



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0
BASE LAND VALUE SCENARIO	Existing Residential Use		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	8468 £ per plot	£0
2	2 Bed House	0 Plots	23522.222 £ per plot	£0
3	3 Bed House	2 Plots	30242.857 £ per plot	£63,510
4	4 Bed House	1 Plots	42340 £ per plot	£59,276
5	5 Bed House	0 Plots	52925 £ per plot	£0
				Total Land £122,786
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	Total sqm	464			

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	£36,917
Arrangement Fee					
1.0%	Cost				£6,608
Development Profit					
		20.0%	of GDV	£172,689	

Total Cost				£879,497
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POTENTIAL MARGIN FOR CIL	-£16,050
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£47



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing	Apartments	0
BASE LAND VALUE SCENARIO	Existing Residential Use	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	2 Medium	3 Bed houses	3
DEVELOPMENT DETAILS	5 Total Units	4 bed houses	2
Affordable Proportion	2 Affordable Units	5 bed house	0
Affordable Mix	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	17544 £ per plot	£0
2	2 Bed House	0 Plots	48733.333 £ per plot	£0
3	3 Bed House	2 Plots	62657.143 £ per plot	£131,580
4	4 Bed House	1 Plots	87720 £ per plot	£122,808
5	5 Bed House	0 Plots	109650 £ per plot	£0
				Total Land £254,388
Stamp Duty Land Tax				3.0%
				£7,632

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				14620	per plot	£21,930
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	£23,844
Planning Obligations				500	£ per Market Unit	£2,500
Interest				6.0%	12 Month Build	6 Mth Sale Void
Arrangement Fee				1.0%	Cost	£8,294
Development Profit				20.0%	of GDV	£230,520

Total Cost				£1,122,037
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POTENTIAL MARGIN FOR CIL	£30,564
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£89
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Executive Housing		Apartments	0		
BASE LAND VALUE SCENARIO	Existing Residential Use		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	21640 £ per plot	£0
2	2 Bed House	0 Plots	60111.111 £ per plot	£0
3	3 Bed House	2 Plots	77285.714 £ per plot	£162,300
4	4 Bed House	1 Plots	108200 £ per plot	£151,480
5	5 Bed House	0 Plots	135250 £ per plot	£0
			Total Land	£313,780
Stamp Duty Land Tax			3.0%	£9,413

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					
		18033	per plot	£27,050	
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	£24,100	
Planning Obligations		500	£ per Market Unit	£2,500	
Interest		6.0%	12 Month Build	6 Mth Sale Void	£57,443
Arrangement Fee		1.0%	Cost	£8,974	
Development Profit		20.0%	of GDV	£247,045	

Total Cost				£1,213,392
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POTENTIAL MARGIN FOR CIL	£21,834
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£64