



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	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	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
0	2 Bed House	0 Plots	23522.222 £ per plot	£0
2	3 Bed House	2 Plots	30242.857 £ per plot	£63,510
1	4 Bed House	1 Plots	42340 £ per plot	£59,276
0	5 Bed House	0 Plots	52925 £ per plot	£0
Stamp Duty Land Tax				0.0%
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	Total sqm	464		
Additional Affordable Housing Land Cost				0 per plot
Professional Fees				8.0% Build Cost
Legal Fees				0.5% GDV
Statutory Fees				1.1% Build Cost
Sales/Marketing Costs				2.0% Market Units Value
Contingencies				5.0% Build Cost
Planning Obligations				500 £ per Market Unit
Interest				6.0% 12 Month Build
Arrangement Fee				1.0% Cost
Development Profit				Mkt Housing 20.0% of GDV Aff Housing 6% of GDV
Total Cost				£860,701

POTENTIAL MARGIN FOR CIL	£2,746
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£8



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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	30%	2 Affordable Units	5 bed house	0
Affordable Mix	35%	Intermediate	30%	Social 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	464	Total sqm				

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	£51,373	
Arrangement Fee					1.0%	Cost	£8,294		
Development Profit					Mkt Housing	20.0% of GDV	Aff Housing	6% of GDV	£205,281

Total Cost				£1,096,798
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POTENTIAL MARGIN FOR CIL	£55,804
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£162
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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
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
0	2 Bed House	0	Plots	60111.111 £ per plot	£0
2	3 Bed House	2	Plots	77285.714 £ per plot	£162,300
1	4 Bed House	1	Plots	108200 £ per plot	£151,480
0	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					Mkt Housing	20.0% of GDV	Aff Housing	6% of GDV	£218,047

Total Cost					£1,184,393
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POTENTIAL MARGIN FOR CIL	£50,832
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£148