



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|-----------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Greenfield | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 1 Low | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% Social Rent | 35% Affordable Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 462 | Sqm Affordable Housing |

| | | | | | | |
|-------------------------------|--------------|-----|-------------------|------|-----------|-------------------|
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 18 | Apartments | 66 | sqm | 2000 | £ per sqm | £2,376,000 |
| 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 |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1400 | £ per sqm | £277,200 |
| 0 | 2 Bed house | 77 | sqm | 1400 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1470 | £ per sqm | £0 |
| Social Rent Houses | | | | | | |
| | | 40% | Open Market Value | | | |
| 1 | Apartments | 66 | sqm | 800 | £ per sqm | £52,800 |
| 0 | 2 Bed house | 77 | sqm | 800 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 840 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1200 | £ per sqm | £237,600 |
| 0 | 2 Bed house | 77 | sqm | 1200 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1260 | £ per sqm | £0 |
| 25 | Total Units | | | | | |
| Development Value | | | | | | £2,943,600 |

| | | | | | |
|----------------------------|-------|-----------|------------|------------|---------|
| Development Costs | | | | | |
| Land | | | | | |
| 18 | Plots | 4528 | £ per plot | | £81,504 |
| 0 | Plots | 12577.778 | £ per plot | | £0 |
| 0 | Plots | 16171.429 | £ per plot | | £0 |
| 0 | Plots | 22640 | £ per plot | | £0 |
| 0 | Plots | 28300 | £ per plot | | £0 |
| 0 | Plots | 0.0% | | Total Land | £81,504 |
| Stamp Duty Land Tax | | | | | |
| 0.0% | | | | | |

| | | | | | | |
|---------------------|----------------|-----|------|-----------|----------------|------------|
| Construction | | | | | | |
| 25 | sqm | 66 | 1114 | £ per sqm | 1.15 Gross/Net | £2,113,815 |
| 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 |
| 25 | 1898 Total sqm | | | | | |

| | | | | | |
|--|--|-------|--------------------|-----------------|----------|
| Additional Affordable Housing Land Cost | | | | | |
| | | 0 | per plot | | £0 |
| Professional Fees | | 8.0% | Build Cost | | £169,105 |
| Legal Fees | | 0.5% | GDV | | £14,718 |
| Statutory Fees | | 1.1% | Build Cost | | £23,252 |
| Sales/Marketing Costs | | 2.0% | Market Units Value | | £47,520 |
| Contingencies | | 5.0% | Build Cost | | £105,691 |
| Planning Obligations | | 500 | £ per Market Unit | | £12,500 |
| Interest | | 6.0% | 12 Month Build | 6 Mth Sale Void | £124,437 |
| Arrangement Fee | | 1.0% | Cost | | £25,556 |
| Development Profit | | 20.0% | of GDV | | £588,720 |

Total Cost **£3,306,818**

POTENTIAL MARGIN FOR CIL **-£363,218**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£306**



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Brownfield | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 1 Low | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

| Development Value | | | | | | |
|-------------------------------|--------------|-----|-------------------|------|-----------|------------|
| Market Houses | | | | | | |
| 18 | Apartments | 66 | sqm | 2000 | £ per sqm | £2,376,000 |
| 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 |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1400 | £ per sqm | £277,200 |
| 0 | 2 Bed house | 77 | sqm | 1400 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1470 | £ per sqm | £0 |
| Social Rent Houses | | | | | | |
| | | 40% | Open Market Value | | | |
| 1 | Apartments | 66 | sqm | 800 | £ per sqm | £52,800 |
| 0 | 2 Bed house | 77 | sqm | 800 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 840 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1200 | £ per sqm | £237,600 |
| 0 | 2 Bed house | 77 | sqm | 1200 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1260 | £ per sqm | £0 |
| 25 | Total Units | | | | | |
| Development Value | | | | | | |
| £2,943,600 | | | | | | |

| Development Costs | | | | | |
|----------------------------|-------------|-------|-----------|------------|----------|
| Land | | | | | |
| 18 | Apartments | Plots | 6468 | £ per plot | £116,424 |
| 0 | 2 Bed House | Plots | 17966.667 | £ per plot | £0 |
| 0 | 3 Bed House | Plots | 23100 | £ per plot | £0 |
| 0 | 4 Bed House | Plots | 32340 | £ per plot | £0 |
| 0 | 5 Bed House | Plots | 40425 | £ per plot | £0 |
| | | | | Total Land | £116,424 |
| Stamp Duty Land Tax | | | | | |
| | | | 0.0% | | £0 |

| Construction | | | | | | |
|--------------|------------|------|-----------|------|-----------|------------|
| 25 | Apartments | 66 | sqm | 1114 | £ per sqm | £2,113,815 |
| 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 |
| 25 | Total | 1898 | Total sqm | | | |

| | | | | | |
|--|------|----|-------------|--------------------|---------------|
| Additional Affordable Housing Land Cost | | | | | |
| | | | 0 | per plot | £0 |
| Professional Fees | | | | | |
| | | | 8.0% | Build Cost | £169,105 |
| Legal Fees | | | | | |
| | | | 0.5% | GDV | £14,718 |
| Statutory Fees | | | | | |
| | | | 1.1% | Build Cost | £23,252 |
| Sales/Marketing Costs | | | | | |
| | | | 2.0% | Market Units Value | £47,520 |
| Contingencies | | | | | |
| | | | 5.0% | Build Cost | £105,691 |
| Planning Obligations | | | | | |
| | | | 500 | £ per Market Unit | £12,500 |
| Interest | | | | | |
| | 6.0% | 12 | Month Build | 6 | Mth Sale Void |
| Arrangement Fee | | | | | |
| | 1.0% | | Cost | | £25,905 |
| Development Profit | | | | | |
| | | | 20.0% | of GDV | £588,720 |

Total Cost **£3,345,368**

POTENTIAL MARGIN FOR CIL **-£401,768**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£338**



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Market Comparable | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 1 Low | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

| | | | | | | |
|-------------------------------|--------------|-----|-------------------|------|-----------|-------------------|
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 18 | Apartments | 66 | sqm | 2000 | £ per sqm | £2,376,000 |
| 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 |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1400 | £ per sqm | £277,200 |
| 0 | 2 Bed house | 77 | sqm | 1400 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1470 | £ per sqm | £0 |
| Social Rent Houses | | | | | | |
| | | 40% | Open Market Value | | | |
| 1 | Apartments | 66 | sqm | 800 | £ per sqm | £52,800 |
| 0 | 2 Bed house | 77 | sqm | 800 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 840 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1200 | £ per sqm | £237,600 |
| 0 | 2 Bed house | 77 | sqm | 1200 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1260 | £ per sqm | £0 |
| 25 | Total Units | | | | | |
| Development Value | | | | | | £2,943,600 |

| | | | | | |
|----------------------------|-------|-----------|------------|------------|----------|
| Development Costs | | | | | |
| Land | | | | | |
| 18 | Plots | 8000 | £ per plot | | £144,000 |
| 0 | Plots | 22222.222 | £ per plot | | £0 |
| 0 | Plots | 28571.429 | £ per plot | | £0 |
| 0 | Plots | 40000 | £ per plot | | £0 |
| 0 | Plots | 50000 | £ per plot | | £0 |
| | | | | Total Land | £144,000 |
| Stamp Duty Land Tax | | | | 1.0% | £1,440 |

| | | | | | |
|---------------------|------|-----|-----------|-----------|------------|
| Construction | | | | | |
| 25 | 66 | sqm | 1114 | £ per sqm | £2,113,815 |
| 0 | 77 | sqm | 971 | £ per sqm | £0 |
| 0 | 93 | sqm | 971 | £ per sqm | £0 |
| 0 | 106 | sqm | 971 | £ per sqm | £0 |
| 0 | 140 | sqm | 971 | £ per sqm | £0 |
| 25 | 1898 | | Total sqm | | |

| | | | | | | | | |
|--|--|--|--|--|--|-------|--------------------|----------|
| Additional Affordable Housing Land Cost | | | | | | 4000 | per plot | £28,000 |
| Professional Fees | | | | | | 8.0% | Build Cost | £169,105 |
| Legal Fees | | | | | | 0.5% | GDV | £14,718 |
| Statutory Fees | | | | | | 1.1% | Build Cost | £23,252 |
| Sales/Marketing Costs | | | | | | 2.0% | Market Units Value | £47,520 |
| Contingencies | | | | | | 5.0% | Build Cost | £107,091 |
| Planning Obligations | | | | | | 500 | £ per Market Unit | £12,500 |
| Interest | | | | | | 6.0% | 12 Month Build | £131,824 |
| Arrangement Fee | | | | | | 1.0% | Cost | £26,489 |
| Development Profit | | | | | | 20.0% | of GDV | £588,720 |

Total Cost **£3,408,474**

POTENTIAL MARGIN FOR CIL **-£464,874**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£391**



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Greenfield | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 2 Medium | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

| | | | | |
|-------------------------------|--------------|-----------------------|------------------|-------------------|
| Development Value | | | | |
| Market Houses | | | | |
| 18 | Apartments | 66 sqm | 2700 £ per sqm | £3,207,600 |
| 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 |
| Intermediate Houses | | | | |
| | | 70% Open Market Value | | |
| 3 | Apartments | 66 sqm | 1890 £ per sqm | £374,220 |
| 0 | 2 Bed house | 77 sqm | 1890 £ per sqm | £0 |
| 0 | 3 Bed House | 93 sqm | 1942.5 £ per sqm | £0 |
| Social Rent Houses | | | | |
| | | 40% Open Market Value | | |
| 1 | Apartments | 66 sqm | 1080 £ per sqm | £71,280 |
| 0 | 2 Bed house | 77 sqm | 1080 £ per sqm | £0 |
| 0 | 3 Bed House | 93 sqm | 1110 £ per sqm | £0 |
| Affordable Rent Houses | | | | |
| | | 60% Open Market Value | | |
| 3 | Apartments | 66 sqm | 1620 £ per sqm | £320,760 |
| 0 | 2 Bed house | 77 sqm | 1620 £ per sqm | £0 |
| 0 | 3 Bed House | 93 sqm | 1665 £ per sqm | £0 |
| 25 | Total Units | | | |
| Development Value | | | | £3,973,860 |

| | | | | |
|----------------------------|-------------|-------|----------------------|----------|
| Development Costs | | | | |
| Land | | | | |
| 18 | Apartments | Plots | 13604 £ per plot | £244,872 |
| 0 | 2 Bed House | Plots | 37788.889 £ per plot | £0 |
| 0 | 3 Bed House | Plots | 48585.714 £ per plot | £0 |
| 0 | 4 Bed House | Plots | 68020 £ per plot | £0 |
| 0 | 5 Bed House | Plots | 85025 £ per plot | £0 |
| | | | Total Land | £244,872 |
| Stamp Duty Land Tax | | | | £2,449 |

| | | | | |
|---------------------|------------|----------------|----------------|----------------|
| Construction | | | | |
| 25 | Apartments | 66 sqm | 1114 £ per sqm | 1.15 Gross/Net |
| 0 | 2B Houses | 77 sqm | 971 £ per sqm | |
| 0 | 3B Houses | 93 sqm | 971 £ per sqm | |
| 0 | 4B Houses | 106 sqm | 971 £ per sqm | |
| 0 | 5B Houses | 140 sqm | 971 £ per sqm | |
| 25 | | 1898 Total sqm | | |

| | | | | |
|--|------|----------------|-------------------------|----------|
| Additional Affordable Housing Land Cost | | | | |
| | | | 7000 per plot | £49,000 |
| Professional Fees | | | | |
| | | | 8.0% Build Cost | £169,105 |
| Legal Fees | | | | |
| | | | 0.5% GDV | £19,869 |
| Statutory Fees | | | | |
| | | | 1.1% Build Cost | £23,252 |
| Sales/Marketing Costs | | | | |
| | | | 2.0% Market Units Value | £64,152 |
| Contingencies | | | | |
| | | | 5.0% Build Cost | £108,141 |
| Planning Obligations | | | | |
| | | | 500 £ per Market Unit | £12,500 |
| Interest | | | | |
| | 6.0% | 12 Month Build | | £143,452 |
| Arrangement Fee | | | | |
| | 1.0% | Cost | | £27,947 |
| Development Profit | | | | |
| | | | 20.0% of GDV | £794,772 |

Total Cost **£3,773,325**

POTENTIAL MARGIN FOR CIL **£200,535**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£169**



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Brownfield | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 2 Medium | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

| | | | | | | |
|-------------------------------|--------------|-----|-------------------|--------|-----------|-------------------|
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 18 | Apartments | 66 | sqm | 2700 | £ per sqm | £3,207,600 |
| 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 |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1890 | £ per sqm | £374,220 |
| 0 | 2 Bed house | 77 | sqm | 1890 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1942.5 | £ per sqm | £0 |
| Social Rent Houses | | | | | | |
| | | 40% | Open Market Value | | | |
| 1 | Apartments | 66 | sqm | 1080 | £ per sqm | £71,280 |
| 0 | 2 Bed house | 77 | sqm | 1080 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1110 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1620 | £ per sqm | £320,760 |
| 0 | 2 Bed house | 77 | sqm | 1620 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1665 | £ per sqm | £0 |
| 25 | Total Units | | | | | |
| Development Value | | | | | | £3,973,860 |

| | | | | | | |
|----------------------------|-------|-----------|------------|------------|----------|--|
| Development Costs | | | | | | |
| Land | | | | | | |
| 18 | Plots | 15544 | £ per plot | | £279,792 | |
| 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 | £279,792 | |
| | | | | | £8,394 | |
| Stamp Duty Land Tax | | | | | | |
| | | 3.0% | | | | |

| | | | | | | |
|---------------------|----------------|------|-----------|------|-----------|------------|
| Construction | | | | | | |
| 25 | sqm | 1114 | £ per sqm | 1.15 | Gross/Net | £2,113,815 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 25 | 1898 Total sqm | | | | | |

| | | | | | | |
|--|------|-------------|--------------------|----------|---------------|----------|
| Additional Affordable Housing Land Cost | | | | | | |
| | | 8000 | per plot | | £56,000 | |
| Professional Fees | | | | | | |
| | | 8.0% | Build Cost | | £169,105 | |
| Legal Fees | | | | | | |
| | | 0.5% | GDV | | £19,869 | |
| Statutory Fees | | | | | | |
| | | 1.1% | Build Cost | | £23,252 | |
| Sales/Marketing Costs | | | | | | |
| | | 2.0% | Market Units Value | | £64,152 | |
| Contingencies | | | | | | |
| | | 5.0% | Build Cost | | £108,491 | |
| Planning Obligations | | | | | | |
| | | 500 | £ per Market Unit | | £12,500 | |
| Interest | | | | | | |
| 6.0% | 12 | Month Build | | 6 | Mth Sale Void | £147,635 |
| Arrangement Fee | | | | | | |
| 1.0% | Cost | | | | £28,429 | |
| Development Profit | | | | | | |
| | | 20.0% | of GDV | £794,772 | | |

Total Cost **£3,826,206**

POTENTIAL MARGIN FOR CIL **£147,654**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£124**



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Market Comparable | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 2 Medium | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

| | | | | | | |
|-------------------------------|--------------|-----|-------------------|--------|-----------|-------------------|
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 18 | Apartments | 66 | sqm | 2700 | £ per sqm | £3,207,600 |
| 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 |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1890 | £ per sqm | £374,220 |
| 0 | 2 Bed house | 77 | sqm | 1890 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1942.5 | £ per sqm | £0 |
| Social Rent Houses | | | | | | |
| | | 40% | Open Market Value | | | |
| 1 | Apartments | 66 | sqm | 1080 | £ per sqm | £71,280 |
| 0 | 2 Bed house | 77 | sqm | 1080 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1110 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1620 | £ per sqm | £320,760 |
| 0 | 2 Bed house | 77 | sqm | 1620 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1665 | £ per sqm | £0 |
| 25 | Total Units | | | | | |
| Development Value | | | | | | |
| | | | | | | £3,973,860 |

| | | | | | | |
|----------------------------|-------------|-------|-----------|------------|------------|----------|
| Development Costs | | | | | | |
| Land | | | | | | |
| 18 | Apartments | Plots | 20000 | £ per plot | | £360,000 |
| 0 | 2 Bed House | Plots | 55555.556 | £ 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 | Total Land | £360,000 |
| Stamp Duty Land Tax | | | | | | |
| | | | | | 3.0% | £10,800 |

| | | | | | | | |
|---------------------|-------------|------|-----------|------|-----------|----------------|------------|
| Construction | | | | | | | |
| 25 | Apartments | 66 | sqm | 1114 | £ per sqm | 1.15 Gross/Net | £2,113,815 |
| 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 |
| 25 | Total Units | 1898 | Total sqm | | | | |

| | | | | | | | | | |
|--|--|--|--|--|--|-------|--------------------|-----------------|----------|
| Additional Affordable Housing Land Cost | | | | | | 10000 | per plot | £70,000 | |
| Professional Fees | | | | | | 8.0% | Build Cost | £169,105 | |
| Legal Fees | | | | | | 0.5% | GDV | £19,869 | |
| Statutory Fees | | | | | | 1.1% | Build Cost | £23,252 | |
| Sales/Marketing Costs | | | | | | 2.0% | Market Units Value | £64,152 | |
| Contingencies | | | | | | 5.0% | Build Cost | £109,191 | |
| Planning Obligations | | | | | | 500 | £ per Market Unit | £12,500 | |
| Interest | | | | | | 6.0% | 12 Month Build | 6 Mth Sale Void | £156,086 |
| Arrangement Fee | | | | | | 1.0% | Cost | £29,402 | |
| Development Profit | | | | | | 20.0% | of GDV | £794,772 | |

Total Cost **£3,932,944**

POTENTIAL MARGIN FOR CIL **£40,916**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£34**



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Greenfield | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 3 High | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

| | | | | |
|-------------------------------|--------------|-----------------------|------------------|-------------------|
| Development Value | | | | |
| Market Houses | | | | |
| 18 | Apartments | 66 sqm | 3230 £ per sqm | £3,837,240 |
| 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 |
| Intermediate Houses | | | | |
| | | 70% Open Market Value | | |
| 3 | Apartments | 66 sqm | 2261 £ per sqm | £447,678 |
| 0 | 2 Bed house | 77 sqm | 2184 £ per sqm | £0 |
| 0 | 3 Bed House | 93 sqm | 2110.5 £ per sqm | £0 |
| Social Rent Houses | | | | |
| | | 40% Open Market Value | | |
| 1 | Apartments | 66 sqm | 1292 £ per sqm | £85,272 |
| 0 | 2 Bed house | 77 sqm | 1248 £ per sqm | £0 |
| 0 | 3 Bed House | 93 sqm | 1206 £ per sqm | £0 |
| Affordable Rent Houses | | | | |
| | | 60% Open Market Value | | |
| 3 | Apartments | 66 sqm | 1938 £ per sqm | £383,724 |
| 0 | 2 Bed house | 77 sqm | 1872 £ per sqm | £0 |
| 0 | 3 Bed House | 93 sqm | 1809 £ per sqm | £0 |
| 25 | Total Units | | | |
| Development Value | | | | £4,753,914 |

| | | | | |
|----------------------------|-------------|-------|----------------------|----------|
| Development Costs | | | | |
| Land | | | | |
| 18 | Apartments | Plots | 17700 £ per plot | £318,600 |
| 0 | 2 Bed House | Plots | 49166.667 £ per plot | £0 |
| 0 | 3 Bed House | Plots | 63214.286 £ per plot | £0 |
| 0 | 4 Bed House | Plots | 88500 £ per plot | £0 |
| 0 | 5 Bed House | Plots | 110625 £ per plot | £0 |
| | | | Total Land | £318,600 |
| Stamp Duty Land Tax | | | | £9,558 |
| | | | | 3.0% |

| | | | | |
|--|------------|----------------|-------------------------|-------------------|
| Construction | | | | |
| 25 | Apartments | 66 sqm | 1114 £ per sqm | 1.15 Gross/Net |
| 0 | 2B Houses | 77 sqm | 971 £ per sqm | |
| 0 | 3B Houses | 93 sqm | 971 £ per sqm | |
| 0 | 4B Houses | 106 sqm | 971 £ per sqm | |
| 0 | 5B Houses | 140 sqm | 971 £ per sqm | |
| 25 | | 1898 Total sqm | | |
| Additional Affordable Housing Land Cost | | | | |
| | | | 9000 per plot | £63,000 |
| Professional Fees | | | 8.0% Build Cost | £169,105 |
| Legal Fees | | | 0.5% GDV | £23,770 |
| Statutory Fees | | | 1.1% Build Cost | £23,252 |
| Sales/Marketing Costs | | | 2.0% Market Units Value | £76,745 |
| Contingencies | | | 5.0% Build Cost | £108,841 |
| Planning Obligations | | | 500 £ per Market Unit | £12,500 |
| Interest | | | 6.0% 12 Month Build | 6 Mth Sale Void |
| Arrangement Fee | | | 1.0% Cost | £29,067 |
| Development Profit | | | 20.0% of GDV | £950,783 |
| Total Cost | | | | £4,051,545 |

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|--|-----------------|
| POTENTIAL MARGIN FOR CIL | £702,369 |
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | £591 |



Residential Viability Appraisal

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|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Brownfield | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 3 High | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

Development Value

| | | | | |
|----------------------|--------------|-----|-----|----------------|
| Market Houses | | | | |
| 18 | Apartments | 66 | sqm | 3230 £ per sqm |
| 0 | 2 bed houses | 77 | sqm | 3120 £ per sqm |
| 0 | 3 Bed houses | 93 | sqm | 3015 £ per sqm |
| 0 | 4 bed houses | 106 | sqm | 2960 £ per sqm |
| 0 | 5 bed house | 140 | sqm | 2960 £ per sqm |
| | | | | £3,837,240 |

| | | | | |
|----------------------------|-------------|-----|-------------------|------------------|
| Intermediate Houses | | | | |
| | | 70% | Open Market Value | |
| 3 | Apartments | 66 | sqm | 2261 £ per sqm |
| 0 | 2 Bed house | 77 | sqm | 2184 £ per sqm |
| 0 | 3 Bed House | 93 | sqm | 2110.5 £ per sqm |
| | | | | £447,678 |

| | | | | |
|---------------------------|-------------|-----|-------------------|----------------|
| Social Rent Houses | | | | |
| | | 40% | Open Market Value | |
| 1 | Apartments | 66 | sqm | 1292 £ per sqm |
| 0 | 2 Bed house | 77 | sqm | 1248 £ per sqm |
| 0 | 3 Bed House | 93 | sqm | 1206 £ per sqm |
| | | | | £85,272 |

| | | | | |
|-------------------------------|-------------|-----|-------------------|----------------|
| Affordable Rent Houses | | | | |
| | | 60% | Open Market Value | |
| 3 | Apartments | 66 | sqm | 1938 £ per sqm |
| 0 | 2 Bed house | 77 | sqm | 1872 £ per sqm |
| 0 | 3 Bed House | 93 | sqm | 1809 £ per sqm |
| | | | | £383,724 |

| | | | | |
|--------------------------|-------------|--|--|-------------------|
| 25 | Total Units | | | |
| Development Value | | | | £4,753,914 |

Development Costs

| | | | | |
|----------------------------|-------------|-------|-----------|---------------------|
| Land | | | | |
| 18 | Apartments | Plots | 19640 | £ per plot |
| 0 | 2 Bed House | Plots | 54555.556 | £ per plot |
| 0 | 3 Bed House | Plots | 70142.857 | £ per plot |
| 0 | 4 Bed House | Plots | 98200 | £ per plot |
| 0 | 5 Bed House | Plots | 122750 | £ per plot |
| | | | | Total Land £353,520 |
| Stamp Duty Land Tax | | | | 3.0% |
| | | | | £10,606 |

| | | | | |
|---------------------|------------|-----|-----|----------------|
| Construction | | | | |
| 25 | Apartments | 66 | sqm | 1114 £ per sqm |
| 0 | 2B Houses | 77 | sqm | 971 £ per sqm |
| 0 | 3B Houses | 93 | sqm | 971 £ per sqm |
| 0 | 4B Houses | 106 | sqm | 971 £ per sqm |
| 0 | 5B Houses | 140 | sqm | 971 £ per sqm |
| | | | | 1.15 Gross/Net |
| | | | | £2,113,815 |

| | | | | |
|----|-----------|------|--|--|
| 25 | Total sqm | 1898 | | |
|----|-----------|------|--|--|

| | | | | |
|--|--|-------|--------------------|-----------------|
| Additional Affordable Housing Land Cost | | | | |
| | | 10000 | per plot | £70,000 |
| Professional Fees | | 8.0% | Build Cost | £169,105 |
| Legal Fees | | 0.5% | GDV | £23,770 |
| Statutory Fees | | 1.1% | Build Cost | £23,252 |
| Sales/Marketing Costs | | 2.0% | Market Units Value | £76,745 |
| Contingencies | | 5.0% | Build Cost | £109,191 |
| Planning Obligations | | 500 | £ per Market Unit | £12,500 |
| Interest | | 6.0% | 12 Month Build | 6 Mth Sale Void |
| Arrangement Fee | | 1.0% | Cost | £29,500 |
| Development Profit | | 20.0% | of GDV | £950,783 |

| | | | | |
|-------------------|--|--|--|-------------------|
| Total Cost | | | | £4,099,019 |
|-------------------|--|--|--|-------------------|

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|---------------------------------|-----------------|
| POTENTIAL MARGIN FOR CIL | £654,895 |
|---------------------------------|-----------------|

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|--|-------------|
| POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING | £551 |
|--|-------------|



Residential Viability Appraisal

| | | | | |
|------------------------------------|--------------------------|--------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | Low Rise Apartment Block | | Apartments | 25 |
| BASE LAND VALUE SCENARIO | Market Comparable | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 3 High | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 25 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 7 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 1188 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 462 | Sqm Affordable Housing |

| | | | | | | |
|-------------------------------|--------------|-----|-------------------|--------|-----------|------------|
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 18 | Apartments | 66 | sqm | 3230 | £ per sqm | £3,837,240 |
| 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 |
| Intermediate Houses | | | | | | |
| | | 70% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 2261 | £ per sqm | £447,678 |
| 0 | 2 Bed house | 77 | sqm | 2184 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 2110.5 | £ per sqm | £0 |
| Social Rent Houses | | | | | | |
| | | 40% | Open Market Value | | | |
| 1 | Apartments | 66 | sqm | 1292 | £ per sqm | £85,272 |
| 0 | 2 Bed house | 77 | sqm | 1248 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1206 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 3 | Apartments | 66 | sqm | 1938 | £ per sqm | £383,724 |
| 0 | 2 Bed house | 77 | sqm | 1872 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1809 | £ per sqm | £0 |
| 25 | Total Units | | | | | |
| Development Value | | | | | | |
| £4,753,914 | | | | | | |

| | | | | | |
|----------------------------|-------|-----------|------------|------------|----------|
| Development Costs | | | | | |
| Land | | | | | |
| 18 | Plots | 24000 | £ per plot | | £432,000 |
| 0 | Plots | 66666.667 | £ per plot | | £0 |
| 0 | Plots | 85714.286 | £ per plot | | £0 |
| 0 | Plots | 120000 | £ per plot | | £0 |
| 0 | Plots | 150000 | £ per plot | | £0 |
| | | | | Total Land | £432,000 |
| | | | | | £12,960 |
| Stamp Duty Land Tax | | | | | |
| | | 3.0% | | | |

| | | | | | | |
|---------------------|------|-----|-----------|-----------|----------------|------------|
| Construction | | | | | | |
| 25 | 66 | sqm | 1114 | £ per sqm | 1.15 Gross/Net | £2,113,815 |
| 0 | 77 | sqm | 971 | £ per sqm | | £0 |
| 0 | 93 | sqm | 971 | £ per sqm | | £0 |
| 0 | 106 | sqm | 971 | £ per sqm | | £0 |
| 0 | 140 | sqm | 971 | £ per sqm | | £0 |
| 25 | 1898 | | Total sqm | | | |

| | | | | | | |
|---|-------|--------------------|-------------|----------|---------------|----------|
| Additional Affordable Housing Land Cost | 12000 | per plot | | £84,000 | | |
| Professional Fees | 8.0% | Build Cost | | £169,105 | | |
| Legal Fees | 0.5% | GDV | | £23,770 | | |
| Statutory Fees | 1.1% | Build Cost | | £23,252 | | |
| Sales/Marketing Costs | 2.0% | Market Units Value | | £76,745 | | |
| Contingencies | 5.0% | Build Cost | | £109,891 | | |
| Planning Obligations | 500 | £ per Market Unit | | £12,500 | | |
| Interest | 6.0% | 12 | Month Build | 6 | Mth Sale Void | £164,516 |
| Arrangement Fee | 1.0% | Cost | | £30,455 | | |
| Development Profit | 20.0% | of GDV | | £950,783 | | |

Total Cost **£4,203,792**

POTENTIAL MARGIN FOR CIL **£550,122**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£463**