



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	
Development Floorspace	344 Sqm Market Housing		35% Affordable Rent	
Development Value	115 Sqm Affordable Housing			

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
0	2 bed houses	77 sqm	2000 £ per sqm	£0
2	3 Bed houses	93 sqm	2100 £ per sqm	£410,130
1	4 bed houses	106 sqm	2150 £ per sqm	£319,060
0	5 bed house	140 sqm	2200 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1400 £ per sqm	£14,553
0	2 Bed house	77 sqm	1400 £ per sqm	£28,298
0	3 Bed House	93 sqm	1470 £ per sqm	£14,355

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	800 £ per sqm	£7,128
0	2 Bed house	77 sqm	800 £ per sqm	£13,860
0	3 Bed House	93 sqm	840 £ per sqm	£7,031

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1200 £ per sqm	£12,474
0	2 Bed house	77 sqm	1200 £ per sqm	£24,255
0	3 Bed House	93 sqm	1260 £ per sqm	£12,304

5	Total Units			
Development Value				£863,447

Development Costs				
Land	Apartments	0 Plots	4528 £ per plot	£0
	2 Bed House	0 Plots	12577.778 £ per plot	£0
	3 Bed House	2 Plots	16171.429 £ per plot	£33,960
	4 Bed House	1 Plots	22640 £ per plot	£31,696
	5 Bed House	0 Plots	28300 £ per plot	£0
Stamp Duty Land Tax				0.0%
				£0

Construction				
0	Apartments	66 sqm	1114 £ per sqm	£38,049
1	2B Houses	77 sqm	971 £ per sqm	£56,075
2	3B Houses	93 sqm	971 £ per sqm	£216,727
1	4B Houses	106 sqm	971 £ per sqm	£144,096
0	5B Houses	140 sqm	971 £ per sqm	£0
5	Total sqm	464		

Additional Affordable Housing Land Cost				
		0	per plot	£0
Professional Fees		8.0%	Build Cost	£36,396
Legal Fees		0.5%	GDV	£4,317
Statutory Fees		1.1%	Build Cost	£5,004
Sales/Marketing Costs		2.0%	Market Units Value	£14,584
Contingencies		5.0%	Build Cost	£22,747
Planning Obligations		500	£ per Market Unit	£2,500
Interest		6.0%	12 Month Build	£31,551
Arrangement Fee		1.0%	Cost	£6,037
Development Profit		20.0%	of GDV	£172,689

Total Cost				£816,429
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POTENTIAL MARGIN FOR CIL	£47,018
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£137



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
0	2 bed houses	77 sqm	2000 £ per sqm	£0
2	3 Bed houses	93 sqm	2100 £ per sqm	£410,130
1	4 bed houses	106 sqm	2150 £ per sqm	£319,060
0	5 bed house	140 sqm	2200 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1400 £ per sqm	£14,553
0	2 Bed house	77 sqm	1400 £ per sqm	£28,298
0	3 Bed House	93 sqm	1470 £ per sqm	£14,355

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	800 £ per sqm	£7,128
0	2 Bed house	77 sqm	800 £ per sqm	£13,860
0	3 Bed House	93 sqm	840 £ per sqm	£7,031

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1200 £ per sqm	£12,474
0	2 Bed house	77 sqm	1200 £ per sqm	£24,255
0	3 Bed House	93 sqm	1260 £ per sqm	£12,304

5	Total Units			
Development Value				£863,447

Development Costs

Land				
0	Apartments	0 Plots	7664 £ per plot	£0
0	2 Bed House	0 Plots	21288.889 £ per plot	£0
2	3 Bed House	2 Plots	27371.429 £ per plot	£57,480
1	4 Bed House	1 Plots	38320 £ per plot	£53,648
0	5 Bed House	0 Plots	47900 £ per plot	£0
				Total Land £111,128
Stamp Duty Land Tax				
				0.0%

Construction					
0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					0	per plot	£0	
Professional Fees					8.0%	Build Cost	£36,396	
Legal Fees					0.5%	GDV	£4,317	
Statutory Fees					1.1%	Build Cost	£5,004	
Sales/Marketing Costs					2.0%	Market Units Value	£14,584	
Contingencies					5.0%	Build Cost	£22,747	
Planning Obligations					500	£ per Market Unit	£2,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£35,822
Arrangement Fee					1.0%	Cost	£6,491	
Development Profit					20.0%	of GDV	£172,689	

Total Cost				£866,627
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POTENTIAL MARGIN FOR CIL	-£3,180
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£9
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	
Development Floorspace	344 Sqm Market Housing		35% Affordable Rent	
Development Value	115 Sqm Affordable Housing			

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
0	2 bed houses	77 sqm	2000 £ per sqm	£0
2	3 Bed houses	93 sqm	2100 £ per sqm	£410,130
1	4 bed houses	106 sqm	2150 £ per sqm	£319,060
0	5 bed house	140 sqm	2200 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1400 £ per sqm	£14,553
0	2 Bed house	77 sqm	1400 £ per sqm	£28,298
0	3 Bed House	93 sqm	1470 £ per sqm	£14,355

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	800 £ per sqm	£7,128
0	2 Bed house	77 sqm	800 £ per sqm	£13,860
0	3 Bed House	93 sqm	840 £ per sqm	£7,031

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1200 £ per sqm	£12,474
0	2 Bed house	77 sqm	1200 £ per sqm	£24,255
0	3 Bed House	93 sqm	1260 £ per sqm	£12,304

5	Total Units				£863,447
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Development Costs

Land					
0	Apartments	0 Plots	8000 £ per plot	£0	
0	2 Bed House	0 Plots	22222.222 £ per plot	£0	
2	3 Bed House	2 Plots	28571.429 £ per plot	£60,000	
1	4 Bed House	1 Plots	40000 £ per plot	£56,000	
0	5 Bed House	0 Plots	50000 £ per plot	£0	
				Total Land	£116,000
Stamp Duty Land Tax					
					£0

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					0	per plot	£0
Professional Fees					8.0%	Build Cost	£36,396
Legal Fees					0.5%	GDV	£4,317
Statutory Fees					1.1%	Build Cost	£5,004
Sales/Marketing Costs					2.0%	Market Units Value	£14,584
Contingencies					5.0%	Build Cost	£22,747
Planning Obligations					500	£ per Market Unit	£2,500
Interest					6.0%	12 Month Build	£36,280
Arrangement Fee					1.0%	Cost	£6,540
Development Profit					20.0%	of GDV	£172,689

Total Cost				£872,005
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POTENTIAL MARGIN FOR CIL	-£8,559
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£25



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
0	2 bed houses	77 sqm	2700 £ per sqm	£0
2	3 Bed houses	93 sqm	2775 £ per sqm	£541,958
1	4 bed houses	106 sqm	2900 £ per sqm	£430,360
0	5 bed house	140 sqm	3015 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1890 £ per sqm	£19,647
0	2 Bed house	77 sqm	1890 £ per sqm	£38,202
0	3 Bed House	93 sqm	1942.5 £ per sqm	£18,969

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1080 £ per sqm	£9,623
0	2 Bed house	77 sqm	1080 £ per sqm	£18,711
0	3 Bed House	93 sqm	1110 £ per sqm	£9,291

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1620 £ per sqm	£16,840
0	2 Bed house	77 sqm	1620 £ per sqm	£32,744
0	3 Bed House	93 sqm	1665 £ per sqm	£16,259

5	Total Units			
Development Value				£1,152,602

Development Costs

Land				
0	Apartments	0 Plots	13604 £ per plot	£0
	2 Bed House	0 Plots	37788.889 £ per plot	£0
	3 Bed House	2 Plots	48371.429 £ per plot	£101,580
	4 Bed House	1 Plots	67720 £ per plot	£94,808
	5 Bed House	0 Plots	84650 £ per plot	£0
				Total Land £196,388
Stamp Duty Land Tax				1.0%
				£1,964

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					11337 per plot	£17,005	
Professional Fees					8.0% Build Cost	£36,396	
Legal Fees					0.5% GDV	£5,763	
Statutory Fees					1.1% Build Cost	£5,004	
Sales/Marketing Costs					2.0% Market Units Value	£19,446	
Contingencies					5.0% Build Cost	£23,598	
Planning Obligations					500 £ per Market Unit	£2,500	
Interest					6.0% 12 Month Build	6 Mth Sale Void	£45,150
Arrangement Fee					1.0% Cost	£7,605	
Development Profit					20.0% of GDV	£230,520	

Total Cost				£1,046,287
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POTENTIAL MARGIN FOR CIL £106,315

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £309



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
0	2 bed houses	77 sqm	2700 £ per sqm	£0
2	3 Bed houses	93 sqm	2775 £ per sqm	£541,958
1	4 bed houses	106 sqm	2900 £ per sqm	£430,360
0	5 bed house	140 sqm	3015 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1890 £ per sqm	£19,647
0	2 Bed house	77 sqm	1890 £ per sqm	£38,202
0	3 Bed House	93 sqm	1942.5 £ per sqm	£18,969

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1080 £ per sqm	£9,623
0	2 Bed house	77 sqm	1080 £ per sqm	£18,711
0	3 Bed House	93 sqm	1110 £ per sqm	£9,291

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1620 £ per sqm	£16,840
0	2 Bed house	77 sqm	1620 £ per sqm	£32,744
0	3 Bed House	93 sqm	1665 £ per sqm	£16,259

5	Total Units			
Development Value				£1,152,602

Development Costs

Land				
0	Apartments	0 Plots	16740 £ per plot	£0
0	2 Bed House	0 Plots	46500 £ per plot	£0
2	3 Bed House	2 Plots	59785.714 £ per plot	£125,550
1	4 Bed House	1 Plots	83700 £ per plot	£117,180
0	5 Bed House	0 Plots	104625 £ per plot	£0
				Total Land £242,730
Stamp Duty Land Tax				1.0%
				£2,427

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					13950 per plot	£20,925
Professional Fees					8.0% Build Cost	£36,396
Legal Fees					0.5% GDV	£5,763
Statutory Fees					1.1% Build Cost	£5,004
Sales/Marketing Costs					2.0% Market Units Value	£19,446
Contingencies					5.0% Build Cost	£23,794
Planning Obligations					500 £ per Market Unit	£2,500
Interest					6.0% 12 Month Build	£49,740
Arrangement Fee					1.0% Cost	£8,114
Development Profit					20.0% of GDV	£230,520

Total Cost				£1,102,307
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POTENTIAL MARGIN FOR CIL	£50,294
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£146



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value				
Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
0	2 bed houses	77 sqm	2700 £ per sqm	£0
2	3 Bed houses	93 sqm	2775 £ per sqm	£541,958
1	4 bed houses	106 sqm	2900 £ per sqm	£430,360
0	5 bed house	140 sqm	3015 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	1890 £ per sqm	£19,647
0	2 Bed house	77 sqm	1890 £ per sqm	£38,202
0	3 Bed House	93 sqm	1942.5 £ per sqm	£18,969
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1080 £ per sqm	£9,623
0	2 Bed house	77 sqm	1080 £ per sqm	£18,711
0	3 Bed House	93 sqm	1110 £ per sqm	£9,291
Affordable Rent Houses				
		60% Open Market Value		
0	Apartments	66 sqm	1620 £ per sqm	£16,840
0	2 Bed house	77 sqm	1620 £ per sqm	£32,744
0	3 Bed House	93 sqm	1665 £ per sqm	£16,259
5	Total Units			
Development Value				£1,152,602

Development Costs				
Land				
0	Apartments	0 Plots	20000 £ per plot	£0
0	2 Bed House	0 Plots	55555.556 £ per plot	£0
2	3 Bed House	2 Plots	71428.571 £ per plot	£150,000
1	4 Bed House	1 Plots	100000 £ per plot	£140,000
0	5 Bed House	0 Plots	125000 £ per plot	£0
				Total Land £290,000
Stamp Duty Land Tax				3.0%
				£8,700

Construction					
0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	Total sqm	464			

Additional Affordable Housing Land Cost					16667 per plot	£25,000	
Professional Fees					8.0% Build Cost	£36,396	
Legal Fees					0.5% GDV	£5,763	
Statutory Fees					1.1% Build Cost	£5,004	
Sales/Marketing Costs					2.0% Market Units Value	£19,446	
Contingencies					5.0% Build Cost	£23,997	
Planning Obligations					500 £ per Market Unit	£2,500	
Interest					6.0% 12 Month Build	6 Mth Sale Void	£54,970
Arrangement Fee					1.0% Cost	£8,693	
Development Profit					20.0% of GDV	£230,520	

Total Cost **£1,165,937**

POTENTIAL MARGIN FOR CIL **-£13,336**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£39**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	344 Sqm Market Housing		35%	Affordable Rent
			115	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
0	2 bed houses	77 sqm	3120 £ per sqm	£0
2	3 Bed houses	93 sqm	3015 £ per sqm	£588,830
1	4 bed houses	106 sqm	2960 £ per sqm	£439,264
0	5 bed house	140 sqm	2960 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	2261 £ per sqm	£23,503
0	2 Bed house	77 sqm	2184 £ per sqm	£44,144
0	3 Bed House	93 sqm	2110.5 £ per sqm	£20,609

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1292 £ per sqm	£11,512
0	2 Bed house	77 sqm	1248 £ per sqm	£21,622
0	3 Bed House	93 sqm	1206 £ per sqm	£10,094

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1938 £ per sqm	£20,146
0	2 Bed house	77 sqm	1872 £ per sqm	£37,838
0	3 Bed House	93 sqm	1809 £ per sqm	£17,665

5	Total Units			
Development Value				£1,235,225

Development Costs

Land				
0	Apartments	0 Plots	17700 £ per plot	£0
0	2 Bed House	0 Plots	49166.667 £ per plot	£0
2	3 Bed House	2 Plots	63000 £ per plot	£132,300
1	4 Bed House	1 Plots	88200 £ per plot	£123,480
0	5 Bed House	0 Plots	110250 £ per plot	£0
				Total Land £255,780
Stamp Duty Land Tax				3.0%
				£7,673

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15	Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm			£56,075
2	3B Houses	93 sqm	971 £ per sqm			£216,727
1	4B Houses	106 sqm	971 £ per sqm			£144,096
0	5B Houses	140 sqm	971 £ per sqm			£0
5	464 Total sqm					

Additional Affordable Housing Land Cost					14750	per plot	£22,125	
Professional Fees					8.0%	Build Cost	£36,396	
Legal Fees					0.5%	GDV	£6,176	
Statutory Fees					1.1%	Build Cost	£5,004	
Sales/Marketing Costs					2.0%	Market Units Value	£20,562	
Contingencies					5.0%	Build Cost	£23,854	
Planning Obligations					500	£ per Market Unit	£2,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£51,589
Arrangement Fee					1.0%	Cost	£8,325	
Development Profit					20.0%	of GDV	£247,045	

Total Cost				£1,141,977
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POTENTIAL MARGIN FOR CIL £93,248

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £271



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	344	Sqm Market Housing	35%	Affordable Rent
			115	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
0	2 bed houses	77 sqm	3120 £ per sqm	£0
2	3 Bed houses	93 sqm	3015 £ per sqm	£588,830
1	4 bed houses	106 sqm	2960 £ per sqm	£439,264
0	5 bed house	140 sqm	2960 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	2261 £ per sqm	£23,503
0	2 Bed house	77 sqm	2184 £ per sqm	£44,144
0	3 Bed House	93 sqm	2110.5 £ per sqm	£20,609

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1292 £ per sqm	£11,512
0	2 Bed house	77 sqm	1248 £ per sqm	£21,622
0	3 Bed House	93 sqm	1206 £ per sqm	£10,094

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1938 £ per sqm	£20,146
0	2 Bed house	77 sqm	1872 £ per sqm	£37,838
0	3 Bed House	93 sqm	1809 £ per sqm	£17,665

5	Total Units			
Development Value				£1,235,225

Development Costs

Land				
0	Apartments	0 Plots	20836 £ per plot	£0
	2 Bed House	0 Plots	57877.778 £ per plot	£0
	3 Bed House	2 Plots	74414.286 £ per plot	£156,270
	4 Bed House	1 Plots	104180 £ per plot	£145,852
	5 Bed House	0 Plots	130225 £ per plot	£0
				Total Land £302,122
Stamp Duty Land Tax				3.0%
				£9,064

Construction				
0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
1	2B Houses	77 sqm	971 £ per sqm	£38,049
2	3B Houses	93 sqm	971 £ per sqm	£56,075
1	4B Houses	106 sqm	971 £ per sqm	£216,727
0	5B Houses	140 sqm	971 £ per sqm	£144,096
5	Total sqm	464		£0

Additional Affordable Housing Land Cost				
		17363	per plot	£26,045
Professional Fees		8.0%	Build Cost	£36,396
Legal Fees		0.5%	GDV	£6,176
Statutory Fees		1.1%	Build Cost	£5,004
Sales/Marketing Costs		2.0%	Market Units Value	£20,562
Contingencies		5.0%	Build Cost	£24,050
Planning Obligations		500	£ per Market Unit	£2,500
Interest		6.0%	12 Month Build	6 Mth Sale Void
Arrangement Fee		1.0%	Cost	£56,266
Development Profit		20.0%	of GDV	£8,844
				£247,045

Total Cost				£1,199,021
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POTENTIAL MARGIN FOR CIL £36,205

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £105



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	344	Sqm Market Housing	35%	Affordable Rent
			115	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
0	2 bed houses	77 sqm	3120 £ per sqm	£0
2	3 Bed houses	93 sqm	3015 £ per sqm	£588,830
1	4 bed houses	106 sqm	2960 £ per sqm	£439,264
0	5 bed house	140 sqm	2960 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	2261 £ per sqm	£23,503
0	2 Bed house	77 sqm	2184 £ per sqm	£44,144
0	3 Bed House	93 sqm	2110.5 £ per sqm	£20,609

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1292 £ per sqm	£11,512
0	2 Bed house	77 sqm	1248 £ per sqm	£21,622
0	3 Bed House	93 sqm	1206 £ per sqm	£10,094

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1938 £ per sqm	£20,146
0	2 Bed house	77 sqm	1872 £ per sqm	£37,838
0	3 Bed House	93 sqm	1809 £ per sqm	£17,665

5	Total Units			
Development Value				£1,235,225

Development Costs

Land				
0	Apartments	0 Plots	24000 £ per plot	£0
	2 Bed House	0 Plots	66666.667 £ per plot	£0
	3 Bed House	2 Plots	85714.286 £ per plot	£180,000
	4 Bed House	1 Plots	120000 £ per plot	£168,000
	5 Bed House	0 Plots	150000 £ per plot	£0
			Total Land	£348,000
Stamp Duty Land Tax				£10,440
			3.0%	

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15	Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm			£56,075
2	3B Houses	93 sqm	971 £ per sqm			£216,727
1	4B Houses	106 sqm	971 £ per sqm			£144,096
0	5B Houses	140 sqm	971 £ per sqm			£0
5		464	Total sqm			

Additional Affordable Housing Land Cost					20000	per plot	£30,000	
Professional Fees					8.0%	Build Cost	£36,396	
Legal Fees					0.5%	GDV	£6,176	
Statutory Fees					1.1%	Build Cost	£5,004	
Sales/Marketing Costs					2.0%	Market Units Value	£20,562	
Contingencies					5.0%	Build Cost	£24,247	
Planning Obligations					500	£ per Market Unit	£2,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£60,899
Arrangement Fee					1.0%	Cost	£9,358	
Development Profit					20.0%	of GDV	£247,045	

Total Cost				£1,255,575
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POTENTIAL MARGIN FOR CIL **-£20,350**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£59**