



Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses				
70	Apartments	66 sqm	2000 £ per sqm	£9,240,000
0	2 bed houses	77 sqm	2000 £ per sqm	£0
0	3 Bed houses	93 sqm	2100 £ per sqm	£0
0	4 bed houses	106 sqm	2150 £ per sqm	£0
0	5 bed house	140 sqm	2200 £ per sqm	£0

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				£11,925,135

Development Costs

Land				
70	Apartments	Plots	4528 £ per plot	£316,960
0	2 Bed House	Plots	12577.778 £ per plot	£0
0	3 Bed House	Plots	16171.429 £ per plot	£0
0	4 Bed House	Plots	22640 £ per plot	£0
0	5 Bed House	Plots	28300 £ per plot	£0
				Total Land £316,960
Stamp Duty Land Tax				£9,509
				3.0%

Construction				
79	Apartments	66 sqm	1680 £ per sqm	£10,073,448
15	2B Houses	77 sqm	971 £ per sqm	£1,121,505
6	3B Houses	93 sqm	971 £ per sqm	£541,818
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
100	Total sqm	7709		

Additional Affordable Housing Land Cost				
		0	per plot	£0
Professional Fees		8.0%	Build Cost	£938,942
Legal Fees		0.5%	GDV	£59,626
Statutory Fees		1.1%	Build Cost	£129,104
Sales/Marketing Costs		2.0%	Market Units Value	£184,800
Contingencies		5.0%	Build Cost	£586,839
Planning Obligations		500	£ per Market Unit	£50,000
Interest		6.0%	12 Month Build	£673,424
Arrangement Fee		1.0%	Cost	£139,626
Development Profit		20.0%	of GDV	£2,385,027

Total Cost				£17,210,627
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POTENTIAL MARGIN FOR CIL **-£5,285,492**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£1,144**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses				
70	Apartments	66 sqm	2000 £ per sqm	£9,240,000
0	2 bed houses	77 sqm	2000 £ per sqm	£0
0	3 Bed houses	93 sqm	2100 £ per sqm	£0
0	4 bed houses	106 sqm	2150 £ per sqm	£0
0	5 bed house	140 sqm	2200 £ per sqm	£0

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				£11,925,135

Development Costs

Land				
70	Apartments	Plots	7664 £ per plot	£536,480
0	2 Bed House	Plots	21288.889 £ per plot	£0
0	3 Bed House	Plots	27371.429 £ per plot	£0
0	4 Bed House	Plots	38320 £ per plot	£0
0	5 Bed House	Plots	47900 £ per plot	£0
				Total Land £536,480
Stamp Duty Land Tax				£21,459
				4.0%

Construction				
79	Apartments	66 sqm	1680 £ per sqm	£10,073,448
15	2B Houses	77 sqm	971 £ per sqm	£1,121,505
6	3B Houses	93 sqm	971 £ per sqm	£541,818
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
100	7709 Total sqm			

Additional Affordable Housing Land Cost				
		0	per plot	£0
Professional Fees		8.0%	Build Cost	£938,942
Legal Fees		0.5%	GDV	£59,626
Statutory Fees		1.1%	Build Cost	£129,104
Sales/Marketing Costs		2.0%	Market Units Value	£184,800
Contingencies		5.0%	Build Cost	£586,839
Planning Obligations		500	£ per Market Unit	£50,000
Interest		6.0%	12 Month Build	£695,166
Arrangement Fee		1.0%	Cost	£141,940
Development Profit		20.0%	of GDV	£2,385,027

Total Cost				£17,466,154
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POTENTIAL MARGIN FOR CIL -£5,541,019

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£1,199



Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses				
70	Apartments	66 sqm	2000 £ per sqm	£9,240,000
0	2 bed houses	77 sqm	2000 £ per sqm	£0
0	3 Bed houses	93 sqm	2100 £ per sqm	£0
0	4 bed houses	106 sqm	2150 £ per sqm	£0
0	5 bed house	140 sqm	2200 £ per sqm	£0

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				£11,925,135

Development Costs

Land				
70	Apartments	Plots	8000 £ per plot	£560,000
0	2 Bed House	Plots	22222.222 £ per plot	£0
0	3 Bed House	Plots	28571.429 £ per plot	£0
0	4 Bed House	Plots	40000 £ per plot	£0
0	5 Bed House	Plots	50000 £ per plot	£0
				Total Land £560,000
Stamp Duty Land Tax				£22,400
				4.0%

Construction					
79	Apartments	66 sqm	1680 £ per sqm	1.15 Gross/Net	£10,073,448
15	2B Houses	77 sqm	971 £ per sqm		£1,121,505
6	3B Houses	93 sqm	971 £ per sqm		£541,818
0	4B Houses	106 sqm	971 £ per sqm		£0
0	5B Houses	140 sqm	971 £ per sqm		£0

100	Total sqm	7709		
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Additional Affordable Housing Land Cost					£0
		8.0%	Build Cost		£938,942
		0.5%	GDV		£59,626
		1.1%	Build Cost		£129,104
		2.0%	Market Units Value		£184,800
		5.0%	Build Cost		£586,839
		500	£ per Market Unit		£50,000
		6.0%	12 Month Build	6 Mth Sale Void	£697,464
		1.0%	Cost		£142,185
		20.0%	of GDV		£2,385,027

Total Cost				£17,493,157
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POTENTIAL MARGIN FOR CIL	-£5,568,022
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£1,205
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value						
Market Houses						
70	Apartments	66	sqm	4000	£ per sqm	£18,480,000
0	2 bed houses	77	sqm	2700	£ per sqm	£0
0	3 Bed houses	93	sqm	2775	£ per sqm	£0
0	4 bed houses	106	sqm	2900	£ per sqm	£0
0	5 bed house	140	sqm	3015	£ per sqm	£0
Intermediate Houses						
		70%	Open Market Value			
3	Apartments	66	sqm	2800	£ per sqm	£582,120
5	2 Bed house	77	sqm	1890	£ per sqm	£764,033
2	3 Bed House	93	sqm	1942.5	£ per sqm	£379,370
Social Rent Houses						
		40%	Open Market Value			
3	Apartments	66	sqm	1600	£ per sqm	£285,120
5	2 Bed house	77	sqm	1080	£ per sqm	£374,220
2	3 Bed House	93	sqm	1110	£ per sqm	£185,814
Affordable Rent Houses						
		60%	Open Market Value			
3	Apartments	66	sqm	2400	£ per sqm	£498,960
5	2 Bed house	77	sqm	1620	£ per sqm	£654,885
2	3 Bed House	93	sqm	1665	£ per sqm	£325,175
100	Total Units					
Development Value						£22,529,696

Development Costs					
Land					
70	Plots	13604	£ per plot		£952,280
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	£952,280
Stamp Duty Land Tax					£38,091

Construction						
79	sqm	1680	£ per sqm	1.15	Gross/Net	£10,073,448
15	sqm	971	£ per sqm			£1,121,505
6	sqm	971	£ per sqm			£541,818
0	sqm	971	£ per sqm			£0
0	sqm	971	£ per sqm			£0
100	Total sqm	7709				

Additional Affordable Housing Land Cost						£340,100	
		8.0%	Build Cost			£938,942	
		0.5%	GDV			£112,648	
		1.1%	Build Cost			£129,104	
		2.0%	Market Units Value			£369,600	
		5.0%	Build Cost			£603,844	
		500	£ per Market Unit			£50,000	
		6.0%	12	Month Build	6	Mth Sale Void	£763,725
		1.0%	Cost			£152,214	
		20.0%	of GDV			£4,505,939	

Total Cost **£20,693,258**

POTENTIAL MARGIN FOR CIL **£1,836,438**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£397**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses				
70	Apartments	66 sqm	4000 £ per sqm	£18,480,000
0	2 bed houses	77 sqm	2700 £ per sqm	£0
0	3 Bed houses	93 sqm	2775 £ per sqm	£0
0	4 bed houses	106 sqm	2900 £ per sqm	£0
0	5 bed house	140 sqm	3015 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
3	Apartments	66 sqm	2800 £ per sqm	£582,120
5	2 Bed house	77 sqm	1890 £ per sqm	£764,033
2	3 Bed House	93 sqm	1942.5 £ per sqm	£379,370

Social Rent Houses				
		40%	Open Market Value	
3	Apartments	66 sqm	1600 £ per sqm	£285,120
5	2 Bed house	77 sqm	1080 £ per sqm	£374,220
2	3 Bed House	93 sqm	1110 £ per sqm	£185,814

Affordable Rent Houses				
		60%	Open Market Value	
3	Apartments	66 sqm	2400 £ per sqm	£498,960
5	2 Bed house	77 sqm	1620 £ per sqm	£654,885
2	3 Bed House	93 sqm	1665 £ per sqm	£325,175

100	Total Units			
Development Value				£22,529,696

Development Costs

Land				
70	Apartments	Plots	16740 £ per plot	£1,171,800
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 £1,171,800
Stamp Duty Land Tax				£58,590
				5.0%

Construction					
79	Apartments	66 sqm	1680 £ per sqm	1.15 Gross/Net	£10,073,448
15	2B Houses	77 sqm	971 £ per sqm		£1,121,505
6	3B Houses	93 sqm	971 £ per sqm		£541,818
0	4B Houses	106 sqm	971 £ per sqm		£0
0	5B Houses	140 sqm	971 £ per sqm		£0
100	Total sqm	7709			

Additional Affordable Housing Land Cost					13950	per plot	£418,500	
Professional Fees					8.0%	Build Cost	£938,942	
Legal Fees					0.5%	GDV	£112,648	
Statutory Fees					1.1%	Build Cost	£129,104	
Sales/Marketing Costs					2.0%	Market Units Value	£369,600	
Contingencies					5.0%	Build Cost	£607,764	
Planning Obligations					500	£ per Market Unit	£50,000	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£790,135
Arrangement Fee					1.0%	Cost	£155,437	
Development Profit					20.0%	of GDV	£4,505,939	

Total Cost				£21,045,231
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POTENTIAL MARGIN FOR CIL	£1,484,465
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£321
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses				
70	Apartments	66 sqm	4000 £ per sqm	£18,480,000
0	2 bed houses	77 sqm	2700 £ per sqm	£0
0	3 Bed houses	93 sqm	2775 £ per sqm	£0
0	4 bed houses	106 sqm	2900 £ per sqm	£0
0	5 bed house	140 sqm	3015 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
3	Apartments	66 sqm	2800 £ per sqm	£582,120
5	2 Bed house	77 sqm	1890 £ per sqm	£764,033
2	3 Bed House	93 sqm	1942.5 £ per sqm	£379,370

Social Rent Houses				
		40%	Open Market Value	
3	Apartments	66 sqm	1600 £ per sqm	£285,120
5	2 Bed house	77 sqm	1080 £ per sqm	£374,220
2	3 Bed House	93 sqm	1110 £ per sqm	£185,814

Affordable Rent Houses				
		60%	Open Market Value	
3	Apartments	66 sqm	2400 £ per sqm	£498,960
5	2 Bed house	77 sqm	1620 £ per sqm	£654,885
2	3 Bed House	93 sqm	1665 £ per sqm	£325,175

100	Total Units			
Development Value				£22,529,696

Development Costs

Land				
70	Apartments	Plots	20000 £ per plot	£1,400,000
0	2 Bed House	Plots	5555.556 £ 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 £1,400,000
Stamp Duty Land Tax				£70,000
				5.0%

Construction				
79	Apartments	66 sqm	1680 £ per sqm	£10,073,448
15	2B Houses	77 sqm	971 £ per sqm	£1,121,505
6	3B Houses	93 sqm	971 £ per sqm	£541,818
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
100	Total sqm	7709		

Additional Affordable Housing Land Cost				
		16667	per plot	£500,000
Professional Fees		8.0%	Build Cost	£938,942
Legal Fees		0.5%	GDV	£112,648
Statutory Fees		1.1%	Build Cost	£129,104
Sales/Marketing Costs		2.0%	Market Units Value	£369,600
Contingencies		5.0%	Build Cost	£611,839
Planning Obligations		500	£ per Market Unit	£50,000
Interest		6.0%	12 Month Build	£816,661
Arrangement Fee		1.0%	Cost	£158,689
Development Profit		20.0%	of GDV	£4,505,939

Total Cost				£21,400,193
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POTENTIAL MARGIN FOR CIL	£1,129,503
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£244
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses				
70	Apartments	66 sqm	4000 £ per sqm	£18,480,000
0	2 bed houses	77 sqm	3120 £ per sqm	£0
0	3 Bed houses	93 sqm	3015 £ per sqm	£0
0	4 bed houses	106 sqm	2960 £ per sqm	£0
0	5 bed house	140 sqm	2960 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
3	Apartments	66 sqm	2800 £ per sqm	£582,120
5	2 Bed house	77 sqm	2184 £ per sqm	£882,882
2	3 Bed House	93 sqm	2110.5 £ per sqm	£412,181

Social Rent Houses				
		40%	Open Market Value	
3	Apartments	66 sqm	1600 £ per sqm	£285,120
5	2 Bed house	77 sqm	1248 £ per sqm	£432,432
2	3 Bed House	93 sqm	1206 £ per sqm	£201,884

Affordable Rent Houses				
		60%	Open Market Value	
3	Apartments	66 sqm	2400 £ per sqm	£498,960
5	2 Bed house	77 sqm	1872 £ per sqm	£756,756
2	3 Bed House	93 sqm	1809 £ per sqm	£353,298

100	Total Units			
Development Value				£22,885,633

Development Costs

Land				
70	Apartments	Plots	17700 £ per plot	£1,239,000
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 £1,239,000
Stamp Duty Land Tax				£61,950
				5.0%

Construction					
79	Apartments	66 sqm	1680 £ per sqm	1.15 Gross/Net	£10,073,448
15	2B Houses	77 sqm	971 £ per sqm		£1,121,505
6	3B Houses	93 sqm	971 £ per sqm		£541,818
0	4B Houses	106 sqm	971 £ per sqm		£0
0	5B Houses	140 sqm	971 £ per sqm		£0

100	Total sqm	7709		
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Additional Affordable Housing Land Cost					14750	per plot	£442,500	
Professional Fees					8.0%	Build Cost	£938,942	
Legal Fees					0.5%	GDV	£114,428	
Statutory Fees					1.1%	Build Cost	£129,104	
Sales/Marketing Costs					2.0%	Market Units Value	£369,600	
Contingencies					5.0%	Build Cost	£608,964	
Planning Obligations					500	£ per Market Unit	£50,000	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£798,030
Arrangement Fee					1.0%	Cost	£156,413	
Development Profit					20.0%	of GDV	£4,577,127	

Total Cost				£21,222,828
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POTENTIAL MARGIN FOR CIL	£1,662,805
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£360
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses				
70	Apartments	66 sqm	4000 £ per sqm	£18,480,000
0	2 bed houses	77 sqm	3120 £ per sqm	£0
0	3 Bed houses	93 sqm	3015 £ per sqm	£0
0	4 bed houses	106 sqm	2960 £ per sqm	£0
0	5 bed house	140 sqm	2960 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
3	Apartments	66 sqm	2800 £ per sqm	£582,120
5	2 Bed house	77 sqm	2184 £ per sqm	£882,882
2	3 Bed House	93 sqm	2110.5 £ per sqm	£412,181

Social Rent Houses				
		40%	Open Market Value	
3	Apartments	66 sqm	1600 £ per sqm	£285,120
5	2 Bed house	77 sqm	1248 £ per sqm	£432,432
2	3 Bed House	93 sqm	1206 £ per sqm	£201,884

Affordable Rent Houses				
		60%	Open Market Value	
3	Apartments	66 sqm	2400 £ per sqm	£498,960
5	2 Bed house	77 sqm	1872 £ per sqm	£756,756
2	3 Bed House	93 sqm	1809 £ per sqm	£353,298

100	Total Units			
Development Value				£22,885,633

Development Costs

Land				
70	Plots	20836	£ per plot	£1,458,520
0	Plots	57877.778	£ per plot	£0
0	Plots	74414.286	£ per plot	£0
0	Plots	104180	£ per plot	£0
0	Plots	130225	£ per plot	£0
				Total Land £1,458,520
Stamp Duty Land Tax				£72,926
		5.0%		

Construction				
79	sqm	1680	£ per sqm	£10,073,448
15	sqm	971	£ per sqm	£1,121,505
6	sqm	971	£ per sqm	£541,818
0	sqm	971	£ per sqm	£0
0	sqm	971	£ per sqm	£0
				1.15 Gross/Net
100	Total sqm	7709		

Additional Affordable Housing Land Cost				
		17363	per plot	£520,900
Professional Fees		8.0%	Build Cost	£938,942
Legal Fees		0.5%	GDV	£114,428
Statutory Fees		1.1%	Build Cost	£129,104
Sales/Marketing Costs		2.0%	Market Units Value	£369,600
Contingencies		5.0%	Build Cost	£612,884
Planning Obligations		500	£ per Market Unit	£50,000
Interest		6.0%	12 Month Build	£823,546
Arrangement Fee		1.0%	Cost	£159,541
Development Profit		20.0%	of GDV	£4,577,127
Interest			6 Mth Sale Void	

Total Cost				£21,564,289
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POTENTIAL MARGIN FOR CIL	£1,321,344
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£286
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	High Rise Apartments		Apartments	100
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	0
Affordable Proportion	30%	30 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	4620	Sqm Market Housing	2,307	Sqm Affordable Housing

Development Value

Market Houses						
70	Apartments	66	sqm	4000	£ per sqm	£18,480,000
0	2 bed houses	77	sqm	3120	£ per sqm	£0
0	3 Bed houses	93	sqm	3015	£ per sqm	£0
0	4 bed houses	106	sqm	2960	£ per sqm	£0
0	5 bed house	140	sqm	2960	£ per sqm	£0

Intermediate Houses						
		70%	Open Market Value			
3	Apartments	66	sqm	2800	£ per sqm	£582,120
5	2 Bed house	77	sqm	2184	£ per sqm	£882,882
2	3 Bed House	93	sqm	2110.5	£ per sqm	£412,181

Social Rent Houses						
		40%	Open Market Value			
3	Apartments	66	sqm	1600	£ per sqm	£285,120
5	2 Bed house	77	sqm	1248	£ per sqm	£432,432
2	3 Bed House	93	sqm	1206	£ per sqm	£201,884

Affordable Rent Houses						
		60%	Open Market Value			
3	Apartments	66	sqm	2400	£ per sqm	£498,960
5	2 Bed house	77	sqm	1872	£ per sqm	£756,756
2	3 Bed House	93	sqm	1809	£ per sqm	£353,298

100	Total Units					
Development Value						£22,885,633

Development Costs

Land						
70	Apartments	Plots	24000	£ per plot		£1,680,000
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	Total Land £1,680,000	£0
Stamp Duty Land Tax						£84,000

Construction						
79	Apartments	66	sqm	1680	£ per sqm	£10,073,448
15	2B Houses	77	sqm	971	£ per sqm	£1,121,505
6	3B Houses	93	sqm	971	£ per sqm	£541,818
0	4B Houses	106	sqm	971	£ per sqm	£0
0	5B Houses	140	sqm	971	£ per sqm	£0
100	Total Units	7709	Total sqm		1.15 Gross/Net	

Additional Affordable Housing Land Cost						£600,000	
		8.0%	Build Cost			£938,942	
		0.5%	GDV			£114,428	
		1.1%	Build Cost			£129,104	
		2.0%	Market Units Value			£369,600	
		5.0%	Build Cost			£616,839	
		500	£ per Market Unit			£50,000	
Interest		6.0%	12	Month Build	6	Mth Sale Void	£849,291
Arrangement Fee		1.0%	Cost			£162,697	
Development Profit		20.0%		of GDV		£4,577,127	

Total Cost						£21,908,798
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POTENTIAL MARGIN FOR CIL	£976,835
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£211
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