

Vi-ab² Residential Viability Appraisal

SITE LOCATION		New Monks Far	rm				
NET DEVELOPABLE SITE	AREA		На				
DEVELOPMENT SCENARI	0	Greenfield	(Greenfield, Brown	nfield or Resid	dual)		
UNIT NUMBERS		600	Total Units				
Affordable Proportion %	30%	180	Affordable Units				
Affordable Mix	25%	Intermediate		cial Rent		Affordable Ren	
Development Floorspace	_	34376	Sqm GIA Market H	Housing	14,732	Sqm GIA Afforda	•
DEVELOPMENT VALUE							Totals
Total Housing Sales Area	Apartments	8376					
(ie Net Floorspace)	Houses	40732	sqm				
MARKET HOUSES	Area		Sales Value				
Apartments	5863.2	sqm	3500 £ p	per sqm		£20,521,200	
Houses	28512.4	sqm	3300 £ p	per sqm		£94,090,920	
AFFORDABLE HOUSING			-		Total Marke	t Housing Value	£114,612,120
Intermediate Houses	70%	of Open Marke	t Value				
	cool	1	2450.6			64 500 000	
Apartments		sqm	2450 £ p			£1,539,090	
Houses	3055	sqm	2310 £ p	•	altara Affa adalah	£7,056,819	CO FOF 000
Social Rent Houses	40%	Total Intermediate Affordable Housing Value 40% of Open Market Value					£8,595,909
Social Kent Houses	40%	от Орен Магке	t value				
Apartments	1005	sam	1400 £ r	ner sam		£1,407,168	
Houses	4888		1320 £ p	•		£6,451,949	
1100000	.000	, sq	1010 1	•	l Rent Affordable		£7,859,117
Affordable Rent Houses	50%	of Open Marke	t Value				21,555,221
Apartments	879	cam	1750 £ r	ner cam		£1,539,090	
Houses	4277	sgm	1650 £ p	•		£7,056,819	
Houses	4277	Sqiii	1030 1 1	•	l Affordable Ren		£8,595,909
							£139,663,055
					otal Develop	ment Value	£133,003,U33
DEVELOPMENT COSTS					otal Develop	ment value	1159,005,055
DEVELOPMENT COSTS LAND COSTS	Net Site Area		et Housing Land Ar	ea		able Housing Lan	d Area
			et Housing Land Ar 18.90 Ha	ea			d Area
LAND COSTS	Net Site Area 27.00	На		ea	Afforda	able Housing Lan 8.10	d Area
LAND COSTS Market Hsg Land Value	Net Site Area 27.00 £682,869	Ha per Ha		rea I Total Ma	Afforda Afforda Irket Land Value	able Housing Lan 8.10 £12,906,215	d Area
LAND COSTS	Net Site Area 27.00 £682,869	На		rea I Total Ma	Afforda	able Housing Lan 8.10	d Area
LAND COSTS Market Hsg Land Value	Net Site Area 27.00 £682,869	Ha per Ha per Ha	18.90 Ha	rea I Total Ma	Afforda Irket Land Value Hsg Land Value	8.10 £12,906,215 £0	d Area Ha
LAND COSTS Market Hsg Land Value	Net Site Area 27.00 £682,869	Ha per Ha per Ha		rea I Total Ma	Afforda Irket Land Value Hsg Land Value Stamp Duty I	8.10 £12,906,215 £0	d Area Ha £645,311
Market Hsg Land Value Affordable Hsg Land Value	Net Site Area 27.00 £682,869	Ha per Ha per Ha	18.90 Ha	rea I Total Ma	Afforda Irket Land Value Hsg Land Value Stamp Duty I	### ##################################	d Area Ha £645,311
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments	10 Net Site Area 27.00	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate	ea Total Ma Total Aff	Afforda Irket Land Value Hsg Land Value Stamp Duty I	£12,906,215 £0 £12,315,065	d Area Ha £645,311
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS	Net Site Area 27.00 £682,869 £0	Ha per Ha per Ha 5.0%	18.90 Ha	ea Total Ma Total Aff	Afforda Irket Land Value Hsg Land Value Stamp Duty I	£12,906,215 £0 £12 And Tax	d Area Ha
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments	10 Net Site Area 27.00	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate	ea Total Ma Total Aff	Afforda Irket Land Value Hsg Land Value Stamp Duty I Tot	£12,906,215 £0 £12,315,065	d Area Ha £645,311 £12,906,215
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate	ea Total Ma Total Aff	Afforda Irket Land Value Hsg Land Value Stamp Duty I Tot	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	d Area Ha £645,311 £12,906,215
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate	ea Total Ma Total Aff	Afforda Irket Land Value Hsg Land Value Stamp Duty I Tot	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate 1246 1117 £ g 20009120 £	ea Total Ma Total Aff	Afforda irket Land Value Hsg Land Value Stamp Duty I Tot	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate 1246 1117 £ p 20009120 £ 8.0% of	Total Ma Total Aff Der sqm Der sqm	Afforda irket Land Value Hsg Land Value Stamp Duty I Tot	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate 1246 £ 1117 £ 20009120 £ 8.0% of 0.5% of 1.1% of	Total Ma Total Aff Der sqm Der sqm Construction Gross Develo	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Depment Value	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate 1246 £ p 1117 £ p 20009120 £ 8.0% of 0.5% of 1.1% of	Total Ma Total Aff Der sqm Der sqm Construction Gross Develo Construction Market Units	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Copment Value Cost S Value	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate 1246 £ £ £ 1117 £ £ 6 20009120 £ 8.0% of 0.5% of 1.1% of 5.0% of 5.0% of 5.0%	Total Ma Total Aff Der sqm Der sqm Construction Gross Develo Construction Market Units Construction	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Copment Value Cost S Value	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242 £4,122,342
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations	9883.68 40732	Ha per Ha per Ha 5.0%	18.90 Ha SDLT Rate 1246 £ g 1117 £ g 20009120 £ 8.0% of 0.5% of 1.1% of 2.0% of 5.0% of 0 £ g	Total Ma Total Aff Der sqm Der sqm Construction Gross Develor Construction Market Units Construction Der unit	Affordative Land Value Hsg Land Value Stamp Duty I Total Const Cost Cost Cost Cost Cost Cost Cost Co	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242 £4,122,342 £9,947,555
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL	9883.68 40732	per Ha per Ha 5.0% sqm sqm	18.90 Ha SDLT Rate 1246 £ g 1117 £ g 20009120 £ 8.0% of 0.5% of 1.1% of 2.0% of 5.0% of 0 £ g	Total Ma Total Aff Der sqm Der sqm Construction Gross Develor Construction Market Units Construction Der unit Der sqm Marl	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Copment Value Cost Value Cost Value Cost Value Cost	£12,906,215 £0 £12,315,065 £45,497,644 ruction Cost	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242 £4,122,342 £9,947,555
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest	9883.68 40732	Ha per Ha per Ha 5.0% sqm sqm	18.90 Ha SDLT Rate 1246 £ g 1117 £ g 20009120 £ 8.0% of 0.5% of 1.1% of 2.0% of 5.0% of 0 £ g	Total Ma Total Aff Der sqm Der sqm Construction Gross Develor Construction Market Units Construction Der unit Der sqm Marl	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Copment Value Cost Value Cost Value Cost Value Cost	£12,906,215 £0 Land Tax £12,315,065 £45,497,644	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242 £4,122,342 £9,947,555 £0 £4,944,550
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee	9883.68 40732 ARY COSTS	per Ha per Ha 5.0% sqm sqm of Total Costs	18.90 Ha SDLT Rate 1246 £ £ 1117 £ £ 20009120 £ 0.5% of 1.1% of 2.0% of 5.0% of 0 £ £ Month Construction	Total Ma Total Aff Der sqm Der sqm Der sqm Market Units Construction Market Units Construction Der unit Der sqm Mark	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Depment Value Cost	able Housing Lan 8.10 £12,906,215 £0 Land Tax al Land Cost £12,315,065 £45,497,644 ruction Cost Mth Sale Void	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242 £4,122,342 £9,947,555 £0 £4,944,550 £996,249
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest	9883.68 40732	per Ha per Ha 5.0% sqm sqm of Total Costs	18.90 Ha SDLT Rate 1246 £ g 1117 £ g 20009120 £ 8.0% of 0.5% of 1.1% of 2.0% of 5.0% of 0 £ g	Total Ma Total Aff Der sqm Der sqm Construction Gross Develor Construction Market Units Construction Der unit Der sqm Marl	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Depment Value Cost	able Housing Lan 8.10 £12,906,215 £0 Land Tax al Land Cost £12,315,065 £45,497,644 ruction Cost Mth Sale Void Build Costs	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242 £4,122,342 £9,947,555 £0 £4,944,550 £996,249 £24,545,946
Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Planning Obligations CIL Interest Arrangement Fee	9883.68 40732 ARY COSTS	per Ha per Ha 5.0% sqm sqm of Total Costs	18.90 Ha SDLT Rate 1246 £ £ 1117 £ £ 20009120 £ 0.5% of 1.1% of 2.0% of 5.0% of 0 £ £ Month Construction	Total Ma Total Aff Der sqm Der sqm Der sqm Market Units Construction Market Units Construction Der unit Der sqm Mark	Affordative Land Value Hsg Land Value Stamp Duty I Tot Total Const Cost Depment Value Cost	able Housing Lan 8.10 £12,906,215 £0 Land Tax al Land Cost £12,315,065 £45,497,644 ruction Cost Mth Sale Void	£645,311 £12,906,215 £57,812,709 £20,009,120 £4,625,017 £698,315 £635,940 £2,292,242 £4,122,342 £9,947,555 £0 £4,944,550 £996,249