



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	
Development Floorspace	344 Sqm Market Housing		35% Affordable Rent	
Development Value	115 Sqm Affordable Housing			

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
0	2 bed houses	77 sqm	2000 £ per sqm	£0
2	3 Bed houses	93 sqm	2100 £ per sqm	£410,130
1	4 bed houses	106 sqm	2150 £ per sqm	£319,060
0	5 bed house	140 sqm	2200 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1400 £ per sqm	£14,553
0	2 Bed house	77 sqm	1400 £ per sqm	£28,298
0	3 Bed House	93 sqm	1470 £ per sqm	£14,355

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	800 £ per sqm	£7,128
0	2 Bed house	77 sqm	800 £ per sqm	£13,860
0	3 Bed House	93 sqm	840 £ per sqm	£7,031

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1200 £ per sqm	£12,474
0	2 Bed house	77 sqm	1200 £ per sqm	£24,255
0	3 Bed House	93 sqm	1260 £ per sqm	£12,304

5	Total Units				£863,447
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Development Costs

Land					
0	Apartments	0 Plots	4528 £ per plot	£0	
	2 Bed House	0 Plots	12577.778 £ per plot	£0	
	3 Bed House	2 Plots	16171.429 £ per plot	£33,960	
	4 Bed House	1 Plots	22640 £ per plot	£31,696	
	5 Bed House	0 Plots	28300 £ per plot	£0	
				Total Land	£65,656
Stamp Duty Land Tax					
				0.0%	£0

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					0	per plot	£0	
Professional Fees					8.0%	Build Cost	£36,396	
Legal Fees					0.5%	GDV	£4,317	
Statutory Fees					1.1%	Build Cost	£5,004	
Sales/Marketing Costs					2.0%	Market Units Value	£14,584	
Contingencies					5.0%	Build Cost	£22,747	
Planning Obligations					500	£ per Market Unit	£2,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£31,551
Arrangement Fee					1.0%	Cost	£6,037	
Development Profit					20.0%	of GDV	£172,689	

Total Cost				£816,429
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POTENTIAL MARGIN FOR CIL	£47,018
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£137



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	
Development Floorspace	344 Sqm Market Housing		35% Affordable Rent	
			115 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
0	2 bed houses	77 sqm	2000 £ per sqm	£0
2	3 Bed houses	93 sqm	2100 £ per sqm	£410,130
1	4 bed houses	106 sqm	2150 £ per sqm	£319,060
0	5 bed house	140 sqm	2200 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1400 £ per sqm	£14,553
0	2 Bed house	77 sqm	1400 £ per sqm	£28,298
0	3 Bed House	93 sqm	1470 £ per sqm	£14,355

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	800 £ per sqm	£7,128
0	2 Bed house	77 sqm	800 £ per sqm	£13,860
0	3 Bed House	93 sqm	840 £ per sqm	£7,031

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1200 £ per sqm	£12,474
0	2 Bed house	77 sqm	1200 £ per sqm	£24,255
0	3 Bed House	93 sqm	1260 £ per sqm	£12,304

5	Total Units			
Development Value				£863,447

Development Costs

Land				
0	Apartments	0 Plots	6468 £ per plot	£0
	2 Bed House	0 Plots	17966.667 £ per plot	£0
	3 Bed House	2 Plots	23100 £ per plot	£48,510
	4 Bed House	1 Plots	32340 £ per plot	£45,276
	5 Bed House	0 Plots	40425 £ per plot	£0
				Total Land £93,786
Stamp Duty Land Tax				
				0.0%

Construction				
0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
1	2B Houses	77 sqm	971 £ per sqm	£38,049
2	3B Houses	93 sqm	971 £ per sqm	£56,075
1	4B Houses	106 sqm	971 £ per sqm	£216,727
0	5B Houses	140 sqm	971 £ per sqm	£144,096
5	464 Total sqm			£0

Additional Affordable Housing Land Cost				
		0	per plot	£0
Professional Fees		8.0%	Build Cost	£36,396
Legal Fees		0.5%	GDV	£4,317
Statutory Fees		1.1%	Build Cost	£5,004
Sales/Marketing Costs		2.0%	Market Units Value	£14,584
Contingencies		5.0%	Build Cost	£22,747
Planning Obligations		500	£ per Market Unit	£2,500
Interest		6.0%	12 Month Build	6 Mth Sale Void
Arrangement Fee		1.0%	Cost	£34,193
Development Profit		20.0%	of GDV	£6,318

Total Cost				£847,483
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POTENTIAL MARGIN FOR CIL £15,964

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £46



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	
Development Floorspace	344 Sqm Market Housing		35% Affordable Rent	
Development Value	115 Sqm Affordable Housing			

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
0	2 bed houses	77 sqm	2000 £ per sqm	£0
2	3 Bed houses	93 sqm	2100 £ per sqm	£410,130
1	4 bed houses	106 sqm	2150 £ per sqm	£319,060
0	5 bed house	140 sqm	2200 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1400 £ per sqm	£14,553
0	2 Bed house	77 sqm	1400 £ per sqm	£28,298
0	3 Bed House	93 sqm	1470 £ per sqm	£14,355

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	800 £ per sqm	£7,128
0	2 Bed house	77 sqm	800 £ per sqm	£13,860
0	3 Bed House	93 sqm	840 £ per sqm	£7,031

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1200 £ per sqm	£12,474
0	2 Bed house	77 sqm	1200 £ per sqm	£24,255
0	3 Bed House	93 sqm	1260 £ per sqm	£12,304

5	Total Units			
Development Value				£863,447

Development Costs

Land				
0	Apartments	0 Plots	8000 £ per plot	£0
0	2 Bed House	0 Plots	22222.222 £ per plot	£0
2	3 Bed House	2 Plots	28571.429 £ per plot	£60,000
1	4 Bed House	1 Plots	40000 £ per plot	£56,000
0	5 Bed House	0 Plots	50000 £ per plot	£0
				Total Land £116,000
Stamp Duty Land Tax				
				0.0%

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					0	per plot	£0
Professional Fees					8.0%	Build Cost	£36,396
Legal Fees					0.5%	GDV	£4,317
Statutory Fees					1.1%	Build Cost	£5,004
Sales/Marketing Costs					2.0%	Market Units Value	£14,584
Contingencies					5.0%	Build Cost	£22,747
Planning Obligations					500	£ per Market Unit	£2,500
Interest					6.0%	12 Month Build	£36,280
Arrangement Fee					1.0%	Cost	£6,540
Development Profit					20.0%	of GDV	£172,689

Total Cost				£872,005
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POTENTIAL MARGIN FOR CIL	-£8,559
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£25



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value				
Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
0	2 bed houses	77 sqm	2700 £ per sqm	£0
2	3 Bed houses	93 sqm	2775 £ per sqm	£541,958
1	4 bed houses	106 sqm	2900 £ per sqm	£430,360
0	5 bed house	140 sqm	3015 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	1890 £ per sqm	£19,647
0	2 Bed house	77 sqm	1890 £ per sqm	£38,202
0	3 Bed House	93 sqm	1942.5 £ per sqm	£18,969
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1080 £ per sqm	£9,623
0	2 Bed house	77 sqm	1080 £ per sqm	£18,711
0	3 Bed House	93 sqm	1110 £ per sqm	£9,291
Affordable Rent Houses				
		60% Open Market Value		
0	Apartments	66 sqm	1620 £ per sqm	£16,840
0	2 Bed house	77 sqm	1620 £ per sqm	£32,744
0	3 Bed House	93 sqm	1665 £ per sqm	£16,259
5	Total Units			
Development Value				£1,152,602

Development Costs				
Land				
0	Apartments	0 Plots	13604 £ per plot	£0
	2 Bed House	0 Plots	37788.889 £ per plot	£0
	3 Bed House	2 Plots	48585.714 £ per plot	£102,030
	4 Bed House	1 Plots	68020 £ per plot	£95,228
	5 Bed House	0 Plots	85025 £ per plot	£0
				Total Land £197,258
Stamp Duty Land Tax				1.0%
				£1,973

Construction							
0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049		
1	2B Houses	77 sqm	971 £ per sqm		£56,075		
2	3B Houses	93 sqm	971 £ per sqm		£216,727		
1	4B Houses	106 sqm	971 £ per sqm		£144,096		
0	5B Houses	140 sqm	971 £ per sqm		£0		
5	Total sqm	464					
Additional Affordable Housing Land Cost					11337 per plot	£17,005	
Professional Fees					8.0% Build Cost	£36,396	
Legal Fees					0.5% GDV	£5,763	
Statutory Fees					1.1% Build Cost	£5,004	
Sales/Marketing Costs					2.0% Market Units Value	£19,446	
Contingencies					5.0% Build Cost	£23,598	
Planning Obligations					500 £ per Market Unit	£2,500	
Interest					6.0% 12 Month Build	6 Mth Sale Void	£45,232
Arrangement Fee					1.0% Cost	£7,614	
Development Profit					20.0% of GDV	£230,520	
Total Cost					£1,047,257		

POTENTIAL MARGIN FOR CIL	£105,345
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£307



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
0	2 bed houses	77 sqm	2700 £ per sqm	£0
2	3 Bed houses	93 sqm	2775 £ per sqm	£541,958
1	4 bed houses	106 sqm	2900 £ per sqm	£430,360
0	5 bed house	140 sqm	3015 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	1890 £ per sqm	£19,647
0	2 Bed house	77 sqm	1890 £ per sqm	£38,202
0	3 Bed House	93 sqm	1942.5 £ per sqm	£18,969

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1080 £ per sqm	£9,623
0	2 Bed house	77 sqm	1080 £ per sqm	£18,711
0	3 Bed House	93 sqm	1110 £ per sqm	£9,291

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1620 £ per sqm	£16,840
0	2 Bed house	77 sqm	1620 £ per sqm	£32,744
0	3 Bed House	93 sqm	1665 £ per sqm	£16,259

5	Total Units			
Development Value				£1,152,602

Development Costs

Land				
0	Apartments	0 Plots	15544 £ per plot	£0
0	2 Bed House	0 Plots	43177.778 £ per plot	£0
2	3 Bed House	2 Plots	55514.286 £ per plot	£116,580
1	4 Bed House	1 Plots	77720 £ per plot	£108,808
0	5 Bed House	0 Plots	97150 £ per plot	£0
				Total Land £225,388
Stamp Duty Land Tax				£2,254

Construction				
0	Apartments	66 sqm	1114 £ per sqm	£38,049
1	2B Houses	77 sqm	971 £ per sqm	£56,075
2	3B Houses	93 sqm	971 £ per sqm	£216,727
1	4B Houses	106 sqm	971 £ per sqm	£144,096
0	5B Houses	140 sqm	971 £ per sqm	£0
5	464 Total sqm			

Additional Affordable Housing Land Cost				
		12953	per plot	£19,430
Professional Fees		8.0%	Build Cost	£36,396
Legal Fees		0.5%	GDV	£5,763
Statutory Fees		1.1%	Build Cost	£5,004
Sales/Marketing Costs		2.0%	Market Units Value	£19,446
Contingencies		5.0%	Build Cost	£23,719
Planning Obligations		500	£ per Market Unit	£2,500
Interest		6.0%	12 Month Build	£48,021
Arrangement Fee		1.0%	Cost	£7,923
Development Profit		20.0%	of GDV	£230,520

Total Cost				£1,081,312
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POTENTIAL MARGIN FOR CIL £71,289

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £207



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
0	2 bed houses	77 sqm	2700 £ per sqm	£0
2	3 Bed houses	93 sqm	2775 £ per sqm	£541,958
1	4 bed houses	106 sqm	2900 £ per sqm	£430,360
0	5 bed house	140 sqm	3015 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	1890 £ per sqm	£19,647
0	2 Bed house	77 sqm	1890 £ per sqm	£38,202
0	3 Bed House	93 sqm	1942.5 £ per sqm	£18,969
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1080 £ per sqm	£9,623
0	2 Bed house	77 sqm	1080 £ per sqm	£18,711
0	3 Bed House	93 sqm	1110 £ per sqm	£9,291
Affordable Rent Houses				
		60% Open Market Value		
0	Apartments	66 sqm	1620 £ per sqm	£16,840
0	2 Bed house	77 sqm	1620 £ per sqm	£32,744
0	3 Bed House	93 sqm	1665 £ per sqm	£16,259
5	Total Units			
Development Value				£1,152,602

Development Costs

Land				
0	Apartments	0 Plots	20000 £ per plot	£0
0	2 Bed House	0 Plots	55555.556 £ per plot	£0
2	3 Bed House	2 Plots	71428.571 £ per plot	£150,000
1	4 Bed House	1 Plots	100000 £ per plot	£140,000
0	5 Bed House	0 Plots	125000 £ per plot	£0
				Total Land £290,000
Stamp Duty Land Tax				
				3.0%
				£8,700
Construction				
0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
1	2B Houses	77 sqm	971 £ per sqm	£38,049
2	3B Houses	93 sqm	971 £ per sqm	£56,075
1	4B Houses	106 sqm	971 £ per sqm	£216,727
0	5B Houses	140 sqm	971 £ per sqm	£144,096
5	Total sqm	464		£0
Additional Affordable Housing Land Cost				
			16667 per plot	£25,000
Professional Fees			8.0% Build Cost	£36,396
Legal Fees			0.5% GDV	£5,763
Statutory Fees			1.1% Build Cost	£5,004
Sales/Marketing Costs			2.0% Market Units Value	£19,446
Contingencies			5.0% Build Cost	£23,997
Planning Obligations			500 £ per Market Unit	£2,500
Interest			6.0% 12 Month Build	6 Mth Sale Void
Arrangement Fee			1.0% Cost	£54,970
Development Profit			20.0% of GDV	£8,693
Total Cost				£1,165,937

POTENTIAL MARGIN FOR CIL	-£13,336
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£39



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	344 Sqm Market Housing		115 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
0	2 bed houses	77 sqm	3120 £ per sqm	£0
2	3 Bed houses	93 sqm	3015 £ per sqm	£588,830
1	4 bed houses	106 sqm	2960 £ per sqm	£439,264
0	5 bed house	140 sqm	2960 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	2261 £ per sqm	£23,503
0	2 Bed house	77 sqm	2184 £ per sqm	£44,144
0	3 Bed House	93 sqm	2110.5 £ per sqm	£20,609

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1292 £ per sqm	£11,512
0	2 Bed house	77 sqm	1248 £ per sqm	£21,622
0	3 Bed House	93 sqm	1206 £ per sqm	£10,094

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1938 £ per sqm	£20,146
0	2 Bed house	77 sqm	1872 £ per sqm	£37,838
0	3 Bed House	93 sqm	1809 £ per sqm	£17,665

5	Total Units			
Development Value				£1,235,225

Development Costs

Land				
0	Apartments	0 Plots	17700 £ per plot	£0
	2 Bed House	0 Plots	49166.667 £ per plot	£0
	3 Bed House	2 Plots	63214.286 £ per plot	£132,750
	4 Bed House	1 Plots	88500 £ per plot	£123,900
	5 Bed House	0 Plots	110625 £ per plot	£0
				Total Land £256,650
Stamp Duty Land Tax				3.0%
				£7,700

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					14750 per plot	£22,125	
Professional Fees					8.0% Build Cost	£36,396	
Legal Fees					0.5% GDV	£6,176	
Statutory Fees					1.1% Build Cost	£5,004	
Sales/Marketing Costs					2.0% Market Units Value	£20,562	
Contingencies					5.0% Build Cost	£23,854	
Planning Obligations					500 £ per Market Unit	£2,500	
Interest					6.0% 12 Month Build	6 Mth Sale Void	£51,673
Arrangement Fee					1.0% Cost	£8,334	
Development Profit					20.0% of GDV	£247,045	

Total Cost				£1,142,966
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POTENTIAL MARGIN FOR CIL	£92,259
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£268



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	344	Sqm Market Housing	35%	Affordable Rent
			115	Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
0	2 bed houses	77 sqm	3120 £ per sqm	£0
2	3 Bed houses	93 sqm	3015 £ per sqm	£588,830
1	4 bed houses	106 sqm	2960 £ per sqm	£439,264
0	5 bed house	140 sqm	2960 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	2261 £ per sqm	£23,503
0	2 Bed house	77 sqm	2184 £ per sqm	£44,144
0	3 Bed House	93 sqm	2110.5 £ per sqm	£20,609
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1292 £ per sqm	£11,512
0	2 Bed house	77 sqm	1248 £ per sqm	£21,622
0	3 Bed House	93 sqm	1206 £ per sqm	£10,094
Affordable Rent Houses				
		60% Open Market Value		
0	Apartments	66 sqm	1938 £ per sqm	£20,146
0	2 Bed house	77 sqm	1872 £ per sqm	£37,838
0	3 Bed House	93 sqm	1809 £ per sqm	£17,665
5	Total Units			
Development Value				£1,235,225

Development Costs				
Land				
	Apartments	0 Plots	19640 £ per plot	£0
	2 Bed House	0 Plots	54555.556 £ per plot	£0
	3 Bed House	2 Plots	70142.857 £ per plot	£147,300
	4 Bed House	1 Plots	98200 £ per plot	£137,480
	5 Bed House	0 Plots	122750 £ per plot	£0
			Total Land	£284,780
Stamp Duty Land Tax				£8,543
				3.0%

Construction					
0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	Total sqm	464			

Additional Affordable Housing Land Cost					16367	per plot	£24,550	
Professional Fees					8.0%	Build Cost	£36,396	
Legal Fees					0.5%	GDV	£6,176	
Statutory Fees					1.1%	Build Cost	£5,004	
Sales/Marketing Costs					2.0%	Market Units Value	£20,562	
Contingencies					5.0%	Build Cost	£23,975	
Planning Obligations					500	£ per Market Unit	£2,500	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£54,514
Arrangement Fee					1.0%	Cost	£8,649	
Development Profit					20.0%	of GDV	£247,045	

Total Cost **£1,177,643**

POTENTIAL MARGIN FOR CIL **£57,583**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£168**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units		4 bed houses	2
Affordable Proportion	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	344	Sqm Market Housing	35%	Affordable Rent
			115	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
0	2 bed houses	77 sqm	3120 £ per sqm	£0
2	3 Bed houses	93 sqm	3015 £ per sqm	£588,830
1	4 bed houses	106 sqm	2960 £ per sqm	£439,264
0	5 bed house	140 sqm	2960 £ per sqm	£0

Intermediate Houses				
		70%	Open Market Value	
0	Apartments	66 sqm	2261 £ per sqm	£23,503
0	2 Bed house	77 sqm	2184 £ per sqm	£44,144
0	3 Bed House	93 sqm	2110.5 £ per sqm	£20,609

Social Rent Houses				
		40%	Open Market Value	
0	Apartments	66 sqm	1292 £ per sqm	£11,512
0	2 Bed house	77 sqm	1248 £ per sqm	£21,622
0	3 Bed House	93 sqm	1206 £ per sqm	£10,094

Affordable Rent Houses				
		60%	Open Market Value	
0	Apartments	66 sqm	1938 £ per sqm	£20,146
0	2 Bed house	77 sqm	1872 £ per sqm	£37,838
0	3 Bed House	93 sqm	1809 £ per sqm	£17,665

5	Total Units			
Development Value				£1,235,225

Development Costs

Land				
0	Apartments	0 Plots	24000 £ per plot	£0
0	2 Bed House	0 Plots	66666.667 £ per plot	£0
2	3 Bed House	2 Plots	85714.286 £ per plot	£180,000
1	4 Bed House	1 Plots	120000 £ per plot	£168,000
0	5 Bed House	0 Plots	150000 £ per plot	£0
				Total Land £348,000
Stamp Duty Land Tax				£10,440
				3.0%

Construction

0	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£38,049
1	2B Houses	77 sqm	971 £ per sqm		£56,075
2	3B Houses	93 sqm	971 £ per sqm		£216,727
1	4B Houses	106 sqm	971 £ per sqm		£144,096
0	5B Houses	140 sqm	971 £ per sqm		£0
5	464 Total sqm				

Additional Affordable Housing Land Cost					20000 per plot	£30,000
Professional Fees					8.0% Build Cost	£36,396
Legal Fees					0.5% GDV	£6,176
Statutory Fees					1.1% Build Cost	£5,004
Sales/Marketing Costs					2.0% Market Units Value	£20,562
Contingencies					5.0% Build Cost	£24,247
Planning Obligations					500 £ per Market Unit	£2,500
Interest					6.0% 12 Month Build	£60,899
Arrangement Fee					1.0% Cost	£9,358
Development Profit					20.0% of GDV	£247,045

Total Cost				£1,255,575
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POTENTIAL MARGIN FOR CIL -£20,350

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£59