

## Vi-ab<sup>2</sup> Residential Viability Appraisal

SITE LOCATION		West Sompting	Ī		
NET DEVELOPABLE SITE A	AREA		На		
DEVELOPMENT SCENARI	0	Greenfield	(Greenfield, Brownfield or Re	esidual)	
UNIT NUMBERS		480	Total Units		
Affordable Proportion %	30%	144	Affordable Units		
Affordable Mix	35%	Intermediate	40% Social Rent	35% Affordable Re	nt
Development Floorspace		28431	Sqm GIA Market Housing	13,403 Sqm GIA Afford	
DEVELOPMENT VALUE					Totals
Total Housing Sales Area	Apartments	2554	•		
(ie Net Floorspace)	Houses	38062	sqm		
MARKET HOUSES	Area		Sales Value		
Apartments	1787.8	sqm	3400 £ per sqm	£6,078,520	)
Houses	26643.4	sqm	3075 £ per sqm	£81,928,455	
AFFORDABLE HOUSING			<u>.                                      </u>	Total Market Housing Value	£88,006,975
Intermediate Houses	70%	of Open Marke	t Value		
	250	1	2222.5	5500.045	
Apartments		sqm	2380 £ per sqm	£638,245	
Houses	3997	sqm	2152.5 £ per sqm	£8,602,488	
Social Rent Houses	40%	of Open Marke		mediate Affordable Housing Value	£9,240,732
Social Rent Houses	40/0	or Open Marke	t value		
Apartments	306	sqm	1360 £ per sqm	£416,813	
Houses	4567	sqm	1230 £ per sqm	£5,617,951	
·		<u>.</u>	Total So	cial Rent Affordable Housing Value	£6,034,764
Affordable Rent Houses	50%	of Open Marke		Ç	, ,
Apartments	268	sqm	1700 £ per sqm	£455,889	
Houses	3997		1537.5 £ per sqm	£6,144,634	
\ \frac{1}{2}				tal Affordable Rent Housing Value	£6,600,523
				Total Development Value	£109,882,995
DEVELOPMENT COSTS					
DEVELOPMENT COSTS LAND COSTS	Net Site Area		ket Housing Land Area	Affordable Housing La	nd Area
			xet Housing Land Area 15.40 Ha	Affordable Housing La	
LAND COSTS	Net Site Area 22.00	На	15.40 Ha	Affordable Housing La	nd Area Ha
LAND COSTS  Market Hsg Land Value	Net Site Area 22.00 £1,057,465	Ha per Ha	15.40 Ha	Affordable Housing La 6.60 Market Land Value £16,284,961	nd Area Ha
LAND COSTS	Net Site Area 22.00 £1,057,465	На	15.40 Ha	Affordable Housing La	nd Area Ha
Market Hsg Land Value Affordable Hsg Land Value	Net Site Area 22.00 £1,057,465	Ha per Ha per Ha	15.40 Ha	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0  Stamp Duty Land Tax	nd Area Ha £814,248
LAND COSTS  Market Hsg Land Value	Net Site Area 22.00 £1,057,465	Ha per Ha per Ha	15.40 Ha  Total I	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0	nd Area Ha £814,248
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS	Net Site Area 22.00 £1,057,465 £0	Ha per Ha per Ha 5.0%	Total / Total / SDLT Rate	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0  Stamp Duty Land Tax  Total Land Cost	nd Area Ha E814,248 £16,284,961
Market Hsg Land Value Affordable Hsg Land Value	Net Site Area 22.00 £1,057,465 £0	Ha  per Ha  per Ha  5.0%	Total / Total / SDLT Rate	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0  Stamp Duty Land Tax  Total Land Cost	nd Area Ha £814,248 £16,284,961
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS  Apartments	Net Site Area 22.00 £1,057,465 £0	Ha  per Ha  per Ha  5.0%	Total / Total / SDLT Rate	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0  Stamp Duty Land Tax  Total Land Cost	nd Area Ha E814,248 £16,284,961
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS  Apartments Houses	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	Total / Total / SDLT Rate	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0  Stamp Duty Land Tax  Total Land Cost	nd Area Ha E814,248 £16,284,961
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS  Apartments Houses	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	Total I Total I Total I Total I Total I Total I 1246 £ per sqm 1017 £ per sqm	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0  Stamp Duty Land Tax  Total Land Cost £3,755,095 £38,709,054	f814,248 £16,284,961
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS  Apartments Houses  FEES, FINANCE & ANCILL Abnormal Costs	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	15.40 Ha  Total I  Total I  SDLT Rate  1246 f per sqm 1017 f per sqm	Affordable Housing La 6.60  Market Land Value £16,284,961  Aff Hsg Land Value £0  Stamp Duty Land Tax  Total Land Cost £3,755,095 £38,709,054  Total Construction Cost	nd Area Ha  £814,248 £16,284,961
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS  Apartments Houses  FEES, FINANCE & ANCILL Abnormal Costs Professional Fees	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	15.40 Ha  Total I  Total I  SDLT Rate  1246 £ per sqm  1017 £ per sqm  0 £  8.0% of Construct	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost	f814,248 £16,284,961 £42,464,149 £3,397,132
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS  Apartments Houses  FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	15.40 Ha  Total I Total I Total I  1246 f per sqm 1017 f per sqm  6 ger sqm 1017 f of Construct 0.5% of Gross Dev	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value	f814,248 £16,284,961 £42,464,149 £3,397,132 £549,415
Market Hsg Land Value Affordable Hsg Land Value  CONSTRUCTION COSTS  Apartments Houses  FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	15.40 Ha  Total I  Total I  SDLT Rate  1246 f per sqm 1017 f per sqm  6 of Construct 0.5% of Gross Dev 1.1% of Construct	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  fon Cost elopment Value ion Cost	f814,248 £16,284,961 £42,464,149 £3,397,132 £549,415 £467,106
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	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	15.40 Ha  Total I  Total I  Total I  Total I  SDLT Rate  1246 f per sqm 1017 f per sqm  f of Construct 0.5% of Gross Dev 1.1% of Construct 0 f Market Us	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value ion Cost nits Value	f814,248 f16,284,961 f242,464,149 f0 f3,397,132 f549,415 f467,106 f1,760,140
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	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	15.40 Ha  Total I  Total I  Total I  Total I  SDLT Rate  1246 f per sqm f per sqm f per sqm f of Construct of Gross Dev of Construct of Market Ui 5.0% of Construct	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value ion Cost nits Value	f814,248 f16,284,961 f23,397,132 f549,415 f467,106 f1,760,140 f2,293,064
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	100 Net Site Area 22.00 £1,057,465 £0 £0 3013.72 38062	Ha  per Ha  per Ha  5.0%	15.40 Ha  Total I  Total I  Total I  Total I  Total I  SDLT Rate  1246 £ per sqm  £ per sqm  f per sqm  6 GConstruct  of Gross Dev  of Construct  of Market U  5.0% of Construct  f per unit	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value ion Cost its Value ion Cost	f814,248 f16,284,961 f23,397,132 f549,415 f467,106 f1,760,140 f2,293,064 f6,511,786
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	Net Site Area 22.00 £1,057,465 £0  3013.72 38062  ARY COSTS	per Ha per Ha 5.0%  sqm sqm	15.40 Ha  Total I  Total I  Total I  Total I  Total I  SDLT Rate  1246 f per sqm  1017 f per sqm  6 of Construct  1.1% of Const	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value ion Cost ints Value ion Cost arket Housing	f814,248 f16,284,961 f42,464,149 f0 f3,397,132 f549,415 f467,106 f1,760,140 f2,293,064 f6,511,786 f4,264,680
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	Net Site Area 22.00 £1,057,465 £0  3013.72 38062  ARY COSTS	Ha  per Ha per Ha 5.0%  sqm sqm	15.40 Ha  Total I  Total I  Total I  Total I  Total I  SDLT Rate  1246 £ per sqm  £ per sqm  f per sqm  6 GConstruct  of Gross Dev  of Construct  of Market U  5.0% of Construct  f per unit	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value ion Cost its Value ion Cost	f814,248 f16,284,961 f42,464,149 f0 f3,397,132 f549,415 f467,106 f1,760,140 f2,293,064 f6,511,786 f4,264,680 f3,726,721
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	Net Site Area 22.00 £1,057,465 £0  3013.72 38062  ARY COSTS  5.0% 1.0%	Ha  per Ha per Ha  5.0%  sqm sqm  12 of Total Costs	Total I Total I Total I Total I Total I Total I  SDLT Rate  1246 f per sqm 1017 f per sqm  6 Gross Dev 1.1% of Construct 7 Gross Dev 1.1% of Construct 9 Gross Dev 1.1% of Construct 1.0% of Con	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value ion Cost ints Value ion Cost arket Housing  Mth Sale Void	f814,248 f16,284,961 f0 f3,397,132 f549,415 f467,106 f1,760,140 f2,293,064 f6,511,786 f4,264,680 f3,726,721 f657,372
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	Net Site Area 22.00 £1,057,465 £0  3013.72 38062  ARY COSTS	Ha  per Ha per Ha  5.0%  sqm sqm  12 of Total Costs	15.40 Ha  Total I  Total I  Total I  Total I  Total I  SDLT Rate  1246 f per sqm  1017 f per sqm  6 of Construct  1.1% of Const	Affordable Housing La  6.60  Market Land Value  Aff Hsg Land Value  Stamp Duty Land Tax  Total Land Cost  £3,755,095 £38,709,054  Total Construction Cost  ion Cost elopment Value ion Cost ints Value ion Cost arket Housing  Mth Sale Void	f814,248 £814,248 £16,284,961 £3,397,132 £549,415 £467,106 £1,760,140 £2,293,064 £6,511,786 £4,264,680
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