



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	35% Affordable Rent	
Development Floorspace	1596 Sqm Market Housing		205 Sqm Affordable Housing	

Development Value

Market Houses						
28	Apartments	57	sqm	3041	£ per sqm	£4,853,436
0	2 bed houses	0	sqm	0	£ per sqm	£0
0	3 Bed houses	0	sqm	0	£ per sqm	£0
0	4 bed houses	0	sqm	0	£ per sqm	£0
0	5 bed house	0	sqm	0	£ per sqm	£0

Intermediate Houses						
		70%	Open Market Value			
1	Apartments	57	sqm	2128.7	£ per sqm	£152,883
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

Social Rent Houses						
		40%	Open Market Value			
1	Apartments	57	sqm	1216.4	£ per sqm	£74,882
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	57	sqm	1824.6	£ per sqm	£131,043
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

40	Total Units					
Development Value						
£5,212,244						

Development Costs

Land					
28	Plots	4528	£ per plot	£126,784	
0	Plots	12577.778	£ per plot	£0	
0	Plots	16171.429	£ per plot	£0	
0	Plots	22640	£ per plot	£0	
0	Plots	28300	£ per plot	Total Land	£126,784
0	Plots	1.0%			£1,268
Stamp Duty Land Tax					

Construction						
32	sqm	1200	£ per sqm	1.3	Gross/Net	£2,809,872
6	sqm	0	£ per sqm			£0
2	sqm	0	£ per sqm			£0
0	sqm	0	£ per sqm			£0
0	sqm	0	£ per sqm			£0
40	Total sqm	2342				£0

Additional Affordable Housing Land Cost						£0
		8.0%	Build Cost			£224,790
		0.5%	GDV			£26,061
		1.1%	Build Cost			£30,909
		2.0%	Market Units Value			£97,069
		5.0%	Build Cost			£140,494
		500	£ per Market Unit			£20,000
		6.0%	12 Month Build	6	Mth Sale Void	£169,321
		1.0%	Cost			£34,572
		20.0%	of GDV			£1,042,449

Total Cost						£4,723,588
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POTENTIAL MARGIN FOR CIL **£488,656**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£306**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	1596	Sqm Market Housing	205	Sqm Affordable Housing

Development Value						
Market Houses						
28	Apartments	57	sqm	3041	£ per sqm	£4,853,436
0	2 bed houses	0	sqm	0	£ per sqm	£0
0	3 Bed houses	0	sqm	0	£ per sqm	£0
0	4 bed houses	0	sqm	0	£ per sqm	£0
0	5 bed house	0	sqm	0	£ per sqm	£0
Intermediate Houses						
		70%	Open Market Value			
1	Apartments	57	sqm	2128.7	£ per sqm	£152,883
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0
Social Rent Houses						
		40%	Open Market Value			
1	Apartments	57	sqm	1216.4	£ per sqm	£74,882
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0
Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	57	sqm	1824.6	£ per sqm	£131,043
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0
40	Total Units					
Development Value						£5,212,244

Development Costs					
Land					
28	Plots	7664	£ per plot		£214,592
0	Plots	21288.889	£ per plot		£0
0	Plots	27371.429	£ per plot		£0
0	Plots	38320	£ per plot		£0
0	Plots	47900	£ per plot		£0
				Total Land	£214,592
					£2,146
Stamp Duty Land Tax					
				1.0%	

Construction						
32	sqm	1200	£ per sqm	1.3	Gross/Net	£2,809,872
6	sqm	0	£ per sqm			£0
2	sqm	0	£ per sqm			£0
0	sqm	0	£ per sqm			£0
0	sqm	0	£ per sqm			£0
40	Total sqm	2342				

Additional Affordable Housing Land Cost						0	per plot	£0	
Professional Fees						8.0%	Build Cost	£224,790	
Legal Fees						0.5%	GDV	£26,061	
Statutory Fees						1.1%	Build Cost	£30,909	
Sales/Marketing Costs						2.0%	Market Units Value	£97,069	
Contingencies						5.0%	Build Cost	£140,494	
Planning Obligations						500	£ per Market Unit	£20,000	
Interest						6.0%	12 Month Build	6 Mth Sale Void	£177,651
Arrangement Fee						1.0%	Cost	£35,459	
Development Profit						20.0%	of GDV	£1,042,449	

Total Cost £4,821,491

POTENTIAL MARGIN FOR CIL £390,753
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £245



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	35% Affordable Rent	
Development Floorspace	1596 Sqm Market Housing		205 Sqm Affordable Housing	

Development Value

Market Houses						
28	Apartments	57	sqm	3041	£ per sqm	£4,853,436
0	2 bed houses	0	sqm	0	£ per sqm	£0
0	3 Bed houses	0	sqm	0	£ per sqm	£0
0	4 bed houses	0	sqm	0	£ per sqm	£0
0	5 bed house	0	sqm	0	£ per sqm	£0

Intermediate Houses						
		70%	Open Market Value			
1	Apartments	57	sqm	2128.7	£ per sqm	£152,883
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

Social Rent Houses						
		40%	Open Market Value			
1	Apartments	57	sqm	1216.4	£ per sqm	£74,882
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	57	sqm	1824.6	£ per sqm	£131,043
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

40	Total Units					
Development Value						
£5,212,244						

Development Costs

Land					
28	Apartments	8000	£ per plot		£224,000
0	2 Bed House	22222.222	£ per plot		£0
0	3 Bed House	28571.429	£ per plot		£0
0	4 Bed House	40000	£ per plot		£0
0	5 Bed House	50000	£ per plot	Total Land	£224,000
Stamp Duty Land Tax					
1.0%					
£2,240					

Construction						
32	Apartments	1200	£ per sqm	1.3	Gross/Net	£2,809,872
6	2B Houses	0	£ per sqm			£0
2	3B Houses	0	£ per sqm			£0
0	4B Houses	0	£ per sqm			£0
0	5B Houses	0	£ per sqm			£0
40	Total sqm	2342				

Additional Affordable Housing Land Cost						
		0	per plot		£0	
Professional Fees		8.0%	Build Cost		£224,790	
Legal Fees		0.5%	GDV		£26,061	
Statutory Fees		1.1%	Build Cost		£30,909	
Sales/Marketing Costs		2.0%	Market Units Value		£97,069	
Contingencies		5.0%	Build Cost		£140,494	
Planning Obligations		500	£ per Market Unit		£20,000	
Interest		6.0%	12 Month Build	6	Mth Sale Void	£178,544
Arrangement Fee		1.0%	Cost		£35,554	
Development Profit		20.0%	of GDV		£1,042,449	

Total Cost					
£4,831,981					

POTENTIAL MARGIN FOR CIL **£380,263**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£238**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	35% Affordable Rent	
Development Floorspace	1596 Sqm Market Housing		205 Sqm Affordable Housing	

Development Value

Market Houses						
28	Apartments	57	sqm	3374	£ per sqm	£5,384,904
0	2 bed houses	0	sqm	0	£ per sqm	£0
0	3 Bed houses	0	sqm	0	£ per sqm	£0
0	4 bed houses	0	sqm	0	£ per sqm	£0
0	5 bed house	0	sqm	0	£ per sqm	£0

Intermediate Houses						
		70%	Open Market Value			
1	Apartments	57	sqm	2361.8	£ per sqm	£169,624
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

Social Rent Houses						
		40%	Open Market Value			
1	Apartments	57	sqm	1349.6	£ per sqm	£83,081
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	57	sqm	2024.4	£ per sqm	£145,392
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0

40	Total Units					
Development Value						
£5,783,002						

Development Costs

Land					
28	Plots	13604	£ per plot	£380,912	
0	Plots	37788.889	£ per plot	£0	
0	Plots	48371.429	£ per plot	£0	
0	Plots	67720	£ per plot	£0	
0	Plots	84650	£ per plot	£0	
				Total Land	£380,912
Stamp Duty Land Tax					
3.0%					
£11,427					

Construction						
32	sqm	1200	£ per sqm	1.3	Gross/Net	£2,809,872
6	sqm	0	£ per sqm			£0
2	sqm	0	£ per sqm			£0
0	sqm	0	£ per sqm			£0
0	sqm	0	£ per sqm			£0
40 2342 Total sqm						

Additional Affordable Housing Land Cost						
		11337	per plot	£136,040		
		8.0%	Build Cost	£224,790		
		0.5%	GDV	£28,915		
		1.1%	Build Cost	£30,909		
		2.0%	Market Units Value	£107,698		
		5.0%	Build Cost	£147,296		
		500	£ per Market Unit	£20,000		
		6.0%	12 Month Build	6	Mth Sale Void	£201,487
		1.0%	Cost	£38,779		
		20.0%	of GDV	£1,156,600		

Total Cost					
£5,294,724					

POTENTIAL MARGIN FOR CIL **£488,278**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£306**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	1596	Sqm Market Housing	205	Sqm Affordable Housing

Development Value

Market Houses						
28	Apartments	57	sqm	3374	£ per sqm	£5,384,904
0	2 bed houses	0	sqm	0	£ per sqm	£0
0	3 Bed houses	0	sqm	0	£ per sqm	£0
0	4 bed houses	0	sqm	0	£ per sqm	£0
0	5 bed house	0	sqm	0	£ per sqm	£0
Intermediate Houses						
		70%	Open Market Value			
1	Apartments	57	sqm	2361.8	£ per sqm	£169,624
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0
Social Rent Houses						
		40%	Open Market Value			
1	Apartments	57	sqm	1349.6	£ per sqm	£83,081
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0
Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	57	sqm	2024.4	£ per sqm	£145,392
2	2 Bed house	0	sqm	0	£ per sqm	£0
1	3 Bed House	0	sqm	0	£ per sqm	£0
40	Total Units					
Development Value						£5,783,002

Development Costs

Land						
28	Apartments	Plots	16740	£ per plot	£468,720	
0	2 Bed House	Plots	46500	£ per plot	£0	
0	3 Bed House	Plots	59785.714	£ per plot	£0	
0	4 Bed House	Plots	83700	£ per plot	£0	
0	5 Bed House	Plots	104625	£ per plot	£0	
					Total Land £468,720	
Stamp Duty Land Tax					3.0%	£14,062
Construction						
32	Apartments	57	sqm	1200	£ per sqm	£2,809,872
6	2B Houses	0	sqm	0	£ per sqm	£0
2	3B Houses	0	sqm	0	£ per sqm	£0
0	4B Houses	0	sqm	0	£ per sqm	£0
0	5B Houses	0	sqm	0	£ per sqm	£0
40	2342 Total sqm					
Additional Affordable Housing Land Cost				13950	per plot	£167,400
Professional Fees				8.0%	Build Cost	£224,790
Legal Fees				0.5%	GDV	£28,915
Statutory Fees				1.1%	Build Cost	£30,909
Sales/Marketing Costs				2.0%	Market Units Value	£107,698
Contingencies				5.0%	Build Cost	£148,864
Planning Obligations				500	£ per Market Unit	£20,000
Interest				6.0%	12 Month Build	£211,528
Arrangement Fee				1.0%	Cost	£40,012
Development Profit				20.0%	of GDV	£1,156,600
Total Cost						£5,429,370

POTENTIAL MARGIN FOR CIL

£353,632

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£222



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	35% Affordable Rent	
Development Floorspace	1596 Sqm Market Housing		205 Sqm Affordable Housing	

Development Value					
Market Houses					
28	Apartments	57 sqm	3374	£ per sqm	£5,384,904
0	2 bed houses	0 sqm	0	£ per sqm	£0
0	3 Bed houses	0 sqm	0	£ per sqm	£0
0	4 bed houses	0 sqm	0	£ per sqm	£0
0	5 bed house	0 sqm	0	£ per sqm	£0
Intermediate Houses					
		70% Open Market Value			
1	Apartments	57 sqm	2361.8	£ per sqm	£169,624
2	2 Bed house	0 sqm	0	£ per sqm	£0
1	3 Bed House	0 sqm	0	£ per sqm	£0
Social Rent Houses					
		40% Open Market Value			
1	Apartments	57 sqm	1349.6	£ per sqm	£83,081
2	2 Bed house	0 sqm	0	£ per sqm	£0
1	3 Bed House	0 sqm	0	£ per sqm	£0
Affordable Rent Houses					
		60% Open Market Value			
1	Apartments	57 sqm	2024.4	£ per sqm	£145,392
2	2 Bed house	0 sqm	0	£ per sqm	£0
1	3 Bed House	0 sqm	0	£ per sqm	£0
40	Total Units				
Development Value					£5,783,002

Development Costs					
Land					
28	Apartments	Plots	20000	£ per plot	£560,000
0	2 Bed House	Plots	55555.556	£ per plot	£0
0	3 Bed House	Plots	71428.571	£ per plot	£0
0	4 Bed House	Plots	100000	£ per plot	£0
0	5 Bed House	Plots	125000	£ per plot	£0
					Total Land £560,000
Stamp Duty Land Tax					£22,400
					4.0%

Construction					
32	Apartments	57 sqm	1200	£ per sqm	£2,809,872
6	2B Houses	0 sqm	0	£ per sqm	£0
2	3B Houses	0 sqm	0	£ per sqm	£0
0	4B Houses	0 sqm	0	£ per sqm	£0
0	5B Houses	0 sqm	0	£ per sqm	£0
40	2342 Total sqm				

Additional Affordable Housing Land Cost						16667	per plot	£200,000
Professional Fees						8.0%	Build Cost	£224,790
Legal Fees						0.5%	GDV	£28,915
Statutory Fees						1.1%	Build Cost	£30,909
Sales/Marketing Costs						2.0%	Market Units Value	£107,698
Contingencies						5.0%	Build Cost	£150,494
Planning Obligations						500	£ per Market Unit	£20,000
Interest						6.0%	12 Month Build	£222,493
Arrangement Fee						1.0%	Cost	£41,351
Development Profit						20.0%	of GDV	£1,156,600
Total Cost					£5,575,521			

POTENTIAL MARGIN FOR CIL	£207,481
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£130



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	1596	Sqm Market Housing	205	Sqm Affordable Housing

Development Value

Market Houses				
28	Apartments	57 sqm	3655 £ per sqm	£5,833,380
0	2 bed houses	0 sqm	0 £ per sqm	£0
0	3 Bed houses	0 sqm	0 £ per sqm	£0
0	4 bed houses	0 sqm	0 £ per sqm	£0
0	5 bed house	0 sqm	0 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
1	Apartments	57 sqm	2558.5 £ per sqm	£183,751
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0

Social Rent Houses				
		40%	Open Market Value	
1	Apartments	57 sqm	1462 £ per sqm	£90,001
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0

Affordable Rent Houses				
		60%	Open Market Value	
1	Apartments	57 sqm	2193 £ per sqm	£157,501
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0

40	Total Units			
Development Value				£6,264,633

Development Costs

Land				
28	Apartments	Plots	17700 £ per plot	£495,600
0	2 Bed House	Plots	49166.667 £ per plot	£0
0	3 Bed House	Plots	63000 £ per plot	£0
0	4 Bed House	Plots	88200 £ per plot	£0
0	5 Bed House	Plots	110250 £ per plot	£0
				Total Land £495,600
Stamp Duty Land Tax				£14,868
				3.0%

Construction				
32	Apartments	57 sqm	1200 £ per sqm	1.3 Gross/Net
6	2B Houses	0 sqm	0 £ per sqm	
2	3B Houses	0 sqm	0 £ per sqm	
0	4B Houses	0 sqm	0 £ per sqm	
0	5B Houses	0 sqm	0 £ per sqm	
40	2342 Total sqm			

Additional Affordable Housing Land Cost				
		14750	per plot	£177,000
Professional Fees		8.0%	Build Cost	£224,790
Legal Fees		0.5%	GDV	£31,323
Statutory Fees		1.1%	Build Cost	£30,909
Sales/Marketing Costs		2.0%	Market Units Value	£116,668
Contingencies		5.0%	Build Cost	£149,344
Planning Obligations		500	£ per Market Unit	£20,000
Interest		6.0%	12 Month Build	6 Mth Sale Void
Arrangement Fee		1.0%	Cost	£40,504
Development Profit		20.0%	of GDV	£1,252,927

Total Cost				£5,578,940
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POTENTIAL MARGIN FOR CIL	£685,694
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£430
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	35% Affordable Rent	
Development Floorspace	1596 Sqm Market Housing		205 Sqm Affordable Housing	

Development Value

Market Houses				
28	Apartments	57 sqm	3655 £ per sqm	£5,833,380
0	2 bed houses	0 sqm	0 £ per sqm	£0
0	3 Bed houses	0 sqm	0 £ per sqm	£0
0	4 bed houses	0 sqm	0 £ per sqm	£0
0	5 bed house	0 sqm	0 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
1	Apartments	57 sqm	2558.5 £ per sqm	£183,751
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0
Social Rent Houses				
		40% Open Market Value		
1	Apartments	57 sqm	1462 £ per sqm	£90,001
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	57 sqm	2193 £ per sqm	£157,501
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0
40	Total Units			
Development Value				£6,264,633

Development Costs

Land				
28	Apartments	Plots	20836 £ per plot	£583,408
0	2 Bed House	Plots	57877.778 £ per plot	£0
0	3 Bed House	Plots	74414.286 £ per plot	£0
0	4 Bed House	Plots	104180 £ per plot	£0
0	5 Bed House	Plots	130225 £ per plot	£0
				Total Land £583,408
Stamp Duty Land Tax				£23,336
Construction				
32	Apartments	57 sqm	1200 £ per sqm	£2,809,872
6	2B Houses	0 sqm	0 £ per sqm	£0
2	3B Houses	0 sqm	0 £ per sqm	£0
0	4B Houses	0 sqm	0 £ per sqm	£0
0	5B Houses	0 sqm	0 £ per sqm	£0
40	2342 Total sqm			
Additional Affordable Housing Land Cost				
			17363 per plot	£208,360
Professional Fees			8.0% Build Cost	£224,790
Legal Fees			0.5% GDV	£31,323
Statutory Fees			1.1% Build Cost	£30,909
Sales/Marketing Costs			2.0% Market Units Value	£116,668
Contingencies			5.0% Build Cost	£150,912
Planning Obligations			500 £ per Market Unit	£20,000
Interest			6.0% 12 Month Build	£225,726
Arrangement Fee			1.0% Cost	£41,796
Development Profit			20.0% of GDV	£1,252,927
Total Cost				£5,720,026

POTENTIAL MARGIN FOR CIL

£544,608

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£341



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Sheltered Housing		Apartments	40
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	1596	Sqm Market Housing	205	Sqm Affordable Housing

Development Value

Market Houses				
28	Apartments	57 sqm	3655 £ per sqm	£5,833,380
0	2 bed houses	0 sqm	0 £ per sqm	£0
0	3 Bed houses	0 sqm	0 £ per sqm	£0
0	4 bed houses	0 sqm	0 £ per sqm	£0
0	5 bed house	0 sqm	0 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
1	Apartments	57 sqm	2558.5 £ per sqm	£183,751
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0
Social Rent Houses				
		40% Open Market Value		
1	Apartments	57 sqm	1462 £ per sqm	£90,001
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	57 sqm	2193 £ per sqm	£157,501
2	2 Bed house	0 sqm	0 £ per sqm	£0
1	3 Bed House	0 sqm	0 £ per sqm	£0
40	Total Units			
Development Value				£6,264,633

Development Costs

Land				
28	Apartments	Plots	24000 £ per plot	£672,000
0	2 Bed House	Plots	66666.667 £ per plot	£0
0	3 Bed House	Plots	85714.286 £ per plot	£0
0	4 Bed House	Plots	120000 £ per plot	£0
0	5 Bed House	Plots	150000 £ per plot	£0
				Total Land £672,000
Stamp Duty Land Tax				£26,880
Construction				
32	Apartments	57 sqm	1200 £ per sqm	£2,809,872
6	2B Houses	0 sqm	0 £ per sqm	£0
2	3B Houses	0 sqm	0 £ per sqm	£0
0	4B Houses	0 sqm	0 £ per sqm	£0
0	5B Houses	0 sqm	0 £ per sqm	£0
40	2342 Total sqm		1.3 Gross/Net	
Additional Affordable Housing Land Cost				
			20000 per plot	£240,000
Professional Fees			8.0% Build Cost	£224,790
Legal Fees			0.5% GDV	£31,323
Statutory Fees			1.1% Build Cost	£30,909
Sales/Marketing Costs			2.0% Market Units Value	£116,668
Contingencies			5.0% Build Cost	£152,494
Planning Obligations			500 £ per Market Unit	£20,000
Interest			6.0% 12 Month Build	£235,941
Arrangement Fee			1.0% Cost	£43,049
Development Profit			20.0% of GDV	£1,252,927
Total Cost				£5,856,852

POTENTIAL MARGIN FOR CIL	£407,782
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£256