



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Low		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30% Social Rent	35% Affordable Rent
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

<b>Development Value</b>						
<b>Market Houses</b>						
70	Apartments	66	sqm	2000	£ per sqm	£9,240,000
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
<b>Intermediate Houses</b>						
		70%	Open Market Value			
11	Apartments	66	sqm	1400	£ per sqm	£1,016,400
0	2 Bed house	77	sqm	1400	£ per sqm	£0
0	3 Bed House	93	sqm	1470	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
8	Apartments	66	sqm	800	£ per sqm	£422,400
0	2 Bed house	77	sqm	800	£ per sqm	£0
0	3 Bed House	93	sqm	840	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		60%	Open Market Value			
11	Apartments	66	sqm	1200	£ per sqm	£871,200
0	2 Bed house	77	sqm	1200	£ per sqm	£0
0	3 Bed House	93	sqm	1260	£ per sqm	£0
100	Total Units					
<b>Development Value</b>						<b>£11,550,000</b>

<b>Development Costs</b>						
<b>Land</b>						
70	Apartments	Plots	4528	£ per plot	£316,960	
0	2 Bed House	Plots	12577.778	£ per plot	£0	
0	3 Bed House	Plots	16171.429	£ per plot	£0	
0	4 Bed House	Plots	22640	£ per plot	£0	
0	5 Bed House	Plots	28300	£ per plot	£0	
					Total Land £316,960	
<b>Stamp Duty Land Tax</b>					3.0%	£9,509

<b>Construction</b>						
100	Apartments	66	sqm	1680	£ per sqm	£12,751,200
0	2B Houses	77	sqm	971	£ per sqm	£0
0	3B Houses	93	sqm	971	£ per sqm	£0
0	4B Houses	106	sqm	971	£ per sqm	£0
0	5B Houses	140	sqm	971	£ per sqm	£0
100	Total	7590	Total sqm	1.15	Gross/Net	

<b>Additional Affordable Housing Land Cost</b>						0	per plot	£0
<b>Professional Fees</b>						8.0%	Build Cost	£1,020,096
<b>Legal Fees</b>						0.5%	GDV	£57,750
<b>Statutory Fees</b>						1.1%	Build Cost	£140,263
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£184,800
<b>Contingencies</b>						5.0%	Build Cost	£637,560
<b>Planning Obligations</b>						500	£ per Market Unit	£50,000
<b>Interest</b>						6.0%	12 Month Build	£727,696
<b>Arrangement Fee</b>						1.0%	Cost	£151,181
<b>Development Profit</b>						20.0%	of GDV	£2,310,000

**Total Cost** **£18,357,015**

**POTENTIAL MARGIN FOR CIL** **-£6,807,015**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING** **-£1,473**



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Low		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30% Social Rent	35% Affordable Rent
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

<b>Development Value</b>						
<b>Market Houses</b>						
70	Apartments	66	sqm	2000	£ per sqm	£9,240,000
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
<b>Intermediate Houses</b>						
		70%	Open Market Value			
11	Apartments	66	sqm	1400	£ per sqm	£1,016,400
0	2 Bed house	77	sqm	1400	£ per sqm	£0
0	3 Bed House	93	sqm	1470	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
8	Apartments	66	sqm	800	£ per sqm	£422,400
0	2 Bed house	77	sqm	800	£ per sqm	£0
0	3 Bed House	93	sqm	840	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		60%	Open Market Value			
11	Apartments	66	sqm	1200	£ per sqm	£871,200
0	2 Bed house	77	sqm	1200	£ per sqm	£0
0	3 Bed House	93	sqm	1260	£ per sqm	£0
100	Total Units					
<b>Development Value</b>						<b>£11,550,000</b>

<b>Development Costs</b>					
<b>Land</b>					
70	Plots	6468	£ per plot		£452,760
0	Plots	17966.667	£ per plot		£0
0	Plots	23100	£ per plot		£0
0	Plots	32340	£ per plot		£0
0	Plots	40425	£ per plot		£0
				Total Land	£452,760
					£13,583
<b>Stamp Duty Land Tax</b>					
				3.0%	

<b>Construction</b>						
100	sqm	66	1680	£ per sqm	1.15 Gross/Net	£12,751,200
0	sqm	77	971	£ per sqm		£0
0	sqm	93	971	£ per sqm		£0
0	sqm	106	971	£ per sqm		£0
0	sqm	140	971	£ per sqm		£0
100	Total sqm		7590			

<b>Additional Affordable Housing Land Cost</b>						0	per plot	£0	
<b>Professional Fees</b>						8.0%	Build Cost	£1,020,096	
<b>Legal Fees</b>						0.5%	GDV	£57,750	
<b>Statutory Fees</b>						1.1%	Build Cost	£140,263	
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£184,800	
<b>Contingencies</b>						5.0%	Build Cost	£637,560	
<b>Planning Obligations</b>						500	£ per Market Unit	£50,000	
<b>Interest</b>						6.0%	12 Month Build	6 Mth Sale Void	£740,834
<b>Arrangement Fee</b>						1.0%	Cost	£152,580	
<b>Development Profit</b>						20.0%	of GDV	£2,310,000	

**Total Cost** **£18,511,426**

**POTENTIAL MARGIN FOR CIL** **-£6,961,426**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING** **-£1,507**



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	1 Low		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30% Social Rent	35% Affordable Rent
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

<b>Development Value</b>						
<b>Market Houses</b>						
70	Apartments	66	sqm	2000	£ per sqm	£9,240,000
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
<b>Intermediate Houses</b>						
		70%	Open Market Value			
11	Apartments	66	sqm	1400	£ per sqm	£1,016,400
0	2 Bed house	77	sqm	1400	£ per sqm	£0
0	3 Bed House	93	sqm	1470	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
8	Apartments	66	sqm	800	£ per sqm	£422,400
0	2 Bed house	77	sqm	800	£ per sqm	£0
0	3 Bed House	93	sqm	840	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		60%	Open Market Value			
11	Apartments	66	sqm	1200	£ per sqm	£871,200
0	2 Bed house	77	sqm	1200	£ per sqm	£0
0	3 Bed House	93	sqm	1260	£ per sqm	£0
100	Total Units					
<b>Development Value</b>						<b>£11,550,000</b>

<b>Development Costs</b>						
<b>Land</b>						
70	Apartments	Plots	8000	£ per plot	£560,000	
0	2 Bed House	Plots	22222.222	£ per plot	£0	
0	3 Bed House	Plots	28571.429	£ per plot	£0	
0	4 Bed House	Plots	40000	£ per plot	£0	
0	5 Bed House	Plots	50000	£ per plot	£0	
					Total Land £560,000	
<b>Stamp Duty Land Tax</b>					4.0%	£22,400

<b>Construction</b>						
100	Apartments	66	sqm	1680	£ per sqm	£12,751,200
0	2B Houses	77	sqm	971	£ per sqm	£0
0	3B Houses	93	sqm	971	£ per sqm	£0
0	4B Houses	106	sqm	971	£ per sqm	£0
0	5B Houses	140	sqm	971	£ per sqm	£0
100	Total Units	7590	Total sqm	1.15	Gross/Net	

<b>Additional Affordable Housing Land Cost</b>						4000	per plot	£120,000
<b>Professional Fees</b>						8.0%	Build Cost	£1,020,096
<b>Legal Fees</b>						0.5%	GDV	£57,750
<b>Statutory Fees</b>						1.1%	Build Cost	£140,263
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£184,800
<b>Contingencies</b>						5.0%	Build Cost	£643,560
<b>Planning Obligations</b>						500	£ per Market Unit	£50,000
<b>Interest</b>						6.0%	12 Month Build	£757,653
<b>Arrangement Fee</b>						1.0%	Cost	£155,001
<b>Development Profit</b>						20.0%	of GDV	£2,310,000

**Total Cost** **£18,772,723**

**POTENTIAL MARGIN FOR CIL** **-£7,222,723**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING** **-£1,563**



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	2 Medium		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>					
70	Apartments	66	sqm	4000 £ per sqm	£18,480,000
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

<b>Intermediate Houses</b>					
		70%	Open Market Value		
11	Apartments	66	sqm	2800 £ per sqm	£2,032,800
0	2 Bed house	77	sqm	1890 £ per sqm	£0
0	3 Bed House	93	sqm	1942.5 £ per sqm	£0

<b>Social Rent Houses</b>					
		40%	Open Market Value		
8	Apartments	66	sqm	1600 £ per sqm	£844,800
0	2 Bed house	77	sqm	1080 £ per sqm	£0
0	3 Bed House	93	sqm	1110 £ per sqm	£0

<b>Affordable Rent Houses</b>					
		60%	Open Market Value		
11	Apartments	66	sqm	2400 £ per sqm	£1,742,400
0	2 Bed house	77	sqm	1620 £ per sqm	£0
0	3 Bed House	93	sqm	1665 £ per sqm	£0

100	Total Units				<b>£23,100,000</b>
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## Development Costs

<b>Land</b>				
70	Plots	17700	£ per plot	£1,239,000
0	Plots	37788.889	£ per plot	£0
0	Plots	48585.714	£ per plot	£0
0	Plots	68020	£ per plot	£0
0	Plots	85025	£ per plot	£0
				Total Land £1,239,000
				Stamp Duty Land Tax
				5.0%
				£61,950

<b>Construction</b>							
100	sqm	66	1680	£ per sqm	1.15	Gross/Net	£12,751,200
0	sqm	77	971	£ per sqm			£0
0	sqm	93	971	£ per sqm			£0
0	sqm	106	971	£ per sqm			£0
0	sqm	140	971	£ per sqm			£0

100	7590	Total sqm		
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Additional Affordable Housing Land Cost	9000	per plot	£270,000	
Professional Fees	8.0%	Build Cost	£1,020,096	
Legal Fees	0.5%	GDV	£115,500	
Statutory Fees	1.1%	Build Cost	£140,263	
Sales/Marketing Costs	2.0%	Market Units Value	£369,600	
Contingencies	5.0%	Build Cost	£651,060	
Planning Obligations	500	£ per Market Unit	£50,000	
Interest	6.0%	12 Month Build	6 Mth Sale Void	£843,934
Arrangement Fee	1.0%	Cost	£166,187	
Development Profit	20.0%	of GDV	£4,620,000	

<b>Total Cost</b>	<b>£22,298,790</b>
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<b>POTENTIAL MARGIN FOR CIL</b>	<b>£801,210</b>
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<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£173</b>
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# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	2 Medium		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

<b>Development Value</b>						
<b>Market Houses</b>						
70	Apartments	66	sqm	4000	£ per sqm	£18,480,000
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
<b>Intermediate Houses</b>						
		70%	Open Market Value			
11	Apartments	66	sqm	2800	£ per sqm	£2,032,800
0	2 Bed house	77	sqm	1890	£ per sqm	£0
0	3 Bed House	93	sqm	1942.5	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
8	Apartments	66	sqm	1600	£ per sqm	£844,800
0	2 Bed house	77	sqm	1080	£ per sqm	£0
0	3 Bed House	93	sqm	1110	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		60%	Open Market Value			
11	Apartments	66	sqm	2400	£ per sqm	£1,742,400
0	2 Bed house	77	sqm	1620	£ per sqm	£0
0	3 Bed House	93	sqm	1665	£ per sqm	£0
100	Total Units					
<b>Development Value</b>						<b>£23,100,000</b>

<b>Development Costs</b>					
<b>Land</b>					
70	Plots	19640	£ per plot		£1,374,800
0	Plots	43177.778	£ per plot		£0
0	Plots	55514.286	£ per plot		£0
0	Plots	77720	£ per plot		£0
0	Plots	97150	£ per plot		£0
				Total Land	£1,374,800
<b>Stamp Duty Land Tax</b>					£68,740

<b>Construction</b>						
100	sqm	66	1680	£ per sqm	1.15 Gross/Net	£12,751,200
0	sqm	77	971	£ per sqm		£0
0	sqm	93	971	£ per sqm		£0
0	sqm	106	971	£ per sqm		£0
0	sqm	140	971	£ per sqm		£0
100	Total sqm					

<b>Additional Affordable Housing Land Cost</b>						10000	per plot	£300,000
<b>Professional Fees</b>						8.0%	Build Cost	£1,020,096
<b>Legal Fees</b>						0.5%	GDV	£115,500
<b>Statutory Fees</b>						1.1%	Build Cost	£140,263
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£369,600
<b>Contingencies</b>						5.0%	Build Cost	£652,560
<b>Planning Obligations</b>						500	£ per Market Unit	£50,000
<b>Interest</b>						6.0%	12 Month Build	£858,806
<b>Arrangement Fee</b>						1.0%	Cost	£167,928
<b>Development Profit</b>						20.0%	of GDV	£4,620,000

**Total Cost** **£22,489,493**

**POTENTIAL MARGIN FOR CIL** **£610,507**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING** **£132**



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	2 Medium		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate 30% Social Rent	Affordable Rent	
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>					
70	Apartments	66	sqm	4000 £ per sqm	£18,480,000
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

<b>Intermediate Houses</b>					
		70%	Open Market Value		
11	Apartments	66	sqm	2800 £ per sqm	£2,032,800
0	2 Bed house	77	sqm	1890 £ per sqm	£0
0	3 Bed House	93	sqm	1942.5 £ per sqm	£0

<b>Social Rent Houses</b>					
		40%	Open Market Value		
8	Apartments	66	sqm	1600 £ per sqm	£844,800
0	2 Bed house	77	sqm	1080 £ per sqm	£0
0	3 Bed House	93	sqm	1110 £ per sqm	£0

<b>Affordable Rent Houses</b>					
		60%	Open Market Value		
11	Apartments	66	sqm	2400 £ per sqm	£1,742,400
0	2 Bed house	77	sqm	1620 £ per sqm	£0
0	3 Bed House	93	sqm	1665 £ per sqm	£0

100	Total Units				
<b>Development Value</b>					<b>£23,100,000</b>

## Development Costs

<b>Land</b>					
70	Apartments	Plots	24000	£ per plot	£1,680,000
0	2 Bed House	Plots	5555.556	£ 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	£1,680,000
<b>Stamp Duty Land Tax</b>				5.0%	£84,000

<b>Construction</b>					
100	Apartments	66	sqm	1680 £ per sqm	£12,751,200
0	2B Houses	77	sqm	971 £ per sqm	£0
0	3B Houses	93	sqm	971 £ per sqm	£0
0	4B Houses	106	sqm	971 £ per sqm	£0
0	5B Houses	140	sqm	971 £ per sqm	£0
100	Total sqm				

<b>Additional Affordable Housing Land Cost</b>					12000	per plot	£360,000
<b>Professional Fees</b>					8.0%	Build Cost	£1,020,096
<b>Legal Fees</b>					0.5%	GDV	£115,500
<b>Statutory Fees</b>					1.1%	Build Cost	£140,263
<b>Sales/Marketing Costs</b>					2.0%	Market Units Value	£369,600
<b>Contingencies</b>					5.0%	Build Cost	£655,560
<b>Planning Obligations</b>					500	£ per Market Unit	£50,000
<b>Interest</b>					6.0%	12 Month Build	£891,866
<b>Arrangement Fee</b>					1.0%	Cost	£171,762
<b>Development Profit</b>					20.0%	of GDV	£4,620,000

<b>Total Cost</b>				<b>£22,909,847</b>
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<b>POTENTIAL MARGIN FOR CIL</b>	<b>£190,153</b>
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<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£41</b>
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# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Greenfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	3 High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30% Social Rent	35% Affordable Rent
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

<b>Development Value</b>						
<b>Market Houses</b>						
70	Apartments	66	sqm	4000	£ per sqm	£18,480,000
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
<b>Intermediate Houses</b>						
		70%	Open Market Value			
11	Apartments	66	sqm	2800	£ per sqm	£2,032,800
0	2 Bed house	77	sqm	2184	£ per sqm	£0
0	3 Bed House	93	sqm	2110.5	£ per sqm	£0
<b>Social Rent Houses</b>						
		40%	Open Market Value			
8	Apartments	66	sqm	1600	£ per sqm	£844,800
0	2 Bed house	77	sqm	1248	£ per sqm	£0
0	3 Bed House	93	sqm	1206	£ per sqm	£0
<b>Affordable Rent Houses</b>						
		60%	Open Market Value			
11	Apartments	66	sqm	2400	£ per sqm	£1,742,400
0	2 Bed house	77	sqm	1872	£ per sqm	£0
0	3 Bed House	93	sqm	1809	£ per sqm	£0
100	Total Units					
<b>Development Value</b>						<b>£23,100,000</b>

<b>Development Costs</b>					
<b>Land</b>					
70	Plots	17700	£ per plot		£1,239,000
0	Plots	49166.667	£ per plot		£0
0	Plots	63214.286	£ per plot		£0
0	Plots	88500	£ per plot		£0
0	Plots	110625	£ per plot		£0
				Total Land	£1,239,000
					£61,950
<b>Stamp Duty Land Tax</b>					
				5.0%	

<b>Construction</b>						
100	sqm	66	1680	£ per sqm	1.15 Gross/Net	£12,751,200
0	sqm	77	971	£ per sqm		£0
0	sqm	93	971	£ per sqm		£0
0	sqm	106	971	£ per sqm		£0
0	sqm	140	971	£ per sqm		£0
100	7590 Total sqm					

<b>Additional Affordable Housing Land Cost</b>						9000	per plot	£270,000	
<b>Professional Fees</b>						8.0%	Build Cost	£1,020,096	
<b>Legal Fees</b>						0.5%	GDV	£115,500	
<b>Statutory Fees</b>						1.1%	Build Cost	£140,263	
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£369,600	
<b>Contingencies</b>						5.0%	Build Cost	£651,060	
<b>Planning Obligations</b>						500	£ per Market Unit	£50,000	
<b>Interest</b>						6.0%	12 Month Build	6 Mth Sale Void	£843,934
<b>Arrangement Fee</b>						1.0%	Cost	£166,187	
<b>Development Profit</b>						20.0%	of GDV	£4,620,000	

**Total Cost** **£22,298,790**

**POTENTIAL MARGIN FOR CIL** **£801,210**

**POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING** **£173**



# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Brownfield		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	3 High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30% Social Rent	35% Affordable Rent
<b>Development Floorspace</b>	4620	Sqm Market Housing	1,980	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>				
70	Apartments	66 sqm	4000 £ per sqm	£18,480,000
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

<b>Intermediate Houses</b>				
		70%	Open Market Value	
11	Apartments	66 sqm	2800 £ per sqm	£2,032,800
0	2 Bed house	77 sqm	2184 £ per sqm	£0
0	3 Bed House	93 sqm	2110.5 £ per sqm	£0

<b>Social Rent Houses</b>				
		40%	Open Market Value	
8	Apartments	66 sqm	1600 £ per sqm	£844,800
0	2 Bed house	77 sqm	1248 £ per sqm	£0
0	3 Bed House	93 sqm	1206 £ per sqm	£0

<b>Affordable Rent Houses</b>				
		60%	Open Market Value	
11	Apartments	66 sqm	2400 £ per sqm	£1,742,400
0	2 Bed house	77 sqm	1872 £ per sqm	£0
0	3 Bed House	93 sqm	1809 £ per sqm	£0

100	Total Units			
<b>Development Value</b>				<b>£23,100,000</b>

## Development Costs

<b>Land</b>				
70	Plots	19640	£ per plot	£1,374,800
0	Plots	54555.556	£ per plot	£0
0	Plots	70142.857	£ per plot	£0
0	Plots	98200	£ per plot	£0
0	Plots	122750	£ per plot	£0
			Total Land	£1,374,800
<b>Stamp Duty Land Tax</b>				£68,740

<b>Construction</b>				
100	7590	Total sqm		
100	Apartments	66 sqm	1680 £ per sqm	£12,751,200
0	2B Houses	77 sqm	971 £ per sqm	£0
0	3B Houses	93 sqm	971 £ per sqm	£0
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
		1.15	Gross/Net	

<b>Additional Affordable Housing Land Cost</b>				
		10000	per plot	£300,000
<b>Professional Fees</b>		8.0%	Build Cost	£1,020,096
<b>Legal Fees</b>		0.5%	GDV	£115,500
<b>Statutory Fees</b>		1.1%	Build Cost	£140,263
<b>Sales/Marketing Costs</b>		2.0%	Market Units Value	£369,600
<b>Contingencies</b>		5.0%	Build Cost	£652,560
<b>Planning Obligations</b>		500	£ per Market Unit	£50,000
<b>Interest</b>		6.0%	12 Month Build	6 Mth Sale Void
<b>Arrangement Fee</b>		1.0%	Cost	£858,806
<b>Development Profit</b>		20.0%	of GDV	£167,928

<b>Total Cost</b>				<b>£22,489,493</b>
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<b>POTENTIAL MARGIN FOR CIL</b>	<b>£610,507</b>
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<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£132</b>
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# Residential Viability Appraisal

<b>DEVELOPMENT SCENARIO</b>	High Rise Apartments		Apartments	100
<b>BASE LAND VALUE SCENARIO</b>	Market Comparable		2 bed houses	0
<b>DEVELOPMENT LOCATION (ZONE)</b>	3 High		3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>	100 Total Units		4 bed houses	0
<b>Affordable Proportion</b>	30%	30 Affordable Units	5 bed house	0
<b>Affordable Mix</b>	35%	Intermediate	30%	Social Rent
<b>Development Floorspace</b>	4620	Sqm Market Housing	35%	Affordable Rent
			1,980	Sqm Affordable Housing

## Development Value

<b>Market Houses</b>						
70	Apartments	66	sqm	4000	£ per sqm	£18,480,000
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

<b>Intermediate Houses</b>						
		70%	Open Market Value			
11	Apartments	66	sqm	2800	£ per sqm	£2,032,800
0	2 Bed house	77	sqm	2184	£ per sqm	£0
0	3 Bed House	93	sqm	2110.5	£ per sqm	£0

<b>Social Rent Houses</b>						
		40%	Open Market Value			
8	Apartments	66	sqm	1600	£ per sqm	£844,800
0	2 Bed house	77	sqm	1248	£ per sqm	£0
0	3 Bed House	93	sqm	1206	£ per sqm	£0

<b>Affordable Rent Houses</b>						
		60%	Open Market Value			
11	Apartments	66	sqm	2400	£ per sqm	£1,742,400
0	2 Bed house	77	sqm	1872	£ per sqm	£0
0	3 Bed House	93	sqm	1809	£ per sqm	£0

100	Total Units					<b>£23,100,000</b>
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## Development Costs

<b>Land</b>						
70	Apartments	Plots	24000	£ per plot		£1,680,000
0	2 Bed House	Plots	66666.667	£ per plot		£0
0	3 Bed House	Plots	85714.286	£ per plot		£0
0	4 Bed House	Plots	120000	£ per plot		£0
0	5 Bed House	Plots	150000	£ per plot	Total Land	£1,680,000
			5.0%			£84,000

<b>Stamp Duty Land Tax</b>						
<b>Construction</b>						
100	Apartments	66	sqm	1680	£ per sqm	£12,751,200
0	2B Houses	77	sqm	971	£ per sqm	£0
0	3B Houses	93	sqm	971	£ per sqm	£0
0	4B Houses	106	sqm	971	£ per sqm	£0
0	5B Houses	140	sqm	971	£ per sqm	£0

100	7590	Total sqm				
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<b>Additional Affordable Housing Land Cost</b>						12000	per plot	£360,000
<b>Professional Fees</b>						8.0%	Build Cost	£1,020,096
<b>Legal Fees</b>						0.5%	GDV	£115,500
<b>Statutory Fees</b>						1.1%	Build Cost	£140,263
<b>Sales/Marketing Costs</b>						2.0%	Market Units Value	£369,600
<b>Contingencies</b>						5.0%	Build Cost	£655,560
<b>Planning Obligations</b>						500	£ per Market Unit	£50,000
<b>Interest</b>						6.0%	12 Month Build	£891,866
<b>Arrangement Fee</b>						1.0%	Cost	£171,762
<b>Development Profit</b>						20.0%	of GDV	£4,620,000

<b>Total Cost</b>						<b>£22,909,847</b>
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<b>POTENTIAL MARGIN FOR CIL</b>	<b>£190,153</b>
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<b>POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING</b>	<b>£41</b>
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