	NCS		Resid	entia	l Viab	ility Appı	raisal
						mey , upp.	
DEVELOPI	MENT SCENARI	0	High Rise Ap	artments		Apartment	s 100
	D VALUE SCEN		Greenfield			2 bed hous	
	MENT LOCATIO	N (ZONE)	1 Low			3 Bed hous	
_	MENT DETAILS	200/	-	Total Units		4 bed hous	
Affordable	e Proportion	30%	30 Intermediate			5 bed hous	
	e iviix ient Floorspace			Sqm Market H	Social Rent	35% Affordable 2,307 Sqm Afford	
Developm		-	4020	Sqiii Market ii	ousing	2,307 3qiii Ailoiu	lable Housing
Market Ho							
70	Apartments	66	sqm	2000	£ per sqm		£9,240,000
0	2 bed houses	77	sqm		£ per sqm		£0
0	3 Bed houses	93	sqm	2100	£ per sqm		£0
0	4 bed houses	106			£ per sqm		£0
0	5 bed house	140	sqm	2200	£ per sqm		£0
Intowns a -l!	ata Hayrasa	700/		-1			
	ate Houses		Open Market V sqm		C		C201 0C0
3 5	Apartments 2 Bed house		sqm sqm		£ per sqm £ per sqm		£291,060 £565,950
2	3 Bed House		sqm		£ per sqm		£287,091
2	5 beu nouse	93	sqiii	1470	E per sqiii		1207,031
Social Ren	t Houses	40%	Open Market V	'alue			
3	Apartments		sqm		£ per sqm		£142,560
5	2 Bed house		sqm		£ per sqm		£277,200
2	3 Bed House		sqm		£ per sqm		£140,616
							_
	e Rent Houses		Open Market V				
3	Apartments		sqm		£ per sqm		£249,480
5	2 Bed house		sqm		£ per sqm		£485,100
2	3 Bed House	93	sqm	1260	£ per sqm		£246,078
Developm	Total Units nent Value						£11,925,135
Developm	ont Costs						
Land	Apartments	70	Plots	1528	£ per plot		£316,960
Laria	2 Bed House		Plots	12577.778			£0
	3 Bed House		Plots	16171.429			£0
	4 Bed House		Plots		£ per plot		£0
	5 Bed House		Plots		£ per plot	Total Land £316,9	960 £0
Stamp Dut	ty Land Tax			3.0%		•	£9,509
Constructi	ion						_
79	Apartments	66	sqm	1680	£ per sqm	1.15 Gross/Net	£10,073,448
15	2B Houses		sqm		£ per sqm		£1,121,505
6	3B Houses		sqm		£ per sqm		£541,818
0	4B Houses	106			£ per sqm		£0
0	5B Houses	140		971	£ per sqm		£0
100	l Affordable ⊔e		Total sqm				£0.
Profession	l Affordable Ho	using Land C	USL		per plot Build Cost		£0 £938,942
Legal Fees				0.5%			£59,626
Statutory					Build Cost		£129,104
	keting Costs				Market Units	Value	£184,800
Contingen					Build Cost		£586,839
	Obligations				£ per Market	Unit	£50,000
Interest		6.0%		Month Build		6 Mth Sale V	
Arrangem		1.0%		_			£139,626
Developm	ent Profit		20.0%	of GDV			£2,385,027
Total Cost							£17,210,627

-£5,285,492 -£1,144

	NGS		Resid	lentia	Viab	ility /	Appra	isal
DEVELOR	MENT SCENARI	0	High Rise A	aartmente			Anartmasta	100
	D VALUE SCENARI		Brownfield	partments			Apartments 2 bed houses	0
	MENT LOCATIO		1 Low				3 Bed houses	0
	MENT DETAILS	ii (ZOIIL)	-	Total Units			4 bed houses	0
_	e Proportion	30%	_		itc		5 bed houses	0
Affordable			Intermediate		Social Rent		Affordable Rer	
	ent Floorspace			Sqm Market H			Sqm Affordable	
	ent Value					_,		
Market Ho								
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		£ per sqm			£0
0	5 bed house	140	sqm	2200	£ per sqm			£0
	ate Houses		Open Market \					
3	Apartments		sqm		£ per sqm			£291,060
5	2 Bed house		sqm		£ per sqm			£565,950
2	3 Bed House	93	sqm	1470	£ per sqm			£287,091
C : LD		400/						
Social Ren			Open Market \					64.42.560
3	Apartments		sqm		£ per sqm			£142,560
5	2 Bed house		sqm		£ per sqm			£277,200
2	3 Bed House	93	sqm	840	£ per sqm			£140,616
Affordable	e Rent Houses	60%	Open Market \	/alua				
3	Apartments		sqm		£ per sqm			£249,480
5	2 Bed house		sqm		£ per sqm			£485,100
2	3 Bed House		sqm		£ per sqm			£246,078
100	Total Units	33	Sqiii	1200	L per squi			1240,070
Developm								£11,925,135
Developm	ent Costs							
Land	Apartments	70	Plots	7664	£ per plot			£536,480
Land	2 Bed House		Plots	21288.889				£0
	3 Bed House		Plots	27371.429				£0
	4 Bed House		Plots		£ per plot			£0
	5 Bed House	_	Plots		£ per plot	Total Land	£536,480	
Stamp Du	ty Land Tax		11013	4.0%		rotar Laria	2000, 100	£21,459
Construct	•				l			, .33
79	Apartments	66	sqm	1680	£ per sqm	1.15	Gross/Net	£10,073,448
15	2B Houses		sqm		£ per sqm	ļ		£1,121,505
6	3B Houses		sqm		£ per sqm			£541,818
0	4B Houses		sqm		£ per sqm			£0
0	5B Houses		sqm		£ per sqm			£0
100			Total sqm					
Additiona	l Affordable Ho			0	per plot			£0
Profession	nal Fees			8.0%	Build Cost			£938,942
Legal Fees	;			0.5%	GDV			£59,626
Statutory	Fees			1.1%	Build Cost			£129,104
	keting Costs			2.0%	Market Units	Value		£184,800
Contingen	icies			5.0%	Build Cost			£586,839
Planning (Obligations			500	£ per Market	Unit		£50,000
Interest		6.0%		Month Build	•		Mth Sale Void	£695,166
Arrangem	ent Fee	1.0%	Cost	-				£141,940
Developm	ent Profit		20.0%	of GDV				£2,385,027
-								647 466 474

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

Total Cost

-£5,541,019 -£1,199

£17,466,154

	NGS		Resid	dentia	Viab	ility A	ppra	isal
DEVELOP	MENT SCENARI	0	High Rise A	partments		A	partments	100
BASE LAN	D VALUE SCEN	ARIO	Market Co			2	bed houses	0
	MENT LOCATIO	N (ZONE)	1 Low			3	Bed houses	0
	MENT DETAILS		_	0 Total Units		4	bed houses	0
	e Proportion	30%		O Affordable Uni			bed house	0
Affordable			Intermediate		Social Rent		Affordable Ren	
	nent Floorspace nent Value	9	4620	O Sqm Market H	ousing	2,307 Sc	qm Affordable	Housing
Market Ho								
70	Apartments	66	sqm	2000	£ per sqm			£9,240,000
0	2 bed houses	77			£ per sqm			£0,240,000
0	3 Bed houses		sqm		£ per sqm			£0
0	4 bed houses		sqm		£ per sqm			£0
Ö	5 bed house		sqm		£ per sqm			£0
Intermedi	ate Houses	70%	Open Market	Value				
3	Apartments		sqm		£ per sqm			£291,060
5	2 Bed house		sqm		£ per sqm			£565,950
2	3 Bed House	93	sqm	1470	£ per sqm			£287,091
			_					
Social Ren			Open Market					64.40.560
3	Apartments		sqm		£ per sqm			£142,560
5	2 Bed house		sqm		£ per sqm			£277,200
2	3 Bed House	93	sqm	840	£ per sqm			£140,616
Affordable	e Rent Houses	60%	Open Market	Value				
3	Apartments		sqm		£ per sqm			£249,480
5	2 Bed house		sqm		£ per sqm			£485,100
2	3 Bed House		sqm		£ per sqm			£246,078
100	Total Units		·					,
Developm	ent Value							£11,925,135
Developm	ent Costs							
Land	Apartments		Plots		£ per plot			£560,000
	2 Bed House	_	Plots	22222.222				£0
	3 Bed House		Plots	28571.429				£0
	4 Bed House	_	Plots		£ per plot		0500 000	£0
Stamp Du	5 Bed House	U	Plots	4.0%	£ per plot	Total Land	£560,000	£0 £22,400
Construct	ty Land Tax			4.0%				122,400
79	Apartments	66	sqm	1680	£ per sqm	1.15 G	ross/Net	£10,073,448
15	2B Houses		sqm		£ per sqm	1.13	1033/1461	£1,121,505
6	3B Houses		sqm		£ per sqm			£541,818
0	4B Houses		sqm		£ per sqm			£0
0	5B Houses		sqm		£ per sqm			£0
100			Total sqm					
	l Affordable Ho	using Land C	ost		per plot			£0
Profession					Build Cost			£938,942
Legal Fees				0.5%				£59,626
Statutory					Build Cost			£129,104
	keting Costs				Market Units	value		£184,800
Contingen					Build Cost	l lait		£586,839
Interest	Obligations	6.0%	1.	2 Month Build	£ per Market		1th Sale Void	£50,000 £697,464
Arrangem	ent Fee	1.0%		2 IVIOITUI BUIIG		U	itii Sale Vold	£142,185
Developm		1.076		% of GDV				£2,385,027
Severopin			20.07		_			

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

Total Cost

-£5,568,022 -£1,205

£17,493,157

	NGS		Resid	dential Viab	oility A	\ppra	isal
DEVELOP	MENT SCENARI	0	High Rise A	Apartments	A	partments	100
	ID VALUE SCEN		Greenfield			bed houses	0
DEVELOP	MENT LOCATIO	N (ZONE)	2 Medium		3	Bed houses	0
DEVELOP	MENT DETAILS		10	O Total Units	4	bed houses	0
	le Proportion	30%	_	O Affordable Units		bed house	0
Affordabl			Intermediate			Affordable Ren	
	nent Floorspace	•	462	O Sqm Market Housing	2,307 s	qm Affordable	Housing
	nent Value						
Market H			-				64.0 40.0 00.0
70	Apartments		sqm	4000 £ per sqm			£18,480,000
0	2 bed houses		sqm	2700 £ per sqm			£0
0	3 Bed houses		sqm	2775 £ per sqm			£0
0	4 bed houses		sqm	2900 £ per sqm			£0
0	5 bed house	140	sqm	3015 £ per sqm			£0
Intermedi	iate Houses	70%	Open Market	· Value			
3	Apartments		sqm	2800 £ per sqm			£582,120
5	2 Bed house		sqm	1890 £ per sqm			£764,033
2	3 Bed House		sam	1942.5 £ per sqm			£379,370
2	3 Bed House	93	sqiii	1342.3 1 per sqiii			1373,370
Social Rer	nt Houses	40%	Open Market	: Value			
3	Apartments		sqm	1600 £ per sqm			£285,120
5	2 Bed house		sqm	1080 £ per sqm			£374,220
2	3 Bed House		sqm	1110 £ per sqm			£185,814
Affordable	e Rent Houses	60%	Open Market	: Value			
3	Apartments	66	sqm	2400 £ per sqm			£498,960
5	2 Bed house		sqm	1620 £ per sqm			£654,885
2	3 Bed House	93	sqm	1665 £ per sqm			£325,175
100	Total Units						
Developn	nent Value						£22,529,696
D I	t C t -						
-	nent Costs	70	81.	13604			COE2 200
Land	Apartments	_	Plots	13604 £ per plot			£952,280
	2 Bed House		Plots	37788.889 £ per plot 48371.429 £ per plot			£0 £0
	3 Bed House	_	Plots	483/1.429 £ per plot			_ ·
	4 Bed House		Plots Plots	67720 £ per plot 84650 £ per plot	Tatalland	COE 2 200	£0 £0
Stamp Du	5 Bed House ity Land Tax	U	PIOTS	4.0%	Total Land	£952,280	£38,091
Construct	•			4.078			130,031
79	Apartments	66	sqm	1680 £ per sqm	1.15 G	ross/Net	£10,073,448
15	2B Houses		sqm	971 £ per sqm	1.13	. 555/1100	£1,121,505
6	3B Houses		sqm	971 £ per sqm			£541,818
0	4B Houses		sqm	971 £ per sqm			£0
0	5B Houses		sqm	971 £ per sqm			£0
100			Total sqm				
	l Affordable Ho			11337 per plot			£340,100
Profession		<u> </u>		8.0% Build Cost			£938,942
Legal Fees				0.5% GDV			£112,648
Statutory				1.1% Build Cost			£129,104
	rketing Costs			2 0% Market Units	Value		£369 [,] 600

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING
£1,836,438
£397

12 Month Build

20.0% of GDV

2.0% Market Units Value

500 £ per Market Unit

5.0% Build Cost

£369,600

£603,844

£763,725

£152,214

£4,505,939

£20,693,258

6 Mth Sale Void

£50,000

Sales/Marketing Costs

Planning Obligations

Arrangement Fee Development Profit 6.0%

1.0% Cost

Contingencies

Interest

Total Cost

	NOG				3.72	•1•-		
			Kesid	ential	Viak	oility /	Appra	Isal
DEVELOP	MENT SCENARIO		High Rise Ap	artments			Apartments	100
	D VALUE SCENA		Brownfield				2 bed houses	0
	MENT LOCATIO	N (ZONE)	2 Medium				3 Bed houses	0
	MENT DETAILS	200/1		Total Units			4 bed houses	0
	e Proportion	30%		Affordable Uni			5 bed house	0
Affordabl	_		Intermediate		Social Rent		Affordable Ren	
	nent Floorspace nent Value		4620	Sqm Market H	ousing	2,307	Sqm Affordable	Housing
Market Ho								
70	Apartments	66	sam	4000	£ per sqm			£18,480,000
0	2 bed houses	77			£ per sqm			£0
0	3 Bed houses	93			£ per sqm			£0
0	4 bed houses	106			£ per sqm			£0
0	5 bed house		sqm		£ per sqm			£0
Intermedi	ate Houses	70%	Open Market V	alue				
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 Ren			Open Market V					5005 400
3	Apartments	66	•		£ per sqm			£285,120
5	2 Bed house	77 :	•		£ per sqm			£374,220
2	3 Bed House	93	sqm	1110	£ per sqm			£185,814
Affordable	e Rent Houses	60%1	Open Market V	aluo				
3	Apartments	66			£ per sgm			£498,960
5	2 Bed house	77	- 1		£ per sqm			£654,885
2	3 Bed House	93	•		£ per sqm			£325,175
100	Total Units		- 1					
Developm	nent Value							£22,529,696
•	nent Costs							
Land	Apartments		Plots		£ per plot			£1,171,800
	2 Bed House	_	Plots		£ per plot			£0
	3 Bed House	-	Plots	59785.714				£0
	4 Bed House	_	Plots		£ per plot			£0
Chame : D	5 Bed House	0	Plots		£ per plot	Total Land	£1,171,800	£0
	ty Land Tax			5.0%				£58,590
Construct	ION							

Developm	ent Costs							
Land	Apartments	70	Plots	16740	£ per plot			£1,171,800
	2 Bed House	0	Plots		£ per plot			£0
	3 Bed House	0	Plots	59785.714				£0
	4 Bed House	0	Plots	83700	£ per plot			£0
	5 Bed House	0	Plots	104625	£ per plot	Total Land	£1,171,800	£0
Stamp Du	ty Land Tax			5.0%				£58,590
Construct	ion							
79	Apartments	66	sqm		£ per sqm	1.15	Gross/Net	£10,073,448
15	2B Houses		sqm		£ per sqm			£1,121,505
6	3B Houses		sqm	971	£ per sqm			£541,818
0	4B Houses	106	sqm		£ per sqm			£0
0	5B Houses	140		971	£ per sqm			£0
100		7709	Total sqm					
	l Affordable Ho	using Land Co	ost		per plot			£418,500
Profession	nal Fees				Build Cost			£938,942
Legal Fees	;			0.5%	_			£112,648
Statutory				1.1%	Build Cost			£129,104
Sales/Mar	keting Costs			2.0%	Market Units \	/alue		£369,600
Contingen	icies				Build Cost			£607,764
Planning C	Obligations			500	£ per Market l	Jnit		£50,000
Interest		6.0%	12	Month Build	-	6	Mth Sale Void	£790,135
Arrangem	ent Fee	1.0%	Cost	_				£155,437
Developm	ent Profit		20.0%	of GDV				£4,505,939
Total Cost								£21,045,231

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£1,484,465 £321

|--|

Residential Viability Appraisal

	JENT SCENARI		High Rise Ap				Apartments	100
	D VALUE SCEN		Market Com	parable			2 bed houses	0
	MENT LOCATIO	N (ZONE)	2 Medium			3	Bed houses	0
DEVELOPI	MENT DETAILS			Total Units			4 bed houses	0
Affordable	Proportion	30%		Affordable Uni	ts	ţ	5 bed house	0
Affordable	e Mix	35%	Intermediate	30%	Social Rent	35%	Affordable Ren	nt
	ent Floorspace	•	4620	Sqm Market H	ousing	2,307	Sqm Affordable	Housing
Developm								
Market Ho	uses							
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
Intermedia	ate Houses	70%	Open Market V	alue				
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 Ren	t Houses	40%	Open Market V	alue				
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 V	alue				
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							
Developm	ent Value							£22,529,696
Developm	ent Costs							
Land	Apartments	70	Plots		£ per plot			£1,400,000
	2 Bed House	0	Plots	55555.556				£0
	3 Bed House	0	Plots	71428.571	£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots	125000	£ per plot	Total Land	£1,400,000	£0
Stamp Dut	y Land Tax			5.0%				£70,000
Constructi	on							
79	Apartments		sqm		£ per sqm	1.15	Gross/Net	£10,073,448
15	2B Houses		sqm		£ per sqm			£1,121,505
6	3B Houses		sqm		£ per sqm			£541,818
0	4B Houses		sqm		£ per sqm			£0
0	5B Houses	140	sqm	971	£ per sqm			£0
100			Total sqm					
	Affordable Ho	using Land C	ost		per plot			£500,000
Profession					Build Cost			£938,942
Legal Fees				0.5%				£112,648
Statutory I				1.1%	Build Cost			£129,104
	keting Costs			2.0%	Market Units \	/alue		£369,600
Contingen					Build Cost			£611,839
Planning C	bligations			500	£ per Market l	Jnit		£50,000
Interest		6.0%	12	Month Build		6	Mth Sale Void	£816,661
Arrangeme	ent Fee	1.0%	Cost	•				£158,689
Developm	ent Profit		20.0%	of GDV				£4,505,939
Total Cost								£21,400,193

£1,129,503 £244

	NGS	F	Resid	lential	Viab	ility /	Appra	isal
DEVELORN	IENT SCENARI	0 14:	ah Dico An	artmonts			A	100
	VALUE SCENARI		gh Rise Ap eenfield	oar tillelits			Apartments 2 bed houses	0
	TENT LOCATIO		High				3 Bed houses	0
	MENT DETAILS	N (ZONL)		Total Units			4 bed houses	0
	Proportion	30%	30		tc		5 bed houses	0
Affordable			ermediate		Social Rent		Affordable Rer	
	ent Floorspace			Sqm Market H			Sqm Affordable	
Developmo		•	4020	Sqiii iviarket n	busing	2,307	Sqiii Allordable	enousing
Market Ho								
70	Apartments	66 sqr	n	4000	£ per sqm			£18,480,000
0	2 bed houses	77 sqr			£ per sqm			£0
0	3 Bed houses	93 sqr			£ per sqm			£0
0	4 bed houses	106 sqr			£ per sqm			£0
0	5 bed house	140 sqr			£ per sqm			£0
	5 bea nouse	140 341		2300	E per sqiii			10
Intermedia	te Houses	70% Op	en Market V	'alue				
3	Apartments	66 sqr			£ per sqm			£582,120
5	2 Bed house	77 sq			£ per sqm			£882,882
2	3 Bed House	93 sq			£ per sqm			£412,181
_		33 341			r 04111			2 .12,131
Social Rent	Houses	40% Op	en Market V	'alue				
3	Apartments	66 sqr			£ per sqm			£285,120
5	2 Bed house	77 sqr			£ per sqm			£432,432
2	3 Bed House	93 sqr			£ per sqm			£201,884
Affordable	Rent Houses	60% Op	en Market V	alue				
3	Apartments	66 sqr	n	2400	£ per sqm			£498,960
5	2 Bed house	77 sqr	m	1872	£ per sqm			£756,756
2	3 Bed House	93 sqr	n	1809	£ per sqm			£353,298
100	Total Units							
Developme	ent Value							£22,885,633
Davelonm	ant Casts							
Developmo Land		70 Plo	tc	17700	£ per plot			£1,239,000
Lailu	Apartments 2 Bed House	0 Plo		49166.667				£1,239,000 £0
		0 Plo			£ per plot £ per plot			£0
	3 Bed House 4 Bed House	0 Plo			£ per plot £ per plot			£0
		0 Pic			£ per plot £ per plot	Totalland	£1 220 000	£0
Stamp Dut	5 Bed House	U PIC	ts	5.0%	£ per plot	Total Land	£1,239,000	£61,950
Construction				3.0%				101,930
79	Apartments	66 sqi	n	1680	£ per sqm	1.15	Gross/Net	£10,073,448
15	2B Houses	77 sqr			£ per sqm	1.13	01033/1101	£1,121,505
6	3B Houses	93 sqr			£ per sqm			£541,818
0	4B Houses	106 sqr			£ per sqm			£0
Ö	5B Houses	140 sqi			£ per sqm			£0
100	3B 11003C3	7709 To		3,1	E per sqiii	_	_	10
	Affordable Ho	using Land Cost		14750	per plot			£442,500
Professiona					Build Cost			£938,942
Legal Fees				0.5%				£114,428
Statutory F	ees				Build Cost			£129,104
	ceting Costs				Market Units	Value		£369,600
Contingend					Build Cost			£608,964
Planning O					£ per Market	Unit		£50,000
Interest	5	6.0%	12	Month Build	'		Mth Sale Void	£798,030
Arrangeme	ent Fee	1.0% Co		1				£156,413
Developme		3.1.00	20.0%	of GDV				£4,577,127
Total Cost								£21,222,828

£1,662,805 £360

	NGS	Resid	dential Viab	oility Appra	isal
					100
	MENT SCENARIO		Apartments	Apartments	100
	D VALUE SCENA			2 bed houses	0
	MENT LOCATIO MENT DETAILS	, ,	0. Tabalilaina	3 Bed houses	0
			O Affordable Haite	4 bed houses	0
Affordable	e Proportion	30% 3 35% Intermediate	0 Affordable Units 30% Social Rent	5 bed house 35% Affordable Ren	-
	ent Floorspace		0 Sqm Market Housing	2,307 Sqm Affordable	
	ient Value	402	O Sqrii Market Housing	2,307 Sqiii Allordable	Housing
Market Ho					
70	Apartments	66 sqm	4000 £ per sqm		£18,480,000
0	2 bed houses	77 sgm	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
	3 bed flouse	110 sq.m	z z z z per sqiii		20
Intermedi	ate Houses	70% Open Market	Value		
3	Apartments	66 sgm	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
			100		
Social Ren	t 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				
Developm	ent Value				£22,885,633
Developm		70			04 450 500
Land	Apartments	70 Plots	20836 £ per plot		£1,458,520
	2 Bed House	0 Plots	57877.778 £ per plot		£0
	3 Bed House	0 Plots	74414.286 £ per plot		£0
	4 Bed House	0 Plots	104180 £ per plot	T	£0
Ctamp Dut	5 Bed House	0 Plots	130225 £ per plot	Total Land £1,458,520	£0
Construct	ty Land Tax		5.0%		£72,926
79		66 sgm	1680 £ per sgm	1.15 Gross/Net	£10,073,448
15	Apartments	77 sqm	971 £ per sqm	1.13 Gross/Net	£1,121,505
6	2B Houses 3B Houses	93 sgm	971 £ per sqm		£541,818
0		106 sqm	971 £ per sqm		£341,818
0	4B Houses 5B Houses	140 sqm	971 £ per sqm		£0
100	3B Houses	7709 Total sqm	371 L per sqiii		LU
	Affordable Ho	using Land Cost	17363 per plot		£520,900
Profession		asing Lana Cost	8.0% Build Cost		£938,942
Legal Fees			0.5% GDV		£114,428
Statutory			1.1% Build Cost		£129,104
	keting Costs		2.0% Market Units	. Value	£369,600
Contingen			5.0% Build Cost		£612,884
	Obligations		500 £ per Market	Unit	£50,000
Interest		6.0%	2 Month Build	6 Mth Sale Void	£823,546
Arrangem	ent Fee	1.0% Cost		Jane Volu	£159,541
Developm			% of GDV		£4,577,127
Total Cost					£21,564,289
					,,

£1,321,344 £286

	ŅCS	Res	sidential Viab	ility Appra	isal
DEL/ELOD	MENT COEMADA				400
	MENT SCENARI		se Apartments	Apartments	100
	D VALUE SCEN		: Comparable	2 bed houses	0
	MENT LOCATIO	N (ZONE) 3 High	100	3 Bed houses	0
	MENT DETAILS	2.00/	100 Total Units	4 bed houses	0
	e Proportion	30%	30 Affordable Units	5 bed house	0
Affordabl		35% Intermed		35% Affordable Ren	
	nent Floorspace	9	4620 Sqm Market Housing	2,307 Sqm Affordable	Housing
	nent Value				
Market Ho		CC	40001		640,400,000
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
Intermedi	ate Houses	700/10000 140	sulvet Melice		
		70% Open Ma			CE02 120
3	Apartments	66 sqm	2800 £ per sqm		£582,120
5 2	2 Bed house	77 sqm	2184 £ per sqm		£882,882
2	3 Bed House	93 sqm	2110.5 £ per sqm		£412,181
Social Ren	nt Houses	40% Open Ma	arkot Valuo		
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
	3 Bed House	JJ sqiii	1200 I per sqiii		1201,004
Affordable	e Rent Houses	60% Open Ma	arket 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		p		
Developm	nent Value				£22,885,633
Developm	nent Costs				
Land	Apartments	70 Plots	24000 £ per plot		£1,680,000
	2 Bed House	0 Plots	66666.667 £ per plot		£0
	3 Bed House	0 Plots	85714.286 £ per plot		£0
	4 Bed House	0 Plots	120000 £ per plot		£0
	5 Bed House	0 Plots	150000 £ per plot	Total Land £1,680,000	£0
	ty Land Tax		5.0%		£84,000
Construct					64.0.070.440
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	Aff = - - - - -	7709 Total sqr			0000 000
		using Land Cost	20000 per plot		£600,000
Profession			8.0% Build Cost		£938,942
Legal Fees			0.5% GDV		£114,428
Statutory			1.1% Build Cost		£129,104
	rketing Costs		2.0% Market Units	value	£369,600
Continger			5.0% Build Cost	11-21	£616,839
Interest	Obligations	6.0%	500 £ per Market	Unit 6 M+h Sala Void	£50,000

12 Month Build

20.0% of GDV

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

6.0%

1.0% Cost

Interest

Total Cost

Arrangement Fee

Development Profit

£976,835 £211

£849,291

£162,697

£4,577,127

£21,908,798

6 Mth Sale Void