



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value

Market Houses						
18	Apartments	66	sqm	2000	£ per sqm	£2,310,000
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			
1	Apartments	66	sqm	1400	£ per sqm	£72,765
1	2 Bed house	77	sqm	1400	£ per sqm	£141,488
1	3 Bed House	93	sqm	1470	£ per sqm	£71,773

Social Rent Houses						
		40%	Open Market Value			
1	Apartments	66	sqm	800	£ per sqm	£35,640
1	2 Bed house	77	sqm	800	£ per sqm	£69,300
0	3 Bed House	93	sqm	840	£ per sqm	£35,154

Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	66	sqm	1200	£ per sqm	£62,370
1	2 Bed house	77	sqm	1200	£ per sqm	£121,275
1	3 Bed House	93	sqm	1260	£ per sqm	£61,520

25	Total Units					
Development Value						£2,981,284

Development Costs

Land						
18	Plots	4528	£ per plot		£79,240	
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		£0	
0	Plots	0.0%		Total Land	£79,240	
Stamp Duty Land Tax						£0

Construction							
20	sqm	66	1114	£ per sqm	1.15	Gross/Net	£1,669,914
4	sqm	77	971	£ per sqm			£280,376
2	sqm	93	971	£ per sqm			£135,455
0	sqm	106	971	£ per sqm			£0
0	sqm	140	971	£ per sqm			£0
25	Total sqm	1927					

Additional Affordable Housing Land Cost						£0
Professional Fees						
8.0% Build Cost						£166,860
Legal Fees						
0.5% GDV						£14,906
Statutory Fees						
1.1% Build Cost						£22,943
Sales/Marketing Costs						
2.0% Market Units Value						£46,200
Contingencies						
5.0% Build Cost						£104,287
Planning Obligations						
500 £ per Market Unit						£12,500
Interest						
6.0%	12	Month Build		6	Mth Sale Void	£122,667
Arrangement Fee						
1.0%	Cost					£25,202
Development Profit						
	20.0%	of GDV				£596,257

Total Cost						£3,276,807
-------------------	--	--	--	--	--	-------------------

POTENTIAL MARGIN FOR CIL -£295,523

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£256



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value

Market Houses						
18	Apartments	66	sqm	2000	£ per sqm	£2,310,000
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			
1	Apartments	66	sqm	1400	£ per sqm	£72,765
1	2 Bed house	77	sqm	1400	£ per sqm	£141,488
1	3 Bed House	93	sqm	1470	£ per sqm	£71,773

Social Rent Houses						
		40%	Open Market Value			
1	Apartments	66	sqm	800	£ per sqm	£35,640
1	2 Bed house	77	sqm	800	£ per sqm	£69,300
0	3 Bed House	93	sqm	840	£ per sqm	£35,154

Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	66	sqm	1200	£ per sqm	£62,370
1	2 Bed house	77	sqm	1200	£ per sqm	£121,275
1	3 Bed House	93	sqm	1260	£ per sqm	£61,520

25	Total Units					
Development Value						£2,981,284

Development Costs

Land					
18	Plots	7664	£ per plot		£134,120
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	£134,120
					£1,341
Stamp Duty Land Tax					
		1.0%			

Construction							
20	sqm	66	1114	£ per sqm	1.15	Gross/Net	£1,669,914
4	sqm	77	971	£ per sqm			£280,376
2	sqm	93	971	£ per sqm			£135,455
0	sqm	106	971	£ per sqm			£0
0	sqm	140	971	£ per sqm			£0
25	Total sqm	1927					

Additional Affordable Housing Land Cost						0	per plot	£0	
Professional Fees						8.0%	Build Cost	£166,860	
Legal Fees						0.5%	GDV	£14,906	
Statutory Fees						1.1%	Build Cost	£22,943	
Sales/Marketing Costs						2.0%	Market Units Value	£46,200	
Contingencies						5.0%	Build Cost	£104,287	
Planning Obligations						500	£ per Market Unit	£12,500	
Interest						6.0%	12 Month Build	6 Mth Sale Void	£127,948
Arrangement Fee						1.0%	Cost	£25,764	
Development Profit						20.0%	of GDV	£596,257	

Total Cost						£3,338,871
-------------------	--	--	--	--	--	-------------------

POTENTIAL MARGIN FOR CIL -£357,588

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£310



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value

Market Houses						
18	Apartments	66	sqm	2000	£ per sqm	£2,310,000
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			
1	Apartments	66	sqm	1400	£ per sqm	£72,765
1	2 Bed house	77	sqm	1400	£ per sqm	£141,488
1	3 Bed House	93	sqm	1470	£ per sqm	£71,773

Social Rent Houses						
		40%	Open Market Value			
1	Apartments	66	sqm	800	£ per sqm	£35,640
1	2 Bed house	77	sqm	800	£ per sqm	£69,300
0	3 Bed House	93	sqm	840	£ per sqm	£35,154

Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	66	sqm	1200	£ per sqm	£62,370
1	2 Bed house	77	sqm	1200	£ per sqm	£121,275
1	3 Bed House	93	sqm	1260	£ per sqm	£61,520

25	Total Units					
Development Value						£2,981,284

Development Costs

Land					
18	Plots	8000	£ per plot		£140,000
0	Plots	22222.222	£ per plot		£0
0	Plots	28571.429	£ per plot		£0
0	Plots	40000	£ per plot		£0
0	Plots	50000	£ per plot		£0
				Total Land	£140,000
					£1,400
Stamp Duty Land Tax					
		1.0%			

Construction						
20	sqm	1114	£ per sqm	1.15	Gross/Net	£1,669,914
4	sqm	971	£ per sqm			£280,376
2	sqm	971	£ per sqm			£135,455
0	sqm	971	£ per sqm			£0
0	sqm	971	£ per sqm			£0
25	Total sqm	1927				

Additional Affordable Housing Land Cost						£0
Professional Fees						
8.0% Build Cost						£166,860
Legal Fees						
0.5% GDV						£14,906
Statutory Fees						
1.1% Build Cost						£22,943
Sales/Marketing Costs						
2.0% Market Units Value						£46,200
Contingencies						
5.0% Build Cost						£104,287
Planning Obligations						
500 £ per Market Unit						£12,500
Interest						
6.0%	12	Month Build		6	Mth Sale Void	£128,506
Arrangement Fee						
1.0%	Cost					£25,823
Development Profit						
	20.0%	of GDV				£596,257

Total Cost						£3,345,427
-------------------	--	--	--	--	--	-------------------

POTENTIAL MARGIN FOR CIL **-£364,144**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£315**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value

Market Houses					
18	Apartments	66	sqm	2700 £ per sqm	£3,118,500
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		
1	Apartments	66	sqm	1890 £ per sqm	£98,233
1	2 Bed house	77	sqm	1890 £ per sqm	£191,008
1	3 Bed House	93	sqm	1942.5 £ per sqm	£94,843

Social Rent Houses					
		40%	Open Market Value		
1	Apartments	66	sqm	1080 £ per sqm	£48,114
1	2 Bed house	77	sqm	1080 £ per sqm	£93,555
0	3 Bed House	93	sqm	1110 £ per sqm	£46,454

Affordable Rent Houses					
		60%	Open Market Value		
1	Apartments	66	sqm	1620 £ per sqm	£84,200
1	2 Bed house	77	sqm	1620 £ per sqm	£163,721
1	3 Bed House	93	sqm	1665 £ per sqm	£81,294

25	Total Units				
Development Value					£4,019,920

Development Costs

Land					
18	Apartments	Plots	13604	£ per plot	£238,070
0	2 Bed House	Plots	37788.889	£ per plot	£0
0	3 Bed House	Plots	48371.429	£ per plot	£0
0	4 Bed House	Plots	67720	£ per plot	£0
0	5 Bed House	Plots	84650	£ per plot	£0
				Total Land	£238,070
Stamp Duty Land Tax				1.0%	£2,381

Construction

20	Apartments	66	sqm	1114 £ per sqm	1.15	Gross/Net	£1,669,914
4	2B Houses	77	sqm	971 £ per sqm			£280,376
2	3B Houses	93	sqm	971 £ per sqm			£135,455
0	4B Houses	106	sqm	971 £ per sqm			£0
0	5B Houses	140	sqm	971 £ per sqm			£0

25	1927 Total sqm				
----	----------------	--	--	--	--

Additional Affordable Housing Land Cost					11337	per plot	£85,025	
Professional Fees					8.0%	Build Cost	£166,860	
Legal Fees					0.5%	GDV	£20,100	
Statutory Fees					1.1%	Build Cost	£22,943	
Sales/Marketing Costs					2.0%	Market Units Value	£62,370	
Contingencies					5.0%	Build Cost	£108,538	
Planning Obligations					500	£ per Market Unit	£12,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£143,006
Arrangement Fee					1.0%	Cost	£27,920	
Development Profit					20.0%	of GDV	£803,984	

Total Cost				£3,779,441
-------------------	--	--	--	-------------------

POTENTIAL MARGIN FOR CIL	£240,479
---------------------------------	-----------------

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£208
--	-------------



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value						
Market Houses						
18	Apartments	66	sqm	2700	£ per sqm	£3,118,500
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			
1	Apartments	66	sqm	1890	£ per sqm	£98,233
1	2 Bed house	77	sqm	1890	£ per sqm	£191,008
1	3 Bed House	93	sqm	1942.5	£ per sqm	£94,843
Social Rent Houses						
		40%	Open Market Value			
1	Apartments	66	sqm	1080	£ per sqm	£48,114
1	2 Bed house	77	sqm	1080	£ per sqm	£93,555
0	3 Bed House	93	sqm	1110	£ per sqm	£46,454
Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	66	sqm	1620	£ per sqm	£84,200
1	2 Bed house	77	sqm	1620	£ per sqm	£163,721
1	3 Bed House	93	sqm	1665	£ per sqm	£81,294
25	Total Units					
Development Value						
£4,019,920						

Development Costs					
Land					
18	Plots	16740	£ per plot		£292,950
0	Plots	46500	£ per plot		£0
0	Plots	59785.714	£ per plot		£0
0	Plots	83700	£ per plot		£0
0	Plots	104625	£ per plot		£0
				Total Land	£292,950
Stamp Duty Land Tax					
		3.0%			£8,789

Construction					
20	sqm	66	1114	£ per sqm	£1,669,914
4	sqm	77	971	£ per sqm	£280,376
2	sqm	93	971	£ per sqm	£135,455
0	sqm	106	971	£ per sqm	£0
0	sqm	140	971	£ per sqm	£0
25	Total sqm	1927			

Additional Affordable Housing Land Cost					
		13950	per plot		£104,625
Professional Fees					
		8.0%	Build Cost		£166,860
Legal Fees					
		0.5%	GDV		£20,100
Statutory Fees					
		1.1%	Build Cost		£22,943
Sales/Marketing Costs					
		2.0%	Market Units Value		£62,370
Contingencies					
		5.0%	Build Cost		£109,518
Planning Obligations					
		500	£ per Market Unit		£12,500
Interest					
6.0%	12	Month Build		6	Mth Sale Void
Arrangement Fee					
1.0%	Cost				£28,739
Development Profit					
		20.0%	of GDV		£803,984

Total Cost **£3,868,851**

POTENTIAL MARGIN FOR CIL **£151,069**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£131**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value

Market Houses					
18	Apartments	66	sqm	2700 £ per sqm	£3,118,500
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		
1	Apartments	66	sqm	1890 £ per sqm	£98,233
1	2 Bed house	77	sqm	1890 £ per sqm	£191,008
1	3 Bed House	93	sqm	1942.5 £ per sqm	£94,843

Social Rent Houses					
		40%	Open Market Value		
1	Apartments	66	sqm	1080 £ per sqm	£48,114
1	2 Bed house	77	sqm	1080 £ per sqm	£93,555
0	3 Bed House	93	sqm	1110 £ per sqm	£46,454

Affordable Rent Houses					
		60%	Open Market Value		
1	Apartments	66	sqm	1620 £ per sqm	£84,200
1	2 Bed house	77	sqm	1620 £ per sqm	£163,721
1	3 Bed House	93	sqm	1665 £ per sqm	£81,294

25	Total Units				
Development Value					£4,019,920

Development Costs

Land					
18	Apartments	Plots	20000	£ per plot	£350,000
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	£350,000
Stamp Duty Land Tax					£10,500
			3.0%		

Construction

20	Apartments	66	sqm	1114	£ per sqm	1.15	Gross/Net	£1,669,914
4	2B Houses	77	sqm	971	£ per sqm			£280,376
2	3B Houses	93	sqm	971	£ per sqm			£135,455
0	4B Houses	106	sqm	971	£ per sqm			£0
0	5B Houses	140	sqm	971	£ per sqm			£0

25	Total sqm	1927			
----	-----------	------	--	--	--

Additional Affordable Housing Land Cost					16667	per plot	£125,000	
Professional Fees					8.0%	Build Cost	£166,860	
Legal Fees					0.5%	GDV	£20,100	
Statutory Fees					1.1%	Build Cost	£22,943	
Sales/Marketing Costs					2.0%	Market Units Value	£62,370	
Contingencies					5.0%	Build Cost	£110,537	
Planning Obligations					500	£ per Market Unit	£12,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£156,253
Arrangement Fee					1.0%	Cost	£29,541	
Development Profit					20.0%	of GDV	£803,984	

Total Cost					£3,956,332
-------------------	--	--	--	--	-------------------

POTENTIAL MARGIN FOR CIL	£63,588
---------------------------------	----------------

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£55
--	------------



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value

Market Houses						
18	Apartments	66	sqm	3230	£ per sqm	£3,730,650
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			
1	Apartments	66	sqm	2261	£ per sqm	£117,515
1	2 Bed house	77	sqm	2184	£ per sqm	£220,721
1	3 Bed House	93	sqm	2110.5	£ per sqm	£103,045
Social Rent Houses						
		40%	Open Market Value			
1	Apartments	66	sqm	1292	£ per sqm	£57,559
1	2 Bed house	77	sqm	1248	£ per sqm	£108,108
0	3 Bed House	93	sqm	1206	£ per sqm	£50,471
Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	66	sqm	1938	£ per sqm	£100,728
1	2 Bed house	77	sqm	1872	£ per sqm	£189,189
1	3 Bed House	93	sqm	1809	£ per sqm	£88,324
25	Total Units					
Development Value						£4,766,310

Development Costs

Land						
18	Plots	17700	£ per plot		£309,750	
0	Plots	49166.667	£ per plot		£0	
0	Plots	63000	£ per plot		£0	
0	Plots	88200	£ per plot		£0	
0	Plots	110250	£ per plot		£0	
				Total Land	£309,750	
Stamp Duty Land Tax						£9,293
Construction						
20	sqm	1114	£ per sqm	1.15	Gross/Net	£1,669,914
4	sqm	971	£ per sqm			£280,376
2	sqm	971	£ per sqm			£135,455
0	sqm	971	£ per sqm			£0
0	sqm	971	£ per sqm			£0
25	Total sqm	1927				
Additional Affordable Housing Land Cost						£110,625
Professional Fees						£166,860
Legal Fees						£23,832
Statutory Fees						£22,943
Sales/Marketing Costs						£74,613
Contingencies						£109,818
Planning Obligations						£12,500
Interest						£152,401
6.0%	12	Month Build		6	Mth Sale Void	
Arrangement Fee						£29,135
1.0%	Cost					
Development Profit						£953,262
						20.0%
Total Cost						£4,060,775

POTENTIAL MARGIN FOR CIL	£705,535
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£611



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value

Market Houses				
18	Apartments	66 sqm	3230 £ per sqm	£3,730,650
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	
1	Apartments	66 sqm	2261 £ per sqm	£117,515
1	2 Bed house	77 sqm	2184 £ per sqm	£220,721
1	3 Bed House	93 sqm	2110.5 £ per sqm	£103,045

Social Rent Houses				
		40%	Open Market Value	
1	Apartments	66 sqm	1292 £ per sqm	£57,559
1	2 Bed house	77 sqm	1248 £ per sqm	£108,108
0	3 Bed House	93 sqm	1206 £ per sqm	£50,471

Affordable Rent Houses				
		60%	Open Market Value	
1	Apartments	66 sqm	1938 £ per sqm	£100,728
1	2 Bed house	77 sqm	1872 £ per sqm	£189,189
1	3 Bed House	93 sqm	1809 £ per sqm	£88,324

25	Total Units			
Development Value				£4,766,310

Development Costs

Land				
18	Apartments	Plots	20836 £ per plot	£364,630
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 £364,630
Stamp Duty Land Tax				£10,939
				3.0%

Construction

20	Apartments	66 sqm	1114 £ per sqm	1.15	Gross/Net	£1,669,914
4	2B Houses	77 sqm	971 £ per sqm			£280,376
2	3B Houses	93 sqm	971 £ per sqm			£135,455
0	4B Houses	106 sqm	971 £ per sqm			£0
0	5B Houses	140 sqm	971 £ per sqm			£0

25	1927 Total sqm			
----	----------------	--	--	--

Additional Affordable Housing Land Cost					17363	per plot	£130,225	
Professional Fees					8.0%	Build Cost	£166,860	
Legal Fees					0.5%	GDV	£23,832	
Statutory Fees					1.1%	Build Cost	£22,943	
Sales/Marketing Costs					2.0%	Market Units Value	£74,613	
Contingencies					5.0%	Build Cost	£110,798	
Planning Obligations					500	£ per Market Unit	£12,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£158,677
Arrangement Fee					1.0%	Cost	£29,906	
Development Profit					20.0%	of GDV	£953,262	

Total Cost				£4,144,929
-------------------	--	--	--	-------------------

POTENTIAL MARGIN FOR CIL	£621,381
---------------------------------	-----------------

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£538
--	-------------



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Low Rise Apartment Block		Apartments	25
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	1155	Sqm Market Housing	35%	Affordable Rent
			577	Sqm Affordable Housing

Development Value						
Market Houses						
18	Apartments	66	sqm	3230	£ per sqm	£3,730,650
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			
1	Apartments	66	sqm	2261	£ per sqm	£117,515
1	2 Bed house	77	sqm	2184	£ per sqm	£220,721
1	3 Bed House	93	sqm	2110.5	£ per sqm	£103,045
Social Rent Houses						
		40%	Open Market Value			
1	Apartments	66	sqm	1292	£ per sqm	£57,559
1	2 Bed house	77	sqm	1248	£ per sqm	£108,108
0	3 Bed House	93	sqm	1206	£ per sqm	£50,471
Affordable Rent Houses						
		60%	Open Market Value			
1	Apartments	66	sqm	1938	£ per sqm	£100,728
1	2 Bed house	77	sqm	1872	£ per sqm	£189,189
1	3 Bed House	93	sqm	1809	£ per sqm	£88,324
25	Total Units					
Development Value						
£4,766,310						

Development Costs					
Land					
18	Plots	24000	£ per plot		£420,000
0	Plots	66666.667	£ per plot		£0
0	Plots	85714.286	£ per plot		£0
0	Plots	120000	£ per plot		£0
0	Plots	150000	£ per plot		£0
				Total Land	£420,000
					£0
Stamp Duty Land Tax					
		3.0%			£12,600

Construction						
20	66 sqm	1114	£ per sqm	1.15	Gross/Net	£1,669,914
4	77 sqm	971	£ per sqm			£280,376
2	93 sqm	971	£ per sqm			£135,455
0	106 sqm	971	£ per sqm			£0
0	140 sqm	971	£ per sqm			£0
25	1927	Total sqm				

Additional Affordable Housing Land Cost						
		20000	per plot		£150,000	
Professional Fees						
		8.0%	Build Cost		£166,860	
Legal Fees						
		0.5%	GDV		£23,832	
Statutory Fees						
		1.1%	Build Cost		£22,943	
Sales/Marketing Costs						
		2.0%	Market Units Value		£74,613	
Contingencies						
		5.0%	Build Cost		£111,787	
Planning Obligations						
		500	£ per Market Unit		£12,500	
Interest						
	6.0%	12	Month Build	6	Mth Sale Void	£165,009
Arrangement Fee						
	1.0%	Cost			£30,684	
Development Profit						
		20.0%	of GDV		£953,262	

Total Cost **£4,229,834**

POTENTIAL MARGIN FOR CIL **£536,476**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£464**