



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Greenfield		
DEVELOPMENT LOCATION (ZONE)	1 Low		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	30 Afford Units
			2,307 Sqm Affordable Housing

Development Value

Market Houses			
7	Apartments	66 sqm	2000 £ per sqm
14	2 bed houses	77 sqm	2000 £ per sqm
25	3 Bed houses	93 sqm	2100 £ per sqm
18	4 bed houses	106 sqm	2150 £ per sqm
7	5 bed house	140 sqm	2200 £ per sqm

Intermediate Houses			
		70%	Open Market Value
3	Apartments	66 sqm	1400 £ per sqm
5	2 Bed house	77 sqm	1400 £ per sqm
2	3 Bed House	93 sqm	1470 £ per sqm

Social Rent Houses			
		40%	Open Market Value
3	Apartments	66 sqm	800 £ per sqm
5	2 Bed house	77 sqm	800 £ per sqm
2	3 Bed House	93 sqm	840 £ per sqm

Affordable Rent Houses			
		60%	Open Market Value
3	Apartments	66 sqm	1200 £ per sqm
5	2 Bed house	77 sqm	1200 £ per sqm
2	3 Bed House	93 sqm	1260 £ per sqm

100	Total Units		
Development Value			£16,694,235

Development Costs

Land			
7	Plots	4528	£ per plot
14	Plots	12577.778	£ per plot
25	Plots	16171.429	£ per plot
18	Plots	22640	£ per plot
7	Plots	28300	£ per plot
		Total Land	£1,198,285
Stamp Duty Land Tax		5.0%	£59,914

Construction			
16	Apartment	66 sqm	1114 £ per sqm
29	2B Houses	77 sqm	971 £ per sqm
31	3B Houses	93 sqm	971 £ per sqm
18	4B Houses	106 sqm	971 £ per sqm
7	5B Houses	140 sqm	971 £ per sqm
100	Total sqm	919	

Additional Affordable Housing Land Cost			
		0	per plot
Professional Fees		8.0%	Build Cost
Legal Fees		0.5%	GDV
Statutory Fees		1.1%	Build Cost
Sales/Marketing Costs		2.0%	Market Units Value
Contingencies		5.0%	Build Cost
Planning Obligations		500	£ per Market Unit
6.0%	12	Month Build	6 Mth Sale Void
1.0%	Cost		
Development Profit		20.0%	of GDV

Total Cost			£16,052,396
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POTENTIAL MARGIN FOR CIL	£641,839
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£96



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Brownfield		
DEVELOPMENT LOCATION (ZONE)	1 Low		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	2,307 Sqm Affordable Housing
Development Value			

Market Houses						
7	Apartments	66	sqm	2000	£ per sqm	£924,000
14	2 bed houses	77	sqm	2000	£ per sqm	£2,156,000
25	3 Bed houses	93	sqm	2100	£ per sqm	£4,784,850
18	4 bed houses	106	sqm	2150	£ per sqm	£3,988,250
7	5 bed house	140	sqm	2200	£ per sqm	£2,156,000

Intermediate Houses	70%	Open Market Value				
3	Apartments	66	sqm	1400	£ per sqm	£291,060
5	2 Bed house	77	sqm	1400	£ per sqm	£565,950
2	3 Bed House	93	sqm	1470	£ per sqm	£287,091

Social Rent Houses	40%	Open Market Value				
3	Apartments	66	sqm	800	£ per sqm	£142,560
5	2 Bed house	77	sqm	800	£ per sqm	£277,200
2	3 Bed House	93	sqm	840	£ per sqm	£140,616

Affordable Rent Houses	60%	Open Market Value				
3	Apartments	66	sqm	1200	£ per sqm	£249,480
5	2 Bed house	77	sqm	1200	£ per sqm	£485,100
2	3 Bed House	93	sqm	1260	£ per sqm	£246,078

100	Total Units					
Development Value						£16,694,235

Development Costs

Land						
Apartments	7	Plots	7664	£ per plot		£53,648
2 Bed House	14	Plots	21288.889	£ per plot		£298,044
3 Bed House	25	Plots	27371.429	£ per plot		£670,600
4 Bed House	18	Plots	38320	£ per plot		£670,600
5 Bed House	7	Plots	47900	£ per plot		£335,300
					Total Land	£2,028,192
Stamp Duty Land Tax			5.0%			£101,410

Construction

16	Apartments	66	sqm	1114	£ per sqm	1.15	Gross/Net	£1,352,842
29	2B Houses	77	sqm	971	£ per sqm			£2,168,243
31	3B Houses	93	sqm	971	£ per sqm			£2,754,242
18	4B Houses	106	sqm	971	£ per sqm			£1,801,205
7	5B Houses	140	sqm	971	£ per sqm			£951,580
100		919	Total sqm					

Additional Affordable Housing Land Cost		0	per plot			£0	
Professional Fees		8.0%	Build Cost			£722,249	
Legal Fees		0.5%	GDV			£83,471	
Statutory Fees		1.1%	Build Cost			£99,309	
Sales/Marketing Costs		2.0%	Market Units Value			£280,182	
Contingencies		5.0%	Build Cost			£451,406	
Planning Obligations		500	£ per Market Unit			£50,000	
Interest	6.0%	12	Month Build		6	Mth Sale Void	£703,243
Arrangement Fee	1.0%		Cost			£127,943	
Development Profit		20.0%	of GDV			£3,338,847	

Total Cost						£17,014,363
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POTENTIAL MARGIN FOR CIL	-£320,128
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£48



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development				
BASE LAND VALUE SCENARIO		Market Comparable				
DEVELOPMENT LOCATION (ZONE)		1 Low				
DEVELOPMENT DETAILS		100 Units				
Affordable Proportion		30%	70 Market Units		30 Afford Units	
Affordable Mix	35%	Intermediate	30% Social Rent		35% Afford Rent	
Development Floorspace		6654	Sqm Market Housing	2,307	Sqm Affordable Housing	
Development Value						
Market Houses						
7	Apartments	66	sqm	2000	£ per sqm	£924,000
14	2 bed houses	77	sqm	2000	£ per sqm	£2,156,000
25	3 Bed houses	93	sqm	2100	£ per sqm	£4,784,850
18	4 bed houses	106	sqm	2150	£ per sqm	£3,988,250
7	5 bed house	140	sqm	2200	£ per sqm	£2,156,000
Intermediate Houses						
		70%	Open Market Value			
3	Apartments	66	sqm	1400	£ per sqm	£291,060
5	2 Bed house	77	sqm	1400	£ per sqm	£565,950
2	3 Bed House	93	sqm	1470	£ per sqm	£287,091
Social Rent Houses						
		40%	Open Market Value			
3	Apartments	66	sqm	800	£ per sqm	£142,560
5	2 Bed house	77	sqm	800	£ per sqm	£277,200
2	3 Bed House	93	sqm	840	£ per sqm	£140,616
Affordable Rent Houses						
		60%	Open Market Value			
3	Apartments	66	sqm	1200	£ per sqm	£249,480
5	2 Bed house	77	sqm	1200	£ per sqm	£485,100
2	3 Bed House	93	sqm	1260	£ per sqm	£246,078
100	Total Units					
Development Value						
£16,694,235						

Development Costs						
Land						
	Apartments	7	Plots	8000	£ per plot	£56,000
	2 Bed House	14	Plots	22222.222	£ per plot	£311,111
	3 Bed House	25	Plots	28571.429	£ per plot	£700,000
	4 Bed House	18	Plots	40000	£ per plot	£700,000
	5 Bed House	7	Plots	50000	£ per plot	£350,000
					Total Land	£2,117,111
Stamp Duty Land Tax						
				5.0%		£105,856
Construction						
16	Apartments	66	sqm	1114	£ per sqm	£1,352,842
29	2B Houses	77	sqm	971	£ per sqm	£2,168,243
31	3B Houses	93	sqm	971	£ per sqm	£2,754,242
18	4B Houses	106	sqm	971	£ per sqm	£1,801,205
7	5B Houses	140	sqm	971	£ per sqm	£951,580
100		919	Total sqm			
Additional Affordable Housing Land Cost						
				0	per plot	£0
Professional Fees						
				8.0%	Build Cost	£722,249
Legal Fees						
				0.5%	GDV	£83,471
Statutory Fees						
				1.1%	Build Cost	£99,309
Sales/Marketing Costs						
				2.0%	Market Units Value	£280,182
Contingencies						
				5.0%	Build Cost	£451,406
Planning Obligations						
				500	£ per Market Unit	£50,000
Interest						
		6.0%	12	Month Build		£712,012
					6	Mth Sale Void
Arrangement Fee						
		1.0%	Cost			£128,877
Development Profit						
				20.0%	of GDV	£3,338,847
Total Cost						
£17,117,431						

POTENTIAL MARGIN FOR CIL **-£423,196**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£64**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Greenfield		
DEVELOPMENT LOCATION (ZONE)	2 Medium		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	30 Afford Units
			2,307 Sqm Affordable Housing

Development Value

Market Houses			
7	Apartments	66 sqm	2700 £ per sqm
14	2 bed houses	77 sqm	2700 £ per sqm
25	3 Bed houses	93 sqm	2775 £ per sqm
18	4 bed houses	106 sqm	2900 £ per sqm
7	5 bed house	140 sqm	3015 £ per sqm

Intermediate Houses			
		70% Open Market Value	
3	Apartments	66 sqm	1890 £ per sqm
5	2 Bed house	77 sqm	1890 £ per sqm
2	3 Bed House	93 sqm	1942.5 £ per sqm

Social Rent Houses			
		40% Open Market Value	
3	Apartments	66 sqm	1080 £ per sqm
5	2 Bed house	77 sqm	1080 £ per sqm
2	3 Bed House	93 sqm	1110 £ per sqm

Affordable Rent Houses			
		60% Open Market Value	
3	Apartments	66 sqm	1620 £ per sqm
5	2 Bed house	77 sqm	1620 £ per sqm
2	3 Bed House	93 sqm	1665 £ per sqm

100	Total Units		
Development Value			£22,420,719

Development Costs

Land			
7	Plots	13604	£ per plot
14	Plots	37788.889	£ per plot
25	Plots	48371.429	£ per plot
18	Plots	67720	£ per plot
7	Plots	84650	£ per plot
			Total Land £3,587,022
Stamp Duty Land Tax			5.0%

Construction			
16	Apartment	66 sqm	1114 £ per sqm
29	2B Houses	77 sqm	971 £ per sqm
31	3B Houses	93 sqm	971 £ per sqm
18	4B Houses	106 sqm	971 £ per sqm
7	5B Houses	140 sqm	971 £ per sqm
100	Total sqm	919	

Additional Affordable Housing Land Cost			
		11337	per plot
Professional Fees			8.0% Build Cost
Legal Fees			0.5% GDV
Statutory Fees			1.1% Build Cost
Sales/Marketing Costs			2.0% Market Units Value
Contingencies			5.0% Build Cost
Planning Obligations			500 £ per Market Unit
6.0%	12	Month Build	6 Mth Sale Void
1.0%	Cost		
Development Profit			20.0% of GDV

Total Cost			£20,475,844
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POTENTIAL MARGIN FOR CIL	£1,944,875
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£292
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Brownfield		
DEVELOPMENT LOCATION (ZONE)	2 Medium		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	2,307 Sqm Affordable Housing
Development Value			

Market Houses			
7	Apartments	66 sqm	2700 £ per sqm
14	2 bed houses	77 sqm	2700 £ per sqm
25	3 Bed houses	93 sqm	2775 £ per sqm
18	4 bed houses	106 sqm	2900 £ per sqm
7	5 bed house	140 sqm	3015 £ per sqm
Intermediate Houses			
		70% Open Market Value	
3	Apartments	66 sqm	1890 £ per sqm
5	2 Bed house	77 sqm	1890 £ per sqm
2	3 Bed House	93 sqm	1942.5 £ per sqm
Social Rent Houses			
		40% Open Market Value	
3	Apartments	66 sqm	1080 £ per sqm
5	2 Bed house	77 sqm	1080 £ per sqm
2	3 Bed House	93 sqm	1110 £ per sqm
Affordable Rent Houses			
		60% Open Market Value	
3	Apartments	66 sqm	1620 £ per sqm
5	2 Bed house	77 sqm	1620 £ per sqm
2	3 Bed House	93 sqm	1665 £ per sqm
100	Total Units		
Development Value			£22,420,719

Development Costs			
Land			
	7 Plots	16740	£ per plot
	14 Plots	46500	£ per plot
	25 Plots	59785.714	£ per plot
	18 Plots	83700	£ per plot
	7 Plots	104625	£ per plot
			Total Land £4,430,055
Stamp Duty Land Tax		5.0%	

Construction			
16	Apartments	66 sqm	1114 £ per sqm
29	2B Houses	77 sqm	971 £ per sqm
31	3B Houses	93 sqm	971 £ per sqm
18	4B Houses	106 sqm	971 £ per sqm
7	5B Houses	140 sqm	971 £ per sqm
100		9119	Total sqm

Additional Affordable Housing Land Cost		13950	per plot		£418,500
Professional Fees		8.0%	Build Cost		£722,249
Legal Fees		0.5%	GDV		£112,104
Statutory Fees		1.1%	Build Cost		£99,309
Sales/Marketing Costs		2.0%	Market Units Value		£376,301
Contingencies		5.0%	Build Cost		£472,331
Planning Obligations		500	£ per Market Unit		£50,000
Interest	6.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%		Cost		£158,805
Development Profit		20.0%	of GDV		£4,484,144

Total Cost					£21,540,034
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POTENTIAL MARGIN FOR CIL	£880,685
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£132



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Market Comparable		
DEVELOPMENT LOCATION (ZONE)	2 Medium		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	30 Afford Units
			2,307 Sqm Affordable Housing

Development Value

Market Houses			
7	Apartments	66 sqm	2700 £ per sqm
14	2 bed houses	77 sqm	2700 £ per sqm
25	3 Bed houses	93 sqm	2775 £ per sqm
18	4 bed houses	106 sqm	2900 £ per sqm
7	5 bed house	140 sqm	3015 £ per sqm

Intermediate Houses			
		70%	Open Market Value
3	Apartments	66 sqm	1890 £ per sqm
5	2 Bed house	77 sqm	1890 £ per sqm
2	3 Bed House	93 sqm	1942.5 £ per sqm

Social Rent Houses			
		40%	Open Market Value
3	Apartments	66 sqm	1080 £ per sqm
5	2 Bed house	77 sqm	1080 £ per sqm
2	3 Bed House	93 sqm	1110 £ per sqm

Affordable Rent Houses			
		60%	Open Market Value
3	Apartments	66 sqm	1620 £ per sqm
5	2 Bed house	77 sqm	1620 £ per sqm
2	3 Bed House	93 sqm	1665 £ per sqm

100	Total Units		
Development Value			£22,420,719

Development Costs

Land			
7	Plots	20000	£ per plot
14	Plots	55555.556	£ per plot
25	Plots	71428.571	£ per plot
18	Plots	100000	£ per plot
7	Plots	125000	£ per plot
		Total Land	£5,292,778
Stamp Duty Land Tax		5.0%	£264,639

Construction			
16	66 sqm	1114	£ per sqm
29	77 sqm	971	£ per sqm
31	93 sqm	971	£ per sqm
18	106 sqm	971	£ per sqm
7	140 sqm	971	£ per sqm
100	9119	Total sqm	
		1.15	Gross/Net

Additional Affordable Housing Land Cost			
		16667	per plot
Professional Fees		8.0%	Build Cost
Legal Fees		0.5%	GDV
Statutory Fees		1.1%	Build Cost
Sales/Marketing Costs		2.0%	Market Units Value
Contingencies		5.0%	Build Cost
Planning Obligations		500	£ per Market Unit
6.0%	12	Month Build	6
1.0%	Cost		Mth Sale Void
Development Profit		20.0%	of GDV

Total Cost			£22,630,487
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POTENTIAL MARGIN FOR CIL	-£209,769
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£32



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Greenfield		
DEVELOPMENT LOCATION (ZONE)	3 High		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	2,307 Sqm Affordable Housing
Development Value			

Market Houses					
7	Apartments	66	sqm	3230	£ per sqm
14	2 bed houses	77	sqm	3120	£ per sqm
25	3 Bed houses	93	sqm	3015	£ per sqm
18	4 bed houses	106	sqm	2960	£ per sqm
7	5 bed house	140	sqm	2960	£ per sqm

Intermediate Houses	70%	Open Market Value			
3	Apartments	66	sqm	2261	£ per sqm
5	2 Bed house	77	sqm	2184	£ per sqm
2	3 Bed House	93	sqm	2110.5	£ per sqm

Social Rent Houses	40%	Open Market Value			
3	Apartments	66	sqm	1292	£ per sqm
5	2 Bed house	77	sqm	1248	£ per sqm
2	3 Bed House	93	sqm	1206	£ per sqm

Affordable Rent Houses	60%	Open Market Value			
3	Apartments	66	sqm	1938	£ per sqm
5	2 Bed house	77	sqm	1872	£ per sqm
2	3 Bed House	93	sqm	1809	£ per sqm

100	Total Units			
Development Value				£24,259,537

Development Costs

Land	Apartments	7	Plots	17700	£ per plot		
	2 Bed House	14	Plots	49166.667	£ per plot		
	3 Bed House	25	Plots	63000	£ per plot		
	4 Bed House	18	Plots	88200	£ per plot		
	5 Bed House	7	Plots	110250	£ per plot		
						Total Land	£4,670,983
Stamp Duty Land Tax				5.0%			£233,549

Construction

16	Apartments	66	sqm	1114	£ per sqm	1.15	Gross/Net	£1,352,842
29	2B Houses	77	sqm	971	£ per sqm			£2,168,243
31	3B Houses	93	sqm	971	£ per sqm			£2,754,242
18	4B Houses	106	sqm	971	£ per sqm			£1,801,205
7	5B Houses	140	sqm	971	£ per sqm			£951,580
100		919	Total sqm					

Additional Affordable Housing Land Cost		14750	per plot				£442,500
Professional Fees		8.0%	Build Cost				£722,249
Legal Fees		0.5%	GDV				£121,298
Statutory Fees		1.1%	Build Cost				£99,309
Sales/Marketing Costs		2.0%	Market Units Value				£402,338
Contingencies		5.0%	Build Cost				£473,531
Planning Obligations		500	£ per Market Unit				£50,000
Interest	6.0%	12	Month Build			6	Mth Sale Void
Arrangement Fee	1.0%		Cost				£161,939
Development Profit		20.0%	of GDV				£4,851,907

Total Cost							£22,250,937
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POTENTIAL MARGIN FOR CIL £2,008,599

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £302



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Brownfield		
DEVELOPMENT LOCATION (ZONE)	3 High		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	2,307 Sqm Affordable Housing
Development Value			

Market Houses			
7	Apartments	66 sqm	3230 £ per sqm
14	2 bed houses	77 sqm	3120 £ per sqm
25	3 Bed houses	93 sqm	3015 £ per sqm
18	4 bed houses	106 sqm	2960 £ per sqm
7	5 bed house	140 sqm	2960 £ per sqm
Intermediate Houses			
		70% Open Market Value	
3	Apartments	66 sqm	2261 £ per sqm
5	2 Bed house	77 sqm	2184 £ per sqm
2	3 Bed House	93 sqm	2110.5 £ per sqm
Social Rent Houses			
		40% Open Market Value	
3	Apartments	66 sqm	1292 £ per sqm
5	2 Bed house	77 sqm	1248 £ per sqm
2	3 Bed House	93 sqm	1206 £ per sqm
Affordable Rent Houses			
		60% Open Market Value	
3	Apartments	66 sqm	1938 £ per sqm
5	2 Bed house	77 sqm	1872 £ per sqm
2	3 Bed House	93 sqm	1809 £ per sqm
100	Total Units		
Development Value			£24,259,537

Development Costs			
Land			
	7 Plots	20836	£ per plot
	14 Plots	57877.778	£ per plot
	25 Plots	74414.286	£ per plot
	18 Plots	104180	£ per plot
	7 Plots	130225	£ per plot
			Total Land £5,514,016
Stamp Duty Land Tax		5.0%	

Construction			
16	Apartments	66 sqm	1114 £ per sqm
29	2B Houses	77 sqm	971 £ per sqm
31	3B Houses	93 sqm	971 £ per sqm
18	4B Houses	106 sqm	971 £ per sqm
7	5B Houses	140 sqm	971 £ per sqm
100		9119	Total sqm

Additional Affordable Housing Land Cost		17363	per plot		£520,900
Professional Fees		8.0%	Build Cost		£722,249
Legal Fees		0.5%	GDV		£121,298
Statutory Fees		1.1%	Build Cost		£99,309
Sales/Marketing Costs		2.0%	Market Units Value		£402,338
Contingencies		5.0%	Build Cost		£477,451
Planning Obligations		500	£ per Market Unit		£50,000
Interest	6.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%		Cost		£171,614
Development Profit		20.0%	of GDV		£4,851,907

Total Cost					£23,315,127
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POTENTIAL MARGIN FOR CIL	£944,410
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£142



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Development		
BASE LAND VALUE SCENARIO	Market Comparable		
DEVELOPMENT LOCATION (ZONE)	3 High		
DEVELOPMENT DETAILS	100	Units	
Affordable Proportion	30%	70	Market Units
Affordable Mix	35%	Intermediate	30% Social Rent
Development Floorspace	6654	Sqm Market Housing	30 Afford Units
			2,307 Sqm Affordable Housing

Development Value			
Market Houses			
7	Apartments	66 sqm	3230 £ per sqm
14	2 bed houses	77 sqm	3120 £ per sqm
25	3 Bed houses	93 sqm	3015 £ per sqm
18	4 bed houses	106 sqm	2960 £ per sqm
7	5 bed house	140 sqm	2960 £ per sqm
Intermediate Houses			
		70% Open Market Value	
3	Apartments	66 sqm	2261 £ per sqm
5	2 Bed house	77 sqm	2184 £ per sqm
2	3 Bed House	93 sqm	2110.5 £ per sqm
Social Rent Houses			
		40% Open Market Value	
3	Apartments	66 sqm	1292 £ per sqm
5	2 Bed house	77 sqm	1248 £ per sqm
2	3 Bed House	93 sqm	1206 £ per sqm
Affordable Rent Houses			
		60% Open Market Value	
3	Apartments	66 sqm	1938 £ per sqm
5	2 Bed house	77 sqm	1872 £ per sqm
2	3 Bed House	93 sqm	1809 £ per sqm
100	Total Units		
Development Value			£24,259,537

Development Costs			
Land			
7	Plots	24000	£ per plot
14	Plots	66666.667	£ per plot
25	Plots	85714.286	£ per plot
18	Plots	120000	£ per plot
7	Plots	150000	£ per plot
		Total Land	£6,351,333
Stamp Duty Land Tax		5.0%	

Construction			
16	66 sqm	1114	£ per sqm
29	77 sqm	971	£ per sqm
31	93 sqm	971	£ per sqm
18	106 sqm	971	£ per sqm
7	140 sqm	971	£ per sqm
100	9119	Total sqm	

Additional Affordable Housing Land Cost	20000	per plot	£600,000
Professional Fees	8.0%	Build Cost	£722,249
Legal Fees	0.5%	GDV	£121,298
Statutory Fees	1.1%	Build Cost	£99,309
Sales/Marketing Costs	2.0%	Market Units Value	£402,338
Contingencies	5.0%	Build Cost	£481,406
Planning Obligations	500	£ per Market Unit	£50,000
Interest	6.0%	12 Month Build	£1,166,715
Arrangement Fee	1.0%	Cost	£181,236
Development Profit	20.0%	of GDV	£4,851,907

Total Cost	£24,373,469
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POTENTIAL MARGIN FOR CIL	-£113,932
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£17