



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Low		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	2324	Sqm Market Housing	923	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
0	Apartments	66 sqm	2000 £ per sqm	£0
18	2 bed houses	77 sqm	2000 £ per sqm	£2,695,000
11	3 Bed houses	93 sqm	2100 £ per sqm	£2,050,650
0	4 bed houses	106 sqm	2150 £ per sqm	£0
0	5 bed house	140 sqm	2200 £ per sqm	£0
<b>Intermediate Houses</b>				
		70% Open Market Value		
1	Apartments	66 sqm	1400 £ per sqm	£116,424
2	2 Bed house	77 sqm	1400 £ per sqm	£226,380
1	3 Bed House	93 sqm	1470 £ per sqm	£114,836
<b>Social Rent Houses</b>				
		40% Open Market Value		
1	Apartments	66 sqm	800 £ per sqm	£57,024
2	2 Bed house	77 sqm	800 £ per sqm	£110,880
1	3 Bed House	93 sqm	840 £ per sqm	£56,246
<b>Affordable Rent Houses</b>				
		60% Open Market Value		
1	Apartments	66 sqm	1200 £ per sqm	£99,792
2	2 Bed house	77 sqm	1200 £ per sqm	£194,040
1	3 Bed House	93 sqm	1260 £ per sqm	£98,431
40	Total Units			
<b>Development Value</b>				<b>£5,819,704</b>

## Development Costs

<b>Land</b>				
0	Plots	4528	£ per plot	£0
18	Plots	12577.778	£ per plot	£220,111
11	Plots	16171.429	£ per plot	£169,800
0	Plots	22640	£ per plot	£0
0	Plots	28300	£ per plot	£0
<b>Stamp Duty Land Tax</b>				3.0%
				£11,697
<b>Construction</b>				
4	66 sqm	1114	£ per sqm	£304,389
24	77 sqm	971	£ per sqm	£1,757,025
13	93 sqm	971	£ per sqm	£1,164,909
0	106 sqm	971	£ per sqm	£0
0	140 sqm	971	£ per sqm	£0
40	3282	Total sqm		
<b>Additional Affordable Housing Land Cost</b>				
		0	per plot	£0
<b>Professional Fees</b>		8.0%	Build Cost	£258,106
<b>Legal Fees</b>		0.5%	GDV	£29,099
<b>Statutory Fees</b>		1.1%	Build Cost	£35,490
<b>Sales/Marketing Costs</b>		2.0%	Market Units Value	£94,913
<b>Contingencies</b>		5.0%	Build Cost	£161,316
<b>Planning Obligations</b>		500	£ per Market Unit	£20,000
<b>Interest</b>		6.0%	12 Month Build	£217,373
<b>Arrangement Fee</b>		1.0%	Cost	£42,069
<b>Development Profit</b>		20.0%	of GDV	£1,163,941
<b>Total Cost</b>				<b>£5,650,237</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>£169,467</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£73</b>



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<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Low		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30% Social Rent	35% Affordable Rent
<b>Development Floorspace</b>	2324	Sqm Market Housing	923	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
0	Apartments	66 sqm	2000 £ per sqm	£0
18	2 bed houses	77 sqm	2000 £ per sqm	£2,695,000
11	3 Bed houses	93 sqm	2100 £ per sqm	£2,050,650
0	4 bed houses	106 sqm	2150 £ per sqm	£0
0	5 bed house	140 sqm	2200 £ per sqm	£0

<b>Intermediate Houses</b>				
		70%	Open Market Value	
1	Apartments	66 sqm	1400 £ per sqm	£116,424
2	2 Bed house	77 sqm	1400 £ per sqm	£226,380
1	3 Bed House	93 sqm	1470 £ per sqm	£114,836

<b>Social Rent Houses</b>				
		40%	Open Market Value	
1	Apartments	66 sqm	800 £ per sqm	£57,024
2	2 Bed house	77 sqm	800 £ per sqm	£110,880
1	3 Bed House	93 sqm	840 £ per sqm	£56,246

<b>Affordable Rent Houses</b>				
		60%	Open Market Value	
1	Apartments	66 sqm	1200 £ per sqm	£99,792
2	2 Bed house	77 sqm	1200 £ per sqm	£194,040
1	3 Bed House	93 sqm	1260 £ per sqm	£98,431

40	Total Units			
<b>Development Value</b>				<b>£5,819,704</b>

## Development Costs

<b>Land</b>				
0	Apartments	0 Plots	7664 £ per plot	£0
18	2 Bed House	18 Plots	21288.889 £ per plot	£372,556
11	3 Bed House	11 Plots	27371.429 £ per plot	£287,400
0	4 Bed House	0 Plots	38320 £ per plot	£0
0	5 Bed House	0 Plots	47900 £ per plot	£0
				Total Land £659,956
<b>Stamp Duty Land Tax</b>				4.0%
				£26,398

<b>Construction</b>				
4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
24	2B Houses	77 sqm	971 £ per sqm	£304,389
13	3B Houses	93 sqm	971 £ per sqm	£1,757,025
0	4B Houses	106 sqm	971 £ per sqm	£1,164,909
0	5B Houses	140 sqm	971 £ per sqm	£0
40	Total Units	3282 Total sqm		£0

<b>Additional Affordable Housing Land Cost</b>				
		0	per plot	£0
<b>Professional Fees</b>		8.0%	Build Cost	£258,106
<b>Legal Fees</b>		0.5%	GDV	£29,099
<b>Statutory Fees</b>		1.1%	Build Cost	£35,490
<b>Sales/Marketing Costs</b>		2.0%	Market Units Value	£94,913
<b>Contingencies</b>		5.0%	Build Cost	£161,316
<b>Planning Obligations</b>		500	£ per Market Unit	£20,000
<b>Interest</b>		6.0%	12 Month Build	6 Mth Sale Void
<b>Arrangement Fee</b>		1.0%	Cost	£244,119
<b>Development Profit</b>		20.0%	of GDV	£44,916
				£1,163,941

<b>Total Cost</b>	<b>£5,964,575</b>
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**POTENTIAL MARGIN FOR CIL** **-£144,871**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING** **-£62**



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Low		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	2324	Sqm Market Housing	923	Sqm Affordable Housing

## Development Value

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
18	2 bed houses	77 sqm	2000 £ per sqm	£2,695,000
11	3 Bed houses	93 sqm	2100 £ per sqm	£2,050,650
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	£116,424
2	2 Bed house	77 sqm	1400 £ per sqm	£226,380
1	3 Bed House	93 sqm	1470 £ per sqm	£114,836
Social Rent Houses				
		40%	Open Market Value	
1	Apartments	66 sqm	800 £ per sqm	£57,024
2	2 Bed house	77 sqm	800 £ per sqm	£110,880
1	3 Bed House	93 sqm	840 £ per sqm	£56,246
Affordable Rent Houses				
		60%	Open Market Value	
1	Apartments	66 sqm	1200 £ per sqm	£99,792
2	2 Bed house	77 sqm	1200 £ per sqm	£194,040
1	3 Bed House	93 sqm	1260 £ per sqm	£98,431
40	Total Units			
<b>Development Value</b>				<b>£5,819,704</b>

## Development Costs

Land				
0	Apartments	0 Plots	8000 £ per plot	£0
18	2 Bed House	18 Plots	22222.222 £ per plot	£388,889
11	3 Bed House	11 Plots	28571.429 £ per plot	£300,000
0	4 Bed House	0 Plots	40000 £ per plot	£0
0	5 Bed House	0 Plots	50000 £ per plot	£0
Total Land				£688,889
Stamp Duty Land Tax				£27,556
4.0%				
Construction				
4	Apartments	66 sqm	1114 £ per sqm	£304,389
24	2B Houses	77 sqm	971 £ per sqm	£1,757,025
13	3B Houses	93 sqm	971 £ per sqm	£1,164,909
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
40	3282 Total sqm			
Additional Affordable Housing Land Cost				£0
Professional Fees				£258,106
Legal Fees				£29,099
Statutory Fees				£35,490
Sales/Marketing Costs				£94,913
Contingencies				£161,316
Planning Obligations				£20,000
Interest				£246,945
6.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee				£45,217
1.0%	Cost			
Development Profit				£1,163,941
20.0% of GDV				
<b>Total Cost</b>				<b>£5,997,793</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£178,089</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>-£77</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	2 Medium		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	2324	Sqm Market Housing	923	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
0	Apartments	66 sqm	2700 £ per sqm	£0
18	2 bed houses	77 sqm	2700 £ per sqm	£3,638,250
11	3 Bed houses	93 sqm	2775 £ per sqm	£2,709,788
0	4 bed houses	106 sqm	2900 £ per sqm	£0
0	5 bed house	140 sqm	3015 £ per sqm	£0
<b>Intermediate Houses</b>				
		70% Open Market Value		
1	Apartments	66 sqm	1890 £ per sqm	£157,172
2	2 Bed house	77 sqm	1890 £ per sqm	£305,613
1	3 Bed House	93 sqm	1942.5 £ per sqm	£151,748
<b>Social Rent Houses</b>				
		40% Open Market Value		
1	Apartments	66 sqm	1080 £ per sqm	£76,982
2	2 Bed house	77 sqm	1080 £ per sqm	£149,688
1	3 Bed House	93 sqm	1110 £ per sqm	£74,326
<b>Affordable Rent Houses</b>				
		60% Open Market Value		
1	Apartments	66 sqm	1620 £ per sqm	£134,719
2	2 Bed house	77 sqm	1620 £ per sqm	£261,954
1	3 Bed House	93 sqm	1665 £ per sqm	£130,070
40	Total Units			
<b>Development Value</b>				<b>£7,790,310</b>

## Development Costs

<b>Land</b>				
0	Apartments	0 Plots	13604 £ per plot	£0
18	2 Bed House	18 Plots	37788.889 £ per plot	£661,306
11	3 Bed House	11 Plots	48371.429 £ per plot	£507,900
0	4 Bed House	0 Plots	67720 £ per plot	£0
0	5 Bed House	0 Plots	84650 £ per plot	£0
				Total Land £1,169,206
<b>Stamp Duty Land Tax</b>				
				5.0%
				£58,460
<b>Construction</b>				
4	Apartments	66 sqm	1114 £ per sqm	£304,389
24	2B Houses	77 sqm	971 £ per sqm	£1,757,025
13	3B Houses	93 sqm	971 £ per sqm	£1,164,909
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
40	3282 Total sqm			
<b>Additional Affordable Housing Land Cost</b>				
			11337 per plot	£136,040
			8.0% Build Cost	£258,106
			0.5% GDV	£38,952
			1.1% Build Cost	£35,490
			2.0% Market Units Value	£126,961
			5.0% Build Cost	£168,118
			500 £ per Market Unit	£20,000
		6.0%	12 Month Build	£303,640
		1.0%	Cost	£52,177
		20.0%	of GDV	£1,558,062
<b>Total Cost</b>				<b>£7,151,533</b>

POTENTIAL MARGIN FOR CIL

£638,777

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£275



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	2 Medium		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	2324	Sqm Market Housing	923	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
0	Apartments	66 sqm	2700 £ per sqm	£0
18	2 bed houses	77 sqm	2700 £ per sqm	£3,638,250
11	3 Bed houses	93 sqm	2775 £ per sqm	£2,709,788
0	4 bed houses	106 sqm	2900 £ per sqm	£0
0	5 bed house	140 sqm	3015 £ per sqm	£0
<b>Intermediate Houses</b>				
		70% Open Market Value		
1	Apartments	66 sqm	1890 £ per sqm	£157,172
2	2 Bed house	77 sqm	1890 £ per sqm	£305,613
1	3 Bed House	93 sqm	1942.5 £ per sqm	£151,748
<b>Social Rent Houses</b>				
		40% Open Market Value		
1	Apartments	66 sqm	1080 £ per sqm	£76,982
2	2 Bed house	77 sqm	1080 £ per sqm	£149,688
1	3 Bed House	93 sqm	1110 £ per sqm	£74,326
<b>Affordable Rent Houses</b>				
		60% Open Market Value		
1	Apartments	66 sqm	1620 £ per sqm	£134,719
2	2 Bed house	77 sqm	1620 £ per sqm	£261,954
1	3 Bed House	93 sqm	1665 £ per sqm	£130,070
40	Total Units			
<b>Development Value</b>				<b>£7,790,310</b>

## Development Costs

<b>Land</b>				
0	Apartments	0 Plots	16740 £ per plot	£0
18	2 Bed House	18 Plots	46500 £ per plot	£813,750
11	3 Bed House	11 Plots	59785.714 £ per plot	£627,750
0	4 Bed House	0 Plots	83700 £ per plot	£0
0	5 Bed House	0 Plots	104625 £ per plot	£0
				Total Land £1,441,500
<b>Stamp Duty Land Tax</b>				£72,075
<b>Construction</b>				
4	Apartments	66 sqm	1114 £ per sqm	£304,389
24	2B Houses	77 sqm	971 £ per sqm	£1,757,025
13	3B Houses	93 sqm	971 £ per sqm	£1,164,909
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
40	Total sqm	3282		
<b>Additional Affordable Housing Land Cost</b>				
			13950 per plot	£167,400
<b>Professional Fees</b>			8.0% Build Cost	£258,106
<b>Legal Fees</b>			0.5% GDV	£38,952
<b>Statutory Fees</b>			1.1% Build Cost	£35,490
<b>Sales/Marketing Costs</b>			2.0% Market Units Value	£126,961
<b>Contingencies</b>			5.0% Build Cost	£169,686
<b>Planning Obligations</b>			500 £ per Market Unit	£20,000
<b>Interest</b>			6.0% 12 Month Build	£332,042
<b>Arrangement Fee</b>			1.0% Cost	£55,365
<b>Development Profit</b>			20.0% of GDV	£1,558,062
<b>Total Cost</b>				<b>£7,501,960</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>£288,350</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£124</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	2 Medium		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	2324	Sqm Market Housing	923	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
0	Apartments	66 sqm	2700 £ per sqm	£0
18	2 bed houses	77 sqm	2700 £ per sqm	£3,638,250
11	3 Bed houses	93 sqm	2775 £ per sqm	£2,709,788
0	4 bed houses	106 sqm	2900 £ per sqm	£0
0	5 bed house	140 sqm	3015 £ per sqm	£0

<b>Intermediate Houses</b>				
		70%	Open Market Value	
1	Apartments	66 sqm	1890 £ per sqm	£157,172
2	2 Bed house	77 sqm	1890 £ per sqm	£305,613
1	3 Bed House	93 sqm	1942.5 £ per sqm	£151,748

<b>Social Rent Houses</b>				
		40%	Open Market Value	
1	Apartments	66 sqm	1080 £ per sqm	£76,982
2	2 Bed house	77 sqm	1080 £ per sqm	£149,688
1	3 Bed House	93 sqm	1110 £ per sqm	£74,326

<b>Affordable Rent Houses</b>				
		60%	Open Market Value	
1	Apartments	66 sqm	1620 £ per sqm	£134,719
2	2 Bed house	77 sqm	1620 £ per sqm	£261,954
1	3 Bed House	93 sqm	1665 £ per sqm	£130,070

40	Total Units			
<b>Development Value</b>				<b>£7,790,310</b>

## Development Costs

<b>Land</b>				
0	Apartments	0 Plots	20000 £ per plot	£0
18	2 Bed House	18 Plots	55555.556 £ per plot	£972,222
11	3 Bed House	11 Plots	71428.571 £ per plot	£750,000
0	4 Bed House	0 Plots	100000 £ per plot	£0
0	5 Bed House	0 Plots	125000 £ per plot	£0
				Total Land £1,722,222
<b>Stamp Duty Land Tax</b>				£86,111
				5.0%

## Construction

4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£304,389
24	2B Houses	77 sqm	971 £ per sqm		£1,757,025
13	3B Houses	93 sqm	971 £ per sqm		£1,164,909
0	4B Houses	106 sqm	971 £ per sqm		£0
0	5B Houses	140 sqm	971 £ per sqm		£0
40	3282 Total sqm				

<b>Additional Affordable Housing Land Cost</b>					16667 per plot	£200,000	
<b>Professional Fees</b>					8.0% Build Cost	£258,106	
<b>Legal Fees</b>					0.5% GDV	£38,952	
<b>Statutory Fees</b>					1.1% Build Cost	£35,490	
<b>Sales/Marketing Costs</b>					2.0% Market Units Value	£126,961	
<b>Contingencies</b>					5.0% Build Cost	£171,316	
<b>Planning Obligations</b>					500 £ per Market Unit	£20,000	
<b>Interest</b>					6.0% 12 Month Build	6 Mth Sale Void	£361,336
<b>Arrangement Fee</b>					1.0% Cost	£58,655	
<b>Development Profit</b>					20.0% of GDV	£1,558,062	

<b>Total Cost</b>				<b>£7,863,532</b>
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<b>POTENTIAL MARGIN FOR CIL</b>	<b>-£73,222</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>-£32</b>



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	3 High		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30%	Social Rent
<b>Development Floorspace</b>	2324	Sqm Market Housing	35%	Affordable Rent
			923	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
0	Apartments	66 sqm	3230 £ per sqm	£0
18	2 bed houses	77 sqm	3120 £ per sqm	£4,204,200
11	3 Bed houses	93 sqm	3015 £ per sqm	£2,944,148
0	4 bed houses	106 sqm	2960 £ per sqm	£0
0	5 bed house	140 sqm	2960 £ per sqm	£0

<b>Intermediate Houses</b>				
		70%	Open Market Value	
1	Apartments	66 sqm	2261 £ per sqm	£188,025
2	2 Bed house	77 sqm	2184 £ per sqm	£353,153
1	3 Bed House	93 sqm	2110.5 £ per sqm	£164,872

<b>Social Rent Houses</b>				
		40%	Open Market Value	
1	Apartments	66 sqm	1292 £ per sqm	£92,094
2	2 Bed house	77 sqm	1248 £ per sqm	£172,973
1	3 Bed House	93 sqm	1206 £ per sqm	£80,754

<b>Affordable Rent Houses</b>				
		60%	Open Market Value	
1	Apartments	66 sqm	1938 £ per sqm	£161,164
2	2 Bed house	77 sqm	1872 £ per sqm	£302,702
1	3 Bed House	93 sqm	1809 £ per sqm	£141,319

40	Total Units			
<b>Development Value</b>				<b>£8,805,403</b>

## Development Costs

<b>Land</b>				
0	Apartments	0 Plots	17700 £ per plot	£0
18	2 Bed House	18 Plots	49166.667 £ per plot	£860,417
11	3 Bed House	11 Plots	63000 £ per plot	£661,500
0	4 Bed House	0 Plots	88200 £ per plot	£0
0	5 Bed House	0 Plots	110250 £ per plot	£0
				Total Land £1,521,917
<b>Stamp Duty Land Tax</b>				5.0%
				£76,096

<b>Construction</b>				
4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
24	2B Houses	77 sqm	971 £ per sqm	£304,389
13	3B Houses	93 sqm	971 £ per sqm	£1,757,025
0	4B Houses	106 sqm	971 £ per sqm	£1,164,909
0	5B Houses	140 sqm	971 £ per sqm	£0
40	Total sqm	3282		£0

<b>Additional Affordable Housing Land Cost</b>				
			14750	per plot
			8.0%	Build Cost
			£258,106	
			0.5%	GDV
			£44,027	
			1.1%	Build Cost
			£35,490	
			2.0%	Market Units Value
			£142,967	
			5.0%	Build Cost
			£170,166	
			500	£ per Market Unit
			£20,000	
			6.0%	12 Month Build
			£341,437	6 Mth Sale Void
			1.0%	Cost
			£56,521	
			20.0%	of GDV
			£1,761,081	

<b>Total Cost</b>				<b>£7,831,129</b>
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<b>POTENTIAL MARGIN FOR CIL</b>	<b>£974,275</b>
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<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£419</b>
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# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	3 High		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30%	Social Rent
<b>Development Floorspace</b>	2324	Sqm Market Housing	35%	Affordable Rent
			923	Sqm Affordable Housing

<b>Development Value</b>				
<b>Market Houses</b>				
0	Apartments	66 sqm	3230 £ per sqm	£0
18	2 bed houses	77 sqm	3120 £ per sqm	£4,204,200
11	3 Bed houses	93 sqm	3015 £ per sqm	£2,944,148
0	4 bed houses	106 sqm	2960 £ per sqm	£0
0	5 bed house	140 sqm	2960 £ per sqm	£0
<b>Intermediate Houses</b>				
		70% Open Market Value		
1	Apartments	66 sqm	2261 £ per sqm	£188,025
2	2 Bed house	77 sqm	2184 £ per sqm	£353,153
1	3 Bed House	93 sqm	2110.5 £ per sqm	£164,872
<b>Social Rent Houses</b>				
		40% Open Market Value		
1	Apartments	66 sqm	1292 £ per sqm	£92,094
2	2 Bed house	77 sqm	1248 £ per sqm	£172,973
1	3 Bed House	93 sqm	1206 £ per sqm	£80,754
<b>Affordable Rent Houses</b>				
		60% Open Market Value		
1	Apartments	66 sqm	1938 £ per sqm	£161,164
2	2 Bed house	77 sqm	1872 £ per sqm	£302,702
1	3 Bed House	93 sqm	1809 £ per sqm	£141,319
40	Total Units			
<b>Development Value</b>				<b>£8,805,403</b>

<b>Development Costs</b>				
<b>Land</b>				
0	Apartments	0 Plots	20836 £ per plot	£0
18	2 Bed House	18 Plots	57877.778 £ per plot	£1,012,861
11	3 Bed House	11 Plots	74414.286 £ per plot	£781,350
0	4 Bed House	0 Plots	104180 £ per plot	£0
0	5 Bed House	0 Plots	130225 £ per plot	£0
				Total Land £1,794,211
<b>Stamp Duty Land Tax</b>				5.0%
				£89,711

<b>Construction</b>				
4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
24	2B Houses	77 sqm	971 £ per sqm	£304,389
13	3B Houses	93 sqm	971 £ per sqm	£1,757,025
0	4B Houses	106 sqm	971 £ per sqm	£1,164,909
0	5B Houses	140 sqm	971 £ per sqm	£0
40	Total Units	3282 Total sqm		£0

<b>Additional Affordable Housing Land Cost</b>				
		17363	per plot	£208,360
<b>Professional Fees</b>		8.0%	Build Cost	£258,106
<b>Legal Fees</b>		0.5%	GDV	£44,027
<b>Statutory Fees</b>		1.1%	Build Cost	£35,490
<b>Sales/Marketing Costs</b>		2.0%	Market Units Value	£142,967
<b>Contingencies</b>		5.0%	Build Cost	£171,734
<b>Planning Obligations</b>		500	£ per Market Unit	£20,000
<b>Interest</b>		6.0%	12 Month Build	6 Mth Sale Void
<b>Arrangement Fee</b>		1.0%	Cost	£369,838
<b>Development Profit</b>		20.0%	of GDV	£59,709
<b>Total Cost</b>				<b>£8,181,556</b>

<b>POTENTIAL MARGIN FOR CIL</b>	<b>£623,847</b>
<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£268</b>





# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	Suburban Housing		Apartments	0
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable		2 bed houses	25
<b>DEVELOPMENT LOCATION (ZONE)</b>	3 High		3 Bed houses	15
<b>DEVELOPMENT DETAILS</b>	40 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	12 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30%	Social Rent
<b>Development Floorspace</b>	2324	Sqm Market Housing	35%	Affordable Rent
			923	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
0	Apartments	66 sqm	3230 £ per sqm	£0
18	2 bed houses	77 sqm	3120 £ per sqm	£4,204,200
11	3 Bed houses	93 sqm	3015 £ per sqm	£2,944,148
0	4 bed houses	106 sqm	2960 £ per sqm	£0
0	5 bed house	140 sqm	2960 £ per sqm	£0
<b>Intermediate Houses</b>				
		70% Open Market Value		
1	Apartments	66 sqm	2261 £ per sqm	£188,025
2	2 Bed house	77 sqm	2184 £ per sqm	£353,153
1	3 Bed House	93 sqm	2110.5 £ per sqm	£164,872
<b>Social Rent Houses</b>				
		40% Open Market Value		
1	Apartments	66 sqm	1292 £ per sqm	£92,094
2	2 Bed house	77 sqm	1248 £ per sqm	£172,973
1	3 Bed House	93 sqm	1206 £ per sqm	£80,754
<b>Affordable Rent Houses</b>				
		60% Open Market Value		
1	Apartments	66 sqm	1938 £ per sqm	£161,164
2	2 Bed house	77 sqm	1872 £ per sqm	£302,702
1	3 Bed House	93 sqm	1809 £ per sqm	£141,319
40	Total Units			
<b>Development Value</b>				<b>£8,805,403</b>

## Development Costs

<b>Land</b>				
0	Apartments	0 Plots	24000 £ per plot	£0
18	2 Bed House	18 Plots	66666.667 £ per plot	£1,166,667
11	3 Bed House	11 Plots	85714.286 £ per plot	£900,000
0	4 Bed House	0 Plots	120000 £ per plot	£0
0	5 Bed House	0 Plots	150000 £ per plot	£0
				Total Land £2,066,667
<b>Stamp Duty Land Tax</b>				£103,333
<b>Construction</b>				
4	Apartments	66 sqm	1114 £ per sqm	£304,389
24	2B Houses	77 sqm	971 £ per sqm	£1,757,025
13	3B Houses	93 sqm	971 £ per sqm	£1,164,909
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
40		3282 Total sqm		
<b>Additional Affordable Housing Land Cost</b>				
			20000 per plot	£240,000
			8.0% Build Cost	£258,106
			0.5% GDV	£44,027
			1.1% Build Cost	£35,490
			2.0% Market Units Value	£142,967
			5.0% Build Cost	£173,316
			500 £ per Market Unit	£20,000
			6.0% 12 Month Build	£398,269
			1.0% Cost	£62,902
			20.0% of GDV	£1,761,081
<b>Total Cost</b>				<b>£8,532,480</b>

POTENTIAL MARGIN FOR CIL

£272,923

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£117