



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	2324	Sqm Market Housing	923	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
18	2 bed houses	77 sqm	2000 £ per sqm	£2,695,000
11	3 Bed houses	93 sqm	2100 £ per sqm	£2,050,650
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		
1	Apartments	66 sqm	1400 £ per sqm	£116,424
2	2 Bed house	77 sqm	1400 £ per sqm	£226,380
1	3 Bed House	93 sqm	1470 £ per sqm	£114,836
Social Rent Houses				
		40% Open Market Value		
1	Apartments	66 sqm	800 £ per sqm	£57,024
2	2 Bed house	77 sqm	800 £ per sqm	£110,880
1	3 Bed House	93 sqm	840 £ per sqm	£56,246
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	66 sqm	1200 £ per sqm	£99,792
2	2 Bed house	77 sqm	1200 £ per sqm	£194,040
1	3 Bed House	93 sqm	1260 £ per sqm	£98,431
40	Total Units			
Development Value				£5,819,704

Development Costs

Land				
0	Apartments	0 Plots	4528 £ per plot	£0
18	2 Bed House	18 Plots	12577.778 £ per plot	£220,111
11	3 Bed House	11 Plots	16171.429 £ per plot	£169,800
0	4 Bed House	0 Plots	22640 £ per plot	£0
0	5 Bed House	0 Plots	28300 £ per plot	£0
Stamp Duty Land Tax				3.0%
				£11,697
Construction				
4	Apartments	66 sqm	1114 £ per sqm	£304,389
24	2B Houses	77 sqm	971 £ per sqm	£1,757,025
13	3B Houses	93 sqm	971 £ per sqm	£1,164,909
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
40	Total sqm	3282		
Additional Affordable Housing Land Cost				
			0 per plot	£0
Professional Fees			8.0% Build Cost	£258,106
Legal Fees			0.5% GDV	£29,099
Statutory Fees			1.1% Build Cost	£35,490
Sales/Marketing Costs			2.0% Market Units Value	£94,913
Contingencies			5.0% Build Cost	£161,316
Planning Obligations			500 £ per Market Unit	£20,000
Interest			6.0% 12 Month Build	£217,373
Arrangement Fee			1.0% Cost	£42,069
Development Profit			20.0% of GDV	£1,163,941
Total Cost				£5,650,237

POTENTIAL MARGIN FOR CIL	£169,467
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£73



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	2324	Sqm Market Housing	923	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
18	2 bed houses	77 sqm	2000 £ per sqm	£2,695,000
11	3 Bed houses	93 sqm	2100 £ per sqm	£2,050,650
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		
1	Apartments	66 sqm	1400 £ per sqm	£116,424
2	2 Bed house	77 sqm	1400 £ per sqm	£226,380
1	3 Bed House	93 sqm	1470 £ per sqm	£114,836
Social Rent Houses				
		40% Open Market Value		
1	Apartments	66 sqm	800 £ per sqm	£57,024
2	2 Bed house	77 sqm	800 £ per sqm	£110,880
1	3 Bed House	93 sqm	840 £ per sqm	£56,246
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	66 sqm	1200 £ per sqm	£99,792
2	2 Bed house	77 sqm	1200 £ per sqm	£194,040
1	3 Bed House	93 sqm	1260 £ per sqm	£98,431
40	Total Units			
Development Value				£5,819,704

Development Costs

Land				
0	Plots	6468	£ per plot	£0
18	Plots	17966.667	£ per plot	£314,417
11	Plots	23100	£ per plot	£242,550
0	Plots	32340	£ per plot	£0
0	Plots	40425	£ per plot	£0
Stamp Duty Land Tax				4.0%
				£22,279
Construction				
4	66 sqm	1114	£ per sqm	£304,389
24	77 sqm	971	£ per sqm	£1,757,025
13	93 sqm	971	£ per sqm	£1,164,909
0	106 sqm	971	£ per sqm	£0
0	140 sqm	971	£ per sqm	£0
40	3282 Total sqm			
Additional Affordable Housing Land Cost				
		0	per plot	£0
Professional Fees		8.0%	Build Cost	£258,106
Legal Fees		0.5%	GDV	£29,099
Statutory Fees		1.1%	Build Cost	£35,490
Sales/Marketing Costs		2.0%	Market Units Value	£94,913
Contingencies		5.0%	Build Cost	£161,316
Planning Obligations		500	£ per Market Unit	£20,000
Interest		6.0%	12 Month Build	£234,059
Arrangement Fee		1.0%	Cost	£43,845
Development Profit		20.0%	of GDV	£1,163,941
Total Cost				£5,846,335

POTENTIAL MARGIN FOR CIL	-£26,631
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£11



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	1 Low		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	2324	Sqm Market Housing	923	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	2000 £ per sqm	£0
18	2 bed houses	77 sqm	2000 £ per sqm	£2,695,000
11	3 Bed houses	93 sqm	2100 £ per sqm	£2,050,650
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	
1	Apartments	66 sqm	1400 £ per sqm	£116,424
2	2 Bed house	77 sqm	1400 £ per sqm	£226,380
1	3 Bed House	93 sqm	1470 £ per sqm	£114,836

Social Rent Houses				
		40%	Open Market Value	
1	Apartments	66 sqm	800 £ per sqm	£57,024
2	2 Bed house	77 sqm	800 £ per sqm	£110,880
1	3 Bed House	93 sqm	840 £ per sqm	£56,246

Affordable Rent Houses				
		60%	Open Market Value	
1	Apartments	66 sqm	1200 £ per sqm	£99,792
2	2 Bed house	77 sqm	1200 £ per sqm	£194,040
1	3 Bed House	93 sqm	1260 £ per sqm	£98,431

40	Total Units			
Development Value				£5,819,704

Development Costs

Land				
0	Apartments	0 Plots	8000 £ per plot	£0
18	2 Bed House	18 Plots	22222.222 £ per plot	£388,889
11	3 Bed House	11 Plots	28571.429 £ per plot	£300,000
0	4 Bed House	0 Plots	40000 £ per plot	£0
0	5 Bed House	0 Plots	50000 £ per plot	£0
				Total Land £688,889
Stamp Duty Land Tax				4.0%
				£27,556

Construction				
4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
24	2B Houses	77 sqm	971 £ per sqm	£304,389
13	3B Houses	93 sqm	971 £ per sqm	£1,757,025
0	4B Houses	106 sqm	971 £ per sqm	£1,164,909
0	5B Houses	140 sqm	971 £ per sqm	£0
40	Total Units	3282	Total sqm	£0

Additional Affordable Housing Land Cost				
		0	per plot	£0
Professional Fees		8.0%	Build Cost	£258,106
Legal Fees		0.5%	GDV	£29,099
Statutory Fees		1.1%	Build Cost	£35,490
Sales/Marketing Costs		2.0%	Market Units Value	£94,913
Contingencies		5.0%	Build Cost	£161,316
Planning Obligations		500	£ per Market Unit	£20,000
Interest		6.0%	12 Month Build	6 Mth Sale Void
Arrangement Fee		1.0%	Cost	£246,945
Development Profit		20.0%	of GDV	£45,217
				£1,163,941

Total Cost				£5,997,793
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POTENTIAL MARGIN FOR CIL **-£178,089**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£77**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	2324	Sqm Market Housing	923	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
18	2 bed houses	77 sqm	2700 £ per sqm	£3,638,250
11	3 Bed houses	93 sqm	2775 £ per sqm	£2,709,788
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	
1	Apartments	66 sqm	1890 £ per sqm	£157,172
2	2 Bed house	77 sqm	1890 £ per sqm	£305,613
1	3 Bed House	93 sqm	1942.5 £ per sqm	£151,748

Social Rent Houses				
		40%	Open Market Value	
1	Apartments	66 sqm	1080 £ per sqm	£76,982
2	2 Bed house	77 sqm	1080 £ per sqm	£149,688
1	3 Bed House	93 sqm	1110 £ per sqm	£74,326

Affordable Rent Houses				
		60%	Open Market Value	
1	Apartments	66 sqm	1620 £ per sqm	£134,719
2	2 Bed house	77 sqm	1620 £ per sqm	£261,954
1	3 Bed House	93 sqm	1665 £ per sqm	£130,070

40	Total Units			
Development Value				£7,790,310

Development Costs

Land				
0	Apartments	0 Plots	13604 £ per plot	£0
18	2 Bed House	18 Plots	37788.889 £ per plot	£661,306
11	3 Bed House	11 Plots	48585.714 £ per plot	£510,150
0	4 Bed House	0 Plots	68020 £ per plot	£0
0	5 Bed House	0 Plots	85025 £ per plot	£0
				Total Land £1,171,456
Stamp Duty Land Tax				5.0%
				£58,573

Construction

4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£304,389
24	2B Houses	77 sqm	971 £ per sqm		£1,757,025
13	3B Houses	93 sqm	971 £ per sqm		£1,164,909
0	4B Houses	106 sqm	971 £ per sqm		£0
0	5B Houses	140 sqm	971 £ per sqm		£0
40	3282 Total sqm				

Additional Affordable Housing Land Cost					11337	per plot	£136,040	
Professional Fees					8.0%	Build Cost	£258,106	
Legal Fees					0.5%	GDV	£38,952	
Statutory Fees					1.1%	Build Cost	£35,490	
Sales/Marketing Costs					2.0%	Market Units Value	£126,961	
Contingencies					5.0%	Build Cost	£168,118	
Planning Obligations					500	£ per Market Unit	£20,000	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£303,862
Arrangement Fee					1.0%	Cost	£52,200	
Development Profit					20.0%	of GDV	£1,558,062	

Total Cost				£7,154,141
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POTENTIAL MARGIN FOR CIL £636,169

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £274



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	2324	Sqm Market Housing	35%	Affordable Rent
			923	Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
18	2 bed houses	77 sqm	2700 £ per sqm	£3,638,250
11	3 Bed houses	93 sqm	2775 £ per sqm	£2,709,788
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	
1	Apartments	66 sqm	1890 £ per sqm	£157,172
2	2 Bed house	77 sqm	1890 £ per sqm	£305,613
1	3 Bed House	93 sqm	1942.5 £ per sqm	£151,748
Social Rent Houses				
		40%	Open Market Value	
1	Apartments	66 sqm	1080 £ per sqm	£76,982
2	2 Bed house	77 sqm	1080 £ per sqm	£149,688
1	3 Bed House	93 sqm	1110 £ per sqm	£74,326
Affordable Rent Houses				
		60%	Open Market Value	
1	Apartments	66 sqm	1620 £ per sqm	£134,719
2	2 Bed house	77 sqm	1620 £ per sqm	£261,954
1	3 Bed House	93 sqm	1665 £ per sqm	£130,070
40	Total Units			
Development Value				£7,790,310

Development Costs				
Land				
0	Apartments	0 Plots	15544 £ per plot	£0
18	2 Bed House	18 Plots	43177.778 £ per plot	£755,611
11	3 Bed House	11 Plots	55514.286 £ per plot	£582,900
0	4 Bed House	0 Plots	77720 £ per plot	£0
0	5 Bed House	0 Plots	97150 £ per plot	£0
				Total Land £1,338,511
Stamp Duty Land Tax				5.0%
				£66,926

Construction					
4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net	£304,389
24	2B Houses	77 sqm	971 £ per sqm		£1,757,025
13	3B Houses	93 sqm	971 £ per sqm		£1,164,909
0	4B Houses	106 sqm	971 £ per sqm		£0
0	5B Houses	140 sqm	971 £ per sqm		£0
40	Total sqm	3282			

Additional Affordable Housing Land Cost					12953	per plot	£155,440	
Professional Fees					8.0%	Build Cost	£258,106	
Legal Fees					0.5%	GDV	£38,952	
Statutory Fees					1.1%	Build Cost	£35,490	
Sales/Marketing Costs					2.0%	Market Units Value	£126,961	
Contingencies					5.0%	Build Cost	£169,088	
Planning Obligations					500	£ per Market Unit	£20,000	
Interest					6.0%	12 Month Build	6 Mth Sale Void	£321,295
Arrangement Fee					1.0%	Cost	£54,158	
Development Profit					20.0%	of GDV	£1,558,062	
Total Cost				£7,369,310				

POTENTIAL MARGIN FOR CIL	£421,000
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£181



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	2 Medium		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate 30% Social Rent	Affordable Rent	
Development Floorspace	2324	Sqm Market Housing	923	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	2700 £ per sqm	£0
18	2 bed houses	77 sqm	2700 £ per sqm	£3,638,250
11	3 Bed houses	93 sqm	2775 £ per sqm	£2,709,788
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		
1	Apartments	66 sqm	1890 £ per sqm	£157,172
2	2 Bed house	77 sqm	1890 £ per sqm	£305,613
1	3 Bed House	93 sqm	1942.5 £ per sqm	£151,748
Social Rent Houses				
		40% Open Market Value		
1	Apartments	66 sqm	1080 £ per sqm	£76,982
2	2 Bed house	77 sqm	1080 £ per sqm	£149,688
1	3 Bed House	93 sqm	1110 £ per sqm	£74,326
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	66 sqm	1620 £ per sqm	£134,719
2	2 Bed house	77 sqm	1620 £ per sqm	£261,954
1	3 Bed House	93 sqm	1665 £ per sqm	£130,070
40	Total Units			
Development Value				£7,790,310

Development Costs

Land				
0	Apartments	0 Plots	20000 £ per plot	£0
18	2 Bed House	18 Plots	55555.556 £ per plot	£972,222
11	3 Bed House	11 Plots	71428.571 £ per plot	£750,000
0	4 Bed House	0 Plots	100000 £ per plot	£0
0	5 Bed House	0 Plots	125000 £ per plot	£0
				Total Land £1,722,222
Stamp Duty Land Tax				£86,111
Construction				
4	Apartments	66 sqm	1114 £ per sqm	£304,389
24	2B Houses	77 sqm	971 £ per sqm	£1,757,025
13	3B Houses	93 sqm	971 £ per sqm	£1,164,909
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
40		3282 Total sqm		
Additional Affordable Housing Land Cost				
			16667 per plot	£200,000
Professional Fees			8.0% Build Cost	£258,106
Legal Fees			0.5% GDV	£38,952
Statutory Fees			1.1% Build Cost	£35,490
Sales/Marketing Costs			2.0% Market Units Value	£126,961
Contingencies			5.0% Build Cost	£171,316
Planning Obligations			500 £ per Market Unit	£20,000
Interest			6.0% 12 Month Build	£361,336
Arrangement Fee			1.0% Cost	£58,655
Development Profit			20.0% of GDV	£1,558,062
Total Cost				£7,863,532

POTENTIAL MARGIN FOR CIL	-£73,222
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£32



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	2324	Sqm Market Housing	35%	Affordable Rent
			923	Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
18	2 bed houses	77 sqm	3120 £ per sqm	£4,204,200
11	3 Bed houses	93 sqm	3015 £ per sqm	£2,944,148
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		
1	Apartments	66 sqm	2261 £ per sqm	£188,025
2	2 Bed house	77 sqm	2184 £ per sqm	£353,153
1	3 Bed House	93 sqm	2110.5 £ per sqm	£164,872
Social Rent Houses				
		40% Open Market Value		
1	Apartments	66 sqm	1292 £ per sqm	£92,094
2	2 Bed house	77 sqm	1248 £ per sqm	£172,973
1	3 Bed House	93 sqm	1206 £ per sqm	£80,754
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	66 sqm	1938 £ per sqm	£161,164
2	2 Bed house	77 sqm	1872 £ per sqm	£302,702
1	3 Bed House	93 sqm	1809 £ per sqm	£141,319
40	Total Units			
Development Value				£8,805,403

Development Costs				
Land				
0	Apartments	0 Plots	17700 £ per plot	£0
18	2 Bed House	18 Plots	49166.667 £ per plot	£860,417
11	3 Bed House	11 Plots	63214.286 £ per plot	£663,750
0	4 Bed House	0 Plots	88500 £ per plot	£0
0	5 Bed House	0 Plots	110625 £ per plot	£0
				Total Land £1,524,167
Stamp Duty Land Tax				£76,208

Construction				
4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
24	2B Houses	77 sqm	971 £ per sqm	
13	3B Houses	93 sqm	971 £ per sqm	
0	4B Houses	106 sqm	971 £ per sqm	
0	5B Houses	140 sqm	971 £ per sqm	
40	Total Units	3282 Total sqm		

Additional Affordable Housing Land Cost				
		14750	per plot	£177,000
Professional Fees		8.0%	Build Cost	£258,106
Legal Fees		0.5%	GDV	£44,027
Statutory Fees		1.1%	Build Cost	£35,490
Sales/Marketing Costs		2.0%	Market Units Value	£142,967
Contingencies		5.0%	Build Cost	£170,166
Planning Obligations		500	£ per Market Unit	£20,000
Interest		6.0%	12 Month Build	6 Mth Sale Void
Arrangement Fee		1.0%	Cost	£341,658
Development Profit		20.0%	of GDV	£56,545
Total Cost				£7,833,737

POTENTIAL MARGIN FOR CIL	£971,667
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£418



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30% Social Rent	35% Affordable Rent
Development Floorspace	2324	Sqm Market Housing	923	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
18	2 bed houses	77 sqm	3120 £ per sqm	£4,204,200
11	3 Bed houses	93 sqm	3015 £ per sqm	£2,944,148
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		
1	Apartments	66 sqm	2261 £ per sqm	£188,025
2	2 Bed house	77 sqm	2184 £ per sqm	£353,153
1	3 Bed House	93 sqm	2110.5 £ per sqm	£164,872
Social Rent Houses				
		40% Open Market Value		
1	Apartments	66 sqm	1292 £ per sqm	£92,094
2	2 Bed house	77 sqm	1248 £ per sqm	£172,973
1	3 Bed House	93 sqm	1206 £ per sqm	£80,754
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	66 sqm	1938 £ per sqm	£161,164
2	2 Bed house	77 sqm	1872 £ per sqm	£302,702
1	3 Bed House	93 sqm	1809 £ per sqm	£141,319
40	Total Units			
Development Value				£8,805,403

Development Costs

Land				
0	Apartments	0 Plots	19640 £ per plot	£0
18	2 Bed House	18 Plots	54555.556 £ per plot	£954,722
11	3 Bed House	11 Plots	70142.857 £ per plot	£736,500
0	4 Bed House	0 Plots	98200 £ per plot	£0
0	5 Bed House	0 Plots	122750 £ per plot	£0
				Total Land £1,691,222
Stamp Duty Land Tax				£84,561
Construction				
4	Apartments	66 sqm	1114 £ per sqm	£304,389
24	2B Houses	77 sqm	971 £ per sqm	£1,757,025
13	3B Houses	93 sqm	971 £ per sqm	£1,164,909
0	4B Houses	106 sqm	971 £ per sqm	£0
0	5B Houses	140 sqm	971 £ per sqm	£0
40		3282 Total sqm		
Additional Affordable Housing Land Cost				
			16367 per plot	£196,400
Professional Fees			8.0% Build Cost	£258,106
Legal Fees			0.5% GDV	£44,027
Statutory Fees			1.1% Build Cost	£35,490
Sales/Marketing Costs			2.0% Market Units Value	£142,967
Contingencies			5.0% Build Cost	£171,136
Planning Obligations			500 £ per Market Unit	£20,000
Interest			6.0% 12 Month Build	£359,091
Arrangement Fee			1.0% Cost	£58,502
Development Profit			20.0% of GDV	£1,761,081
Total Cost				£8,048,905

POTENTIAL MARGIN FOR CIL	£756,498
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£326



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Suburban Housing		Apartments	0
BASE LAND VALUE SCENARIO	Market Comparable		2 bed houses	25
DEVELOPMENT LOCATION (ZONE)	3 High		3 Bed houses	15
DEVELOPMENT DETAILS	40 Total Units		4 bed houses	0
Affordable Proportion	30%	12 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social Rent
Development Floorspace	2324	Sqm Market Housing	35%	Affordable Rent
			923	Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	66 sqm	3230 £ per sqm	£0
18	2 bed houses	77 sqm	3120 £ per sqm	£4,204,200
11	3 Bed houses	93 sqm	3015 £ per sqm	£2,944,148
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		
1	Apartments	66 sqm	2261 £ per sqm	£188,025
2	2 Bed house	77 sqm	2184 £ per sqm	£353,153
1	3 Bed House	93 sqm	2110.5 £ per sqm	£164,872
Social Rent Houses				
		40% Open Market Value		
1	Apartments	66 sqm	1292 £ per sqm	£92,094
2	2 Bed house	77 sqm	1248 £ per sqm	£172,973
1	3 Bed House	93 sqm	1206 £ per sqm	£80,754
Affordable Rent Houses				
		60% Open Market Value		
1	Apartments	66 sqm	1938 £ per sqm	£161,164
2	2 Bed house	77 sqm	1872 £ per sqm	£302,702
1	3 Bed House	93 sqm	1809 £ per sqm	£141,319
40	Total Units			
Development Value				£8,805,403

Development Costs				
Land				
0	Apartments	0 Plots	24000 £ per plot	£0
18	2 Bed House	18 Plots	66666.667 £ per plot	£1,166,667
11	3 Bed House	11 Plots	85714.286 £ per plot	£900,000
0	4 Bed House	0 Plots	120000 £ per plot	£0
0	5 Bed House	0 Plots	150000 £ per plot	£0
				Total Land £2,066,667
Stamp Duty Land Tax				5.0%
				£103,333

Construction				
4	Apartments	66 sqm	1114 £ per sqm	1.15 Gross/Net
24	2B Houses	77 sqm	971 £ per sqm	
13	3B Houses	93 sqm	971 £ per sqm	
0	4B Houses	106 sqm	971 £ per sqm	
0	5B Houses	140 sqm	971 £ per sqm	
40	Total Units	3282 Total sqm		

Additional Affordable Housing Land Cost				
		20000	per plot	£240,000
Professional Fees		8.0%	Build Cost	£258,106
Legal Fees		0.5%	GDV	£44,027
Statutory Fees		1.1%	Build Cost	£35,490
Sales/Marketing Costs		2.0%	Market Units Value	£142,967
Contingencies		5.0%	Build Cost	£173,316
Planning Obligations		500	£ per Market Unit	£20,000
Interest		6.0%	12 Month Build	6 Mth Sale Void
Arrangement Fee		1.0%	Cost	£398,269
Development Profit		20.0%	of GDV	£62,902
Total Cost				£8,532,480

POTENTIAL MARGIN FOR CIL	£272,923
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£117