMENT LOCATI		Very High	3 Bed houses	35
DEVELOPMENT DETAILS	S 100	Units 3.10 Sit	e Area 4 bed houses	25
			5 bed house	10
Development Floorspace	ce 9940) Sqm Market Housing		
Development Value				
Market Houses				
10 Apartments	65 sqm	3100 £ per sqm		£2,015,000
20 2 bed houses	75 sqm	3550 £ per sqm		£5,325,000
35 3 Bed houses 25 4 bed houses	90 sqm 120 sqm	3500 £ per sqm 3500 £ per sqm		£11,025,000
25 4 bed houses 10 5 bed house	164 sqm	3400 £ per sqm		£10,500,000 £5,576,000
10 5 bed house	104 sqm	5400 £ per sqm		13,370,000
LCHO	70% Open Market	Value		
0 Apartments	65 sqm	2170 £ per sqm		£0
0 2 Bed house	75 sqm	2485 £ per sqm		£0
0 3 Bed House	90 sqm	2450 £ per sqm		£0
late we we a state				
Internmediate	65% Open Market			CO
0 Apartments 0 2 Bed house	65 sqm	2015 £ per sqm		£0
	75 sqm 90 sqm	2307.5 £ per sqm		£0 £0
0 3 Bed House	90 sqm	2275 £ per sqm	_	EU
Affordable Rent	50% Open Market	Value	_	
0 Apartments	65 sqm	1550 £ per sqm		£0
0 2 Bed house	75 sgm	1775 £ per sqm		£0
0 3 Bed House	90 sqm	1750 £ per sqm		£0
100 Total Units Development Value				£34,441,000
Development Costs				
Land				
_				
Construction	65			64, 420, 020
10 Apartments	65 sqm	2213.75 £ per sqm		£1,438,938
20 2B Houses	75 sqm	1318 £ per sqm		£1,977,000
35 3B Houses 25 4B Houses	90 sqm	1318 £ per sqm		£4,151,700
25 4B Houses 10 5B Houses	120 sqm 164 sqm	1318 £ per sqm 1318 £ per sqm		£3,954,000 £2,161,520
10 SB Houses	9290 Total sqm	1318 É per sqm	_	12,101,520
100				
Professional Fees		8.0% Build Cost		£1,094,653
Legal Fees		0.5% gdv		£172,205
Statutory Fees		1.1% Build Cost		£150,515
Sales/Marketing Costs		2.0% Market Units Value	2	£688,820
Contingencies		3.0% Build Cost		£410,495
Interact	7.0% 12			£804 002
Interest Arrangement Fee	0.0% Cost	2 Month Build	6 Mth Sale Void	£894,003 £0
Development Profit		of GDV		£6,888,200
Total Cost				
				£23,982,048
GROSS RESIDUAL LAND GROSS RESIDUAL LAND				£10,458,952 £3,373,856

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DEVELOP	MENT SCENARI	0	Apartments			Ana	artments	25
	ID VALUE SCEN		Greenfield				ed houses	0
	MENT LOCATIO		Low				ed houses	0
	MENT DETAILS			Total Units			ed houses	0
Affordabl	e Proportion	30%			ts		ed house	0
Affordabl			LCHO		Internmediate		fordable Rent	-
	nent Floorspace			Sqm Market H			n Affordable H	
	nent Value			oq	0000008	000 04		10000118
Market H							_	
18	Apartments	65	sqm	2400	£ per sqm			£2,730,00
0	2 bed houses		sqm		£ per sqm			£
0	3 Bed houses		sqm		£ per sqm			- £
Ő	4 bed houses		sqm		£ per sqm			£
0	5 bed house		sqm		£ per sqm			£
U	5 bed nouse	104	sqiii	2000	r per sqiii		_	L
СНО		70%	Open Market V	ماليم			_	
0	Apartments		sqm		£ per sqm			£
1	2 Bed house		sqm		£ per sqm			£214,39
1	3 Bed House		sqm		£ per sqm			£168,39
T	5 Bed House	50	sqiii	1050	r per sqiff		_	1100,35.
Internme	diate	65%	Open Market V	(alue				
0	Apartments		sqm		£ per sqm			£
0	2 Bed house		sqm		£ per sqm			£
0	3 Bed House		sqm		£ per sqm			£(
0	3 Bed House	90	sqm	1755	r per sqm		_	L
Affordabl	o Pont	E0%	Open Market V	(alua			_	
0			sqm		£ per sqm			£
3	Apartments		sqm		£ per sqm			£310,922
2	2 Bed house 3 Bed House		sqm sqm		£ per sqm £ per sqm			£244,21
		90	sqm	1550	r per sqm		_	1244,21.
25 Dovelopp	Total Units nent Value							£3,667,933
Developii	lient value							15,007,955
Developn	nent Costs							
Land	Apartments	18	Plots	1100	£ per plot		_	£19,25
Lanu	2 Bed House	-	Plots		£ per plot			£15,250
	3 Bed House	-	Plots		£ per plot			£
	4 Bed House	-	Plots		£ per plot			£
	5 Bed House	-	Plots		£ per plot	Total Land	£19,250	£
Stamn Du	ity Land Tax	0	FIOLS	1.0%	r per plot	Total Lanu	213,230	£193
Construct				1.070			_	115.
construct	Apartments	2213 75	£ per sqm		Market Housi	ing Constructi	on Cost	£2,518,14
			£ per sqm		Warket Hous	ing construction	on cost	12,510,14
	2 bed houses 3 Bed houses		£ per sqm		Affordable Ho	ousing Constru	uction Cost	£800,68
	4 bed houses		f per sqm		Anoruable no	Jusing Constitu	action cost	1000,005
			£ per sqm £ per sqm					
	5 bed house	1510	£ per sqm				_	
Additiona	I Affordable Ho	using land (ost	-				£31.00
Profession			.051	0 00/	Build Cost			£21,804 £265,50
Legal Fees								
				0.5%				£18,34
Statutory					Build Cost			£36,50
	rketing Costs				Market Units Va	alue		£54,60
Continger					Build Cost			£100,21
5106 & CI	L		E CIL		£ per Market U			£90,00
Interest		7.0%		Month Build		6 Mt	n Sale Void	£217,69
Arrangem			Cost			6.637		£
Developm	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of 0	Cost	£594,04
Total Cost	t							£4,736,97
	MARGIN							-£1,069,043
POTENTIA	AL CIL RATE PER	SQ METRE	OF MARKET I	HOUSING (IF	APPLICABLE)			-£940

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DEVELOP	MENT SCENARI	0	Apartm					Apartments	25
	D VALUE SCEN		Brown	field				2 bed houses	0
	MENT LOCATIO	N (ZONE)	Low					3 Bed houses	0
-	VENT DETAILS			25	Total Units			4 bed houses	0
	e Proportion	30%		8	Affordable Uni		-	5 bed house	0
Affordable			LCHO			Internmediate		Affordable Ren	
	ent Floorspace	•	_	1138	Sqm Market He	ousing	608	Sqm Affordable	Housing
Developm									
Market Ho	ouses		_						
18	Apartments		sqm			£ per sqm			£2,730,000
0	2 bed houses		sqm			£ per sqm			£0
0	3 Bed houses		sqm			£ per sqm			£0
0	4 bed houses		sqm			£ per sqm			£0
0	5 bed house	164	sqm		2600	£ per sqm			£0
			-						
LCHO			Open Ma	arket V					
0	Apartments		sqm			£ per sqm			£0
1	2 Bed house		sqm			£ per sqm			£214,397
1	3 Bed House	90	sqm		1890	£ per sqm			£168,399
			-						
Internmed			Open Ma	arket V					
0	Apartments		sqm			£ per sqm			£0
0	2 Bed house		sqm			£ per sqm			£0
0	3 Bed House	90	sqm		1755	£ per sqm			£0
	.	5.00/	-						
Affordable			Open Ma	arket V		_			CO
0	Apartments		sqm			£ per sqm			£0
3	2 Bed house		sqm			£ per sqm			£310,922
2	3 Bed House	90	sqm		1350	£ per sqm			£244,215
25	Total Units								C2 CC7 022
Developm	ent value								£3,667,933
Developm	ent Costs								
Land	Apartments	18	Plots		3475	£ per plot			£60,813
Lana	2 Bed House	-	Plots			£ per plot			£0
	3 Bed House	-	Plots			£ per plot			£0
	4 Bed House	-	Plots			£ per plot			£0
	5 Bed House	-	Plots			£ per plot	Total Land	£60,813	£0
Stamp Du	ty Land Tax	0	11013		1.0%	r per pior		200,010	£608
Construct					10,0				
	Apartments	2213.75	£ per sar	n		Market Hou	sing Constru	uction Cost	£2,518,141
	2 bed houses		£ per sqr						
	3 Bed houses		£ per sqr			Affordable I	Housing Con	struction Cost	£800,685
	4 bed houses		£ per sqr				0.00		,
	5 bed house		£ per sqr						
Additiona	Affordable Ho	using Land C	Cost						£68,879
Profession		-			8.0%	Build Cost			£265,506
Legal Fees					0.5%	GDV			£18,340
Statutory					1.1%	Build Cost			£36,507
	keting Costs				2.0%	Market Units	Value		£54,600
Contingen					3.0%	Build Cost			£101,631
S106 & CII		0	£ CIL		3600	£ per Market	Unit		£90,000
Interest		7.0%		12	Month Build			Mth Sale Void	£225,000
Arrangem	ent Fee	0.0%	Cost						£0
Developm		Market Hsg	2	0.0%	of GDV	Aff Hs	g 6.0%	of Cost	£594,041
							•		
Total Cost									£4,834,751
VIABILITY									-£1,166,818
POTENTIA	L CIL RATE PER	SQ METRE	OF MAR	KET H	IOUSING (IF	APPLICABL	E)		-£1,026

	NCS	5	Resid	lential	Viabi	lity Appr	aisal
	MENT SCENAR	0	Apartments			Apartments	25
-	D VALUE SCEN	-	Gross Residu			2 bed houses	
-	MENT LOCATIO	-	Low			3 Bed houses	·
	MENT DETAILS			Total Units	0.25	Site Area 4 bed houses	
DEVELON			23	Total Offics	0.25	5 bed house	0
						5 bed house	
Developm	ent Floorspace	9	1625	Sgm Market Hou	using		
Developm					0		
Market Ho	ouses						
25	Apartments	65	sqm	2400 £	per sqm		£3,900,000
0	2 bed houses	75	sqm	2750 £	per sqm		£0
0	3 Bed houses	90	sqm	2700 £	per sqm		£0
0	4 bed houses	120	sqm	2700 £	per sqm		£0
0	5 bed house	164	sqm	2600 £	per sqm		£0
			<u> </u>	<u> </u>	· ·		
LCHO		70%	Open Market V	/alue			
0	Apartments	65	sqm		per sqm		£0
0	2 Bed house	75	sqm	1925 £	per sqm		£0
0	3 Bed House	90	sqm		per sqm		£0
Internmed	liate		Open Market V	/alue			
0	Apartments	65	sqm	1560 £	per sqm		£0
0	2 Bed house	75	sqm	1787.5 £	per sqm		£0
0	3 Bed House	90	sqm	1755 £	per sqm		£0
Affordable	e Rent	50%	Open Market V	/alue			
0	Apartments	65	sqm	1200 £	per sqm		£0
0	2 Bed house	75	sqm	1375 £	per sqm		£0
0	3 Bed House	90	sqm	1350 £	per sqm		£0
25	Total Units						
Developm	ent Value						£3,900,000
Developm	ent Costs						
Construct							62 507 244
25	Apartments		sqm	2213.75 f			£3,597,344
0	2B Houses		sqm		per sqm		£0
0	3B Houses		sqm		per sqm		£0
0	4B Houses		sqm		per sqm		£0
0	5B Houses		sqm	1318 f	per sqm		£0
25		0	Total sqm				
Profession					uild Cost		£287,788
Legal Fees				0.5%			£19,500
Statutory					uild Cost		£39,571
	keting Costs				Aarket Units Va	lue	£78,000
Contingen	cies			3.0% B	uild Cost		£107,920
last -					-		
Interest		7.0%		Month Build	L	6 Mth Sale Voi	,
Arrangem		0.0%		1			0£
Developm	ent Profit	Market Hsg	; 20.0%	of GDV			£780,000
T							
Total Cost							£5,138,047
CDOCC DE							<u>C1 330 047</u>
	SIDUAL LAND ' SIDUAL LAND '						-£1,238,047
		VALUE PER F					-£4,952,188

(NCS

DEVELOP	MENT SCENARIO)	Apartments			An	artments	25
	ID VALUE SCENA		Greenfield				ped houses	0
DEVELOP	MENT LOCATION	I (ZONE)	Medium			3 8	Bed houses	0
	MENT DETAILS	x - 7		Total Units		4 1	bed houses	0
	le Proportion	30%	_		ts	5 k	bed house	0
Affordabl			LCHO		Internmediate	67% A	ffordable Ren	t
Developn	nent Floorspace			Sqm Market H			m Affordable	
	nent Value				U			U
Market H								
18	Apartments	65	sqm	2450	£ per sqm			£2,786,875
0	2 bed houses	75	sqm	2950	£ per sqm			£0
0	3 Bed houses	90	sqm	2900	£ per sqm			£0
0	4 bed houses		sqm	2900	£ per sqm			£0
0	5 bed house	164	sqm	2800	£ per sqm			£0
			•					
LCHO			Open Market V	'alue				
0	Apartments	65	sqm	1715	£ per sqm			£0
1	2 Bed house	75	sqm	2065	£ per sqm			£229,989
1	3 Bed House	90	sqm	2030	£ per sqm			£180,873
Internme	diate		Open Market V					
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm	1917.5	£ per sqm			£0
0	3 Bed House	90	sqm	1885	£ per sqm			£0
			_					
Affordabl	e Rent		Open Market V					
0	Apartments		sqm		£ per sqm			£0
3	2 Bed house		sqm		£ per sqm			£333,534
2	3 Bed House	90	sqm	1450	£ per sqm			£262,305
25	Total Units							C2 702 577
Developh	nent Value							£3,793,577
Davalann	want Casta							
Land	nent Costs	10	Plots	1600	C man alat			628 000
Land	Apartments	-			£ per plot			£28,000
	2 Bed House	-	Plots		£ per plot			£0 £0
	3 Bed House 4 Bed House	-	Plots Plots		£ per plot £ per plot			£0 £0
		-	Plots		£ per plot £ per plot	Total Land	£28,000	£0
Stamp Du	5 Bed House Ity Land Tax	0	PIOLS	1.0%	r per plot	TOTAL FULL	£20,000	£280
Construct				1.078				1200
construct	Apartments	2213 75	£ per sqm		Market Hous	ing Construct	ion Cost	£2,518,141
	2 bed houses		£ per sqm		indiract nous			12,510,141
	3 Bed houses	1318	£ per sqm		Affordable H	ousing Consti	ruction Cost	£800,685
	4 bed houses		£ per sqm					1000,005
	5 bed house		£ per sqm					
			z per oq.ii					
Additiona	I Affordable Hou	sing Land C	ost	<u> </u>				£31,714
Profession		0		8.0%	Build Cost			£265,506
Legal Fees	s			0.5%	GDV			£18,968
Statutory					Build Cost			£36,507
	rketing Costs				Market Units V	alue		£55,738
Continger	-				Build Cost			£100,516
S106 & CI	_	0	E CIL		£ per Market U	nit		£90,000
Interest		7.0%		Month Build	-		th Sale Void	£219,327
Arrangem	nent Fee	0.0%		4				É0
	nent Profit	Market Hsg		of GDV	Aff Hsg	6.0% of	Cost	£605,416
·				•	-			
Total Cos	t							£4,770,798
	' MARGIN							-£977,221
POTENTI	AL CIL RATE PER S	SQ METRE (OF MARKET I	HOUSING (IF	APPLICABLE)			-£859

(NCS

DEVELOP	MENT SCENARIC)	Apartments			Ana	rtments	25
	D VALUE SCENA		Brownfield				ed houses	0
-	MENT LOCATION		Medium				ed houses	0
	MENT DETAILS			Total Units			ed houses	0
	e Proportion	30%		Affordable Unit	ts		ed house	0
Affordabl		33%	-		Internmediate		ordable Rent	-
	nent Floorspace			Sqm Market Ho			n Affordable	
	nent Value							
Market H							_	
18	Apartments	65 s	sam	2450	£ per sqm			£2,786,875
0	2 bed houses	75 s			£ per sqm			É0
0	3 Bed houses	90 9			£ per sqm			£0
0	4 bed houses	120			£ per sqm			£0
0	5 bed house	164			£ per sqm			£0
			- - - - - - - - - - -		- 1			
LCHO	Г	70%	Open Market Va	alue			_	
0	Apartments	65 s			£ per sqm			£0
1	2 Bed house	75 s			£ per sqm			£229,989
1	3 Bed House	90 s			£ per sqm			£180,873
-	5 Ded House	50 3	, and a second se	2050	r per sqiii		_	1100,075
Internme	diate	65%1	Open Market Va	alue				
0	Apartments	65 :			£ per sqm			£0
0	2 Bed house	75 s			£ per sqm £ per sqm			£0
0	3 Bed House	90 s			£ per sqm			£0
0	5 Deu House	50 :	sqiii	1885	r per sqiii		_	10
Affordable	a Ront	50%	Open Market Va	alua			_	
0					£ per sqm			£0
3	Apartments 2 Bed house	75 s			£ per sqm			£333,534
2	3 Bed House	90 s			£ per sqm £ per sqm			£262,305
25		90 8	sqm	1430	r per sqm		_	1202,505
	Total Units 1ent Value							£2 702 E77
Developii	lent value							£3,793,577
Developm	nent Costs							
Land	Apartments	18	Plots	3975	£ per plot		-	£69,563
Lanu	2 Bed House	-	Plots		£ per plot			£0
	3 Bed House	-	Plots		£ per plot			£0
	4 Bed House	-	Plots		£ per plot			£0
	5 Bed House	-	Plots			Total Land	£69,563	£0
Stamp Du	ty Land Tax	01	-1015	1.0%	r per plot		209,505	£696
Construct				1.070			_	1090
construct		2212 75	- por cam		Market Housin	a Constructio	on Cost	£2 518 1/1
	Apartments	2213.75	E per sqm E per sqm		Market Housin		Un COSL	£2,518,141
	2 bed houses	1010	E per sqm E per sqm		Affordable !!		uction Cost	£000 60F
	3 Bed houses				Affordable Hou	using constru	iction Cost	£800,685
	4 bed houses		E per sqm					
	5 bed house	1318	£ per sqm					
Additiona	Affordable Llow	sing Land Co	ct l				_	£78,790
Profession	l Affordable Hou	Ising Land Co	st	0 /0/				· ·
					Build Cost			£265,506
Legal Fees				0.5%				£18,968
Statutory					Build Cost			£36,507
	rketing Costs				Market Units Val	ue		£55,738
Continger					Build Cost			£101,928
S106 & CI	L		E CIL		£ per Market Uni			£90,000
Interest		7.0%		Month Build		6 Mth	n Sale Void	£226,636
Arrangem		0.0%				6 66/		£0
Developm	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of C	Cost	£605,416
_								
Total Cost	t							£4,868,573
VIABILITY								-£1,074,997
POTENTIA	AL CIL RATE PER	SQ METRE O	F MARKET H	IOUSING (IF /	APPLICABLE)			-£945

Residential Viability Appraisal DEVELOPMENT SCENARIO Apartments Apartments 25 **BASE LAND VALUE SCENARIO** Gross Residual Value 2 bed houses 0 **DEVELOPMENT LOCATION (ZONE)** Medium 0 3 Bed houses **DEVELOPMENT DETAILS** 0 25 Total Units 0.25 4 bed houses Site Area 0 5 bed house **Development Floorspace** 1625 Sqm Market Housing **Development Value** Market Houses 25 2450 £ per sqm £3,981,250 Apartments 65 sqm 0 2 bed houses 75 sqm 2950 £ per sqm £0 90 2900 £ per sqm 0 £0 3 Bed houses sqm 2900 £ per sqm 0 120 sqm £0 4 bed houses 2800 £ per sqm 0 5 bed house 164 sqm £0 LCHO 70% Open Market Value £0 0 Apartments 65 sqm 1715 £ per sqm 75 sqm £0 0 2065 £ per sqm 2 Bed house 0 90 sqm 2030 £ per sqm £0 3 Bed House Internmediate 65% Open Market Value £0 0 Apartments 65 sqm 1592.5 £ per sqm

0	2 Bed house	/5 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0
Affordable	e Rent	50% Open Market Value		
0	Apartments	65 sqm	1225 £ per sqm	£0
0	2 Bed house	75 sqm	1475 £ per sqm	£0
0	3 Bed House	90 sqm	1450 £ per sqm	£0
25	Total Units			

Development Value

-

Developm	nent Costs			
Construct	ion			
25	Apartments	65 sqm	2213.75 £ per sqm	£3,597,344
0	2B Houses	75 sqm	1318 £ per sqm	£0
0	3B Houses	90 sqm	1318 £ per sqm	£0
0	4B Houses	120 sqm	1318 £ per sqm	£0
0	5B Houses	164 sqm	1318 £ per sqm	£0
25		0 Total sc		
Profession			8.0% Build Cost	£287,788
Legal Fees	5		0.5% gdv	£19,906
Statutory			1.1% Build Cost	£39,571
Sales/Mar	keting Costs		2.0% Market Units Value	£79,625
Continger	ncies		3.0% Build Cost	£107,920
Interest		7.0%	12 Month Build 6 Mth Sale	Void £228,037
Arrangem	ent Fee	0.0% Cost		£0
Developm	ent Profit	Market Hsg	20.0% of GDV	£796,250
		<u>.</u>		65 456 44 0
Total Cost				£5,156,440
00000 05				64 475 400
	SIDUAL LAND			-£1,175,190
GROSS RE	SIDUAL LAND	ALUE PER HA		-£4,700,761

£3,981,250

DEVELOP	MENT SCENARI	0	Apartment	ts		Apar	tments	25
	D VALUE SCENA		Greenfield				d houses	0
-	MENT LOCATIO	-	High				d houses	0
	MENT DETAILS			5 Total Units			d houses	0
	e Proportion	30%	_	8 Affordable Uni	ts		d house	0
Affordable			LCHO	-	Internmediate	67% Affo		
Developm	ent Floorspace			8 Sgm Market H		608 Sqm		
Developm								
Market Ho							_	
18	Apartments	65	sqm	2500	£ per sqm			£2,843,750
0	2 bed houses		sqm	3050	£ per sqm			£0
0	3 Bed houses		sqm		£ per sqm			£0
0	4 bed houses		sqm		£ per sqm			£0
0	5 bed house		sqm		£ per sqm			£0
			1 ·					
LCHO		70%	Open Market	: Value			_	
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house	75	sqm		£ per sqm			£237,786
1	3 Bed House	90	sqm	2100	£ per sqm			£187,110
Internmed	liate	65%	Open Market	Value				
0	Apartments		sqm	1625	£ per sqm			£0
0	2 Bed house	75	sqm	1982.5	£ per sqm			£0
0	3 Bed House	90	sqm	1950	£ per sqm			£0
Affordable	e Rent	50%	Open Market	: Value				
0	Apartments	65	sqm	1250	£ per sqm			£0
3	2 Bed house	75	sqm	1525	£ per sqm			£344,841
2	3 Bed House	90	sqm	1500	£ per sqm			£271,350
25	Total Units							
Developm	ent Value							£3,884,836
Developm								
Land	Apartments		Plots		£ per plot			£36,750
	2 Bed House	-	Plots		£ per plot			£0
	3 Bed House	-	Plots		£ per plot			£0
	4 Bed House	-	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Fotal Land	£36,750	£0
	ty Land Tax			1.0%				£368
Construct	-	2242.75	1.				• •	62 540 444
	Apartments	2213.75	£ per sqm		Market Housin	ig Constructio	n Cost	£2,518,141
	2 bed houses	1318	£ per sqm					6000 COF
	3 Bed houses		£ per sqm		Affordable Ho	using Construc	ction Cost	£800,685
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
Additional	Affordable Ho	using Land C	oct	_	1			£41.62E
Profession	Affordable Ho		USL	0 //0/	Build Cost			£41,625 £265,506
Legal Fees				0.5%				
Statutory					Build Cost			£19,424 £36,507
Contingen	keting Costs				Market Units Val Build Cost	ue		£56,875 £100,814
S106 & CII		0	E CIL			.+		£90,000
Interest		7.0%		2 Month Build	£ per Market Uni		Sale Void	£220,954
	ent Eco	7.0% 0.0%			L	0 ivith	Sale Volu	£220,954 £0
Arrangem Developm				% of GDV	A ## 110-	6.0% of Cc	t	£0 £616,791
Developm		Market Hsg	20.0		Aff Hsg	0.0% 01 CC	J 51	1010,/91
Total Cost								£4,804,439
								17,004,435
VIABILITY	MARGIN							-£919,603
	L CIL RATE PER	SO METRE	OF MARKET	HOUSING (IE	APPLICABLE)			-£808

DEVELOP	MENT SCENARI	0	Apartment	S		Ar	partments	25
-	D VALUE SCEN	-	Brownfield				bed houses	0
	MENT LOCATIO		High				Bed houses	0
	MENT DETAILS	,,		o Total Units			bed houses	0
	e Proportion	30%	_	3 Affordable Units	;		bed house	0
Affordable			LCHO		nternmediate		ffordable Ren	-
Developm	ent Floorspace			3 Sgm Market Hou			m Affordable	
Developm					0			U
Market Ho	ouses							
18	Apartments	65	sqm	2500 £	per sqm			£2,843,750
0	2 bed houses	75		3050 £	per sqm			£0
0	3 Bed houses		sqm	3000 £	per sqm			£0
0	4 bed houses		sqm	3000 £	per sqm			£0
0	5 bed house	164	sqm	2900 £	per sqm			£0
LCHO			Open Market					CO
0	Apartments		sqm		per sqm			£0
1	2 Bed house		sqm		per sqm			£237,786
1	3 Bed House	90	sqm	2100 £	per sqm			£187,110
Internmed	liate	65%	Open Market	Value				
0	Apartments		sqm		per sqm			£0
0	2 Bed house		sqm	1982.5 £				£0
0	3 Bed House		sqm		per sqm			£0
0	5 Bea House	50	Sqiii	1550 1	. per sqiii			20
Affordable	Rent	50%	Open Market	Value				
0	Apartments		sqm		per sqm			£0
3	2 Bed house		sqm		per sqm			£344,841
2	3 Bed House		sqm		per sqm			£271,350
25	Total Units							
Developm	ent Value							£3,884,836
Developm								
Land	Apartments	-	Plots		per plot			£78,313
	2 Bed House	-	Plots	11188 £				£0
	3 Bed House	-	Plots	12786 £				£0
	4 Bed House	-	Plots	17900 £			070.040	£0
Charmen Dud	5 Bed House	0	Plots	22375 £	per plot	Total Land	£78,313	£0
Construct	ty Land Tax			1.0%				£783
construct	Apartments	2212 75	£ per sqm	Λ	Aarkot Hous	ing Construct	tion Cost	£2,518,141
	2 bed houses		£ per sqm	, in the second s	viai ket nous	ing construct	lion cost	12,310,141
	3 Bed houses	1318	£ per sqm	4	fordable H	ousing Const	ruction Cost	£800,685
	4 bed houses		£ per sqm	-		ousing const		1000,005
	5 bed house		£ per sqm					
		1010	1 - her adun					
Additional	Affordable Ho	using Land C	ost					£88,701
Profession		5		8.0% B	uild Cost			£265,506
Legal Fees				0.5%	GDV			£19,424
Statutory				1.1% в	uild Cost			£36,507
Sales/Mar	keting Costs			2.0% N	/larket Units V	alue		£56,875
Contingen				3.0% B	uild Cost			£102,226
S106 & CIL	-	0	£ CIL		per Market U	Init		£90,000
Interest		7.0%		2 Month Build		6 м	th Sale Void	£228,263
Arrangem		0.0%		_				£0
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of	Cost	£616,791
Total Cost								£4,902,214
VIABILITY								-£1,017,378
POTENTIA	L CIL RATE PER	SO METRE (JF MARKET	HOUSING (IF A	PPLICABLE			-£894

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

-£894

	NCS	D	esidential	Viabili	ty Annrai	ical
			esidentiai	VIGUII		13 01
DEVELOP	MENT SCENARI	0	Apartments		Apartments	25
	D VALUE SCEN		Gross Residual V	/alue	2 bed houses	0
DEVELOPI	MENT LOCATIO	N (ZONE)	High		3 Bed houses	0
DEVELOPI	MENT DETAILS		25 Units	0.25 Si	te Area 4 bed houses	0
			-		5 bed house	0
Developm	ent Floorspace	•	1625 Sgm Market Ho	ousing		
Developm				5		
Market Ho						
25	Apartments	65 sqm	2500	£ per sqm		£4,062,500
0	2 bed houses	75 sqm	3050	£ per sqm		£0
0	3 Bed houses	90 sqm	3000	£ per sqm		£0
0	4 bed houses	120 sqm		£ per sqm		£0
0	5 bed house	164 sqm		£ per sqm		£0
LCHO		70% Open	Market Value			
0	A	70% Open 65 sqm		£ per sqm		£0
-	Apartments					
0	2 Bed house	75 sqm		£ per sqm		£0
0	3 Bed House	90 sqm	2100	£ per sqm		£0
Internmed	iate	65% Open	Market Value			
0	Apartments	65 sqm		£ per sqm		£0
0	2 Bed house	75 sqm		£ per sqm		£0
0	3 Bed House	90 sqm		£ per sqm		£0
U	5 Bed House	JU sqiii	1550	r per sqiii	_	LU
Affordable	Rent	50% Open	Market Value			
0	Apartments	65 sqm		£ per sqm		£0
0 0	2 Bed house	75 sqm		£ per sqm		£0
Ő	3 Bed House	90 sqm		£ per sqm		£0
25	Total Units			- p - , - q		
Developm	ent Value					£4,062,500
Developm	ent Costs					
Land						
Constructi	ion					
25	Apartments	65 sqm	2213.75	-		C2 E07 244
			2213.75	£ per sqm		£3,597,344
0	2B Houses	75 sqm		£ per sqm £ per sqm		£3,597,344 £0
0 0	2B Houses 3B Houses		1318	£ per sqm		
-		75 sqm 90 sqm	1318 1318	£ per sqm £ per sqm		£0
0	3B Houses	75 sqm	1318 1318 1318	£ per sqm		£0 £0
0 0	3B Houses 4B Houses	75 sqm 90 sqm 120 sqm	1318 1318 1318 1318 1318	£ per sqm £ per sqm £ per sqm		£0 £0 £0
0 0 0 25	3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 164 sqm	1318 1318 1318 1318 sqm	£ per sqm £ per sqm £ per sqm £ per sqm		£0 £0 £0 £0
0 0 0 25 Profession	3B Houses 4B Houses 5B Houses al Fees	75 sqm 90 sqm 120 sqm 164 sqm	1318 1318 1318 1318 sqm 8.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost		£0 £0 £0 £0
0 0 25 Profession Legal Fees	3B Houses 4B Houses 5B Houses al Fees	75 sqm 90 sqm 120 sqm 164 sqm	1318 1318 1318 1318 1318 sqm 8.0% 0.5%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV		£0 £0 £0 £0 £287,788 £20,313
0 0 25 Profession Legal Fees Statutory I	3B Houses 4B Houses 5B Houses al Fees Fees	75 sqm 90 sqm 120 sqm 164 sqm	1318 1318 1318 1318 1318 sqm 8.0% 0.5% 1.1%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost		£0 £0 £0 £0 £287,788 £20,313 £39,571
0 0 25 Profession Legal Fees Statutory I Sales/Marl	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 164 sqm	1318 1318 1318 1318 1318 8.0% 0.5% 1.1% 2.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units Value	2	£0 £0 £0 £287,788 £20,313 £39,571 £81,250
0 0 25 Profession Legal Fees Statutory I	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 164 sqm	1318 1318 1318 1318 1318 8.0% 0.5% 1.1% 2.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost	<u>,</u>	£0 £0 £0 £287,788 £287,788 £20,313 £39,571
0 0 25 Profession Legal Fees Statutory I Sales/Marl Contingen	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 164 sqm 0 Total	1318 1318 1318 1318 1318 1318 1318 0.5% 1.1% 2.0% 3.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units Value		£0 £0 £0 £287,788 £20,313 £39,571 £81,250 £107,920
0 0 25 Profession Legal Fees Statutory I Sales/Marl Contingen Interest	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs cies	75 sqm 90 sqm 120 sqm 164 sqm 0 Total 7.0%	1318 1318 1318 1318 1318 8.0% 0.5% 1.1% 2.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units Value	e 6 Mth Sale Void	£0 £0 £0 £0 £287,788 £20,313 £39,571 £81,250 £107,920 £228,149
0 0 25 Profession Legal Fees Statutory I Sales/Marl Contingen Interest Arrangeme	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs cies	75 sqm 90 sqm 120 sqm 164 sqm 0 Total 7.0% 0.0% Cost	1318 1318 1318 1318 1318 1318 8.0% 0.5% 1.1% 2.0% 3.0% 12 Month Build	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units Value		f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f
0 0 25 Profession Legal Fees Statutory I Sales/Marl Contingen Interest	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs cies	75 sqm 90 sqm 120 sqm 164 sqm 0 Total 7.0%	1318 1318 1318 1318 1318 1318 1318 0.5% 1.1% 2.0% 3.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units Value		£0 £0 £0 £0 £287,788 £20,313 £39,571 £81,250 £107,920 £228,149
0 0 25 Profession Legal Fees Statutory I Sales/Marl Contingen Interest Arrangeme Developme	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs cies ent Fee ent Profit	75 sqm 90 sqm 120 sqm 164 sqm 0 Total 7.0% 0.0% Cost	1318 1318 1318 1318 1318 1318 8.0% 0.5% 1.1% 2.0% 3.0% 12 Month Build	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units Value		f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f
0 0 25 Profession Legal Fees Statutory I Sales/Marl Contingen Interest Arrangeme Developme Total Cost	3B Houses 4B Houses 5B Houses al Fees Fees keting Costs cies ent Fee ent Profit	75 sqm 90 sqm 120 sqm 164 sqm 0 Total 7.0% 0.0% Cost Market Hsg	1318 1318 1318 1318 1318 1318 8.0% 0.5% 1.1% 2.0% 3.0% 12 Month Build	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units Value		f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f0 f

DEVELOP	MENT SCENARIO	C	Apartments			Ap	artments	25
	ID VALUE SCENA		Greenfield				bed houses	0
DEVELOP	MENT LOCATION	N (ZONE)	Very High			3 E	Bed houses	0
	MENT DETAILS	. ,		Total Units		4 k	bed houses	0
Affordabl	e Proportion	30%	8	Affordable Unit	ts	5 t	bed house	0
Affordabl			LCHO		Internmediate	67% A1	ffordable Rent	t
Developn	nent Floorspace			Sqm Market Ho			m Affordable	
	nent Value				U U			
Market H								
18	Apartments	65	sqm	3100	£ per sqm			£3,526,250
0	2 bed houses		sqm		£ per sqm			£0
0	3 Bed houses		sqm		£ per sqm			£0
0	4 bed houses	120			£ per sqm			£0
0	5 bed house	164			£ per sqm			£0
-			- 4		-		_	
LCHO		70%	Open Market V	alue				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£276,767
1	3 Bed House		sqm		£ per sqm			£218,295
-	5 Dea nouse	50		2450	- 201 5411			2210,233
Internme	diate	65%	Open Market V	alue				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
0	5 Deu House	90	sqiii	2275	r per sqiff		_	LU
Affordabl	e Rent	50%	Open Market V	alua			_	
0			sqm		£ per sqm			£0
3	Apartments							£401,372
2	2 Bed house		sqm		£ per sqm £ per sqm			
	3 Bed House	90	sqm	1750	r per sqm		_	£316,575
25 Developp	Total Units							£4 720 2E0
Developin	nent Value							£4,739,259
Dovolonn	nent Costs							
Land		10	Plots	2600	C nor plat		_	£45,500
Lanu	Apartments	-	Plots		£ per plot			£45,500 £0
	2 Bed House	-			£ per plot £ per plot			£0
	3 Bed House	-	Plots					
	4 Bed House	-	Plots		£ per plot		0.45 500	£0
Champin Du	5 Bed House	0	Plots		£ per plot	Total Land	£45,500	£0
	ity Land Tax			1.0%				£455
Construct		2242 75	-			<u> </u>		62 540 444
	Apartments	2213.75			Market Housi	ng Construct	ion Cost	£2,518,141
	2 bed houses		£ per sqm					6000 COT
	3 Bed houses		£ per sqm		Affordable Ho	ousing Constr	uction Cost	£800,685
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
	l Affordable Hou	using Land Co	ost					£51,536
Profession					Build Cost			£265,506
Legal Fees				0.5%				£23,696
Statutory					Build Cost			£36,507
	rketing Costs				Market Units Va	lue		£70,525
Continger					Build Cost			£101,111
S106 & CI	L	0	£ CIL		£ per Market Ur	nit		£90,000
Interest		7.0%	12	Month Build]	6 Mt	th Sale Void	£223,482
Arrangem	nent Fee	0.0%	Cost		ŀ			£0
	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of	Cost	£753,291
·								
Total Cos	t							£4,980,434
VIABILITY	MARGIN							-£241,176
POTENTI/	AL CIL RATE PER	SQ METRE C	DF MARKET H	IOUSING (IF	APPLICABLE)			-£212

DEVELOP	MENT SCENARIO)	Apartments			Α	partments	25
	ID VALUE SCENA		Brownfield				bed houses	0
DEVELOP	MENT LOCATIO	N (ZONE)	Very High			3	Bed houses	0
	MENT DETAILS	. ,		Total Units		4	bed houses	0
Affordabl	e Proportion	30%	8	Affordable Unit	ts	5	bed house	0
Affordabl			LCHO	-	Internmediate	67%	Affordable Ren	t
Developn	nent Floorspace			Sqm Market Ho			qm Affordable	
	nent Value			·	U			U.S. C.S. C.S. C.S. C.S. C.S. C.S. C.S.
Market H	ouses							
18	Apartments	65	sqm	3100	£ per sqm			£3,526,250
0	2 bed houses	75	sqm	3550	£ per sqm			£0
0	3 Bed houses		sqm	3500	£ per sqm			£0
0	4 bed houses		sqm		£ per sqm			£0
0	5 bed house	164	sqm		£ per sqm			£0
			. ·		· .			
LCHO		70%	Open Market V	alue				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£276,767
1	3 Bed House		sqm		£ per sqm			£218,295
		-						
Internme	diate	65%	Open Market V	alue				
0	Apartments	65	sqm	2015	£ per sgm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
-			- 1	-	P 4			
Affordabl	e Rent	50%	Open Market V	alue				
0	Apartments		sqm		£ per sqm			£0
3	2 Bed house		sqm		£ per sqm			£401,372
2	3 Bed House		sqm		£ per sqm			£316,575
25	Total Units							,
Developn	nent Value							£4,739,259
•								
Developn	nent Costs							
Land	Apartments	18	Plots	4975	£ per plot			£87,063
	2 Bed House	0	Plots		£ per plot			É0
	3 Bed House	0	Plots		£ per plot			£0
	4 Bed House	0	Plots	19900	£ per plot			£0
	5 Bed House	0	Plots	24875	£ per plot	Total Land	£87,063	£0
Stamp Du	ity Land Tax			1.0%				£871
Construct	tion							
	Apartments	2213.75	£ per sqm		Market Hous	ing Construe	ction Cost	£2,518,141
	2 bed houses	1318	£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	ousing Cons	truction Cost	£800,685
	4 bed houses	1318	£ per sqm					
	5 bed house	1318	£ per sqm					
Additiona	l Affordable Hou	using Land C	ost					£98,612
Profession	nal Fees			8.0%	Build Cost			£265,506
Legal Fees	S			0.5%	GDV			£23,696
Statutory	Fees			1.1%	Build Cost			£36,507
Sales/Ma	rketing Costs			2.0%	Market Units V	alue		£70,525
Continger					Build Cost			£102,523
S106 & CI		0	£ CIL	3600	£ per Market U	nit		£90,000
Interest		7.0%		Month Build			/Ith Sale Void	£230,791
Arrangem	nent Fee	0.0%	Cost	•		·		£0
	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% o	of Cost	£753,291
						I		
Total Cos	t							£5,078,210
VIABILITY	MARGIN							-£338,951
POTENTI	AL CIL RATE PER	SQ METRE C	OF MARKET H	IOUSING (IF	APPLICABLE			-£298

	JCS	5	Resid	lential Via	bility	Appra	isal
				-		r	
-	IENT SCENARI	-		Apartments		Apartments	25
	VALUE SCEN			Gross Residual Value		2 bed houses	0
	IENT LOCATIO	N (ZONE)	25	Very High Units 0.25		3 Bed houses	0
DEVELOPIV	IEINT DETAILS		25	Units 0.25	Site Area	4 bed houses 5 bed house	0
						5 Ded House	0
Developme	ent Floorspace	2	1625	Sgm Market Housing			
Developme							
Market Ho	uses						
25	Apartments		sqm	3100 £ per sqm			£5,037,500
0	2 bed houses		sqm	3550 £ per sqm			£0
0	3 Bed houses		sqm	3500 £ per sqm			£0
0	4 bed houses	120		3500 £ per sqm			£0
0	5 bed house	164	sqm	3400 £ per sqm			£0
		700/1					
LCHO			Open Market V				00
0	Apartments		sqm	2170 £ per sqm			£0
0	2 Bed house		sqm	2485 £ per sqm			£0
0	3 Bed House	90	sqm	2450 £ per sqm			£0
Internmedi	ate	65%	Open Market V	/alue			
0	Apartments		sqm	2015 £ per sqm			£0
Ő	2 Bed house		sqm	2307.5 £ per sqm			£0
Ő	3 Bed House		sqm	2275 £ per sqm			£0
U	o Ded House		54	 /0 _ per oqui			
Affordable	Rent	50%	Open Market V	/alue			
0	Apartments		sqm	1550 £ per sqm			£0
0	2 Bed house		sqm	1775 £ per sqm			£0
0	3 Bed House	90	sqm	1750 £ per sqm			£0
25 Developme	Total Units Ent Value						£5,037,500
Davalanm	ant Casta						
Developme Land							
Lanu							
Constructio	on						
25	Apartments	65	sqm	2213.75 £ per sqm			£3,597,344
0	2B Houses		sqm	1318 £ per sqm			£0
0	3B Houses	90	sqm	1318 £ per sqm			£0
0	4B Houses	120	sqm	1318 £ per sqm			£0
0	5B Houses	164	sqm	1318 £ per sqm			£0
25		0	Total sqm				
Professiona	al Fees			8.0% Build Cost			£287,788
Legal Fees				0.5% GDV			£25,188
Statutory F				1.1% Build Cost			£39,571
	eting Costs			2.0% Market Un	its Value		£100,750
Contingend	.185			3.0% Build Cost			£107,920
Interest		7.0%	10	Month Build	6	Mth Sale Void	£229,494
Arrangeme	nt Fee	0.0%					£0
Developme		Market Hsg		of GDV			£1,007,500
				4			,,
Total Cost							£5,395,554
			<u>م</u> ــــــ				-£358,054

GROSS RESIDUAL LAND VALUE -£358,054 GROSS RESIDUAL LAND VALUE PER HA -£1,432,215

Residential Viability Appraisal

		2	Apartmast		A	0
DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO		Apartments Greenfield		Apartments 2 bed houses	0 10	
	MENT LOCATIO		Low		3 Bed houses	5
	MENT DETAILS			Total Units	4 bed houses	0
-	e Proportion	30%	_	Affordable Units	5 bed house	0
Affordabl			LCHO	0% Internmediate		-
	nent Floorspace			Sqm Market Housing	365 Sqm Affordable	
	nent Value		010	Squi Market Housing	SOS Sqiil Anoldable	Tiousing
Market H						
0	Apartments	65	sqm	2400 £ per sqm		£0
7	2 bed houses		sqm	2750 £ per sqm		£1,443,750
4	3 Bed houses		sqm	2700 £ per sqm		£850,500
0	4 bed houses		sqm	2700 £ per sqm		£0
0	5 bed house	164	sqm	2600 £ per sqm		£0
			•			
LCHO		70%	Open Market \	/alue		
0	Apartments	65	sqm	1680 £ per sqm		£0
1	2 Bed house	75	sqm	1925 £ per sqm		£128,638
1	3 Bed House	90	sqm	1890 £ per sqm		£101,039
Internmed	diate		Open Market \			
0	Apartments		sqm	1560 £ per sqm		£0
0	2 Bed house		sqm	1787.5 £ per sqm		£0
0	3 Bed House	90	sqm	1755 £ per sqm		£0
	_					
Affordable			Open Market \			
0	Apartments		sqm	1200 £ per sqm		£0
2	2 Bed house		sqm	1375 £ per sqm		£186,553
1	3 Bed House	90	sqm	1350 £ per sqm		£146,529
15 Developm	Total Units nent Value					£2,857,010
						,,.
Developm	nent Costs					
Land	Apartments	0	Plots	8560 £ per plot		£0
	2 Bed House	7	Plots	21400 £ per plot		£149,802
	3 Bed House	4	Plots	24457 £ per plot		£85,601
	4 Bed House	0	Plots	34240 £ per plot		£0
	5 Bed House	0	Plots	42801 £ per plot	Total Land £235,403	£0
	ity Land Tax			1.0%		£2,354
Construct	tion		-			
	Apartments		£ per sqm	Market Hous	ing Construction Cost	£1,107,120
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	Affordable H	ousing Construction Cost	£480,411
	4 bed houses		£ per sqm			
	5 bed house	1318	£ per sqm			
Additions	Affordable	using Land C	act			C101 004
	ii Alloroable Hol	using Land C	UST	1		£101,804
				9 ()9/ p. thi Court		
Profession	nal Fees			8.0% Build Cost		£127,002
Profession Legal Fees	nal Fees s			0.5% gdv		£14,285
Professior Legal Fees Statutory	nal Fees s Fees			0.5% GDV 1.1% Build Cost		£14,285 £17,463
Profession Legal Fees Statutory Sales/Man	nal Fees s Fees rketing Costs			0.5% GDV 1.1% Build Cost 2.0% Market Units V	'alue	£14,285 £17,463 £45,885
Profession Legal Fees Statutory Sales/Man Continger	nal Fees s Fees rketing Costs ncies			0.5% GDV 1.1% Build Cost 2.0% Market Units V 3.0% Build Cost		£14,285 £17,463 £45,885 £50,680
Profession Legal Fees Statutory Sales/Man Continger Planning (nal Fees s Fees rketing Costs	7 በ%	12	0.5% GDV 1.1% Build Cost 2.0% Market Units V 3.0% Build Cost 3600 £ per Market U	Init	£14,285 £17,463 £45,885 £50,680 £54,000
Profession Legal Fees Statutory Sales/Mar Continger Planning (Interest	nal Fees s Fees rketing Costs ncies Obligations	7.0%		0.5% GDV 1.1% Build Cost 2.0% Market Units V 3.0% Build Cost		£14,285 £17,463 £45,885 £50,680 £54,000 £136,539
Profession Legal Fees Statutory Sales/Mar Continger Planning (Interest Arrangem	nal Fees s Fees rketing Costs ncies Obligations nent Fee	0.0%	Cost	0.5% GDV 1.1% Build Cost 2.0% Market Units V 3.0% Build Cost 3600 £ per Market U Month Build	Init	£14,285 £17,463 £45,885 £50,680 £54,000 £136,539 £0
Profession Legal Fees Statutory Sales/Mar Continger Planning (Interest Arrangem	nal Fees s Fees rketing Costs ncies Obligations		Cost	0.5% GDV 1.1% Build Cost 2.0% Market Units V 3.0% Build Cost 3600 £ per Market U	Init	£14,285 £17,463 £45,885 £50,680 £54,000 £136,539
Profession Legal Fees Statutory Sales/Mar Continger Planning (Interest Arrangem	nal Fees s Fees rketing Costs ncies Obligations nent Fee nent Profit	0.0%	Cost	0.5% GDV 1.1% Build Cost 2.0% Market Units V 3.0% Build Cost 3600 £ per Market U Month Build	Init	£14,285 £17,463 £45,885 £50,680 £54,000 £136,539 £0
Profession Legal Fees Statutory Sales/Man Continger Planning (Interest Arrangem Developm	nal Fees s Fees rketing Costs ncies Obligations nent Fee nent Profit t	0.0%	Cost	0.5% GDV 1.1% Build Cost 2.0% Market Units V 3.0% Build Cost 3600 £ per Market U Month Build	Init	£14,285 £17,463 £45,885 £50,680 £54,000 £136,539 £0 £487,675

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

£3,612-£4-

(NCS

DEVELOP	MENT SCENARIO)	Apartments			٥	partments	0
-	ID VALUE SCENA		Brownfield				bed houses	10
	MENT LOCATION		Low				Bed houses	5
	MENT DETAILS	(20112)		Total Units			bed houses	0
	le Proportion	30%	_		ts		bed house	0
Affordabl			LCHO		Internmediate		Affordable Ren	-
	nent Floorspace			Sqm Market He			qm Affordable	
	nent Value		010	Sqiii Markeerik	Sushig	565 5	qiii / iiioi dabie	Tiousing
Market H								
0	Apartments	65	sqm	2400	£ per sqm			£0
7	2 bed houses		sqm		£ per sqm			£1,443,750
4	3 Bed houses		sqm		£ per sqm			£850,500
0 0	4 bed houses		sqm		£ per sqm			£0
0	5 bed house		sqm		£ per sqm			£0
-			1 - 4		-			
LCHO		70%	Open Market V	alue				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£128,638
1	3 Bed House		sqm		£ per sqm			£101,039
_	o bea moade		54.11	1000	2 pc: 54			
Internme	diate	65%	Open Market V	alue				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
Ū	5 Dea House	50	5411	1,55	z per sqiii			20
Affordabl	e Rent	50%	Open Market V	alue				
0	Apartments		sqm		£ per sqm			£0
2	2 Bed house		sqm		£ per sqm			£186,553
1	3 Bed House		sqm		£ per sqm			£146,529
15	Total Units				-			
-	nent Value							£2,857,010
								/ /
Developn	nent Costs							
Land	Apartments	0	Plots	10935	£ per plot			£0
	2 Bed House	7	Plots		£ per plot			£191,365
	3 Bed House	4	Plots		£ per plot			£109,351
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots	54676	£ per plot	Total Land	£300,716	£0
Stamp Du	ity Land Tax			3.0%				£9,021
Construct								
	Apartments	2213.75	£ per sqm		Market Housi	ng Construe	ction Cost	£1,107,120
	2 bed houses	1318	£ per sqm					
	3 Bed houses	1318	£ per sqm		Affordable Ho	ousing Cons	truction Cost	£480,411
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
	_							
Additiona	I Affordable Hou	sing Land C	ost					£130,050
Profession				8.0%	Build Cost			£127,002
Legal Fees	S			0.5%				£14,285
Statutory	Fees			1.1%	Build Cost			£17,463
Sales/Ma	rketing Costs			2.0%	Market Units Va	alue		£45,885
Continger	ncies				Build Cost			£51,527
	Obligations			3600	£ per Market U	nit		£54,000
Interest		7.0%	12	Month Build			/Ith Sale Void	£146,089
Arrangem	nent Fee	0.0%	Cost	4	ļ			£0
	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% o	of Cost	£487,675
				•				
Total Cos	t							£2,971,245
VIABILITY	' MARGIN							-£114,235
POTENTIA	AL CIL RATE PER S	SQ METRE	OF MARKET H	IOUSING (IF	APPLICABLE)			-£136

	NCS	5	Resid	lentia	l Viab	oility	Appra	isal
DEVELOP	MENT SCENARI	0	Apartments				Apartments	0
	D VALUE SCEN	-	Gross Residu				2 bed houses	10
-	MENT LOCATIC	-	Low				3 Bed houses	5
	MENT DETAILS		15	Total Units	0.39	Site Area	4 bed houses 5 bed house	0
Developm	nent Floorspace	e	1200	Sqm Market H	lousing			
Developm	nent Value							
Market Ho	ouses							
0	Apartments		sqm	2400	£ per sqm			£0
10	2 bed houses		sqm	2750	£ per sqm			£2,062,500
5	3 Bed houses) sqm		£ per sqm			£1,215,000
0	4 bed houses) sqm		£ per sqm			£0
0	5 bed house	164	sqm	2600	£ per sqm			£0
LCHO		70%	Open Market V	/alue				
0	Apartments	65	sqm	1680	£ per sqm			£0
0	2 Bed house	75	sqm	1925	£ per sqm			£0
0	3 Bed House	90) sqm	1890	£ per sqm			£0
Internmed	diate	65%	Open Market V	/alue				
0	Apartments	65	sqm	1560	£ per sqm			£0
0	2 Bed house	75	sqm	1787.5	£ per sqm			£0
0	3 Bed House	90) sqm	1755	£ per sqm			£0
Affordable	e Rent	50%	Open Market V	/alue				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house	75	sqm		£ per sqm			£0
0	3 Bed House) sqm	1350	£ per sqm			£0
15	Total Units							
Developm	nent Value							£3,277,500
Developm	nent Costs							
					-			
				l	-			

Construct	ion				
0	Apartments	65 sqm	2213.75 £ per sqm	1	£0
10	2B Houses	75 sqm	1318 £ per sqm	1	£988,500
5	3B Houses	90 sqm	1318 £ per sqm	1	£593,100
0	4B Houses	120 sqm	1318 £ per sqm		£0
0	5B Houses	164 sqm	1318 £ per sqm		£0
15		1200 Total sqm			
Profession	al Fees		8.0% Build Cos	t	£126,528
Legal Fees			0.5% GDV		£16,388
Statutory			1.1% Build Cos	r	£17,398
	keting Costs		2.0% Market U		£65,550
Contingen	-		3.0% Build Cos		£47,448
contingen	cies		3.0 70 Build Cos	L .	147,440
Interest		7.0% 1	2 Month Build	6 Mth Sale Void	£102,365
Arrangem	ont Foo	0.0% Cost			£102,505 £0
Developm			% of GDV		£655,500
Developin		Market Hsg 20.0	78 01 00 0		1055,500
Total Cost					£2 £12 776
TOTAL COST					£2,612,776
CROSS PE	SIDUAL LAND				5664 734
					£664,724
GROSS RE	SIDUAL LAND \	VALUE PER HA			£1,692,025

DEVELOPIN	/IENT SCENARI	0	Apartments			Δ	partments	0
	D VALUE SCEN		Greenfield				bed houses	10
-	VALUE SCEIV	-	Medium				Bed houses	5
	MENT DETAILS			Total Units			bed houses	0
	Proportion	30%		Affordable Unit			bed house	0
Affordable			LCHO		.s Internmediate		Affordable Ren	-
	ent Floorspace			Sgm Market Ho			qm Affordable	
Developm		•	040	Sqiii Market in	Jushig	303 30		nousing
Market Ho								
0	Apartments	65	sqm	2450	£ per sqm			£0
7	2 bed houses		sqm		£ per sqm			£1,548,750
4	3 Bed houses		sqm		£ per sqm			£913,500
0	4 bed houses		sqm		£ per sqm			£0
0	5 bed house		sqm		£ per sqm			£0 £0
0	5 bed house	104	sqiii	2000				10
LCHO		70%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£137,994
1	3 Bed House		sqm		£ per sqm			£108,524
-	5 Ded 11003e	50	3411	2030	r per sqiii			1100,524
Internmed	iate	65%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
0 0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
Ū	0 000				2 pci 54			
Affordable	Rent	50%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
2	2 Bed house		sqm		£ per sqm			£200,121
1	3 Bed House		sqm		£ per sqm			£157,383
15	Total Units							,
Developm	ent Value							£3,066,271
-								
Developm	ent Costs							
Developm Land	ent Costs Apartments	0	Plots	10923	£ per plot			£0
•		-	Plots Plots	27308	£ per plot			£191,156
•	Apartments	7		27308 31209	£ per plot £ per plot			
•	Apartments 2 Bed House	7	Plots	27308 31209 43693	£ per plot £ per plot £ per plot			£191,156 £109,232 £0
•	Apartments 2 Bed House 3 Bed House	7 4 0	Plots Plots	27308 31209 43693	£ per plot £ per plot	Total Land	£300,387	£191,156 £109,232
Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	7 4 0	Plots Plots Plots	27308 31209 43693	£ per plot £ per plot £ per plot	Total Land	£300,387	£191,156 £109,232 £0
Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	7 4 0 0	Plots Plots Plots Plots	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot £ per plot			£191,156 £109,232 £0 £0 £9,012
Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments	7 4 0 0 2213.75	Plots Plots Plots Plots f per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot			£191,156 £109,232 £0 £0
Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on	7 4 0 0 2213.75 1318	Plots Plots Plots Plots f per sqm f per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot £ per plot Market Hous	sing Construc	tion Cost	£191,156 £109,232 £0 £9,012 £1,107,120
Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax On Apartments 2 bed houses 3 Bed houses	7 4 0 0 2213.75 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot £ per plot	sing Construc	tion Cost	£191,156 £109,232 £0 £0 £9,012
Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax ON Apartments 2 bed houses 3 Bed houses 4 bed houses	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot £ per plot Market Hous	sing Construc	tion Cost	£191,156 £109,232 £0 £9,012 £1,107,120
Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax On Apartments 2 bed houses 3 Bed houses	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot £ per plot Market Hous	sing Construc	tion Cost	£191,156 £109,232 £0 £9,012 £1,107,120
Land Stamp Dut Constructi	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax On Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot £ per plot Market Hous	sing Construc	tion Cost	£191,156 £109,232 £0 £0 £9,012 £1,107,120 £480,411
Land Stamp Dut Constructi	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 9 Land Tax 0n Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot £ per plot Market Hous	sing Construc	tion Cost	£191,156 £109,232 £0 £0 £9,012 £1,107,120 £480,411 £129,908
Land Stamp Dut Constructi Additional Profession	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 9 Land Tax 0n Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0%	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost	sing Construc	tion Cost	£191,156 £109,232 £0 £0 £9,012 £1,107,120 £480,411 £129,908 £127,002
Land Stamp Dut Constructi Additional Profession Legal Fees	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 9 Land Tax 0n Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0% 8.0% 0.5%	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost GDV	sing Construc	tion Cost	£191,156 £109,232 £0 £0 £9,012 £1,107,120 £480,411 £129,908 £127,002 £15,331
Land Stamp Dut Constructi Additional Profession Legal Fees Statutory F	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house Affordable Ho al Fees	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0% 8.0% 0.5% 1.1%	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost GDV Build Cost	sing Construc	tion Cost	£191,156 £109,232 £0 £0 £9,012 £1,107,120 £480,411 £129,908 £127,002 £15,331 £17,463
Land Stamp Dut Constructi Additional Profession Legal Fees Statutory F Sales/Mark	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house Affordable Ho al Fees Eees keting Costs	7 4 0 0 2213.75 1318 1318 1318 1318	Plots Plots Plots Plots Plots t per sqm £ per sqm £ per sqm £ per sqm £ per sqm	27308 31209 43693 54616 3.0% 8.0% 0.5% 1.1% 2.0%	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost GDV Build Cost Market Units V	sing Construc	tion Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245
Land Stamp Dut Constructi Additional Profession Legal Fees Statutory F Sales/Mark Contingend	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house 4 bed houses 5 bed house 5 bed house 5 bed house 4 bed houses 5 bed house 5 bed houses 5 bed house 5 bed	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f per sqm f per sqm	27308 31209 43693 54616 3.0% 8.0% 0.5% 1.1% 2.0% 3.0%	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost GDV Build Cost Market Units V Build Cost	sing Construction	tion Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245 f51,523
Land Stamp Dut Constructi Additional Profession Legal Fees Statutory F Sales/Mark Contingeno S106 & CIL	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house 4 bed houses 5 bed house 5 bed house 5 bed house 4 bed houses 5 bed house 5 bed houses 5 bed house 5 bed	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f per sqm f per sqm	27308 31209 43693 54616 3.0% 8.0% 0.5% 1.1% 2.0% 3.0% 3600	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost GDV Build Cost Market Units V	sing Construct ousing Const 'alue Jnit	tion Cost	£191,156 £109,232 £0 £0 £9,012 £1,107,120 £480,411 £129,908 £127,002 £15,331 £17,463 £49,245 £51,523 £54,000
Land Stamp Dut Constructi Constructi Profession Legal Fees Statutory F Sales/Mark Contingent S106 & CIL Interest	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Bed House 9 Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house 5 bed house 4 bed houses 5 bed house 5 bed house 5 bed houses 5 bed house 5 bed	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f per sqm f cost f CIL	27308 31209 43693 54616 3.0% 8.0% 0.5% 1.1% 2.0% 3.0%	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost GDV Build Cost Market Units V Build Cost	sing Construct ousing Const 'alue Jnit	tion Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245 f51,523 f54,000 f146,287
Land Stamp Dut Constructi Constructi Profession Legal Fees Statutory F Sales/Mark Contingent S106 & CIL Interest Arrangeme	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house Affordable Ho al Fees Fees keting Costs cies	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f cost	27308 31209 43693 54616 3.0% 3.0% 0.5% 1.1% 2.0% 3.0% 3.0% 3600 Month Build	£ per plot £ per plot £ per plot Market Hous Market Hous Affordable H Build Cost GDV Build Cost Market Units V Build Cost £ per Market U	sing Construct ousing Const 'alue Jnit	tion Cost cruction Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245 f51,523 f54,000 f146,287 f0
Land Stamp Dut Constructi Constructi Profession Legal Fees Statutory F Sales/Mark Contingent S106 & CIL Interest	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house Affordable Ho al Fees Fees keting Costs cies	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f cost	27308 31209 43693 54616 3.0% 8.0% 0.5% 1.1% 2.0% 3.0% 3600	£ per plot £ per plot £ per plot Market Hous Affordable H Build Cost GDV Build Cost Market Units V Build Cost	sing Construct ousing Const 'alue Jnit	tion Cost cruction Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245 f51,523 f54,000 f146,287
Land Stamp Dut Constructi Constructi Profession Legal Fees Statutory F Sales/Mark Contingent S106 & CIL Interest Arrangeme Developme	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house Affordable Ho al Fees Fees keting Costs cies	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f cost	27308 31209 43693 54616 3.0% 3.0% 0.5% 1.1% 2.0% 3.0% 3.0% 3600 Month Build	£ per plot £ per plot £ per plot Market Hous Market Hous Affordable H Build Cost GDV Build Cost Market Units V Build Cost £ per Market U	sing Construct ousing Const 'alue Jnit	tion Cost cruction Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245 f51,523 f54,000 f146,287 f0 f521,275
Land Stamp Dut Constructi Constructi Profession Legal Fees Statutory F Sales/Mark Contingent S106 & CIL Interest Arrangeme	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house 5 bed house Affordable Ho al Fees Fees keting Costs cies	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f cost	27308 31209 43693 54616 3.0% 3.0% 0.5% 1.1% 2.0% 3.0% 3.0% 3600 Month Build	£ per plot £ per plot £ per plot Market Hous Market Hous Affordable H Build Cost GDV Build Cost Market Units V Build Cost £ per Market U	sing Construct ousing Const 'alue Jnit	tion Cost cruction Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245 f51,523 f54,000 f146,287 f0
Land Stamp Dut Constructi Constructi Profession Legal Fees Statutory F Sales/Mark Contingent S106 & CIL Interest Arrangeme Developme	Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2 bed houses 3 Bed houses 3 Bed houses 5 bed houses 6 bed houses 5 bed houses 6 bed houses 5 bed houses 6 bed houses 5 bed houses 5 bed houses 5 bed houses 6 bed houses 7 bed ho	7 4 0 0 1318 1318 1318 1318 1318 1318 1318	Plots Plots Plots Plots Plots f per sqm f per sqm f per sqm f per sqm f cost	27308 31209 43693 54616 3.0% 3.0% 0.5% 1.1% 2.0% 3.0% 3.0% 3600 Month Build	£ per plot £ per plot £ per plot Market Hous Market Hous Affordable H Build Cost GDV Build Cost Market Units V Build Cost £ per Market U	sing Construct ousing Const 'alue Jnit	tion Cost cruction Cost	f191,156 f109,232 f0 f0 f9,012 f1,107,120 f480,411 f129,908 f127,002 f15,331 f17,463 f49,245 f51,523 f54,000 f146,287 f0 f521,275

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

(NCS

£57,307 £68

DEVELOP	AENT SCENADI	0	Apartments			4-2-2	artments	0
DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO			Brownfield				ed houses	10
-	MENT LOCATIO	-	Medium				ed houses	5
	MENT DETAILS			Total Units			ed houses ed houses	0
	_	30%	_	Affordable Uni	•-			0
Affordable	e Proportion		LCHO	-			ed house fordable Ren	-
	ent Floorspace				Internmediate		n Affordable	
Developm			840	Sqm Market H	ousing	SOS Squ	n Anoruable	Housing
Market Ho								
0	Apartments	65	sqm	2450	£ per sqm			£0
7	2 bed houses		sqm		£ per sqm			£1,548,750
4	3 Bed houses		sqm		£ per sqm			£913,500
0	4 bed houses		sqm		£ per sqm			£0
Ő	5 bed house		sqm		£ per sqm			£0
0	5 bed house	104	Sqiii	2000	r per sqiii			EU
LCHO	1	70%	Open Market V	/alue				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£137,994
1	3 Bed House		sqm		£ per sqm			£108,524
Internmed	liate	65%	Open Market V	/alue				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm	1885	£ per sqm			£0
Affordable	e Rent	50%	Open Market V	/alue				
0	Apartments	65	sqm	1225	£ per sqm			£0
2	2 Bed house	75	sqm	1475	£ per sqm			£200,121
1	3 Bed House	90	sqm	1450	£ per sqm			£157,383
15	Total Units							
Developm	ent Value							£3,066,271
Developm	ent Costs							
Land	Apartments		Plots		£ per plot			£0
	2 Bed House		Plots		£ per plot			£232,718
	3 Bed House		Plots		£ per plot			£132,982
	4 Bed House	-	Plots		£ per plot			£0
-	5 Bed House	0	Plots		£ per plot T	otal Land	£365,700	£0
-	ty Land Tax			3.0%				£10,971
Construct		2242 75	1-				<u> </u>	64 407 430
	Apartments		£ per sqm		Market Housin	g Constructi	on Cost	£1,107,120
	2 bed houses	1318	£ per sqm			· • ·		C400 444
	3 Bed houses		£ per sqm		Affordable Hou	ising Constru	uction Cost	£480,411
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
Additional	Affordable Ho	using Land C	ost		1			£158,153
Profession		using Lanu C	USL	8 0%	Build Cost			£158,153 £127,002
Legal Fees				0.5%				£15,331
Statutory					Build Cost			£17,463
	keting Costs				Market Units Valu			£49,245
Contingen	-				Build Cost	uc		£52,371
S106 & CIL		0	£ CIL		£ per Market Uni	+		£54,000
Interest		7.0%		Month Build			n Sale Void	£155,317
Arrangem	ent Fee	0.0%			L	UNIT	i Jaie VUlu	£135,517 £0
Developm		Market Hsg		of GDV	Aff Hsg	6.0% of 0	ost	£521,275
Developin			20.0%			0.070 01 0	2031	1321,273
Total Cost								£3,114,360
i otar cost								10,114,500
VIABILITY	MARGIN							-£48,089
	L CIL RATE PER	SO METRE (OF MARKET	HOUSING (IE	APPLICABLE)			-£57

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (Z DEVELOPMENT DETAILS	ONE) Medium	dual Value	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	0 10 5 0 0
Development Floorspace	120	0 Sqm Market Housing		
Development Value				
Market Houses				
0 Apartments	65 sqm	2450 £ per sqm		£0
10 2 bed houses	75 sqm	2950 £ per sqm		£2,212,500
5 3 Bed houses	90 sqm	2900 £ per sqm		£1,305,000
0 4 bed houses	120 sqm	2900 £ per sqm		£0
0 5 bed house	164 sqm	2800 £ per sqm		£0
	70%	Malua		
LCHO O Apartments	70% Open Market 65 sqm			£0
0 Apartments 0 2 Bed house		1715 £ per sqm		£0 £0
0 2 Bed House	75 sqm 90 sqm	2065 £ per sqm 2030 £ per sqm		£0 £0
0 3 Bed House	90 sqm	2030 E për sqift		LU
Internmediate	65% Open Market	Value		
0 Apartments	65 sqm	1592.5 £ per sqm		£0
0 2 Bed house	75 sqm	1917.5 £ per sqm		£0
0 3 Bed House	90 sqm	1885 £ per sqm		£0
Affordable Rent	50% Open Market			
0 Apartments	65 sqm	1225 £ per sqm		£0
0 2 Bed house	75 sqm	1475 £ per sqm		£0
0 3 Bed House	90 sqm	1450 £ per sqm		£0
15 Total Units				62 547 500
Development Value				£3,517,500
Development Costs				
Construction				
0 Apartments	65 sqm	2213.75 £ per sqm		£0
10 2B Houses	75 sqm	1318 £ per sqm		£988,500
5 3B Houses	90 sqm	1318 £ per sqm		£593,100
0 4B Houses	120 sqm	1318 £ per sqm		£0
0 5B Houses	164 sqm	1318 £ per sqm		£0
15	1200 Total sqm			
Professional Fees		8.0% Build Cost		£126,528
Legal Fees		0.5% GDV		£17,588
Statutory Fees		1.1% Build Cost		£17,398
Sales/Marketing Costs		2.0% Market Units Value		£70,350
Contingencies		3.0% Build Cost		£47,448
Interest	7.0% 1	2 Month Build 6	Mth Sale Void	£102,696
Arrangement Fee	0.0% Cost		with sale void	£102,696 £0
		% of GDV		£703,500
				£703,500
Total Cost				£2,667,107
GROSS RESIDUAL LAND VALU GROSS RESIDUAL LAND VALU				£850,393
	F PFR HA			£2,164,636

DEVELOPMENT SCENARIO Mixed Residential Estate Apartments 0 BASE LAND VALUE SCENARIO Mixed Residential Estate Apartments 0 DEVELOPMENT LOCATION (ZONE) Mixed Residential Estate Apartments 0 DEVELOPMENT DETAILS 15 Total Units 4 bed houses 5 Affordable Proportion 30% 5 Affordable Units 5 bed house 0 Affordable Mix 33% LCHO 0% Internmediate 67% Affordable Rent Development Floorspace 840 Sqm Market Housing 365 Sqm Affordable Housing 0 5 Market Houses 0 3050 f per sqm f1,601 10 7 2 bed houses 75 sqm 3050 f per sqm f1,601 7 2 bed houses 90 sqm 3000 f per sqm f1,601 4 3 Bed houses 90 sqm 3000 f per sqm f1,601)
BASE LAND VALUE SCENARIO Greenfield 2 bed houses 10 DEVELOPMENT LOCATION (ZONE) High 3 Bed houses 5 DEVELOPMENT DETAILS 15 Total Units 4 bed houses 0 Affordable Proportion 30% 5 Affordable Units 5 bed house 0 Affordable Mix 33% LCHO 0% Internmediate 67% Affordable Rent Development Floorspace 840 Sqm Market Housing 365 Sqm Affordable Housing Development Value Market Houses 0 Apartments 65 sqm 2500 f per sqm £1,601 7 2 bed houses 75 sqm 3050 f per sqm £1,601)
DEVELOPMENT LOCATION (ZONE) High 3 Bed houses 5 DEVELOPMENT DETAILS 15 Total Units 4 bed houses 0 Affordable Proportion 30% 5 Affordable Units 5 bed house 0 Affordable Mix 33% LCHO 0% Internmediate 67% Affordable Rent Development Floorspace 840 Sqm Market Housing 365 Sqm Affordable Housing Development Value Market Houses 0 Apartments 65 sqm 2500 f per sqm £1,601 7 2 bed houses 75 sqm 3050 f per sqm £1,601	
DEVELOPMENT DETAILS 15 Total Units 4 bed houses 0 Affordable Proportion 30% 5 Affordable Units 5 bed house 0 Affordable Mix 33% LCHO 0% Internmediate 67% Affordable Rent Development Floorspace 840 Sqm Market Housing 365 Sqm Affordable Housing Development Value Market Houses 0 Affordable for sqm 15 0 Apartments 65 sqm 2500 f per sqm f1,601 7 2 bed houses 75 sqm 3050 f per sqm f1,601	
Affordable Proportion 30% 5 Affordable Units 5 bed house 0 Affordable Mix 33% LCHO 0% Internmediate 67% Affordable Rent Development Floorspace 840 Sqm Market Housing 365 Sqm Affordable Housing Development Value Market Houses 0 Apartments 65 sqm 2500 f per sqm f1,601 7 2 bed houses 75 sqm 3050 f per sqm f1,601	
Affordable Mix 33% LCHO 0% Internmediate 67% Affordable Rent Development Floorspace 840 Sqm Market Housing 365 Sqm Affordable Housing Development Value Value Value Value Value Value Value Market Houses 0 Apartments 65 sqm 2500 f per sqm f1,601 7 2 bed houses 75 sqm 3050 f per sqm f1,601	
Development Floorspace 840 Sqm Market Housing 365 Sqm Affordable Housing Development Value Value Value Value Value Market Houses 0 Apartments 65 sqm 2500 f. per sqm 7 2 bed houses 75 sqm 3050 f. per sqm £1,601	
Development Value Market Houses 0 Apartments 65 sqm 2500 £ per sqm 7 2 bed houses 75 sqm 3050 £ per sqm £1,601	
Market Houses0Apartments65 sqm2500 £ per sqm72 bed houses75 sqm3050 £ per sqm£1,601	
O Apartments 65 sqm 2500 £ per sqm 7 2 bed houses 75 sqm 3050 £ per sqm £1,601	
7 2 bed houses 75 sqm 3050 f per sqm £1,601	
	£0
4 3 Bed houses 90 sam 3000 f per sam f 94 ^c	
	945,000
0 4 bed houses 120 sqm 3000 £ per sqm	£0
0 5 bed house 164 sqm 2900 £ per sqm	£0
LCHO 70% Open Market Value	
0 Apartments 65 sqm 1750 £ per sqm	£0
	142,671
1 3 Bed House 90 sqm 2100 £ per sqm £112	112,266
Internmediate 65% Open Market Value	60
0 Apartments 65 sqm 1625 £ per sqm	£0
0 2 Bed house 75 sqm 1982.5 £ per sqm	£0
0 3 Bed House 90 sqm 1950 £ per sqm	£0
Affordable Rent 50% Open Market Value	
	£0
	-
	206,904
13 Bed House90 sqm1500 £ per sqm£16215Total Units	162,810
	170,902
Development Costs	
Land Apartments 0 Plots 12105 f per plot	£0
	211,832
	121,047
4 Bed House 0 Plots 48419 £ per plot	£0
5 Bed House 0 Plots 60524 £ per plot Total Land £332,880	£0
	£9,986
Construction	15,500
	107,120
2 bed houses 1318 f per sqm	,120
	480,411
4 bed houses 1318 f per sqm	,+11
5 bed house 1318 £ per sqm	
Additional Affordable Housing Land Cost £143	143,960
	127,002
	£15,855
	E17,463
	£50,925
	£51,945
	197,680
	153,312
Arrangement Fee 0.0% Cost	£0
	538,075
Total Cost £3,126	126,612

VIABILITY MARGIN	£44,289
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£53

	S I	Residential Viabilit	v Annraisal	
			y Appraioan	
DEVELOPMENT SCEN	ARIO 🛛	ixed Residential Estate	Apartments 0	
BASE LAND VALUE SC	ENARIO BI	ownfield	2 bed houses 10	
DEVELOPMENT LOCA	TION (ZONE)	gh	3 Bed houses 5	
DEVELOPMENT DETA		15 Total Units	4 bed houses 0	
Affordable Proportion		5 Affordable Units	5 bed house 0	
Affordable Mix	33% LC		67% Affordable Rent	
Development Floorsp			365 Sqm Affordable Housing	
Development Value			Sos squiri intrasic ricusing	
Market Houses				
-	s 65 sq	n 2500 £ per sqm	£0	
			£1,601,250	
4 3 Bed house			£945,000	
0 4 bed house			£0	
0 5 bed house	e 164 sq	n 2900 £ per sqm	£0	
LCHO		en Market Value		
0 Apartments			£0	
1 2 Bed house	e 75 sq	n 2135 £ per sqm	£142,671	
1 3 Bed Hous			£112,266	
			,	
Internmediate	65% 0	en Market Value		
0 Apartments	· · · · · · · · · · · · · · · · · · ·		£0	
0 2 Bed house			£0	
0 3 Bed Hous	e 90 sq	n 1950 £ per sqm	ĔŬ	
	F0 %			
Affordable Rent		en Market Value		
0 Apartments			£0	
2 2 Bed house	e 75 sq	n 1525 £ per sqm	£206,904	
1 3 Bed Hous	e 90 sq	n 1500 £ per sqm	£162,810	
15 Total Units				
Development Value			£3,170,902	
Development Costs				
Land Apartments	5 O PI	ts 14480 £ per plot	£0	
2 Bed Hous	e 7 Pl	ts 36199 £ per plot	£253,395	
3 Bed Hous	e 4 Pl		£144,797	
4 Bed Hous			£0	
5 Bed Hous			Land £398,192 £0	
Stamp Duty Land Tax	C 011	3.0%	£11,946	
		5.078	111,940	
Construction		or com	E1 107 130	
Apartments			onstruction Cost £1,107,120	
2 bed house				
3 Bed house			g Construction Cost £480,411	
4 bed house		-		
5 bed house	e 1318 f	er sqm		
Additional Affordable	Housing Land Cos		£172,205	
Professional Fees		8.0% Build Cost	£127,002	
Legal Fees		0.5% gdv	£15,855	
Statutory Fees		1.1% Build Cost	£17,463	
Sales/Marketing Costs	3	2.0% Market Units Value	£50,925	
Contingencies		3.0% Build Cost	£52,792	
S106 & CIL	43680 £		£97,680	
Interest	7.0%	12 Month Build	6 Mth Sale Void £162,342	
Arrangement Fee	0.0% Co		£0	
Development Profit	Market Hsg	20.0% of GDV Aff Hsg	5.0% of Cost £538,075	
Total Cost £3,232,007				

VIABILITY MARGIN	-£61,106
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£73

	NCS	Res	sidential Via	bility Appra	isal
	MENT SCENARI		Mixed Residential Estate	Apartments	0
	D VALUE SCENA		Gross Residual Value	2 bed houses	10
	MENT LOCATIO	N (ZONE)	High	3 Bed houses	5
DEVELOPI	MENT DETAILS		15 Units 0.39	Site Area 4 bed houses	0
				5 bed house	0
Developm	ent Floorspace	. 1	1200 Sqm Market Housing		
	ent Value				
Market Ho	ouses				
0	Apartments	65 sqm	2500 £ per sqm		£0
10	2 bed houses	75 sqm	3050 £ per sqm		£2,287,500
5	3 Bed houses	90 sqm	3000 £ per sqm		£1,350,000
0	4 bed houses	120 sqm	3000 £ per sqm		£0
0	5 bed house	164 sqm	2900 £ per sqm		£0
LCHO		70% Open Ma	rket Value		
0	Apartments	65 sqm	1750 £ per sqm		£0
0	2 Bed house	75 sqm	2135 £ per sqm		£0
0	3 Bed House	90 sqm	2100 £ per sqm		£0
-			po		
Internmed	liate	65% Open Ma	rket Value		
0	Apartments	65 sqm	1625 £ per sqm		£0
0	2 Bed house	75 sqm	1982.5 £ per sqm		£0
0	3 Bed House	90 sqm	1950 £ per sqm		£0
Affordable	e Rent	50% Open Ma	rket Value		
0	Apartments	65 sqm	1250 £ per sqm		£0
0	2 Bed house	75 sqm	1525 £ per sqm		£0
0	3 Bed House	90 sqm	1500 £ per sqm		£0
15	Total Units				
Developm	ent Value				£3,637,500
Developm	ent Costs				
Land					
Construct	ion				
0	Apartments	65 sqm	2213.75 £ per sqm		£0
10	2B Houses	75 sqm	1318 £ per sqm		£988,500
5	3B Houses	90 sqm	1318 £ per sqm		£593,100
0	4B Houses	120 sqm	1318 £ per sqm		£0
0	5B Houses	164 sqm	1318 £ per sqm		£0
15		1200 Total sqm	1		
_	_				
Profession			8.0% Build Cost		£126,528
Legal Fees			0.5% gdv		£18,188
Statutory			1.1% Build Cost		£17,398
	keting Costs		2.0% Market Un	its Value	£72,750
Contingen	cies		3.0% Build Cost		£47,448
Interest		7 00/1	12 March 2, 11		C102.0C2
Interest	ant East	7.0%	12 Month Build	6 Mth Sale Void	£102,862
Arrangem		0.0% Cost			£0
Developm	ent Profit	Market Hsg 20	0.0% of GDV		£727,500
Total Cost					£2,694,273
GROSS RE	SIDUAL LAND \	ALUE			£943,227
		ALUE PER HA			£2,400,942

	NCS	Resi	idential Viability Appra	isal
DEVELOP	MENT SCENARI	O Mixed Re	esidential Estate Apartments	0
BASE LAN	ID VALUE SCEN			10
DEVELOP	MENT LOCATIO	N (ZONE) Very High	3 Bed houses	5
DEVELOP	MENT DETAILS		15 Total Units 4 bed houses	0
Affordab	le Proportion	30%	5 Affordable Units 5 bed house	0
Affordab	le Mix	33% LCHO	0% Internmediate 67% Affordable Ren	t
	nent Floorspace	e 8	340 Sqm Market Housing 365 Sqm Affordable	Housing
	nent Value			
Market H	ouses			
0	Apartments	65 sqm	3100 £ per sqm	£0
7	2 bed houses	75 sqm	3550 £ per sqm	£1,863,750
4	3 Bed houses	90 sqm	3500 £ per sqm	£1,102,500
0	4 bed houses	120 sqm	3500 £ per sqm	£0
0	5 bed house	164 sqm	3400 £ per sqm	£0
		200/		
LCHO		70% Open Mark		
0	Apartments	65 sqm	2170 £ per sqm	£0
1	2 Bed house	75 sqm	2485 £ per sqm	£166,060
1	3 Bed House	90 sqm	2450 £ per sqm	£130,977
		CE0/Lanata		
Internme		65% Open Mark		
0	Apartments	65 sqm	2015 £ per sqm	£0
0	2 Bed house	75 sqm	2307.5 £ per sqm	£0
0	3 Bed House	90 sqm	2275 £ per sqm	£0
A.C.C		F00 /		
Affordabl		50% Open Mark		60
0	Apartments	65 sqm	1550 £ per sqm	£0
2	2 Bed house	75 sqm	1775 £ per sqm	£240,823
1	3 Bed House	90 sqm	1750 £ per sqm	£189,945
15 Developer	Total Units			
Develop	nent Value			£3,694,055
Develop	nent Costs			
Land	Apartments	0 Plots	18012 £ per plot	£0
Lunia	2 Bed House	7 Plots	45031 £ per plot	£315,216
	3 Bed House	4 Plots	51464 £ per plot	£180,124
	4 Bed House	0 Plots	72049 £ per plot	£0
	5 Bed House	0 Plots	90062 £ per plot Total Land £495,340	£0
Stamp Du	ity Land Tax	U FIULS	3.0%	£14,860
Construct			3.070	114,000
construct	Apartments	2213.75 £ per sqm	Market Housing Construction Cost	£1,107,120
	2 bed houses	1318 £ per sqm		,107,120
	3 Bed houses	1318 £ per sqm	Affordable Housing Construction Cost	£480,411
	4 bed houses	1318 £ per sqm		2400,411
	5 bed house	1318 £ per sqm		
	5 bed house	1910 1 per sqiii		
Additiona	I Affordable Ho	using Land Cost		£214,218
Professio			8.0% Build Cost	£127,002
Legal Fee			0.5% GDV	£18,470
Statutory			1.1% Build Cost	£17,463
	rketing Costs		2.0% Market Units Value	£59,325
Continger			3.0% Build Cost	£54,052
S106 & CI		68880 £ CIL	3600 £ per Market Unit	£122,880
Interest	-	7.0%	12 Month Build 6 Mth Sale Void	£177,773
Arrangem	ent Fee	0.0% Cost		£0
	nent Profit		0% of GDV Aff Hsg 6.0% of Cost	£622,075
Developh	.enerrone	20.		2022,075

Total Cost

VIABILITY MARGIN	£183,065
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£218

£3,510,990

$\left(\right)$	NCS		Resid	lential	Viał	nility /	nnrai	isal
			NCSIC			, , , , , , , , , , , , , , , , , , ,		ISAI
DEVELOP	MENT SCENARI	0	Mixed Resid	dential Estate		ŀ	Apartments	0
BASE LAN	ID VALUE SCEN	ARIO	Brownfield			2	2 bed houses	10
DEVELOP	MENT LOCATIO	ON (ZONE)	Very High			3	Bed houses	5
	MENT DETAILS		15	Total Units		4	bed houses	0
	le Proportion	30%					5 bed house	0
Affordab	-		LCHO	0%	Internmedia		Affordable Rent	
	nent Floorspace	e	840	Sqm Market H	ousing	365 s	oqm Affordable	Housing
	nent Value							
Market H								
0	Apartments		sqm		£ per sqm			£0
7	2 bed houses		sqm		£ per sqm			£1,863,750
4	3 Bed houses		sqm		£ per sqm			£1,102,500
0	4 bed houses		sqm		£ per sqm			£0 CO
0	5 bed house	164	sqm	3400	£ per sqm			£0
LCHO		700/	Open Market \	(alua				
0	Apartmonto		sqm		£ per sqm			£0
1	Apartments 2 Bed house		sqm sqm		£ per sqm £ per sqm			£166,060
1	3 Bed House		sqm		£ per sqm			£130,977
1	5 Ded House	30	эцп	2430				1130,977
Internme	diate	65%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
Ő	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
					- 6 - 6 - 6 - 6 - 6			
Affordabl	e Rent	50%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
2	2 Bed house	75	sqm	1775	£ per sqm			£240,823
1	3 Bed House	90	sqm	1750	£ per sqm			£189,945
15	Total Units							
Developr	nent Value							£3,694,055
-	nent Costs	_						
Land	Apartments		Plots		£ per plot			£0
	2 Bed House		Plots		£ per plot			£356,779
	3 Bed House		Plots		£ per plot			£203,874
	4 Bed House		Plots		£ per plot			£0
C 1 C	5 Bed House	0	Plots		£ per plot	Total Land	£560,652	£0
	ity Land Tax			4.0%				£22,426
Construc					Market	using Coust	ation Cost	£1 107 130
	Apartments		£ per sqm		warket Ho	using Constru	ction Cost	£1,107,120
	2 bed houses		£ per sqm		Affordable		truction Cost	£490 411
	3 Bed houses		£ per sqm		Attordable	Housing Cons	truction Cost	£480,411
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
A			4	-				62.42.464

Additional Affordable Housing Land Cost £242,464 8.0% Build Cost £127,002 **Professional Fees** 0.5% GDV Legal Fees £18,470 1.1% Build Cost Statutory Fees £17,463 2.0% Market Units Value Sales/Marketing Costs £59,325 Contingencies 3.0% Build Cost £54,900 S106 & CIL 68880 £ CIL 3600 £ per Market Unit £122,880 Interest 7.0% 12 Month Build 6 Mth Sale Void £187,422 0.0% Cost Arrangement Fee £0 Market Hsg Aff Hsg Development Profit 20.0% of GDV 6.0% of Cost £622,075 £3,622,610

Total Cost

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

£71,445 £85

OPEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO BEVELOPMENT DETAILS Mased Residential Estate grows Residual Value Development Value Bevelopment Value Development Value Developm		NCS	i	Resid	lential	Viab	oility	Apprai	isal
BASE LAND VALUE SCENARIO Development ToCATION (ZONE) 2 bed houses 10 DEVELOPMENT DETAILS 2 bed houses 3 5 0 Development ToCATION (ZONE) 15 Units 0.33 Site Area 4 bed houses 0 Development Value 10 2 bed houses 0 0 5 3 bed houses 0 0 5 7 5 3 5 5 6 5 5 7 5 7 7 7 5 7 5 7 5 7 7 7 7 7 7 7 7 7 <t< th=""><th></th><th>/</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>		/							
Development ToCATION (20NE) 15 Umits 0.39 Ster Area 4 her houses 5 Development Floorspace 1200 Sqm Market Housing 0	DEVELOP	MENT SCENARI	0		Mixed Resident	ial Estate		Apartments	-
DEVELOPMENT DETAILS 15 Units 0.33 Site Area 4 bed houses 0 Development Floorspace 1200 Sqm Market Housing 0 10 2 bed houses 0 0 10 2 bed houses 0 0 10 10 2 bed houses 0 10	-		-		Gross Residual	Value		_	
Development Floorspace 1200 Sgm Market Housing Development Value 0 0 Apartments 01 Apartments 03 3100 [sper sgm 0 Apartments 03 3200 [sper sgm 0 5 and houses 00 5 bed house 01 2 bed houses 01 2 bed houses 01 3 bed house 02 3 bed house 03 3 bed house 03			N (ZONE)						-
Development Floorspace 1200 Sqm Market Housing Development Value 3100 E per sqm £2,662,500 0 Apartments 53 Sqm 3100 E per sqm £2,662,500 0 4 bed houses 1200 Sqm 3300 E per sqm £2,662,500 0 4 bed houses 120 Sqm 3300 E per sqm £2,662,500 0 5 Bed house 120 Sqm 3400 E per sqm £2,662,500 0 5 Bed house 120 Sqm 3400 E per sqm £2,662,500 0 2 bed house 120 Sqm 3400 E per sqm £2 0 A partments 75 sqm 2455 E per sqm £2 0 A partments 75 sqm 2015 E per sqm £2 0 2 bed house 90 sqm 2275 E per sqm £2 0 3 bed house 90 sqm 1550 E per sqm £2 0 2 bed house 75 sqm 1750 E per sqm £2 0 2 bed house 75 sqm 1750 E per sqm £2 0 2 bed house <t< td=""><td>DEVELOPI</td><td>MENT DETAILS</td><td></td><td>15</td><td>Units</td><td>0.39</td><td>Site Area</td><td></td><td></td></t<>	DEVELOPI	MENT DETAILS		15	Units	0.39	Site Area		
Development Value Market Houses 65 sqm 3100 per sqm 62 def 2, 66 2, 50 fer sqm 10 2 bed houses 75 sqm 33500 f per sqm 62, 66 2, 50 fer sqm 61, 375, 00 fer sqm 61, 375, 30 fer sqm								5 bed house	0
Development Value Market Houses 65 sqm 3100 per sqm 62 def 2, 66 2, 50 fer sqm 10 2 bed houses 75 sqm 33500 f per sqm 62, 66 2, 50 fer sqm 61, 375, 00 fer sqm 61, 375, 30 fer sqm	Developm	ent Floorspace		1200) Sam Market H	ousing			
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10 2 bed houses 75 igm 33500 [c per sqm 62,662,500 [cl,575,000] 0 4 bed houses 120 igm 3300 [c per sqm 61,575,000 0 5 bed house 120 igm 3300 [c per sqm 61,575,000 0 5 bed house 120 igm 3300 [c per sqm 61 0 Apartments 65 sgm 2170 [c per sqm 61 0 3 Bed House 75 sgm 2485 [c per sqm 61 0 3 Bed House 75 sgm 2015 [c per sqm 61 0 3 Bed House 75 sgm 2015 [c per sqm 61 0 3 Bed House 75 sgm 2015 [c per sqm 61 0 Apartments 65 sgm 2015 [c per sqm 61 0 Apartments 65 sgm 1775 [c per sqm 61 0 3 Bed house 90 sqm 1750 [c per sqm 61 0 3 Bed house 90 sqm 13318 [c per sqm 61 0 3 Bed house 90 sqm 13318 [c per sqm 61 10 28 houses 75 sqm 13318 [c per sqm <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>									
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0 4 bed houses 120 164 164 164 167 168 169 169 169 169 169 169 169 169 169 169	10	2 bed houses	75 sq	m	3550	£ per sqm			£2,662,500
0 4 bed houses 120 164 164 164 167 168 169 169 169 169 169 169 169 169 169 169	5	3 Bed houses	90 sq	m	3500	£ per sqm			£1,575,000
0 S bed house 164 sqm 3400 £ per sqm £ fd 0 Apartments 55 sqm 2170 £ per sqm £ fd 0 3 Bed House 90 sqm 2450 £ per sqm £ fd 0 3 Bed House 90 sqm 2450 £ per sqm £ fd 0 3 Bed House 90 sqm 2015 £ per sqm £ fd 0 2 Bed house 90 sqm 2207.5 £ per sqm £ fd 0 3 Bed House 90 sqm 2307.5 £ per sqm £ fd 0 3 Bed House 90 sqm 1550 £ per sqm £ fd 0 3 Bed House 90 sqm 1750 £ per sqm £ fd 0 3 Bed House 90 sqm 1750 £ per sqm £ fd 0 4 partments 65 sqm 13137.5 £ per sqm £ fd 0 3 Bed House 90 sqm 1338.5 £ per sqm £ fd 10 28 Houses 90 sqm	0	4 bed houses							£0
0 Apartments 65 sqm 2170 f per sqm 6f f f f f f f f f f f f f f f f f f f	0	5 bed house	164 sq	m					£0
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Development Value £4,237,500 Development Costs Image: Construction 0 Apartments 65 sgm 10 28 Houses 75 sgm 3 8 Houses 90 sgm 0 48 Houses 120 sgm 15 1200 Total sgm 1318 f per sgm Professional Fees 0.5% GDV £121,188 Legal Fees 0.5% GDV £121,188 Statutory Fees 0.0% Cost £0.5% Development Fee 7.0% 12 Month Build 0.0% Cost 20.0% of GDV £47,446 Cost 7.0% cost £2,830,100 GROSS RESIDUAL LAND VALUE £1,407,399	0	3 Bed House	90 sq	m	1750	£ per sqm			£0
Development Costs Land O Apartments 0 Apartments 10 2B Houses 75 sqm 10 2B Houses 75 sqm 10 2B Houses 90 sqm 11 2B Houses 120 sqm 1318 f per sqm 6 f per sqm 15 1200 sqm 15 1200 Total sqm 15 1200 Total sqm 15 1200 Total sqm 164 sqm 177.9% 50V 1818 f per sqm 60V £21,188 15 1200 Total sqm Professional Fees 8.0% Legal Fees 50V Sales/Marketing Costs 60V Contingencies 7.0% Interest 7.0% Arrangement Fee 0.0% 0.0% Cost Market Hisg 20.0% of GDV 12 Month Build 6 Merke									£4.237.500
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0 Apartments 65 sqm 2213.75 £ per sqm fc 10 2B Houses 75 sqm 1318 £ per sqm £ 988,500 5 3B Houses 90 sqm 1318 £ per sqm £ 593,100 0 4B Houses 120 sqm 1318 £ per sqm £ fc 0 5B Houses 164 sqm 1318 £ per sqm £ fc 15 1200 Total sqm 1318 £ per sqm £ fc 15 1200 Total sqm Build Cost £ 126,522 Legal Fees 0.5% GDV £ 126,522 Statutory Fees 0.5% GDV £ 126,522 Sales/Marketing Costs 2.0% Market Units Value £ 84,750 Interest 7.0% 12 Month Build 6 Mth Sale Void £ 103,682 Arrangement Fee 0.0% Cost 6DV £ 847,500 £ 2,830,101 £ 2,830,101 GROSS RESIDUAL LAND VALUE £ 1,407,392 £ 1,407,393 £ 1,407,393 £ 1,407,393 £ 1,407,393 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
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0 Apartments 65 sqm 2213.75 £ per sqm fc 10 2B Houses 75 sqm 1318 £ per sqm £ 988,500 5 3B Houses 90 sqm 1318 £ per sqm £ 593,100 0 4B Houses 120 sqm 1318 £ per sqm £ fc 0 5B Houses 164 sqm 1318 £ per sqm £ fc 15 1200 Total sqm 1318 £ per sqm £ fc 15 1200 Total sqm Build Cost £ 126,522 Legal Fees 0.5% GDV £ 126,522 Statutory Fees 0.5% GDV £ 126,522 Sales/Marketing Costs 2.0% Market Units Value £ 84,750 Interest 7.0% 12 Month Build 6 Mth Sale Void £ 103,682 Arrangement Fee 0.0% Cost 6DV £ 847,500 £ 2,830,101 £ 2,830,101 GROSS RESIDUAL LAND VALUE £ 1,407,392 £ 1,407,393 £ 1,407,393 £ 1,407,393 £ 1,407,393 </td <td>Construct</td> <td>ion</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>_</td> <td></td>	Construct	ion						_	
10 2B Houses 75 sqm 1318 f per sqm f.988,500 5 3B Houses 90 sqm 1318 f per sqm f.593,100 0 4B Houses 120 sqm 1318 f per sqm f.60 0 5B Houses 164 sqm 1318 f per sqm f.60 15 1200 Total sqm 1318 f per sqm f.60 Professional Fees 8.0% Build Cost f.126,528 Legal Fees 0.5% Build Cost f.17,398 Statutory Fees 0.5% Build Cost f.17,398 Sales/Marketing Costs 7.0% 12 Month Build GMth Sale Void f.103,689 Arrangement Fee 0.0% Cost 6 f.103,689 f.60 Development Profit Market Hsg 20.0% of GDV f.847,500 f.847,500 GROSS RESIDUAL LAND VALUE £1,407,399 f.1407,399 f.1407,399			65 sa	m	2213.75	£ per sam		_	£0
5 3B Houses 90 sqm 1318 f per sqm f.593,100 0 4B Houses 120 sqm 1318 f per sqm f.0 0 5B Houses 164 sqm 1318 f per sqm f.0 15 1200 Total sqm 1318 f per sqm f.0 Professional Fees 8.0% Build Cost f.126,528 Legal Fees 0.5% GDV f.138 Statutory Fees 1.1% Build Cost f.17,398 Sales/Marketing Costs 7.0% 12 Month Build f.0 Arrangement Fee 0.0% Cost f.103,689 Development Profit Market Hsg 20.0% of GDV f.847,500 Total Cost f.2,830,101 GROSS RESIDUAL LAND VALUE f.1,407,399		•							
04B Houses120 sqm1318f per sqmf (f)05B Houses164 sqm1318f per sqmf(f)151200 Total sqm151200 Total sqmf126,528Legal Fees8.0%Build Costf126,528Legal Fees0.5%GDVf21,188Statutory Fees1.1%Build Costf17,398Sales/Marketing Costs7.0%12Month Buildf0 Mth Sale VoidInterest7.0%12Month Buildf0 Mth Sale Voidf103,689Arrangement Fee0.0% Costf20,0%f247,448f247,448Development ProfitMarket Hsg20.0%of GDVf247,500Total Costf2,830,101GROSS RESIDUAL LAND VALUEf1,407,399	-								£593,100
0 5B Houses 164 sqm 1318 f per sqm f0 15 1200 Total sqm 1318 f per sqm f0 Professional Fees 8.0% Build Cost f126,528 Legal Fees 0.5% GDV f21,188 Statutory Fees 1.1% Build Cost f17,398 Sales/Marketing Costs 2.0% Market Units Value f84,750 Contingencies 7.0% 12 Month Build 6 Mth Sale Void f103,689 Arrangement Fee 0.0% Cost 6DV f2847,500 f247,448 Development Profit Market Hsg 20.0% of GDV f2847,500 f2,830,101 GROSS RESIDUAL LAND VALUE £1,407,399									£0
15 1200 Total sqm Professional Fees 8.0% Legal Fees 0.5% Statutory Fees 0.5% Sales/Marketing Costs 1.1% Contingencies 7.0% Interest 7.0% Arrangement Fee 0.0% Development Profit Market Hsg Z0.0% of GDV Egal Fees 6 Statutory Fees 6 Sales/Marketing Costs 11% Build Cost 117,398 Build Cost 117,398 GROSS RESIDUAL LAND VALUE 12	-								£0
Legal Fees 0.5% GDV f21,188 Statutory Fees 1.1% Build Cost f17,398 Sales/Marketing Costs 2.0% Market Units Value f84,750 Contingencies 3.0% Build Cost f103,689 Interest 7.0% 12 Month Build 6 Arrangement Fee 0.0% Cost f20,0% f21,188 Development Profit Market Hsg 20.0% of GDV f103,689 GROSS RESIDUAL LAND VALUE f1,407,399	-	021104000				z per oq.iii		_	
Legal Fees 0.5% GDV f21,188 Statutory Fees 1.1% Build Cost f17,398 Sales/Marketing Costs 2.0% Market Units Value f84,750 Contingencies 3.0% Build Cost f103,689 Interest 7.0% 12 Month Build 6 Arrangement Fee 0.0% Cost f20,0% f21,188 Development Profit Market Hsg 20.0% of GDV f103,689 GROSS RESIDUAL LAND VALUE f1,407,399									
Statutory Fees 1.1% Build Cost £17,398 Sales/Marketing Costs 2.0% Market Units Value £84,750 Contingencies 3.0% Build Cost £103,689 Interest 7.0% 12 Month Build 6 Arrangement Fee 0.0% Cost £00 Development Profit Market Hsg 20.0% of GDV £2,830,101 E2,830,101 GROSS RESIDUAL LAND VALUE									
Sales/Marketing Costs 2.0% Market Units Value £84,750 Contingencies 3.0% Build Cost £47,448 Interest 7.0% 12 Month Build 6 Mth Sale Void £103,689 Arrangement Fee 0.0% Cost £6 £47,448 £6 Development Profit Market Hsg 20.0% of GDV £847,500 Total Cost £2,830,101 £1,407,399									
Contingencies 3.0% Build Cost £47,448 Interest 7.0% 12 Month Build 6 Arrangement Fee 0.0% Cost £0 Development Profit Market Hsg 20.0% of GDV £847,500 Total Cost £1,407,399					1.1%	Build Cost			
Interest Arrangement Fee Development Profit Total Cost GROSS RESIDUAL LAND VALUE Total Cost GROSS RESIDUAL LAND VALUE Total Cost C							Value		
Arrangement Fee 0.0% Cost ft Development Profit Market Hsg 20.0% of GDV £847,500 Total Cost f2,830,101 GROSS RESIDUAL LAND VALUE f1,407,399	Contingen	cies			3.0%	Build Cost			£47,448
Arrangement Fee 0.0% Cost ft Development Profit Market Hsg 20.0% of GDV £847,500 Total Cost f2,830,101 GROSS RESIDUAL LAND VALUE f1,407,399	Interact		7 00/1	10	Month Duild				£102 £90
Development Profit Market Hsg 20.0% of GDV £847,500 Total Cost £2,830,101 GROSS RESIDUAL LAND VALUE £1,407,399		ont Eco						iviti sale void	
Total Cost £2,830,101 GROSS RESIDUAL LAND VALUE £1,407,399									
GROSS RESIDUAL LAND VALUE £1,407,399			Warket Hisg	20.070					
	Total Cost								£2,830,101
	GROSS RE	SIDUAL LAND V	ALUE						£1,407,399
	GROSS RE	SIDUAL LAND \	ALUE PER HA						£3,582,471

0 £ CIL S106 & CIL

3600 £ per Market Unit

0 £ CIL S106 & CIL

3600 £ per Market Unit

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	MENT SCENARI		Apartment	S		Apartments	0
	D VALUE SCENA		Greenfield			2 bed houses	10
	MENT LOCATIO	N (ZONE)	Low			3 Bed houses	15
DEVELOP	MENT DETAILS		_	5 Total Units		4 bed houses	10
	e Proportion	30%		Affordable Uni		5 bed house	0
Affordable			LCHO		Internmediate	67% Affordable Rer	
	ent Floorspace		2310	Sqm Market He	ousing	851 Sqm Affordable	Housing
	ent Value						
Market Ho	buses						
0	Apartments		sqm		£ per sqm		£C
7	2 bed houses		sqm		£ per sqm		£1,443,750
11	3 Bed houses		sqm		£ per sqm		£2,551,500
7	4 bed houses		sqm		£ per sqm		£2,268,000
0	5 bed house	164	· sqm	2600	£ per sqm		£C
LCHO			Open Market				
0	Apartments		sqm		£ per sqm		£0
2	2 Bed house		sqm		£ per sqm		£300,156
1	3 Bed House	90	sqm	1890	£ per sqm		£235,759
Internmed			Open Market				
0	Apartments		sqm		£ per sqm		£0
0	2 Bed house		sqm		£ per sqm		£0
0	3 Bed House	90	sqm	1755	£ per sqm		£0
Affordable	L		Open Market				
0	Apartments		sqm		£ per sqm		£0
4	2 Bed house		sqm		£ per sqm		£435,291
3	3 Bed House	90	sqm	1350	£ per sqm		£341,901
35	Total Units						
Developm	ient Value						£7,576,356
D							
Developm		0	Dista	0220	C a sa al st		£0
Land	Apartments	-	Plots		£ per plot		-
	2 Bed House		Plots		£ per plot		£145,929
	3 Bed House		Plots		£ per plot		£250,163
	4 Bed House		Plots		£ per plot	0000 E70	£233,486
Stamp Dud	5 Bed House	U	Plots		£ per plot T	otal Land £629,578	£0
Construct	ty Land Tax			4.0%			£25,183
Construct	-	2212 75	1.0		Market Housin	a Construction Cost	£2 044 E90
	Apartments	1010	£ per sqm		warket Housin	g Construction Cost	£3,044,580
	2 bed houses		£ per sqm			sing Construction Cost	£1 120 0E0
	3 Bed houses		£ per sqm		Allordable Hou	ising Construction Cost	£1,120,959
	4 bed houses 5 bed house		£ per sqm £ per sqm				
	5 bed house	1510	r per sqm				
Additional	Affordable Ho	ising Land C	ost				£231,401
Profession			.031	<u>8 0%</u>	Build Cost		£333,243
Legal Fees				0.5%			£37,882
Statutory					Build Cost		£45,821
	keting Costs				Market Units Val	10	£125,265
Contingen					Build Cost	ue	£131,908
S106 & CII		n	E CIL		£ per Market Uni	+	£126,000
Interest	-	7.0%		2 Month Build		6 Mth Sale Void	£359,072
Arrangem	ent Fee		Cost		L		£072
Developm		Market Hsg		of GDV	Aff Hsg	6.0% of Cost	£1,319,908
Developin		ivia Ket HSg	, <u> </u>			0.070 01 COSt	L1,519,900
Total Cost							£7,530,799
	•						L7,550,799
VIABILITY	MARGIN						£45,557
	L CIL RATE PER	SO METRE	OF MARKET				£20
							120

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	AENT SCENARI	0	Apartmen	tc			٥	partments	0
	D VALUE SCENA		Brownfiel					bed houses	10
	VENT LOCATIO		Low	u				Bed houses	15
	VENT DETAILS			35 Tota	l I Inite			bed houses	10
-	Proportion	30%	_		rdable Uni	ts		bed house	0
Affordable			LCHO			Internmediate		Affordable Ren	-
	ent Floorspace			10 Sam	Market H			qm Affordable	
Developm			25.	10 3411	Warket II	ousing	051 5		Tiousing
Market Ho									
0	Apartments	65	sqm		2400	£ per sqm			£0
7	2 bed houses		sqm			£ per sqm			£1,443,750
11	3 Bed houses		sqm			£ per sqm			£2,551,500
7	4 bed houses		sqm			£ per sqm			£2,268,000
0	5 bed house		sqm			£ per sqm			£0
U	o bea nouse		54.III			2 pc: 54			
LCHO		70%	Open Marke	t Value					
0	Apartments		sqm	e raide	1680	£ per sqm			£0
2	2 Bed house		sqm			£ per sqm			£300,156
1	3 Bed House		sqm			£ per sqm			£235,759
_	0 200 110000		5 4			2 pc: 54			
Internmed	liate	65%	Open Marke	t Value					
0	Apartments		sqm		1560	£ per sqm			£0
Õ	2 Bed house		sqm			£ per sqm			£0
0	3 Bed House		sqm			£ per sqm			£0
-			• •						
Affordable	Rent	50%	Open Marke	t Value					
0	Apartments		sqm		1200	£ per sqm			£0
4	2 Bed house		sam			£ per sqm			£435,291
3	3 Bed House		sqm			£ per sqm			£341,901
35	Total Units								,
Developm	ent Value								£7,576,356
Developm	ent Costs								
Land	Apartments	0	Plots			£ per plot			£0
	2 Bed House	7	Plots		26784	£ per plot			£187,491
	3 Bed House	11	Plots		30611	£ per plot			£321,413
	4 Bed House	7	Plots		42855	£ per plot			£299,986
	5 Bed House	0	Plots		53569	£ per plot	Total Land	£808,890	£0
Stamp Dut	y Land Tax				4.0%				£32,356
Constructi	on		_						
	Apartments	2213.75	£ per sqm			Market Housin	ng Construc	tion Cost	£3,044,580
	2 bed houses		£ per sqm						
	3 Bed houses		£ per sqm			Affordable Ho	using Const	ruction Cost	£1,120,959
	4 bed houses		£ per sqm						
	5 bed house	1318	£ per sqm						
	Affordable Ho	using Land C	ost						£297,307
Profession						Build Cost			£333,243
Legal Fees					0.5%				£37,882
Statutory I						Build Cost			£45,821
	keting Costs					Market Units Va	lue		£125,265
Contingen						Build Cost			£133,885
S106 & CIL			£ CIL	12		£ per Market Un			£126,000
Interest		7.0%		12 Mont	th Build		6 N	1th Sale Void	£383,400
Arrangem		0.0%					C 2-7		£0
Developm	ent Profit	Market Hsg	20.0)% of GE	DV	Aff Hsg	6.0% o ⁻	f Cost	£1,319,908
_									
Total Cost									£7,809,496
VIABILITY				TUON					-£233,141
POTENTIA	L CIL RATE PER	SQ METRE	JF MARKE	THOUS	SING (IF	APPLICABLE)			-£101

Residential Viability Appraisal DEVELOPMENT SCENARIO Apartments Apartments 0 Gross Residual Value **BASE LAND VALUE SCENARIO** 2 bed houses 10 **DEVELOPMENT LOCATION (ZONE)** Low 3 Bed houses 15 **DEVELOPMENT DETAILS** 10 35 Total Units 1.08 4 bed houses Site Area 0 5 bed house **Development Floorspace** 3300 Sqm Market Housing **Development Value** Market Houses 2400 £ per sqm £0 0 Apartments 65 sqm £2,062,500 10 2 bed houses 75 sqm 2750 £ per sqm 90 2700 £ per sqm £3,645,000 15 3 Bed houses sqm £3,240,000 10 120 sqm 2700 £ per sqm 4 bed houses 2600 £ per sqm 0 5 bed house 164 sqm £0 LCHO 70% Open Market Value 1680 £ per sqm £0 0 Apartments 65 sqm 75 sqm £0 0 1925 £ per sqm 2 Bed house 0 90 sqm 1890 £ per sqm £0 3 Bed House Internmediate 65% Open Market Value £0 0 Apartments 65 sqm 1560 £ per sqm 0 75 sqm 1787.5 £ per sqm £0 2 Bed house 0 1755 £ per sqm £0 3 Bed House 90 sqm Affordable Rent 50% Open Market Value 0 Apartments 65 sqm 1200 £ per sqm £0 0 2 Bed house 75 sqm 1375 £ per sqm £0 **90** sqm 0 1350 £ per sqm £0 3 Bed House 35 Total Units £8,947,500 **Development Value**

Development Costs

Developm	ient Costs					
Construct	ion					
0	Apartments	65 sqm	2213.75 £ per sq	~		£0
10	2B Houses		1318 £ per sq			
10		75 sqm				£988,500
-	3B Houses	90 sqm	1318 £ per sqi			£1,779,300
10	4B Houses	120 sqm	1318 £ per sqi			£1,581,600
0	5B Houses	164 sqm	1318 £ per sqi	n		£0
35		3300 Total so	m			
Profession			8.0% Build Co	st		£347,952
Legal Fees			0.5% gdv			£44,738
Statutory	Fees		1.1% Build Co	st		£47,843
Sales/Mar	keting Costs		2.0% Market I	Jnits Value		£178,950
Contingen	cies		3.0% Build Co	st		£130,482
U						,
Interest		7.0%	12 Month Build		6 Mth Sale Void	£281,413
Arrangem	ent Fee	0.0% Cost				£0
Developm			20.0% of GDV			£1,789,500
Developin	Cherrone					1,,00,000
Total Cost						£7,170,278
10101 0031						1,1,0,270
GROSS RE	SIDUAL LAND	/AILIE				£1,777,222
	SIDUAL LAND					
GROSS RE	SIDUAL LAND					£1,647,755

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DEVELOP	MENT SCENARIO)	Apartments			Apartments	0
BASE LAN	D VALUE SCENA	RIO	Greenfield			2 bed houses	10
DEVELOPI	MENT LOCATION	N (ZONE)	Medium			3 Bed houses	15
	MENT DETAILS	. ,		Total Units		4 bed houses	10
	e Proportion	30%	_	Affordable Uni	ts	5 bed house	0
Affordabl			LCHO		Internmediate	67% Affordable Ren	-
	ent Floorspace	00,0		Sqm Market H		851 Sqm Affordable	
	nent Value		2310	Sqiii Market II	ousing		Tiousing
Market Ho							
0	Apartments	65	sqm	2450	£ per sqm		£
7	2 bed houses		sqm		£ per sqm		£1,548,750
-							
11	3 Bed houses		sqm		£ per sqm		£2,740,500
7	4 bed houses		sqm		£ per sqm		£2,436,000
0	5 bed house	164	sqm	2800	£ per sqm		£
LCHO			Open Market V				
0	Apartments		sqm		£ per sqm		£C
2	2 Bed house	75	sqm	2065	£ per sqm		£321,985
1	3 Bed House	90	sqm	2030	£ per sqm		£253,222
Internmed	diate	65%	Open Market V	'alue			
0	Apartments	65	sqm	1592.5	£ per sqm		£C
0	2 Bed house	75	sqm		£ per sqm		£C
0	3 Bed House		sqm		£ per sqm		£C
			- 4				
Affordable	e Rent	50%	Open Market V	'alue			
0	Apartments		sqm		£ per sqm		£C
4	2 Bed house		sqm		£ per sqm		£466,948
3	3 Bed House		sqm		£ per sqm		£367,227
35	Total Units	50	Sqiii	1450	L per sqiii		1307,227
	nent Value						£8,134,632
Davalanm	ant Casta						
•	nent Costs	0	-1 :	40700			
Land	Apartments	-	Plots		£ per plot		£(
	2 Bed House		Plots		£ per plot		£187,351
	3 Bed House		Plots		£ per plot		£321,172
	4 Bed House		Plots		£ per plot		£299,761
	5 Bed House	0	Plots			Fotal Land £808,284	£C
	ty Land Tax			4.0%			£32,331
Construct	ion						
	Apartments		£ per sqm		Market Housin	g Construction Cost	£3,044,580
	2 bed houses	1318	£ per sqm				
	3 Bed houses	1318	£ per sqm		Affordable Ho	using Construction Cost	£1,120,959
	4 bed houses		£ per sqm			-	
	5 bed house		£ per sqm				
			· · ·				
Additiona	l Affordable Hou	ising Land C	ost				£297,085
Professior				8.0%	Build Cost		£333,243
Legal Fees				0.5%			£40,673
Statutory					Build Cost		£45,821
	keting Costs				Market Units Val	110	£134,505
Contingen					Build Cost	ue	
		100100	וב כוי				£133,879
S106 & CII	-	120120			£ per Market Uni		£246,120
Interest		7.0%		Month Build		6 Mth Sale Void	£390,611
Arrangem		0.0%		1		<u>C 00/1 c -</u>	£(
Developm	ent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£1,412,308
Total Cost							£8,040,398
	•						10,040,350
VIABILITY	MARGIN						£94,234

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

DEVELOP	MENT SCENARI	0	Apartments			Apartments	0
	ID VALUE SCENA		Brownfield			2 bed houses	10
DEVELOP	MENT LOCATIO	N (ZONE)	Medium			3 Bed houses	15
	MENT DETAILS			Total Units		4 bed houses	10
Affordabl	e Proportion	30%		Affordable Unit	ts	5 bed house	0
Affordabl		33%			Internmediate	67% Affordable Rer	-
	nent Floorspace			Sgm Market Ho		851 Sqm Affordable	
	nent Value				5		
Market H							
0	Apartments	65	sqm	2450	£ per sqm		£0
7	2 bed houses		sqm		£ per sqm		£1,548,750
11	3 Bed houses		sqm		£ per sqm		£2,740,500
7	4 bed houses	120			£ per sqm		£2,436,000
0	5 bed house	164			£ per sqm		£0
-			- 4		-		
LCHO		70%	Open Market V	alue			
0	Apartments		sqm		£ per sqm		£0
2	2 Bed house		sqm		£ per sqm		£321,985
1	3 Bed House		sqm		£ per sqm		£253,222
-	5 Ded House	50	Sqiii	2050	r per sqiii		1255,222
Internme	diate	65%	Open Market V	alue			
0	Apartments		sqm		£ per sqm		£0
0	2 Bed house		sqm		£ per sqm		£0
0	3 Bed House		sqm		£ per sqm		£0
0	3 Bed House	90	sqm	1005	£ per sqm		EU
Affordabl	o Ront	E00/	Open Market V	aliza			
	L		sqm		£ per sqm		£0
0 4	Apartments		-		• •		
-	2 Bed house		sqm		£ per sqm		£466,948
3	3 Bed House	90	sqm	1450	£ per sqm		£367,227
35 Develope	Total Units						CO 124 C22
Developin	nent Value						£8,134,632
Davalann	aant Casta						
•	nent Costs	0	Dista	12001	C		£0
Land	Apartments	-	Plots		£ per plot		
	2 Bed House		Plots		£ per plot		£228,913
	3 Bed House		Plots		£ per plot		£392,422
	4 Bed House		Plots		£ per plot		£366,261
Channe Du	5 Bed House	0	Plots		£ per plot T	otal Land £987,597	£0
	ity Land Tax			4.0%			£39,504
Construct		224.2.75					62.044.500
	Apartments	2213.75			Market Housin	g Construction Cost	£3,044,580
	2 bed houses		£ per sqm				
	3 Bed houses		£ per sqm		Affordable Hou	sing Construction Cost	£1,120,959
	4 bed houses		£ per sqm				
	5 bed house	1318	£ per sqm				
	I Affordable Ho	using Land Co	ost				£362,991
Profession					Build Cost		£333,243
Legal Fees				0.5%			£40,673
Statutory					Build Cost		£45,821
	rketing Costs				Market Units Valu	e	£134,505
Continger					Build Cost		£135,856
S106 & CI	L	120120			£ per Market Uni	t	£246,120
Interest		7.0%	12	Month Build	Г	6 Mth Sale Void	£414,940
Arrangem	nent Fee	0.0%	Cost	•			£0
	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£1,412,308
Total Cost	t						£8,319,096
VIABILITY	MARGIN						-£184,463
	AL CIL RATE PER	SQ METRE C	DF MARKET H	IOUSING (IF	APPLICABLE)		-£80

(NCS

DEVELOPMENT SCENARIO		Apartments				Apartments	0
BASE LAND VALUE SCENA		Gross Residu	ual Value			2 bed houses	10
DEVELOPMENT LOCATIO	N (ZONE)	Medium				3 Bed houses	15
DEVELOPMENT DETAILS		35	Total Units	1.08	Site Area	4 bed houses	10
					_	5 bed house	0
Development Floorspace		3300	Sqm Market H	ousing			
Development Value							
Market Houses							
0 Apartments	65	sqm	2450	£ per sqm			£0
10 2 bed houses	75	sqm	2950	£ per sqm			£2,212,500
15 3 Bed houses		sqm		£ per sqm			£3,915,000
10 4 bed houses		sqm		£ per sqm			£3,480,000
0 5 bed house		sqm		£ per sqm			£0
• • • • • • • • • • • • • • • • • • • •		54		z per oq.ii			
LCHO	70%	Open Market V	alue				
0 Apartments		sqm		£ per sqm			£0
0 2 Bed house		sqm		£ per sqm			£0
0 2 Bed House 0 3 Bed House		sqm		£ per sqm			£0
0 3 Bed House	50	sqiii	2030	r per sqiii			LU
Internmediate	650/	Open Market V	aluo				
		sqm		f por com			£0
0 Apartments 0 2 Bed house		sqm sqm		£ per sqm £ per sqm			£0 £0
_		-					£0 £0
0 3 Bed House	90	sqm	1885	£ per sqm			£U
Affendable Dent	E 00/	la					
Affordable Rent		Open Market V		<u> </u>			CO
0 Apartments		sqm		£ per sqm			£0
0 2 Bed house		sqm		£ per sqm			£0
0 3 Bed House	90	sqm	1450	£ per sqm			£0
35 Total Units							
Development Value							£9,607,500
-							
Development Costs				-			
Construction							
0 Apartments		sqm		£ per sqm			£0
10 2B Houses	75	sqm		£ per sqm			£988,500
15 3B Houses	90	sqm	1318	£ per sqm			£1,779,300
10 4B Houses	120	sqm	1318	£ per sqm			£1,581,600
0 5B Houses	164	sqm	1318	£ per sqm			£0
35	3300	Total sqm					
Professional Fees			8.0%	Build Cost			£347,952
Legal Fees			0.5%	GDV			£48,038
Statutory Fees			1.1%	Build Cost			£47,843
Sales/Marketing Costs			2.0%	Market Units	Value		£192,150
Contingencies			3.0%	Build Cost			£130,482
U U							,
Interest	7.0%	12	Month Build		6	Mth Sale Void	£282,324
Arrangement Fee	0.0%		1		Ļ	-	£0
Development Profit	Market Hsg		of GDV				£1,921,500
							,=_,=_,=000
Total Cost							£7,319,689
							27,010,000
GROSS RESIDUAL LAND W	ALUE						£2,287,811
GROSS RESIDUAL LAND V		A					£2,121,150
CHOSS RESIDORE ERIOD		· · ·					

	VCS		Pocid	ential	Viab	ility A	Innrai	ical
			resin	ential	Viau	iiity /-	vhhig	1501
DEVELOPN	IENT SCENARI	0 M	ixed Reside	ential Estate		Δ	partments	0
BASE LAN	O VALUE SCEN	ARIO Gr	eenfield			2	bed houses	10
	IENT LOCATIO	N (ZONE) Hi	gh			3	Bed houses	15
-	MENT DETAILS			Total Units			bed houses	10
	Proportion	30%		Affordable Units			bed house	0
Affordable		33% LC			iternmediate		Affordable Rent	
Developm	ent Floorspace	2	2310	Sqm Market Hou	ising	851 5	qm Affordable	Housing
Market Ho							_	_
0	Apartments	65 sqi	n I	2500 £	per sam			£0
7	2 bed houses	75 sq		3050 £				£1,601,250
11	3 Bed houses	90 sqi		3000 £				£2,835,000
7	4 bed houses	120 sqi		3000 £				£2,520,000
0	5 bed house	164 sqi	n	2900 £				£0
LCHO			en Market Va					
0	Apartments	65 sqi		1750 £				£0
2	2 Bed house	75 sqi		2135 £				£332,900
1	3 Bed House	90 sqi	n	2100 £	per sqm			£261,954
Internmed	iato	650/10-	on Market V	aluo				
0	Apartments	65% Up	en Market Va m	aiue 1625 £	nor cam			£0
0	2 Bed house	75 sqi		1982.5 £				£0
0	3 Bed House	90 sqi		1950 £				£0
0	5 Deu House	50 34	11	1550 1	per squi			10
Affordable	Rent	50% Op	en Market Va	alue			_	
0	Apartments	65 sqi		1250 £	per sqm			£0
4	2 Bed house	75 sqi	n	1525 £	per sqm			£482,777
3	3 Bed House	90 sqi	n	1500 £	per sqm			£379,890
35	Total Units							
Developm	ent Value							£8,413,771
Developm	ent Costs							
Land	Apartments	O Plo	ots	11889 f	per plot			£0
	2 Bed House	7 Plc	ots	29723 £	per plot			£208,062
	3 Bed House	11 Plc	ots	33969 £				£356,677
	4 Bed House	7 Plc		47557 £				£332,899
	5 Bed House	0 Plc	ots	59446 £	per plot	Total Land	£897,637	£0
	y Land Tax			4.0%				£35,905
Constructi					lorket !!-	cina Consta	tion Cost	£2 044 F90
	Apartments	2213.75 f p 1318 f p		N	narket HOU	sing Construe	LION COST	£3,044,580
	2 bed houses 3 Bed houses	1318 £ p 1318 £ p		~	ffordable L	lousing Conc	truction Cost	£1,120,959
	4 bed houses	1318 f p				iousing cons		11,120,939
	5 bed house	1318 f p						
			1					
		using Land Cost						£329,926
Profession	al Fees			8.0% в				£333,243
Legal Fees				0.5% G				£42,069
Statutory I				<u>1.1%</u> в				£45,821
	keting Costs				larket Units	Value		£139,125
Contingen		100/100 0	CII	3.0% в 3600 с		Init		£134,864
S106 & CIL Interest		189420 £ 7.0%		3600 £ Month Build	per Market I		/Ith Sale Void	£315,420 £406,891
Arrangeme	ent Fee	0.0% Co					nui sale volu	£400,891 £0
Developm		Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% o	f Cost	£1,458,508
						· · · · · ·		
Total Cost								£8,304,948
								£108 823

VIABILITY MARGIN £108,823 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) £47

			Decid		Viebil		icol
			Resid	iential	Vialoii	lity Appra	ISAI
DEVELOPM	ENT SCENARI	0	Mixed Resid	lential Estate		Apartments	0
	VALUE SCEN		Brownfield			2 bed houses	10
DEVELOPM	ENT LOCATIO	N (ZONE)	High			3 Bed houses	15
DEVELOPM	ENT DETAILS			Total Units		4 bed houses	10
Affordable	Proportion	30%		Affordable Units		5 bed house	0
Affordable			LCHO	0% In	iternmediate	67% Affordable Ren	
	ent Floorspace	9	2310	Sqm Market Hou	ising	851 Sqm Affordable	Housing
Developme							
Market Hou				2500			60
0 7	Apartments		sqm	2500 £			£0
-	2 bed houses		sqm	3050 f			£1,601,250
11 7	3 Bed houses		sqm sqm	3000 f			£2,835,000
0	4 bed houses 5 bed house		sqm sqm	3000 f 2900 f			£2,520,000 £0
U	5 beu nouse	104	sqm	2900 £			10
LCHO		70%	Open Market V	/alue			
0	Apartments		sqm	1750 £	per sam		£0
2	2 Bed house		sqm	2135 f			£332,900
1	3 Bed House		sqm	2100 £			£261,954
-	2 200 .10030	50		2100 1			
Internmedia	ate	65%	Open Market V	/alue			
0	Apartments		sqm	1625 £	per sgm		£0
0	2 Bed house		sqm	1982.5 £			£0
0	3 Bed House		sqm	1950 £			£0
Affordable	Rent	50%	Open Market V	/alue			
0	Apartments	65	sqm	1250 £	per sqm		£0
4	2 Bed house	75	sqm	1525 £	per sqm		£482,777
3	3 Bed House	90	sqm	1500 £	per sqm		£379,890
35	Total Units						
Developme	ent Value						£8,413,771
Davalanma	int Costs						
Developme Land		0	Plots	14264 £	nornlat		£0
Lanu	Apartments 2 Bed House		Plots	35661 f			£249,624
	3 Bed House		Plots	40755 £			£427,927
	4 Bed House		Plots	57057 £			£399,399
	5 Bed House		Plots	71321 f		Total Land £1,076,950	£0
Stamp Duty		0	11013	4.0%			£43,078
Constructio				4.070			13,070
	Apartments	2213.75	£ per sqm	N	Aarket Housin	g Construction Cost	£3,044,580
	2 bed houses		£ per sqm				, ,
	3 Bed houses		£ per sqm	A	ffordable Hou	using Construction Cost	£1,120,959
	4 bed houses		£ per sqm			-	
	5 bed house		£ per sqm				
	Affordable Ho	using Land C	ost				£395,832
Professiona	l Fees			8.0% Ві			£333,243
Legal Fees				0.5% GI			£42,069
Statutory Fo				1.1% Ві			£45,821
Sales/Mark					larket Units Val	ue	£139,125
Contingenc	ies	400400		<u>3.0%</u> Ві			£136,841
S106 & CIL		189420			per Market Uni		£315,420
Interest		7.0%		Month Build	L	6 Mth Sale Void	£431,220
Arrangeme		0.0%		-f CDV	A. C	6.0%	£0
Developme		Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of Cost	£1,458,508
Total Cost							£8,583,645

VIABILITY MARGIN -£169,875 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) -£74

	NCS	Ros	identia	al Viak	oility App	raical
		nes	IUCIIII		лису дрр	aisai
	MENT SCENARI		Mixed Resid	ential Estate	Apartment	
	D VALUE SCEN		Gross Residu	ial Value	2 bed hous	ses 10
	VENT LOCATIO	N (ZONE)	High		3 Bed hous	
DEVELOP	VENT DETAILS		35 Units	1.08	Site Area 4 bed hous	
					5 bed hous	se O
Developm	ent Floorspace	. 2	300 Sqm Marke	Housing		
Developm		: 3	SOU Sqiii Marke	L HOUSING		_
Market Ho						
0	Apartments	65 sqm	250	0 £ per sqm		£0
10	2 bed houses	75 sqm		0 £ per sqm		£2,287,500
15	3 Bed houses	90 sqm		00 £ per sqm		£4,050,000
10	4 bed houses	120 sqm		00 £ per sqm		£3,600,000
0	5 bed house	164 sqm		00 £ per sqm		£0
LCHO		70% Open Mar	ket Value			
0	Apartments	65 sqm	175	50 £ per sqm		£0
0	2 Bed house	75 sqm	213	35 £ per sqm		£0
0	3 Bed House	90 sqm	210	00 £ per sqm		£0
Internmed	liate	65% Open Mar				
0	Apartments	65 sqm		25 £ per sqm		£0
0	2 Bed house	75 sqm	1982	.5 £ per sqm		£0
0	3 Bed House	90 sqm	195	50 £ per sqm		£0
Affordable	e Rent	50% Open Mar				
0	Apartments	65 sqm		50 £ per sqm		£0
0	2 Bed house	75 sqm		25 £ per sqm		£0
0	3 Bed House	90 sqm	150	00 £ per sqm		£0
35	Total Units					
Developm	ent Value					£9,937,500
Developm	ent Costs					
Land						
				_		
				_		
Construct	ion					
0	Apartments	65 sqm	2213.7	75 £ per sqm		£0
10	2B Houses	75 sqm	132	L8 £ per sqm		£988,500
15	3B Houses	90 sqm	132	18 £ per sqm		£1,779,300
10	4B Houses	120 sqm		L8 £ per sqm		£1,581,600
0	5B Houses	164 sqm	132	L8 £ per sqm		£0
35		3300 Total sqm				
Profession				% Build Cost		£347,952
Legal Fees				% gdv		£49,688
Statutory				% Build Cost		£47,843
	keting Costs			% Market Units	Value	£198,750
Contingen	cies		3.0	% Build Cost		£130,482
		3 00/1	12			
Interest		7.0%	12 Month Build		6 Mth Sale V	
Arrangem		0.0% Cost	00/			£0
Developm	ent Profit	Market Hsg 20	.0% of GDV			£1,987,500
Total Cost						£7,394,394
Total Cost						E7,394,394
GROSS RE		/ALUE				£2,543,106
	SIDUAL LAND					£2,357,847
SHOUSS RL						

			sidential	viabi	lity Apprai	ISAL
DEVELOP	MENT SCENARI	o Mixed	Residential Estate		Apartments	0
BASE LAN	D VALUE SCEN				2 bed houses	10
	MENT LOCATIO		igh		3 Bed houses	15
	MENT DETAILS		35 Total Units		4 bed houses	10
	e Proportion	30%	11 Affordable Unit	S	5 bed house	0
Affordabl		33% ІСНО		Internmediate	67% Affordable Rent	
Developm	nent Floorspace		2310 Sqm Market Ho	using	851 Sqm Affordable	Housing
	nent Value			0		U
Market Ho	ouses					
0	Apartments	65 sqm	3100	£ per sqm		£0
7	2 bed houses	75 sqm		£ per sqm		£1,863,750
11	3 Bed houses	90 sqm		£ per sqm		£3,307,500
7	4 bed houses	120 sqm		£ per sqm		£2,940,000
0	5 bed house	164 sqm		£ per sqm		£0
				1		
LCHO		70% Open Ma	arket Value			
0	Apartments	65 sqm		£ per sqm		£0
2	2 Bed house	75 sqm		£ per sqm		£387,474
1	3 Bed House	90 sqm		£ per sqm		£305,613
_	o Ded House	00 34		z per sqiii		
Internmed	liate	65% Open Ma	arket Value			
0	Apartments	65 sqm		£ per sqm		£0
Õ	2 Bed house	75 sqm	2307.5			£0
Ő	3 Bed House	90 sqm		£ per sqm		£0
0	5 Ded House	50 sqm	2275			10
Affordable	e Rent	50% Open Ma	arket Value		_	
0	Apartments	65 sqm		£ per sqm		£0
4	2 Bed house	75 sqm		£ per sqm		£561,921
3	3 Bed House	90 sqm		£ per sqm		£443,205
35	Total Units	50 sqm	1750			1445,205
	nent Value					£9,809,462
Developm	ant Costs					
Land	Apartments	0 Plots	178071	£ per plot		£0
Land	2 Bed House	7 Plots		£ per plot		£311,617
	3 Bed House	11 Plots		£ per plot		£534,200
	4 Bed House	7 Plots		£ per plot		£498,587
	5 Bed House	0 Plots			Total Land £1,344,403	£0
Stamp Du	ty Land Tax	U FIUIS	4.0%	r pei piot		£53,776
Construct			4.070			133,770
construct	Apartments	2213.75 £ per sqr	n	Market Housi	ng Construction Cost	£3,044,580
	2 bed houses	1318 £ per sq				_0,011,000
	3 Bed houses	1318 £ per sq		Affordable Ho	using Construction Cost	£1,120,959
	4 bed houses	1318 £ per sq			asing construction cost	11,120,555
	5 bed house	1318 £ per sq				
	5 Sea nouse					
Additiona	Affordable Ho	using Land Cost				£494,135
Profession			8.0%	Build Cost		£333,243
Legal Fees			0.5%			£49,047
Statutory				Build Cost		£45,821
	keting Costs			Market Units Va	lue	£162,225
Contingen				Build Cost	140	£139,790
S106 & CII		270270 £ CIL		£ per Market Ur	.it	£396,270
Interest		7.0%	12 Month Build		6 Mth Sale Void	£473,629
Arrangem	ent Fee	0.0% Cost		L		£0
Developm			0.0% of GDV	Aff Hsg	6.0% of Cost	£1,689,508
Developin			0.070 01 00 0		0.070 01 COSt	11,009,008
Total Cost	:					£9,347,386

VIABILITY MARGIN	£462,076
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£200

			Resid	ontial Via	bility Appra	isal
			Nesiu			IISAI
DEVELOPN	IENT SCENARI	0	Mixed Resid	ential Estate	Apartments	0
BASE LAND	VALUE SCEN	ARIO	Brownfield		2 bed houses	10
DEVELOPM	IENT LOCATIO	N (ZONE)	Very High		3 Bed houses	15
	IENT DETAILS			Total Units	4 bed houses	10
	Proportion	30%		Affordable Units	5 bed house	0
Affordable		33%		0% Internmed		
	ent Floorspace	9	2310	Sqm Market Housing	851 Sqm Affordable	e Housing
Developme						
Market Ho				24001		CO
0	Apartments		sqm	3100 £ per sqm		£0
7	2 bed houses		sqm	3550 £ per sqm		£1,863,750
11	3 Bed houses		sqm	3500 £ per sqm		£3,307,500
7	4 bed houses	120		3500 £ per sqm		£2,940,000
0	5 bed house	164	sqm	3400 £ per sqm		£0
		700/1	0			
LCHO	Anortheaste		Open Market V			CO
0	Apartments		sqm	2170 £ per sqm		£0
2	2 Bed house		sqm	2485 £ per sqm		£387,474
1	3 Bed House	90	sqm	2450 £ per sqm		£305,613
Internmedi	iata	650/1		-1		
			Open Market V			00
0 0	Apartments		sqm	2015 £ per sqm		£0 £0
0	2 Bed house		sqm	2307.5 £ per sqm		£0 £0
0	3 Bed House	90	sqm	2275 £ per sqm		EU
Affordable	Pont	E 00/1		-l		
			Open Market Va sqm			£0
4	Apartments			1550 £ per sqm		£561,921
4	2 Bed house		sqm	1775 £ per sqm		
35	3 Bed House	90	sqm	1750 £ per sqm		£443,205
Developme	Total Units ent Value					£9,809,462
Developme				0.01.0.0		
Land	Apartments	-	Plots	20182 £ per plot		£0
	2 Bed House		Plots	50454 £ per plot		£353,179
	3 Bed House		Plots	57662 £ per plot		£605,450
	4 Bed House		Plots	80727 £ per plot		£565,087
	5 Bed House	0	Plots	100908 £ per plot	Total Land £1,523,715	
Stamp Duty				4.0%		£60,949
Constructio			<u></u>			62 044 500
	Apartments	2213.75		Market H	lousing Construction Cost	£3,044,580
	2 bed houses		£ per sqm			C1 130 050
	3 Bed houses		£ per sqm	Attordab	le Housing Construction Cos	£1,120,959
	4 bed houses		£ per sqm			
	5 bed house	1318	£ per sqm			
Additional	Affordable Ho	using Land Co	oct			£560,041
Professiona			551	8.0% Build Cost		£333,243
Legal Fees				0.5% GDV		£49,047
Statutory F	ees			1.1% Build Cost		£45,821
	ceting Costs			2.0% Market Un	its Value	£162,225
Contingenc				3.0% Build Cost		£102,223
S106 & CIL		270270	f CII	3600 £ per Mark	et Unit	£396,270
Interest		7.0%		Month Build	6 Mth Sale Void	£497,958
Arrangeme	ent Fee	0.0%				£0
Developme		Market Hsg	20.0%	of GDV Aff	Hsg 6.0% of Cost	£1,689,508
Developine		warket risg	20.070		0.070 01 COSt	1,005,508
Total Cost						£9,626,083

VIABILITY MARGIN £183,379 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) £79

(NCS	Resi	dential Viabil	lity Appra	isal
DEVELOPMENT SCENAR	10	Mined Deside attal Estate	Asset	0
BASE LAND VALUE SCEN	-	Mixed Residential Estate Gross Residual Value	Apartments 2 bed houses	0 10
DEVELOPMENT LOCATIO	-	Very High	3 Bed houses	15
DEVELOPMENT DETAILS			Site Area 4 bed houses	10
DEVELOT MENT DETAILS	J	1.00	5 bed house	0
			5 bed house	0
Development Floorspac	e 330	0 Sgm Market Housing		
Development Value				
Market Houses				
0 Apartments	65 sqm	3100 £ per sqm		£0
10 2 bed houses	75 sqm	3550 £ per sqm		£2,662,500
15 3 Bed houses	90 sqm	3500 £ per sqm		£4,725,000
10 4 bed houses	120 sqm	3500 £ per sqm		£4,200,000
0 5 bed house	164 sqm	3400 £ per sqm		£0
O S bed house	104 3411	3400 I per sqiii		10
LCHO	70% Open Market	Value		
0 Apartments	65 sqm	2170 £ per sqm		£0
0 2 Bed house	75 sqm	2485 £ per sqm		£0
0 2 Bed House 0 3 Bed House	90 sqm	2485 £ per sqm 2450 £ per sqm		£0
U 3 Bed House	90 sqm	2450 £ per sqm		EU
Internmediate	65% Open Market	t Value		
	65 sqm			0
0 Apartments		2015 £ per sqm		£0
0 2 Bed house	75 sqm	2307.5 £ per sqm		£0
0 3 Bed House	90 sqm	2275 £ per sqm		£0
Afferdable Doot	E00 /lo 14 k			
Affordable Rent	50% Open Market			00
0 Apartments	65 sqm	1550 £ per sqm		£0
0 2 Bed house	75 sqm	1775 £ per sqm		£0
0 3 Bed House	90 sqm	1750 £ per sqm		£0
35 Total Units Development Value				£11,587,500
Development Costs				
Land				
Land				
Country atting				
Construction	65			<u> </u>
0 Apartments	65 sqm	2213.75 £ per sqm		£0
10 2B Houses	75 sqm	1318 £ per sqm		£988,500
15 3B Houses	90 sqm	1318 £ per sqm		£1,779,300
10 4B Houses	120 sqm	1318 £ per sqm		£1,581,600
0 5B Houses	164 sqm	1318 £ per sqm		£0
35	3300 Total sqm			
Professional Fees		8.0% Build Cost		£347,952
Legal Fees		0.5% gdv		£57,938
Statutory Fees		1.1% Build Cost		£47,843
Sales/Marketing Costs		2.0% Market Units Val	ue	£231,750
Contingencies		3.0% Build Cost		£130,482
Interest	7.0% 1	2 Month Build	6 Mth Sale Void	£285,055
Arrangement Fee	0.0% Cost			£0
Development Profit		% of GDV		£2,317,500
Total Cost				£7,767,920
GROSS RESIDUAL LAND				£3.819.580

GROSS RESIDUAL LAND VALUE	£3,819,580
GROSS RESIDUAL LAND VALUE PER HA	£3,541,332

		10			_	Â
	MENT SCENAR		Apartments		Apartments	0
	D VALUE SCEN		Greenfield		2 bed houses	0
	MENT LOCATIO		Low		3 Bed houses	2
-	MENT DETAILS		_	Total Units	4 bed houses	4
	e Proportion	30%		Affordable Units	5 bed house	4
Affordabl			LCHO	0% Internmediate	67% Affordable Rer	
	nent Floorspac	e	921	Sqm Market Housing	243 Sqm Affordable	Housing
	nent Value					
Market H			•			
0	Apartments		sqm	2400 £ per sqm		£0
0	2 bed houses		sqm	2750 £ per sqm		£0
1	3 Bed houses		sqm	2700 £ per sqm		£340,200
3	4 bed houses		sqm	2700 £ per sqm		£907,200
3	5 bed house	164	sqm	2600 £ per sqm		£1,193,920
LCHO			Open Market V			
0	Apartments		sqm	1680 £ per sqm		£0
1	2 Bed house		sqm	1925 £ per sqm		£85,759
0	3 Bed House	90	sqm	1890 £ per sqm		£67,360
Internme	diate		Open Market V			
0	Apartments		sqm	1560 £ per sqm		£0
0	2 Bed house		sqm	1787.5 £ per sqm		£0
0	3 Bed House	90	sqm	1755 £ per sqm		£0
Affordable	e Rent		Open Market V			
0	Apartments		sqm	1200 £ per sqm		£0
1	2 Bed house		sqm	1375 £ per sqm		£124,369
1	3 Bed House	90	sqm	1350 £ per sqm		£97,686
10	Total Units					
Developn	nent Value					£2,816,493
-	nent Costs					
Land	Apartments	-	Plots	7848 £ per plot		£0
	2 Bed House	-	Plots	19620 £ per plot		£0
	3 Bed House		Plots	22423 £ per plot		£31,393
	4 Bed House	-	Plots	31393 £ per plot		£87,899
	5 Bed House	3	Plots	39241 £ per plot	Total Land £229,166	£109,874
	ty Land Tax			1.0%		£2,292
Construct	ion					
	Apartments		£ per sqm	Market Hous	ing Construction Cost	£1,214,142
	2 bed houses		£ per sqm			
	3 Bed houses		£ per sqm	Affordable Ho	ousing Construction Cos	£320,274
	4 bed houses		£ per sqm			
	5 bed house	1318	£ per sqm			
	I Affordable Ho	ousing Land	Cost			£62,225
Profession				8.0% Build Cost		£122,753
Legal Fees				0.5% gdv		£14,082
Statutory				1.1% Build Cost		£16,879
	rketing Costs			2.0% Market Units V	alue	£48,826
Continger	ncies			3.0% Build Cost		£47,899
S106 & CI	L	0	£ CIL	3600 £ per Market U	nit	£36,000
Interest		7.0%	12	Month Build	6 Mth Sale Void	£129,466
Arrangem	ent Fee	0.0%	Cost			£0
	nent Profit	Market Hsg	20.0%	of GDV Aff Hsg	6.0% of Cost	£507,480
Total Cost	t					£2,751,484
VIABILITY						£65,010
POTENTIA	AL CIL RATE PE	R SQ METRE	OF MARKET	HOUSING (IF APPLICABL	.E)	£71

DEVELOP	/IENT SCENAR	10	Apartment	5			Apartments	0
BASE LAND VALUE SCENARIO		Brownfield	•			2 bed houses	0	
	VENT LOCATIO		Low				3 Bed houses	2
	IENT DETAILS	• •		Total Units			4 bed houses	4
-	Proportion	30%	_		its		5 bed house	4
Affordable			LCHO		Internmediate		Affordable Re	=
	ent Floorspac			Sqm Market H			Sqm Affordable	
Developm			521	Sqiii Market i	ousing	210	Sqiff Anoradok	, nousing
Market Ho								
0	Apartments	65	sqm	2400	£ per sqm			£0
0	2 bed houses		sqm		£ per sqm			£0
1	3 Bed houses		sqm		£ per sqm			£340,200
3	4 bed houses		sqm		£ per sqm			£907,200
3	5 bed house		sqm		£ per sqm			£1,193,920
			1 •					, ,
LCHO		70%	Open Market	Value				
0	Apartments	65	sqm	1680	£ per sqm			£0
1	2 Bed house	75	sqm	1925	£ per sqm			£85,759
0	3 Bed House	90	sqm	1890	£ per sqm			£67,360
Internmed	iate		Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	90	sqm	1755	£ per sqm			£0
			_					
Affordable	Rent		Open Market					
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£124,369
1	3 Bed House	90	sqm	1350	£ per sqm			£97,686
10	Total Units							
Developm	ent Value							£2,816,493
D								
Developm		0	Dista	10222	C lat			00
Land	Apartments	-	Plots		£ per plot			£0
	2 Bed House	-	Plots		£ per plot			£0
	3 Bed House		Plots Plots		£ per plot £ per plot			£40,893
	4 Bed House	-				Total Land	C200 E16	£114,499
Stamp Dut	5 Bed House	5	Plots	3.0%	£ per plot	Total Land	£298,516	£143,124 £8,955
Constructi	y Land Tax			5.0%				10,955
constructi	Apartments	2213 75	£ per sqm		Market Hous	sing Constru	uction Cost	£1,214,142
	2 bed houses	1318	£ per sqm		Warket nou.	Sing Constru		11,214,142
	3 Bed houses		£ per sqm		Affordable H	lousing Con	struction Cos	£320,274
	4 bed houses		£ per sqm					1020,214
	5 bed house		£ per sqm					
_	5 beu nouse	1510	r per sqiii					
Additional	Affordable Ho	busing Land	Cost					£81,055
Profession				8.0%	Build Cost			£122,753
Legal Fees				0.5%				£14,082
Statutory F	ees				Build Cost			£16,879
	keting Costs				Market Units \	/alue		£48,826
Contingen					Build Cost			£48,464
S106 & CIL		0	£ CIL		£ per Market l	Jnit		£36,000
Interest		7.0%		Month Build			Mth Sale Void	£138,926
Arrangeme	ent Fee	0.0%		4		<u>نَــــــــــــــــــــــــــــــــــــ</u>		£0
Developme		Market Hsg		of GDV	Aff Hsg	6.0%	of Cost	£507,480
				.	-0			,
Total Cost								£2,856,353
VIABILITY								-£39,860
POTENTIA	L CIL RATE PE	R SQ METRE	OF MARKE	<u>r housing (</u> i	F APPLICAB	LE)		-£43

						Apartments	
DEVELOPMENT SCENARI			Apartments Gross Residual Value				0
BASE LAND VALUE SCENARIO			ual Value			2 bed houses	0
DEVELOPMENT LOCATIO	N (ZONE)	Low				3 Bed houses	2
DEVELOPMENT DETAILS		10	Total Units	0.42	Site Area	4 bed houses	4
					-	5 bed house	4
Development Floorspace	2	1316	Sqm Market Hou	sing			
Development Value							
Market Houses							
0 Apartments	65	sqm	2400 £ g	per sqm			£0
0 2 bed houses		sqm	2750 £ p				£0
2 3 Bed houses		sqm	2700 £ g				£486,000
4 4 bed houses		sqm	2700 £ p				£1,296,000
4 5 bed house		sqm	2600 £ p				£1,705,600
		1-4					,,
LCHO	70%	Open Market \	/alue				
0 Apartments		sqm	1680 £ p	her sam			£0
0 2 Bed house		sqm	1925 £ p	-			£0
0 3 Bed House		sqm	1890 £ p				£0
o bearlouse	50	Sqiii	1050 1	Jer Jqm			10
Internmediate	65%	Open Market \	/alue				
0 Apartments		sqm	1560 £ g	her sam			£0
0 2 Bed house		sqm	1787.5 £ g				£0
0 2 Bed House 0 3 Bed House		sqm	1755 £ g				£0
0 3 Bed House	90	sqm	1755 £ [ber sqm			EU
Affordable Rent	E 00/		(alua				
		Open Market \					£0
		sqm	1200 f p				
0 2 Bed house		sqm	1375 f p				£0
0 3 Bed House	90	sqm	1350 f g	per sqm			£0
10 Total Units							C2 407 C00
Development Value							£3,487,600
Dovelonment Costs							
Development Costs			· · · · · · · · · · · · · · · · · · ·				
Construction	65		2242 751				
0 Apartments		sqm	2213.75 f p				£0
0 2B Houses		sqm	1318 f p				£0
2 3B Houses		sqm	1318 f µ	per sqm			£237,240
4 4B Houses		sqm	1318 f p	per sqm			£632,640
4 5B Houses		sqm	1318 £ ß	per sqm			£864,608
10	1316	Total sqm					
Professional Fees			8.0% Bu				£138,759
Legal Fees			0.5% GE				£17,438
Statutory Fees			1.1% Bu	ild Cost			£19,079
Sales/Marketing Costs			2.0% Ma	arket Units V	/alue		£69,752
Contingencies			3.0% Bu	ild Cost			£52,035
Interest	7.0%	12	Month Build		6	Mth Sale Void	£112,113
Arrangement Fee	0.0%		4			•	£0
Development Profit	Market Hsg		of GDV				£697,520
		-					
Total Cost							£2,841,184
GROSS RESIDUAL LAND \	/ALUE						£646,416
GROSS RESIDUAL LAND \		HA					£1,549,627
							,,

	MENT SCENAR		Apartments	•			artments	0
	ID VALUE SCEN		Greenfield				bed houses	0
	MENT LOCATIO		Medium			3 E	Bed houses	2
-	MENT DETAILS		_	Total Units			bed houses	4
	e Proportion	30%		Affordable Unit	-		bed house	4
Affordabl			LCHO	0%	Internmediate		ffordable Rer	
	nent Floorspac	e	921	Sqm Market Ho	ousing	243 Sq	m Affordable	Housing
	nent Value							
Market H	ouses							
0	Apartments		sqm	2450	£ per sqm			£0
0	2 bed houses	75	sqm	2950	£ per sqm			£0
1	3 Bed houses	90	sqm	2900	£ per sqm			£365,400
3	4 bed houses	120	sqm	2900	£ per sqm			£974,400
3	5 bed house	164	sqm	2800	£ per sqm			£1,285,760
			. ·	<u> </u>				
LCHO		70%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£91,996
0	3 Bed House		sqm		£ per sqm			£72,349
			• •					,
Internme	diate	65%	Open Market \	/alue				
0	Apartments		sqm	1592.5	f per sam			£0
Ő	2 Bed house		sqm	1917.5	• •			£0
Ő	3 Bed House		sqm		£ per sqm			£0
0	5 Ded House	50	Sqiii	1005				LU
Affordabl	o Pont	50%	Open Market \	/aluo				
0	Apartments		sqm		£ per sqm			£0
1	•		sqm		£ per sqm			£133,414
1	2 Bed house		sqm		£ per sqm			£104,922
	3 Bed House	90	sqm	1430	E per sqm			1104,922
10 Develope	Total Units							C2 020 241
Developh	nent Value							£3,028,241
Davalann	ant Casta							
-	nent Costs	0	Blate	10200	C			£0
Land	Apartments	-	Plots		£ per plot			-
	2 Bed House	-	Plots		£ per plot			£0
	3 Bed House		Plots		£ per plot			£41,155
	4 Bed House	-	Plots		£ per plot			£115,234
	5 Bed House	3	Plots		£ per plot	Total Land	£300,431	£144,042
	ity Land Tax			3.0%				£9,013
Construct			-					
	Apartments		£ per sqm	I	Market Hous	ing Construct	tion Cost	£1,214,142
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm	4	Affordable H	ousing Const	ruction Cos	£320,274
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
	l Affordable Ho	ousing Land	Cost					£81,575
Profession				8.0%	Build Cost			£122,753
Legal Fees	S			0.5%	GDV			£15,141
Statutory	Fees			1.1%	Build Cost			£16,879
Sales/Ma	rketing Costs			2.0%	Market Units V	alue		£52,511
Continger				3.0%	Build Cost			£48,480
S106 & CI		47902.4	E CIL	3600	£ per Market U	nit		£83,902
Interest		7.0%		Month Build	I		th Sale Void	£142,079
Arrangem	ent Fee	0.0%		4	I	I		É0
Anangen						6.00/	•	-
		Market Hsg	20.0%	of GDV	Aff Hsg	0.0% 01	Cost	£544.328
	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of	Cost	£544,328
Developm	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	0.0% of	Cost	
	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	0.0% of	Cost	£544,328 £ 2,951,509
Developm Total Cos	nent Profit t	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% of	Cost	£2,951,509
Developm Total Cos VIABILITY	nent Profit t						Cost	

	MENT SCENAR		Apartments				partmonto	0
-	D VALUE SCEN	-	Brownfield				partments bed houses	0
	MENT LOCATIO		Medium				Bed houses	2
	MENT DETAILS			Total Units			bed houses	4
-	e Proportion	30%	_	Affordable Unit	s		bed house	4
Affordabl			LCHO		- nternmediate		Affordable Rei	
	nent Floorspace			Sgm Market Ho			qm Affordable	
	nent Value							
Market H								
0	Apartments	65	sqm	2450 f	e per sqm			£0
0	2 bed houses	75	sqm	2950 f	E per sqm			£0
1	3 Bed houses	90	sqm		E per sqm			£365,400
3	4 bed houses		sqm	2900 f	E per sqm			£974,400
3	5 bed house	164	sqm	2800 f	e per sqm			£1,285,760
LCHO			Open Market \					
0	Apartments		sqm		E per sqm			£0
1	2 Bed house		sqm		e per sqm			£91,996
0	3 Bed House	90	sqm	2030 f	e per sqm			£72,349
Later	1	CEA(
Internme			Open Market \					CO
0	Apartments		sqm	1592.5 f				£0
0	2 Bed house		sqm	1917.5 f				£0
0	3 Bed House	90	sqm	1885 1	e per sqm			£0
Affordable	a Ront	E 00/	Open Market \	/2/10				
	Apartments		sqm		e per sqm			£0
1	2 Bed house		sqm		E per sqm E per sqm			£133,414
1	3 Bed House		sqm		i per sqiff			£104,922
10	Total Units	50	sqiii	1450 1	. per sqiii			1104,522
-	nent Value							£3,028,241
Dereioph								20,020,212
Developn	nent Costs							
Land	Apartments	0	Plots	12664 f	per plot			£0
	2 Bed House	0	Plots	31659 f				£0
	3 Bed House	1	Plots	36182 f				£50,655
	4 Bed House	3	Plots	50655 f	e per plot			£141,834
	5 Bed House	3	Plots	63319 f	e per plot	Total Land	£369,781	£177,292
	ty Land Tax			3.0%				£11,093
Construct	ion		_					
	Apartments		£ per sqm	I	Market Hous	ing Constru	ction Cost	£1,214,142
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	ousing Cons	truction Cos	£320,274
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
Additions	Affordable		Cost					C100 405
	l Affordable Ho	busing Land	COST	0 /0/ .				£100,405
Profession					Build Cost			£122,753
Legal Fees Statutory					GDV Build Cost			£15,141
	rees keting Costs				Market Units V	alua		£16,879 £52,511
Continger					viarket Units V Build Cost	aiue		£49,045
S106 & CI		47902.4	IF CII		e per Market U	nit		£83,902
Interest	-	7.0%		Month Build			/Ith Sale Void	£151,033
Arrangem	ent Fee	0.0%		Bulla		0		£0
	ent Profit	Market Hsg		of GDV	Aff Hsg	6.0% o	f Cost	£544,328
Developh		ivia ket risg	20.078			0.070		2344,328
Total Cost	t							£3,051,289
								10,001,100
VIABILITY	MARGIN							-£23,048
	L CIL RATE PER	R SQ METRE	OF MARKET	HOUSING (IF	APPLICABL	.E)		-£25
				· · · · ·				

DEVELOPMENT SCENAR		Apartments				Apartments	0
BASE LAND VALUE SCEN		Gross Resid	ual value			2 bed houses	0
DEVELOPMENT LOCATIO		Medium		0.40	-	3 Bed houses	2
DEVELOPMENT DETAILS		10	Total Units	0.42	Site Area	4 bed houses	4
						5 bed house	4
		1210					
Development Floorspac	e	1316	Sqm Market Hou	using			
Development Value							
Market Houses		7	24501				CO
0 Apartments		sqm	2450 £				£0
0 2 bed houses		sqm	2950 £				£0
2 3 Bed houses		sqm	2900 £				£522,000
4 4 bed houses		sqm	2900 £				£1,392,000
4 5 bed house	164	sqm	2800 £	per sqm			£1,836,800
	= 0.0/	-					
LCHO		Open Market \					
0 Apartments		sqm	1715 £				£0
0 2 Bed house		sqm	2065 £				£0
0 3 Bed House	90	sqm	2030 £	per sqm			£0
		-					
Internmediate		Open Market \					
0 Apartments		sqm	1592.5 £				£0
0 2 Bed house		sqm	1917.5 £				£0
0 3 Bed House	90	sqm	1885 £	per sqm			£0
		_					
Affordable Rent		Open Market \					
0 Apartments		sqm	1225 £				£0
0 2 Bed house		sqm	1475 £				£0
0 3 Bed House	90	sqm	1450 £	per sqm			£0
10 Total Units							
Development Value							£3,750,800
Development Costs							
Construction							<u> </u>
0 Apartments		sqm	2213.75 £				£0
0 2B Houses		sqm	1318 f				£0
2 3B Houses		sqm	1318 £	per sqm			£237,240
4 4B Houses		sqm	1318 f	per sqm			£632,640
4 5B Houses		sqm	1318 £	per sqm			£864,608
10	1316	Total sqm					
Professional Fees			8.0% в				£138,759
Legal Fees			0.5% G				£18,754
Statutory Fees			1.1% в				£19,079
Sales/Marketing Costs				larket Units	Value		£75,016
Contingencies			3.0% в	uild Cost			£52,035
						_	
Interest	7.0%		Month Build		6	Mth Sale Void	£112,476
Arrangement Fee	0.0%		-		-	-	£0
Development Profit	Market Hsg	20.0%	of GDV				£750,160
Total Cost							£2,900,767
GROSS RESIDUAL LAND							£850,033
GROSS RESIDUAL LAND	VALUE PER	HA					£2,037,750

	MENT SCENAR			dential Estate	2		partments	0
	D VALUE SCEN		Greenfield				bed houses	0
	MENT LOCATIO		High			-	Bed houses	2
-	MENT DETAILS		_	Total Units			bed houses	4
	e Proportion	30%		Affordable Un	_		bed house	4
Affordabl			LCHO		Internmediate		Affordable Rer	
	nent Floorspac	e	921	Sqm Market H	ousing	243 s	qm Affordable	e Housing
	nent Value							
Market H		65	1	2500				CO
0	Apartments		sqm		£ per sqm			£0
0	2 bed houses		sqm		£ per sqm			£0
1	3 Bed houses		sqm		£ per sqm			£378,000
3	4 bed houses		sqm		£ per sqm			£1,008,000
3	5 bed house	164	sqm	2900	£ per sqm			£1,331,680
		700/	1 <u></u>					
LCHO			Open Market					60
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£95,114
0	3 Bed House	90	sqm	2100	£ per sqm			£74,844
lunk c	lists	2EA/	la					
Internme			Open Market					
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	90	sqm	1950	£ per sqm			£0
		E 0 0(1					
Affordable			Open Market		_			CO
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£137,936
1	3 Bed House	90	sqm	1500	£ per sqm			£108,540
10	Total Units							C2 424 445
Developm	nent Value							£3,134,115
Davalann	aant Casta							
Land	nent Costs	0	Plots	11500	Cnornlat			£0
Lanu	Apartments	-	Plots		£ per plot			£0 £0
	2 Bed House	-	Plots		£ per plot			
	3 Bed House 4 Bed House		Plots		£ per plot £ per plot			£46,036 £128,901
		-	Plots		£ per plot £ per plot	Total Land	£336,064	£161,127
Stamp Du	5 Bed House ty Land Tax	5	PIOLS	37343	r per piot	TOLAI LANU	£330,004	£10,082
Construct				3.0%				110,082
construct	Apartments	2213 75	£ per sqm		Market Hous	sing Constru	ction Cost	£1,214,142
	2 bed houses		£ per sqm		Warket Hous	sing constru	ction cost	L1,214,142
	3 Bed houses		£ per sqm		Affordable H	lousing Cons	truction Cos	£320,274
	4 bed houses		£ per sqm		Anoruable	iousing cons		1520,274
	5 bed house		£ per sqm					
	5 bed house	1310	- PCI 3411					
Additiona	l Affordable Ho	ousing Land	Cost	r				£91,250
Profession				8.0%	Build Cost			£122,753
Legal Fees				0.5%				£15,671
Statutory					Build Cost			£16,879
	rketing Costs				Market Units \	/alue		£54,354
Continger					Build Cost			£48,770
S106 & CI		75538.4	E CIL		£ per Market l	Jnit		£111,538
Interest		7.0%		Month Build			/Ith Sale Void	£148,335
Arrangem	ent Fee	0.0%		4				£0
	nent Profit	Market Hsg		of GDV	Aff Hsg	6.0% o	of Cost	£562,752
Dereiepii					,			
Total Cost	t							£3,052,865
VIABILITY	MARGIN							£81,250
	AL CIL RATE PEI	R SQ METRE	OF MARKE	HOUSING (F APPLICAB	LE)		£88

DEVELOP	MENT SCENAR	10	Mixed Re	sidential Estat	e	A	partments	0
BASE LAN	D VALUE SCEN	ARIO	Brownfiel	d		2	bed houses	0
DEVELOPI	MENT LOCATIO	ON (ZONE)	High			3	Bed houses	2
DEVELOPI	MENT DETAILS			10 Total Units		4	bed houses	4
Affordabl	e Proportion	30%	1	3 Affordable U	nits	5	bed house	4
Affordabl	e Mix	33%	LCHO	0%	Internmediate	67%	Affordable Rei	nt
Developm	nent Floorspac	е	92	21 Sqm Market	lousing	243 s	qm Affordable	e Housing
Developm	nent Value				-			-
Market Ho	ouses							
0	Apartments	65	sqm	2500	£ per sqm			£0
0	2 bed houses	75	sqm	3050	£ per sqm			£0
1	3 Bed houses		sqm	3000	£ per sqm			£378,000
3	4 bed houses	120	sqm	3000	£ per sqm			£1,008,000
3	5 bed house	164	sqm	2900	£ per sqm			£1,331,680
					-			
LCHO		70%	Open Marke	et Value				
0	Apartments	65	sqm	1750	£ per sqm			£0
1	2 Bed house	75	sqm	2135	£ per sqm			£95,114
0	3 Bed House	90	sqm	2100	£ per sqm			£74,844
Internmed	diate		Open Marke	et Value				
0	Apartments		sqm	1625	£ per sqm			£0
0	2 Bed house	75	sqm		£ per sqm			£0
0	3 Bed House	90	sqm	1950	£ per sqm			£0
Affordable	e Rent	50%	Open Marke	et Value				
0	Apartments	65	sqm	1250	£ per sqm			£0
1	2 Bed house	75	sqm	1525	£ per sqm			£137,936
1	3 Bed House	90	sqm	1500	£ per sqm			£108,540
10	Total Units							
Developm	nent Value							£3,134,115
Developm	nent Costs				_			
Land	Apartments	-	Plots		£ per plot			£0
	2 Bed House	0	Plots		£ per plot			£0
	3 Bed House		Plots		£ per plot			£55,536
	4 Bed House		Plots		£ per plot			£155,501
_	5 Bed House	3	Plots		£ per plot	Total Land	£405,414	£194,377
	ty Land Tax			3.0%				£12,162
Construct	-		-					
	Apartments		£ per sqm		Market Hous	sing Constru	ction Cost	£1,214,142
	2 bed houses		£ per sqm					
	3 Bed houses		£ per sqm		Affordable H	lousing Cons	truction Cos	£320,274
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
۵ ما ما <u>۱</u> ۰۰ - ۰۰	Affendeletet		Cent		1			6440.004
	l Affordable Ho	busing Land	COST	0 /10/				£110,081
Profession					Build Cost			£122,753
Legal Fees				0.5%				£15,671
Statutory					Build Cost	/alua		£16,879
	keting Costs				Market Units \	aiue		£54,354 £49,335
Continger S106 & Cl		75530 /	IF CII		Build Cost	lait		
	-	75538.4			£ per Market l		Ath Cole Main	£111,538
Interest	ont Eco	7.0%		12 Month Build		0	/Ith Sale Void	£157,290
Arrangem		0.0%			A 55 1 -	6 00/	f Coat	£0
Developm	enteront	Market Hsg	20.0	0% of GDV	Aff Hsg	6.0% o	COST	£562,752
Total Cost								£2 152 645
Total Cost								£3,152,645
VIABILITY	MARGIN							-£18,530
	AL CIL RATE PEI					IF)		-£20
)		

		Ros	idential Via	hility Appr	aisal
		Ne3		anny Abbi	alsel
DEVELOPN	IENT SCENAR	llO	Mixed Residential Estate	Apartments	0
BASE LANI	D VALUE SCEN	IARIO	Gross Residual Value	2 bed houses	0
DEVELOPIN	IENT LOCATIO	ON (ZONE)	High	3 Bed houses	2
DEVELOPN	VENT DETAILS	5	10 Units 0.42	Site Area 4 bed houses	4
				5 bed house	4
	ent Floorspac	ce 13	316 Sqm Market Housing		
Developm Market Ho					
		65 sqm	2500 £ per sqm		£0
0	Apartments 2 bed houses	75 sqm	3050 £ per sqm		£0
2	3 Bed houses	90 sqm	3000 £ per sqm		£540,000
4	4 bed houses	120 sqm	3000 £ per sqm		£1,440,000
4					
4	5 bed house	164 sqm	2900 £ per sqm		£1,902,400
LCHO		70% Open Mar	kot Valuo		
0	Anartmonto	65 sqm	1750 £ per sqm		£0
0	Apartments 2 Bed house				£0 £0
0		75 sqm	2135 £ per sqm		-
U	3 Bed House	90 sqm	2100 £ per sqm		£0
Internmed	liato	65% Open Mar	kat Value		
0	Apartments	65 sqm	1625 £ per sqm		£0
0	2 Bed house	75 sqm	1982.5 £ per sqm		£0
0					£0 £0
0	3 Bed House	90 sqm	1950 £ per sqm		EU
Affordable	Pont	50% Open Mar	kat Value		
0			1250 £ per sqm		£0
	Apartments	65 sqm			-
0	2 Bed house	75 sqm	1525 £ per sqm		£0
-	3 Bed House	90 sqm	1500 £ per sqm		£0
10 Developm	Total Units ent Value				£3,882,400
Developm	ent Costs				
Land					
Constructi	ion				
0	Apartments	65 sqm	2213.75 £ per sgm		£0
0	2B Houses	75 sqm	1318 £ per sqm		£0
2	3B Houses	90 sqm	1318 £ per sqm		£237,240
4	4B Houses	120 sqm	1318 £ per sqm		£632,640
4	5B Houses	164 sqm	1318 £ per sqm		£864,608
10	501100303	1316 Total sqm			2004,000
10		1010 101813411			
Profession	al Fees		8.0% Build Cost		£138,759
Legal Fees			0.5% GDV		£19,412
Statutory F			1.1% Build Cost		£19,079
	keting Costs		2.0% Market Unit	s Value	£77,648
Contingen			3.0% Build Cost		£52,035
contingent	0.00		J.C/C Build Cost		£32,033
Interest		7.0%	12 Month Build	6 Mth Sale Void	£112,658
Arrangeme	ent Fee	0.0% Cost			£012,058
Developme			.0% of GDV		£776,480
Developin					1770,400
Total Cost					£2,930,559
	SIDUAL LAND				£951,841
GROSS RES	SIDUAL LAND	VALUE PER HA			£2,281,811

DEVELOP	MENT SCENAR	10	Mixed Resid	dential Estate		4	partments	0
	D VALUE SCEN		Greenfield				bed houses	0
	MENT LOCATIO		Very High				Bed houses	2
	MENT DETAILS			Total Units			bed houses	4
Affordabl	e Proportion	30%] 3	Affordable Uni	ts	5	bed house	4
Affordabl	e Mix	33%	LCHO	0%	Internmediate	67%	Affordable Rei	nt
Developm	ent Floorspac	e	921	Sqm Market H	ousing	243 s	qm Affordable	e Housing
Developm	nent Value							
Market Ho	ouses							
0	Apartments		sqm		£ per sqm			£0
0	2 bed houses		sqm		£ per sqm			£0
1	3 Bed houses		sqm		£ per sqm			£441,000
3	4 bed houses		sqm		£ per sqm			£1,176,000
3	5 bed house	164	sqm	3400	£ per sqm			£1,561,280
		30%						
LCHO			Open Market		<u> </u>			CO
0	Apartments		sqm		£ per sqm			£0
1 0	2 Bed house		sqm		£ per sqm			£110,707
0	3 Bed House	90	sqm	2450	£ per sqm			£87,318
Internmed	liato	650/	Open Market					
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
0	5 Bed House	50	Sqiii	2275				10
Affordable	e Rent	50%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house		sqm		£ per sqm			£160,549
1	3 Bed House		sqm		£ per sqm			£126,630
10	Total Units				P 4			-,
Developm	nent Value							£3,663,484
Developm	ent Costs							
Land	Apartments	0	Plots		£ per plot			£0
	2 Bed House	0	Plots	44026	£ per plot			£0
	3 Bed House	1	Plots		£ per plot			£70,442
	4 Bed House	-	Plots		£ per plot			£197,239
	5 Bed House	3	Plots		£ per plot	Total Land	£514,229	£246,548
	ty Land Tax			4.0%				£20,569
Construct	-	2242 75	1					64 24 4 4 42
	Apartments		£ per sqm		Market Hous	ing Constru	ction Cost	£1,214,142
	2 bed houses		£ per sqm					6220.274
	3 Bed houses		£ per sqm		Affordable H	ousing Cons	struction Cos	£320,274
	4 bed houses		£ per sqm					
	5 bed house	1318	£ per sqm					
Additiona	Affordable Ho	using Land	Cost					£139,627
Profession		Jushing Latin	CUSI	8 0%	Build Cost			£139,627 £122,753
Legal Fees				0.5%				£122,755 £18,317
Statutory					GDV Build Cost			£16,879
	keting Costs				Market Units V	میاد		£63,566
Contingen					Build Cost	and		£50,221
S106 & CI		107780.4	I£ CIL		£ per Market U	Init		£143,780
Interest		7.0%		Month Build			/Ith Sale Void	£174,341
Arrangem	ent Fee	0.0%		-				£0
Developm		Market Hsg		of GDV	Aff Hsg	6.0% o	of Cost	£654,872
213.0 811				4				200 .,072
Total Cost								£3,453,571
VIABILITY								£209,913
POTENTIA	L CIL RATE PE	R SQ METRE	OF MARKET	<u> HOUSING</u> (I	F APPLICAB	LĒ)		£228

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DEVELOP	MENT SCENAR	10	Mixed Resid	lential Estate		Α	partments	0
	ID VALUE SCEN		Brownfield				bed houses	0
DEVELOP	MENT LOCATIO	ON (ZONE)	Very High			3	Bed houses	2
	MENT DETAILS	•		Total Units		4	bed houses	4
Affordab	e Proportion	30%	3	Affordable Uni	ts	5	bed house	4
Affordab		33%	LCHO		Internmediate	67%	Affordable Rer	nt
Developn	nent Floorspac			Sqm Market H	ousing		qm Affordable	
	nent Value				U			U
Market H								
0	Apartments	65	sqm	3100	£ per sqm			£0
0	2 bed houses		sqm		£ per sqm			£0
1	3 Bed houses	90	sqm	3500	£ per sqm			£441,000
3	4 bed houses	120		3500	£ per sqm			£1,176,000
3	5 bed house	164	sqm	3400	£ per sqm			£1,561,280
LCHO		70%	Open Market \	/alue				
0	Apartments	65	sqm	2170	£ per sqm			£0
1	2 Bed house	75	sqm	2485	£ per sqm			£110,707
0	3 Bed House	90	sqm	2450	£ per sqm			£87,318
Internme	diate	65%	Open Market \	/alue				
0	Apartments	65	sqm	2015	£ per sqm			£0
0	2 Bed house	75	sqm	2307.5	£ per sqm			£0
0	3 Bed House	90	sqm	2275	£ per sqm			£0
Affordabl	e Rent	50%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
1	2 Bed house	75	sqm	1775	£ per sqm			£160,549
1	3 Bed House	90	sqm	1750	£ per sqm			£126,630
10	Total Units							
Developn	nent Value							£3,663,484
Developn	nent Costs							
Land	Apartments	0	Plots	19986	£ per plot			£0
	2 Bed House	0	Plots	49964	£ per plot			£0
	3 Bed House	1	Plots	57102	£ per plot			£79,942
	4 Bed House	3	Plots	79942	£ per plot			£223,839
	5 Bed House	3	Plots	99928	£ per plot	Total Land	£583,579	£279,798
Stamp Du	ity Land Tax			4.0%				£23,343
Construct	tion							
	Apartments	2213.75	£ per sqm		Market Hous	sing Constru	ction Cost	£1,214,142
	2 bed houses	1318	£ per sqm					
	3 Bed houses	1318	£ per sqm		Affordable H	lousing Cons	struction Cos	£320,274
	4 bed houses	1318	£ per sqm					
	5 bed house	1318	£ per sqm					
		-						
Additiona	I Affordable Ho	ousing Land	Cost					£158,457
Profession	nal Fees			8.0%	Build Cost			£122,753
Legal Fee				0.5%	GDV			£18,317
Statutory	Fees			1.1%	Build Cost			£16,879
	rketing Costs				Market Units \	/alue		£63,566
Continger					Build Cost			£50,786
S106 & CI	L	107780.4	£ CIL	3600	£ per Market l	Jnit		£143,780
Interest		7.0%	12	Month Build			Ath Sale Void	£183,372
Arrangem	nent Fee	0.0%	Cost	4		I		£0
	nent Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0% o	of Cost	£654,872
				•		· · · · ·		
Total Cos	t							£3,554,121
VIABILITY								£109,363
POTENTI	AL CIL RATE PE	R SQ METRE	OF MARKET	HOUSING (I	F APPLICAB	LE)		£119

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DEVELOPMENT SCENAR	llO	Mixed Residential Estate Apartments	0
BASE LAND VALUE SCEN	IARIO	Gross Residual Value 2 bed houses	0
DEVELOPMENT LOCATION	ON (ZONE)	Very High 3 Bed houses	2
DEVELOPMENT DETAILS	5 1	0 Units 0.42 Site Area 4 bed houses	4
		5 bed house	4
Development Floorspace	e 131	6 Sqm Market Housing	
Development Value Market Houses			
_	65 sqm	21001 с ток стат	£0
0 Apartments 0 2 bed houses	75 sqm	3100 £ per sqm 3550 £ per sqm	£0 £0
			£630,000
2 3 Bed houses 4 4 bed houses	90 sqm 120 sqm	3500 £ per sqm 3500 £ per sqm	£1,680,000
4 4 bed houses 4 5 bed house	120 sqm	3400 £ per sqm	£2,230,400
4 5 bed house	104 sqm	3400 £ per sqiii	L2,230,400
LCHO	70% Open Market	t Value	
0 Apartments	65 sqm	2170 £ per sqm	£0
0 2 Bed house	75 sqm	$2485 \pm \text{per sqm}$	£0
0 3 Bed House	90 sqm	$2450 \pm \text{per sqm}$	£0
o s bea nouse	50 3411		10
Internmediate	65% Open Market	t Value	
0 Apartments	65 sqm	2015 £ per sqm	£0
0 2 Bed house	75 sgm	2307.5 £ per sqm	£0
0 3 Bed House	90 sqm	2275 £ per sqm	£0
		• _ p • • • •	
Affordable Rent	50% Open Market	t Value	
0 Apartments	65 sqm	1550 £ per sqm	£0
0 2 Bed house	75 sgm	1775 £ per sqm	£0
0 3 Bed House	90 sqm	1750 £ per sqm	£0
10 Total Units Development Value			£4,540,400
Davida una sust Carata			
Development Costs			
Land			
Construction			
Construction	65	2213.75 £ per sqm	£0
0 Apartments	65 sqm 75 sqm	1318 £ per sqm	£0 £0
0 2B Houses	() (m		Ť()
2 20 11			
2 3B Houses	90 sqm	1318 £ per sqm	£237,240
4 4B Houses	90 sqm 120 sqm	1318 £ per sqm 1318 £ per sqm	£237,240 £632,640
44B Houses45B Houses	90 sqm 120 sqm 164 sqm	1318 £ per sqm	£237,240
4 4B Houses	90 sqm 120 sqm	1318 £ per sqm 1318 £ per sqm	£237,240 £632,640
4 4B Houses 4 5B Houses 10	90 sqm 120 sqm 164 sqm	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm	£237,240 £632,640 £864,608
4 4B Houses 4 5B Houses 10 Professional Fees	90 sqm 120 sqm 164 sqm	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost	£237,240 £632,640 £864,608 £138,759
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees	90 sqm 120 sqm 164 sqm	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV	£237,240 £632,640 £864,608 £138,759 £22,702
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees	90 sqm 120 sqm 164 sqm	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	90 sqm 120 sqm 164 sqm	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079 £90,808
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees	90 sqm 120 sqm 164 sqm	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	90 sqm 120 sqm 164 sqm 1316 Total sqm	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079 £90,808 £52,035
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest	90 sqm 120 sqm 164 sqm 1316 Total sqm 7.0% 1	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079 £90,808 £52,035 £113,565
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest Arrangement Fee	90 sqm 120 sqm 164 sqm 1316 Total sqm 7.0% 1 0.0% Cost	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost 2 Month Build	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079 £90,808 £52,035 £113,565 £0
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest	90 sqm 120 sqm 164 sqm 1316 Total sqm 7.0% 1 0.0% Cost	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079 £90,808 £52,035 £113,565
4 4B Houses 4 5B Houses 10 Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest Arrangement Fee	90 sqm 120 sqm 164 sqm 1316 Total sqm 7.0% 1 0.0% Cost	1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 1318 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost 2 Month Build	£237,240 £632,640 £864,608 £138,759 £22,702 £19,079 £90,808 £52,035 £113,565 £0