



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Greenfield			
DEVELOPMENT LOCATION (ZONE)		1 Low			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	2000	£ per sqm	£924,000
14	2 bed houses	77 sqm	2000	£ per sqm	£2,156,000
25	3 Bed houses	93 sqm	2100	£ per sqm	£4,784,850
18	4 bed houses	106 sqm	2150	£ per sqm	£3,988,250
7	5 bed house	140 sqm	2200	£ per sqm	£2,156,000
Intermediate Houses					
		70%	Open Market Value		
3	Apartments	66 sqm	1400	£ per sqm	£291,060
5	2 Bed house	77 sqm	1400	£ per sqm	£565,950
2	3 Bed House	93 sqm	1470	£ per sqm	£287,091
Social Rent Houses					
		40%	Open Market Value		
3	Apartments	66 sqm	800	£ per sqm	£142,560
5	2 Bed house	77 sqm	800	£ per sqm	£277,200
2	3 Bed House	93 sqm	840	£ per sqm	£140,616
Affordable Rent Houses					
		60%	Open Market Value		
3	Apartments	66 sqm	1200	£ per sqm	£249,480
5	2 Bed house	77 sqm	1200	£ per sqm	£485,100
2	3 Bed House	93 sqm	1260	£ per sqm	£246,078
100	Total Units				
Development Value					£16,694,235

Development Costs					
Land					
7	Plots	4528	£ per plot		£31,696
14	Plots	12577.778	£ per plot		£176,089
25	Plots	16171.429	£ per plot		£396,200
18	Plots	22640	£ per plot		£396,200
7	Plots	28300	£ per plot		£198,100
				Total Land	£1,198,285
Stamp Duty Land Tax		5.0%			

Construction					
16	66 sqm	1114	£ per sqm	1.15	Gross/Net
29	77 sqm	971	£ per sqm		
31	93 sqm	971	£ per sqm		
18	106 sqm	971	£ per sqm		
7	140 sqm	971	£ per sqm		
100	9119	Total sqm			

Additional Affordable Housing Land Cost					
		0	per plot		£0
Professional Fees		8.0%	Build Cost		£722,249
Legal Fees		0.5%	GDV		£83,471
Statutory Fees		1.1%	Build Cost		£99,309
Sales/Marketing Costs		2.0%	Market Units Value		£280,182
Contingencies		5.0%	Build Cost		£451,406
Planning Obligations		500	£ per Market Unit		£50,000
Interest		6.0%	12	Month Build	6
Arrangement Fee		1.0%	Cost		£119,229
Development Profit		20.0%	of GDV		£3,338,847

Total Cost					£16,052,396
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POTENTIAL MARGIN FOR CIL	£641,839
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£96



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Brownfield			
DEVELOPMENT LOCATION (ZONE)		1 Low			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	2000	£ per sqm	£924,000
14	2 bed houses	77 sqm	2000	£ per sqm	£2,156,000
25	3 Bed houses	93 sqm	2100	£ per sqm	£4,784,850
18	4 bed houses	106 sqm	2150	£ per sqm	£3,988,250
7	5 bed house	140 sqm	2200	£ per sqm	£2,156,000
Intermediate Houses					
		70%	Open Market Value		
3	Apartments	66 sqm	1400	£ per sqm	£291,060
5	2 Bed house	77 sqm	1400	£ per sqm	£565,950
2	3 Bed House	93 sqm	1470	£ per sqm	£287,091
Social Rent Houses					
		40%	Open Market Value		
3	Apartments	66 sqm	800	£ per sqm	£142,560
5	2 Bed house	77 sqm	800	£ per sqm	£277,200
2	3 Bed House	93 sqm	840	£ per sqm	£140,616
Affordable Rent Houses					
		60%	Open Market Value		
3	Apartments	66 sqm	1200	£ per sqm	£249,480
5	2 Bed house	77 sqm	1200	£ per sqm	£485,100
2	3 Bed House	93 sqm	1260	£ per sqm	£246,078
100	Total Units				
Development Value					£16,694,235

Development Costs					
Land					
7	Plots	6468	£ per plot		£45,276
14	Plots	17966.667	£ per plot		£251,533
25	Plots	23100	£ per plot		£565,950
18	Plots	32340	£ per plot		£565,950
7	Plots	40425	£ per plot		£282,975
				Total Land	£1,711,684
Stamp Duty Land Tax					
					5.0%
Construction					
16	66 sqm	1114	£ per sqm	1.15	Gross/Net £1,352,842
29	77 sqm	971	£ per sqm		£2,168,243
31	93 sqm	971	£ per sqm		£2,754,242
18	106 sqm	971	£ per sqm		£1,801,205
7	140 sqm	971	£ per sqm		£951,580
100	9119	Total sqm			
Additional Affordable Housing Land Cost					
		0	per plot	£0	
Professional Fees		8.0%	Build Cost	£722,249	
Legal Fees		0.5%	GDV	£83,471	
Statutory Fees		1.1%	Build Cost	£99,309	
Sales/Marketing Costs		2.0%	Market Units Value	£280,182	
Contingencies		5.0%	Build Cost	£451,406	
Planning Obligations		500	£ per Market Unit	£50,000	
Interest		6.0%	12 Month Build	6	Mth Sale Void £672,027
Arrangement Fee		1.0%	Cost	£124,620	
Development Profit		20.0%	of GDV	£3,338,847	
Total Cost					£16,647,491

POTENTIAL MARGIN FOR CIL £46,744
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £7



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Market Comparable			
DEVELOPMENT LOCATION (ZONE)		1 Low			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30% Intermediate		70 Market Units	
Affordable Mix		35%		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	2000	£ per sqm	£924,000
14	2 bed houses	77 sqm	2000	£ per sqm	£2,156,000
25	3 Bed houses	93 sqm	2100	£ per sqm	£4,784,850
18	4 bed houses	106 sqm	2150	£ per sqm	£3,988,250
7	5 bed house	140 sqm	2200	£ per sqm	£2,156,000
Intermediate Houses					
		70% Open Market Value			
3	Apartments	66 sqm	1400	£ per sqm	£291,060
5	2 Bed house	77 sqm	1400	£ per sqm	£565,950
2	3 Bed House	93 sqm	1470	£ per sqm	£287,091
Social Rent Houses					
		40% Open Market Value			
3	Apartments	66 sqm	800	£ per sqm	£142,560
5	2 Bed house	77 sqm	800	£ per sqm	£277,200
2	3 Bed House	93 sqm	840	£ per sqm	£140,616
Affordable Rent Houses					
		60% Open Market Value			
3	Apartments	66 sqm	1200	£ per sqm	£249,480
5	2 Bed house	77 sqm	1200	£ per sqm	£485,100
2	3 Bed House	93 sqm	1260	£ per sqm	£246,078
100	Total Units				
Development Value					£16,694,235

Development Costs					
Land					
7	Plots	8000	£ per plot	£56,000	
14	Plots	22222.222	£ per plot	£311,111	
25	Plots	28571.429	£ per plot	£700,000	
18	Plots	40000	£ per plot	£700,000	
7	Plots	50000	£ per plot	£350,000	
				Total Land	£2,117,111
Stamp Duty Land Tax		5.0%	£105,856		

Construction					
16	66 sqm	1114	£ per sqm	1.15 Gross/Net	£1,352,842
29	77 sqm	971	£ per sqm		£2,168,243
31	93 sqm	971	£ per sqm		£2,754,242
18	106 sqm	971	£ per sqm		£1,801,205
7	140 sqm	971	£ per sqm		£951,580
100	9119	Total sqm			

Additional Affordable Housing Land Cost					
		0	per plot	£0	
Professional Fees		8.0%	Build Cost	£722,249	
Legal Fees		0.5%	GDV	£83,471	
Statutory Fees		1.1%	Build Cost	£99,309	
Sales/Marketing Costs		2.0%	Market Units Value	£280,182	
Contingencies		5.0%	Build Cost	£451,406	
Planning Obligations		500	£ per Market Unit	£50,000	
Interest		6.0%	12 Month Build	6 Mth Sale Void	£712,012
Arrangement Fee		1.0%	Cost	£128,877	
Development Profit		20.0%	of GDV	£3,338,847	
Total Cost					£17,117,431

POTENTIAL MARGIN FOR CIL	-£423,196
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£64



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Greenfield			
DEVELOPMENT LOCATION (ZONE)		2 Medium			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	2700	£ per sqm	£1,247,400
14	2 bed houses	77 sqm	2700	£ per sqm	£2,910,600
25	3 Bed houses	93 sqm	2775	£ per sqm	£6,322,838
18	4 bed houses	106 sqm	2900	£ per sqm	£5,379,500
7	5 bed house	140 sqm	3015	£ per sqm	£2,954,700
Intermediate Houses					
		70%	Open Market Value		
3	Apartments	66 sqm	1890	£ per sqm	£392,931
5	2 Bed house	77 sqm	1890	£ per sqm	£764,033
2	3 Bed House	93 sqm	1942.5	£ per sqm	£379,370
Social Rent Houses					
		40%	Open Market Value		
3	Apartments	66 sqm	1080	£ per sqm	£192,456
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 Value		
3	Apartments	66 sqm	1620	£ per sqm	£336,798
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				
Development Value					£22,420,719

Development Costs					
Land					
7	Plots	13604	£ per plot		£95,228
14	Plots	37788.889	£ per plot		£529,044
25	Plots	48585.714	£ per plot		£1,190,350
18	Plots	68020	£ per plot		£1,190,350
7	Plots	85025	£ per plot		£595,175
				Total Land	£3,600,147
Stamp Duty Land Tax					
					5.0%
					£180,007
Construction					
16	66 sqm	1114	£ per sqm	1.15 Gross/Net	£1,352,842
29	77 sqm	971	£ per sqm		£2,168,243
31	93 sqm	971	£ per sqm		£2,754,242
18	106 sqm	971	£ per sqm		£1,801,205
7	140 sqm	971	£ per sqm		£951,580
100	9119	Total sqm			
Additional Affordable Housing Land Cost					
		11337	per plot	£340,100	
Professional Fees		8.0%	Build Cost	£722,249	
Legal Fees		0.5%	GDV	£112,104	
Statutory Fees		1.1%	Build Cost	£99,309	
Sales/Marketing Costs		2.0%	Market Units Value	£376,301	
Contingencies		5.0%	Build Cost	£468,411	
Planning Obligations		500	£ per Market Unit	£50,000	
Interest		6.0%	12 Month Build	6 Mth Sale Void	£880,908
Arrangement Fee		1.0%	Cost	£149,267	
Development Profit		20.0%	of GDV	£4,484,144	
Total Cost					£20,491,058

POTENTIAL MARGIN FOR CIL	£1,929,661
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£290



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Brownfield			
DEVELOPMENT LOCATION (ZONE)		2 Medium			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	2700	£ per sqm	£1,247,400
14	2 bed houses	77 sqm	2700	£ per sqm	£2,910,600
25	3 Bed houses	93 sqm	2775	£ per sqm	£6,322,838
18	4 bed houses	106 sqm	2900	£ per sqm	£5,379,500
7	5 bed house	140 sqm	3015	£ per sqm	£2,954,700
Intermediate Houses					
		70%	Open Market Value		
3	Apartments	66 sqm	1890	£ per sqm	£392,931
5	2 Bed house	77 sqm	1890	£ per sqm	£764,033
2	3 Bed House	93 sqm	1942.5	£ per sqm	£379,370
Social Rent Houses					
		40%	Open Market Value		
3	Apartments	66 sqm	1080	£ per sqm	£192,456
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 Value		
3	Apartments	66 sqm	1620	£ per sqm	£336,798
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				
Development Value					£22,420,719

Development Costs					
Land					
7	Plots	15544	£ per plot		£108,808
14	Plots	43177.778	£ per plot		£604,489
25	Plots	55514.286	£ per plot		£1,360,100
18	Plots	77720	£ per plot		£1,360,100
7	Plots	97150	£ per plot		£680,050
				Total Land	£4,113,547
Stamp Duty Land Tax		5.0%			
					£205,677

Construction					
16	66 sqm	1114	£ per sqm	1.15	Gross/Net
29	77 sqm	971	£ per sqm		
31	93 sqm	971	£ per sqm		
18	106 sqm	971	£ per sqm		
7	140 sqm	971	£ per sqm		
100	9119	Total sqm			

Additional Affordable Housing Land Cost		12953	per plot		£388,600
Professional Fees		8.0%	Build Cost		£722,249
Legal Fees		0.5%	GDV		£112,104
Statutory Fees		1.1%	Build Cost		£99,309
Sales/Marketing Costs		2.0%	Market Units Value		£376,301
Contingencies		5.0%	Build Cost		£470,836
Planning Obligations		500	£ per Market Unit		£50,000
Interest		6.0%	12 Month Build	6	Mth Sale Void
Arrangement Fee		1.0%	Cost		£155,167
Development Profit		20.0%	of GDV		£4,484,144

Total Cost **£21,139,978**

POTENTIAL MARGIN FOR CIL **£1,280,741**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£192**



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Market Comparable			
DEVELOPMENT LOCATION (ZONE)		2 Medium			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	2700	£ per sqm	£1,247,400
14	2 bed houses	77 sqm	2700	£ per sqm	£2,910,600
25	3 Bed houses	93 sqm	2775	£ per sqm	£6,322,838
18	4 bed houses	106 sqm	2900	£ per sqm	£5,379,500
7	5 bed house	140 sqm	3015	£ per sqm	£2,954,700
Intermediate Houses					
		70%	Open Market Value		
3	Apartments	66 sqm	1890	£ per sqm	£392,931
5	2 Bed house	77 sqm	1890	£ per sqm	£764,033
2	3 Bed House	93 sqm	1942.5	£ per sqm	£379,370
Social Rent Houses					
		40%	Open Market Value		
3	Apartments	66 sqm	1080	£ per sqm	£192,456
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 Value		
3	Apartments	66 sqm	1620	£ per sqm	£336,798
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				
Development Value					£22,420,719

Development Costs					
Land					
7	Plots	20000	£ per plot		£140,000
14	Plots	55555.556	£ per plot		£777,778
25	Plots	71428.571	£ per plot		£1,750,000
18	Plots	100000	£ per plot		£1,750,000
7	Plots	125000	£ per plot		£875,000
				Total Land	£5,292,778
Stamp Duty Land Tax					
5.0%					
Construction					
16	66 sqm	1114	£ per sqm	1.15 Gross/Net	£1,352,842
29	77 sqm	971	£ per sqm		£2,168,243
31	93 sqm	971	£ per sqm		£2,754,242
18	106 sqm	971	£ per sqm		£1,801,205
7	140 sqm	971	£ per sqm		£951,580
100	9119	Total sqm			
Additional Affordable Housing Land Cost					
		16667	per plot	£500,000	
Professional Fees		8.0%	Build Cost	£722,249	
Legal Fees		0.5%	GDV	£112,104	
Statutory Fees		1.1%	Build Cost	£99,309	
Sales/Marketing Costs		2.0%	Market Units Value	£376,301	
Contingencies		5.0%	Build Cost	£476,406	
Planning Obligations		500	£ per Market Unit	£50,000	
Interest		6.0%	12 Month Build	6 Mth Sale Void	£1,055,729
Arrangement Fee		1.0%	Cost	£168,719	
Development Profit		20.0%	of GDV	£4,484,144	
Total Cost					£22,630,487

POTENTIAL MARGIN FOR CIL	-£209,769
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£32



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Greenfield			
DEVELOPMENT LOCATION (ZONE)		3 High			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	3230	£ per sqm	£1,492,260
14	2 bed houses	77 sqm	3120	£ per sqm	£3,363,360
25	3 Bed houses	93 sqm	3015	£ per sqm	£6,869,678
18	4 bed houses	106 sqm	2960	£ per sqm	£5,490,800
7	5 bed house	140 sqm	2960	£ per sqm	£2,900,800
Intermediate Houses					
		70% Open Market Value			
3	Apartments	66 sqm	2261	£ per sqm	£470,062
5	2 Bed house	77 sqm	2184	£ per sqm	£882,882
2	3 Bed House	93 sqm	2110.5	£ per sqm	£412,181
Social Rent Houses					
		40% Open Market Value			
3	Apartments	66 sqm	1292	£ per sqm	£230,234
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	1938	£ per sqm	£402,910
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				
Development Value					£24,259,537

Development Costs					
Land					
7	Plots	17700	£ per plot	£123,900	
14	Plots	49166.667	£ per plot	£688,333	
25	Plots	63214.286	£ per plot	£1,548,750	
18	Plots	88500	£ per plot	£1,548,750	
7	Plots	110625	£ per plot	£774,375	
				Total Land	£4,684,108
Stamp Duty Land Tax					
5.0%					

Construction					
16	66 sqm	1114	£ per sqm	1.15 Gross/Net	£1,352,842
29	77 sqm	971	£ per sqm		£2,168,243
31	93 sqm	971	£ per sqm		£2,754,242
18	106 sqm	971	£ per sqm		£1,801,205
7	140 sqm	971	£ per sqm		£951,580
100	9119	Total sqm			

Additional Affordable Housing Land Cost					
		14750	per plot	£442,500	
Professional Fees		8.0%	Build Cost	£722,249	
Legal Fees		0.5%	GDV	£121,298	
Statutory Fees		1.1%	Build Cost	£99,309	
Sales/Marketing Costs		2.0%	Market Units Value	£402,338	
Contingencies		5.0%	Build Cost	£473,531	
Planning Obligations		500	£ per Market Unit	£50,000	
Interest		6.0%	12 Month Build	6 Mth Sale Void	£994,518
Arrangement Fee		1.0%	Cost	£162,076	
Development Profit		20.0%	of GDV	£4,851,907	

Total Cost					£22,266,151
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POTENTIAL MARGIN FOR CIL	£1,993,386
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£300



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Brownfield			
DEVELOPMENT LOCATION (ZONE)		3 High			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	3230	£ per sqm	£1,492,260
14	2 bed houses	77 sqm	3120	£ per sqm	£3,363,360
25	3 Bed houses	93 sqm	3015	£ per sqm	£6,869,678
18	4 bed houses	106 sqm	2960	£ per sqm	£5,490,800
7	5 bed house	140 sqm	2960	£ per sqm	£2,900,800
Intermediate Houses					
		70% Open Market Value			
3	Apartments	66 sqm	2261	£ per sqm	£470,062
5	2 Bed house	77 sqm	2184	£ per sqm	£882,882
2	3 Bed House	93 sqm	2110.5	£ per sqm	£412,181
Social Rent Houses					
		40% Open Market Value			
3	Apartments	66 sqm	1292	£ per sqm	£230,234
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	1938	£ per sqm	£402,910
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				
Development Value					£24,259,537

Development Costs					
Land					
7	Plots	19640	£ per plot		£137,480
14	Plots	54555.556	£ per plot		£763,778
25	Plots	70142.857	£ per plot		£1,718,500
18	Plots	98200	£ per plot		£1,718,500
7	Plots	122750	£ per plot		£859,250
				Total Land	£5,197,508
Stamp Duty Land Tax					
					5.0%
Construction					
16	66 sqm	1114	£ per sqm	1.15 Gross/Net	£1,352,842
29	77 sqm	971	£ per sqm		£2,168,243
31	93 sqm	971	£ per sqm		£2,754,242
18	106 sqm	971	£ per sqm		£1,801,205
7	140 sqm	971	£ per sqm		£951,580
100	9119	Total sqm			
Additional Affordable Housing Land Cost					
		16367	per plot	£491,000	
Professional Fees		8.0%	Build Cost	£722,249	
Legal Fees		0.5%	GDV	£121,298	
Statutory Fees		1.1%	Build Cost	£99,309	
Sales/Marketing Costs		2.0%	Market Units Value	£402,338	
Contingencies		5.0%	Build Cost	£475,956	
Planning Obligations		500	£ per Market Unit	£50,000	
Interest		6.0%	12 Month Build	6 Mth Sale Void	£1,047,544
Arrangement Fee		1.0%	Cost	£167,976	
Development Profit		20.0%	of GDV	£4,851,907	
Total Cost					£22,915,071

POTENTIAL MARGIN FOR CIL	£1,344,466
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£202



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Mixed Residential Development			
BASE LAND VALUE SCENARIO		Market Comparable			
DEVELOPMENT LOCATION (ZONE)		3 High			
DEVELOPMENT DETAILS		100 Units			
Affordable Proportion		30%		70 Market Units	
Affordable Mix		35% Intermediate		30% Social Rent	
Development Floorspace		6654 Sqm Market Housing		2,307 Sqm Affordable Housing	
Development Value					
Market Houses					
7	Apartments	66 sqm	3230	£ per sqm	£1,492,260
14	2 bed houses	77 sqm	3120	£ per sqm	£3,363,360
25	3 Bed houses	93 sqm	3015	£ per sqm	£6,869,678
18	4 bed houses	106 sqm	2960	£ per sqm	£5,490,800
7	5 bed house	140 sqm	2960	£ per sqm	£2,900,800
Intermediate Houses					
		70%	Open Market Value		
3	Apartments	66 sqm	2261	£ per sqm	£470,062
5	2 Bed house	77 sqm	2184	£ per sqm	£882,882
2	3 Bed House	93 sqm	2110.5	£ per sqm	£412,181
Social Rent Houses					
		40%	Open Market Value		
3	Apartments	66 sqm	1292	£ per sqm	£230,234
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	1938	£ per sqm	£402,910
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				
Development Value					£24,259,537

Development Costs					
Land					
7	Plots	24000	£ per plot		£168,000
14	Plots	66666.667	£ per plot		£933,333
25	Plots	85714.286	£ per plot		£2,100,000
18	Plots	120000	£ per plot		£2,100,000
7	Plots	150000	£ per plot		£1,050,000
				Total Land	£6,351,333
Stamp Duty Land Tax		5.0%	£317,567		

Construction					
16	66 sqm	1114	£ per sqm	1.15 Gross/Net	£1,352,842
29	77 sqm	971	£ per sqm		£2,168,243
31	93 sqm	971	£ per sqm		£2,754,242
18	106 sqm	971	£ per sqm		£1,801,205
7	140 sqm	971	£ per sqm		£951,580
100	9119	Total sqm			

Additional Affordable Housing Land Cost					
		20000	per plot	£600,000	
Professional Fees		8.0%	Build Cost	£722,249	
Legal Fees		0.5%	GDV	£121,298	
Statutory Fees		1.1%	Build Cost	£99,309	
Sales/Marketing Costs		2.0%	Market Units Value	£402,338	
Contingencies		5.0%	Build Cost	£481,406	
Planning Obligations		500	£ per Market Unit	£50,000	
Interest		6.0%	12 Month Build	6 Mth Sale Void	£1,166,715
Arrangement Fee		1.0%	Cost	£181,236	
Development Profit		20.0%	of GDV	£4,851,907	

Total Cost					£24,373,469
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POTENTIAL MARGIN FOR CIL	-£113,932
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£17