



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Charging Zone	Proportion %	Tenure Mix %		
		Intermediate	Social Rent	Affordable Rent
1 Low	30%	35%	30%	35%
2 Medium	30%	35%	30%	35%
3 High	30%	35%	30%	35%

% Open Market Value	Intermediate	Social Rent	Affordable Rent
		70%	40%

Housing Type & Size

Apartments	66	sqm
2 bed houses	77	sqm
3 Bed houses	93	sqm
4 bed houses	106	sqm
5 bed house	140	sqm

1.15
Gross : Net

Construction Cost Sqm

Low Rise Apts	1114	sqm
2 bed houses	971	sqm
3 Bed houses	971	sqm
4 bed houses	971	sqm
5 bed house	971	sqm
High Rise Apts	1680	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
1 Low	2000	2000	2100	2150	2200
2 Medium	2700	2700	2775	2900	3015
3 High	3230	3120	3015	2960	2960

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	5.0%	Construction Cost
Planning Obligations	500	£ per Unit
Interest @	6.0%	12 Month Construction
Arrangement Fee	1.0%	Cost
Development Profit	20.0%	of GDV

	6	Mth Sales Void
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Residential Development Scenarios

Mixed Residential Scenario

Title	Mixed Residential Development	
Unit Numbers	100	
	30% Affordable On Site	

Residential Scenario 2

Title	High Rise Apartments	
Unit Numbers	100	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house
	30% Affordable On Site	

Residential Scenario 3

Title	Low Rise Apartment Block	
Unit Numbers	25	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house
	30% Affordable On Site	

Residential Scenario 4

Title	Executive Housing	
Unit Numbers		Apartments
		2 bed houses
	3	3 Bed houses
	2	4 bed houses
		5 bed house
	0% Affordable	

Residential Scenario 5

Title	Suburban Housing	
Unit Numbers		Apartments
	25	2 bed houses
	15	3 Bed houses
		4 bed houses
		5 bed house
	30% Affordable On Site	

LAND VALUE ASSUMPTIONS

Residential Land Values per Ha

Residual Land Value per Ha	1117000	3386000	4410000
Comparable Land Value per Ha	1000000	2500000	3000000

Commercial Land Values

Industrial Land Values per Ha

Comparable Land Value per Ha	500000
Residual Land Value per Ha	799000

Agricultural Land Values per Ha

Comparable Land Value per Ha	15000
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Affordable Housing Land Values

Proportion of 2 Bed Plot Value	0.30
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