



# Viability Model Appraisal Assumptions

## Residential Assumptions

### Affordable Housing

Charging Zone	Proportion %	Tenure Mix %		
		Intermediate	Social Rent	Affordable Rent
<b>1 Low</b>	30%	35%	30%	35%
<b>2 Medium</b>	30%	35%	30%	35%
<b>3 High</b>	30%	35%	30%	35%

  

% Open Market Value	Intermediate	Social Rent	Affordable Rent
		70%	40%

### Housing Type & Size

Apartments	66	sqm
2 bed houses	77	sqm
3 Bed houses	93	sqm
4 bed houses	106	sqm
5 bed house	140	sqm

1.15  
Gross : Net

### Construction Cost Sqm

Low Rise Apts	1114	sqm
2 bed houses	971	sqm
3 Bed houses	971	sqm
4 bed houses	971	sqm
5 bed house	971	sqm
High Rise Apts	1680	sqm

### Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
<b>1 Low</b>	2000	2000	2100	2150	2200
<b>2 Medium</b>	2700	2700	2775	2900	3015
<b>3 High</b>	3230	3120	3015	2960	2960

### Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	5.0%	Construction Cost
Planning Obligations	500	£ per Unit
Interest @	6.0%	12 Month Construction
Arrangement Fee	1.0%	Cost
Development Profit	20.0%	of GDV

  

	6	Mth Sales Void
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# Residential Development Scenarios

## Mixed Residential Scenario

Title	Mixed Residential Development	
Unit Numbers	100	
	30% Affordable On Site	

## Residential Scenario 2

Title	High Rise Apartments	
Unit Numbers	100	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house
	30% Affordable On Site	

## Residential Scenario 3

Title	Low Rise Apartment Block	
Unit Numbers	25	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house
	30% Affordable On Site	

## Residential Scenario 4

Title	Executive Housing	
Unit Numbers		Apartments
		2 bed houses
	3	3 Bed houses
	2	4 bed houses
		5 bed house
	0% Affordable	

## Residential Scenario 5

Title	Suburban Housing	
Unit Numbers		Apartments
	25	2 bed houses
	15	3 Bed houses
		4 bed houses
		5 bed house
	30% Affordable On Site	

## LAND VALUE ASSUMPTIONS

### Residential Land Values per Ha

Residual Land Value per Ha	1117000	3386000	4410000
Comparable Land Value per Ha	1000000	2500000	3000000

### Commercial Land Values

#### Industrial Land Values per Ha

Comparable Land Value per Ha	500000
Residual Land Value per Ha	1000000

#### Agricultural Land Values per Ha

Comparable Land Value per Ha	15000
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### Affordable Housing Land Values

Proportion of 2 Bed Plot Value	0.30
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