



Residential Viability Appraisal

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|------------------------------------|--------------------------|---------------------|-----------------|------------------------|
| DEVELOPMENT SCENARIO | High Rise Apartments | | Apartments | 100 |
| BASE LAND VALUE SCENARIO | Existing Residential Use | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 1 Low | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 100 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 30 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% Social Rent | 35% Affordable Rent |
| Development Floorspace | 4620 | Sqm Market Housing | 1,980 | Sqm Affordable Housing |

| Development Value | | | | | | |
|-------------------------------|--------------|-----|-------------------|------|-----------|--------------------|
| Market Houses | | | | | | |
| 70 | Apartments | 66 | sqm | 2000 | £ per sqm | £9,240,000 |
| 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 | | | |
| 11 | Apartments | 66 | sqm | 1400 | £ per sqm | £1,016,400 |
| 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 | | | |
| 8 | Apartments | 66 | sqm | 800 | £ per sqm | £422,400 |
| | 2 Bed house | 77 | sqm | 800 | £ per sqm | £0 |
| | 3 Bed House | 93 | sqm | 840 | £ per sqm | £0 |
| Affordable Rent Houses | | | | | | |
| | | 60% | Open Market Value | | | |
| 11 | Apartments | 66 | sqm | 1200 | £ per sqm | £871,200 |
| 0 | 2 Bed house | 77 | sqm | 1200 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1260 | £ per sqm | £0 |
| 100 | Total Units | | | | | |
| Development Value | | | | | | £11,550,000 |

| Development Costs | | | | | |
|----------------------------|-------|-----------|------------|------------|----------|
| Land | | | | | |
| 70 | Plots | 8468 | £ per plot | | £592,760 |
| 0 | Plots | 23522.222 | £ per plot | | £0 |
| 0 | Plots | 30242.857 | £ per plot | | £0 |
| 0 | Plots | 42340 | £ per plot | | £0 |
| 0 | Plots | 52925 | £ per plot | | £0 |
| | | | | Total Land | £592,760 |
| | | | | | £23,710 |
| Stamp Duty Land Tax | | | | | |
| | | | | 4.0% | |

| Construction | | | | | | |
|--------------|----------------|------|-----------|------|-----------|-------------|
| 100 | sqm | 1680 | £ per sqm | 1.15 | Gross/Net | £12,751,200 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 0 | sqm | 971 | £ per sqm | | | £0 |
| 100 | 7590 Total sqm | | | | | |

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|---|-------|-------------|--------------------|----|---------------|------------|
| Additional Affordable Housing Land Cost | | 10000 | per plot | | £300,000 | |
| Professional Fees | | 8.0% | Build Cost | | £1,020,096 | |
| Legal Fees | | 0.5% | GDV | | £57,750 | |
| Statutory Fees | | 1.1% | Build Cost | | £140,263 | |
| Sales/Marketing Costs | | 2.0% | Market Units Value | | £184,800 | |
| Contingencies | | 5.0% | Build Cost | | £652,560 | |
| Planning Obligations | | 500 | £ per Market Unit | | £50,000 | |
| 6.0% | 12 | Month Build | | 6 | Mth Sale Void | £769,729 |
| 1.0% | Cost | | | | £157,231 | |
| Mkt Housing | 20.0% | of GDV | Aff Housing | 6% | of GDV | £1,986,600 |

Total Cost **£18,686,700**

POTENTIAL MARGIN FOR CIL **-£7,136,700**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£1,545**



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|------------------------------------|--------------------------|------------------------------|-----------------|------------------------|
| DEVELOPMENT SCENARIO | High Rise Apartments | | Apartments | 100 |
| BASE LAND VALUE SCENARIO | Existing Residential Use | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 2 Medium | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 100 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 30 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate 30% Social Rent | Affordable Rent | |
| Development Floorspace | 4620 | Sqm Market Housing | 1,980 | Sqm Affordable Housing |

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|-------------------------------|--------------|-----|-------------------|--------|-----------|--------------------|
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 70 | Apartments | 66 | sqm | 4000 | £ per sqm | £18,480,000 |
| 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 | | | |
| 11 | Apartments | 66 | sqm | 2800 | £ per sqm | £2,032,800 |
| 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 | | | |
| 8 | Apartments | 66 | sqm | 1600 | £ per sqm | £844,800 |
| 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 | | | |
| 11 | Apartments | 66 | sqm | 2400 | £ per sqm | £1,742,400 |
| 0 | 2 Bed house | 77 | sqm | 1620 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1665 | £ per sqm | £0 |
| 100 | Total Units | | | | | |
| Development Value | | | | | | £23,100,000 |

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|----------------------------|-------|-----------|------------|------------|------------|
| Development Costs | | | | | |
| Land | | | | | |
| 70 | Plots | 21640 | £ per plot | | £1,514,800 |
| 0 | Plots | 48733.333 | £ per plot | | £0 |
| 0 | Plots | 62657.143 | £ per plot | | £0 |
| 0 | Plots | 87720 | £ per plot | | £0 |
| 0 | Plots | 109650 | £ per plot | | £0 |
| | | | | Total Land | £1,514,800 |
| | | | | | £75,740 |
| Stamp Duty Land Tax | | | | | |
| | | | | 5.0% | |

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|---------------------|-----------|-----|------|-----------|----------------|-------------|
| Construction | | | | | | |
| 100 | sqm | 66 | 1680 | £ per sqm | 1.15 Gross/Net | £12,751,200 |
| 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 |
| 100 | Total sqm | | 7590 | | | |

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| Additional Affordable Housing Land Cost | | | | | | 11000 | per plot | £330,000 | | |
| Professional Fees | | | | | | 8.0% | Build Cost | £1,020,096 | | |
| Legal Fees | | | | | | 0.5% | GDV | £115,500 | | |
| Statutory Fees | | | | | | 1.1% | Build Cost | £140,263 | | |
| Sales/Marketing Costs | | | | | | 2.0% | Market Units Value | £369,600 | | |
| Contingencies | | | | | | 5.0% | Build Cost | £654,060 | | |
| Planning Obligations | | | | | | 500 | £ per Market Unit | £50,000 | | |
| Interest | | | | | | 6.0% | 12 Month Build | 6 Mth Sale Void | £874,093 | |
| Arrangement Fee | | | | | | 1.0% | Cost | £169,713 | | |
| Development Profit | | | | | | Mkt Housing 20.0% | of GDV | Aff Housing 6% | of GDV | £3,973,200 |

Total Cost **£22,038,265**

POTENTIAL MARGIN FOR CIL **£1,061,735**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£230**



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|------------------------------------|--------------------------|---------------------|--------------|------------------------|
| DEVELOPMENT SCENARIO | High Rise Apartments | | Apartments | 100 |
| BASE LAND VALUE SCENARIO | Existing Residential Use | | 2 bed houses | 0 |
| DEVELOPMENT LOCATION (ZONE) | 3 High | | 3 Bed houses | 0 |
| DEVELOPMENT DETAILS | 100 Total Units | | 4 bed houses | 0 |
| Affordable Proportion | 30% | 30 Affordable Units | 5 bed house | 0 |
| Affordable Mix | 35% | Intermediate | 30% | Social Rent |
| Development Floorspace | 4620 | Sqm Market Housing | 35% | Affordable Rent |
| | | | 1,980 | Sqm Affordable Housing |

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|-------------------------------|--------------|-----|-------------------|--------|-----------|-------------|
| Development Value | | | | | | |
| Market Houses | | | | | | |
| 70 | Apartments | 66 | sqm | 4000 | £ per sqm | £18,480,000 |
| 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 | | | |
| 11 | Apartments | 66 | sqm | 2800 | £ per sqm | £2,032,800 |
| 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 | | | |
| 8 | Apartments | 66 | sqm | 1600 | £ per sqm | £844,800 |
| 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 | | | |
| 11 | Apartments | 66 | sqm | 2400 | £ per sqm | £1,742,400 |
| 0 | 2 Bed house | 77 | sqm | 1872 | £ per sqm | £0 |
| 0 | 3 Bed House | 93 | sqm | 1809 | £ per sqm | £0 |
| 100 | Total Units | | | | | |
| Development Value | | | | | | |
| £23,100,000 | | | | | | |

| | | | | | |
|----------------------------|-------|-----------|------------|------------|------------|
| Development Costs | | | | | |
| Land | | | | | |
| 70 | Plots | 21640 | £ per plot | | £1,514,800 |
| 0 | Plots | 60111.111 | £ per plot | | £0 |
| 0 | Plots | 77285.714 | £ per plot | | £0 |
| 0 | Plots | 108200 | £ per plot | | £0 |
| 0 | Plots | 135250 | £ per plot | | £0 |
| | | | | Total Land | £1,514,800 |
| | | | | | £75,740 |
| Stamp Duty Land Tax | | | | | |
| | | 5.0% | | | |

| | | | | | | |
|---------------------|-----------|------|-----|------|-----------|-------------|
| Construction | | | | | | |
| 100 | sqm | 66 | sqm | 1680 | £ per sqm | £12,751,200 |
| 0 | sqm | 77 | sqm | 971 | £ per sqm | £0 |
| 0 | sqm | 93 | sqm | 971 | £ per sqm | £0 |
| 0 | sqm | 106 | sqm | 971 | £ per sqm | £0 |
| 0 | sqm | 140 | sqm | 971 | £ per sqm | £0 |
| 100 | Total sqm | 7590 | | | | |

| | | | | | |
|--|-------|-------------|--------------------|----|---------------|
| Additional Affordable Housing Land Cost | | | | | |
| | | 11000 | per plot | | £330,000 |
| Professional Fees | | | | | |
| | | 8.0% | Build Cost | | £1,020,096 |
| Legal Fees | | | | | |
| | | 0.5% | GDV | | £115,500 |
| Statutory Fees | | | | | |
| | | 1.1% | Build Cost | | £140,263 |
| Sales/Marketing Costs | | | | | |
| | | 2.0% | Market Units Value | | £369,600 |
| Contingencies | | | | | |
| | | 5.0% | Build Cost | | £654,060 |
| Planning Obligations | | | | | |
| | | 500 | £ per Market Unit | | £50,000 |
| Interest | | | | | |
| 6.0% | 12 | Month Build | | 6 | Mth Sale Void |
| Arrangement Fee | | | | | |
| 1.0% | Cost | | | | £874,093 |
| Development Profit | | | | | |
| Mkt Housing | 20.0% | of GDV | Aff Housing | 6% | of GDV |
| | | | | | £169,713 |
| | | | | | £3,973,200 |

Total Cost **£22,038,265**

POTENTIAL MARGIN FOR CIL **£1,061,735**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£230**