



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

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

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

Housing Type & Size

Apartments	57	sqm
2 bed houses		
3 Bed houses		
4 bed houses		
5 bed house		

1.3

Construction Cost Sqm

Apartments	1200	sqm
		sqm
		sqm
		sqm
		sqm
		sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
1 Low	3041				
2 Medium	3374				
3 High	3655				

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	<input type="text"/>
Unit Numbers	<input type="text"/>

Residential Scenario 2

Title	<input type="text"/>
Unit Numbers	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

Residential Scenario 3

Title	Sheltered Housing	
Unit Numbers	40	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house
30% Affordable On Site		

Residential Scenario 4

Title	<input type="text"/>
Unit Numbers	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

Residential Scenario 5

Title	<input type="text"/>
Unit Numbers	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

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	799000

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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