

Vi-ab² Residential Viability Appraisal

| SITE LOCATION | | Shoreham Harbour Western Harbour Arm | | | | | |
|---|---|--------------------------------------|---|---|---|---|---|
| NET DEVELOPABLE SITE AREA | | 10.16 Ha | | | | | |
| DEVELOPMENT SCENARI | 0 | Brownfield | (Greenfield, Bro | ownfield or Res | idual) | | |
| UNIT NUMBERS | | 969 | Total Units | | | | |
| Affordable Proportion % | 30% | 291 | Affordable Uni | ts | | | |
| Affordable Mix | 25% | Intermediate | 40% | Social Rent | 35% | Affordable Ren | t |
| Development Floorspace | | 47645 | Sqm GIA Mark | et Housing | 20,419 | Sqm GIA Afford | able Housing |
| DEVELOPMENT VALUE | | | - | | | • | Totals |
| Total Housing Sales Area | Apartments | 59901 | sqm | | | | |
| (ie Net Floorspace) | Houses | 8163 | sqm | | | | |
| MARKET HOUSES | Area | | Sales Value | | | | |
| Apartments | 41930.7 | sqm | | £ per sqm | | £153,047,055 | |
| Houses | 5714.1 | sqm | 3350 | £ per sqm | | £19,142,235 | |
| AFFORDABLE HOUSING | | | | | Total Marke | t Housing Value | £172,189,290 |
| Intermediate Houses | 70% | of Open Marke | t Value | | | | |
| Apartments | 4493 | sqm | 2555 | £ per sqm | | £11,478,529 | |
| Houses | | sqm | | £ per sqm | | £1,435,668 | |
| | | • | | Total Interm | ediate Affordable | e Housing Value | £12,914,197 |
| Social Rent Houses | 40% | of Open Marke | t Value | | | | , , , |
| Apartments | 7188 | sam | 1460 | £ per sgm | | £10,494,655 | |
| Houses | | sqm | | £ per sqm | | £1.312.610 | |
| | | | | | al Rent Affordable | ,- , | £11,807,266 |
| Affordable Rent Houses | 50% | of Open Marke | t Value | | | | , |
| Apartments | 6290 | sam | 1825 | £ per sqm | | £11,478,529 | |
| Houses | | sqm | | £ per sqm | | £1,435,668 | |
| | | | | Tota | al Affordable Ren | t Housing Value | £12,914,197 |
| | | | | • | Total Develop | oment Value | £209,824,949 |
| | | | | | | | |
| DEVELOPMENT COSTS | | | | | | | |
| DEVELOPMENT COSTS LAND COSTS | Net Site Area | Mark | et Housing Land | | Afford | able Housing Lan | nd Area |
| | | | et Housing Land 7.11 | Area | Afford | able Housing Lar | |
| | Net Site Area | | | Area | Afford | | |
| | Net Site Area | На | | Area Ha | Afforda arket Land Value | 3.05 | |
| LAND COSTS | Net Site Area 10.16 £1,235,471 | На | | Area Ha Total Ma | | 3.05 | |
| LAND COSTS Market Hsg Land Value | Net Site Area 10.16 £1,235,471 | Ha per Ha | | Area Ha Total Ma | arket Land Value | 3.05 £8,786,666 | На |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value | Net Site Area 10.16 £1,235,471 | Ha per Ha per Ha | | Area Ha Total Ma | arket Land Value f Hsg Land Value Stamp Duty | 3.05 £8,786,666 £0 | Ha £439,333 |
| LAND COSTS Market Hsg Land Value | Net Site Area 10.16 £1,235,471 | Ha per Ha per Ha | 7.11 | Area Ha Total Ma | arket Land Value f Hsg Land Value Stamp Duty | £8,786,666 £0 | Ha £439,333 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS | Net Site Area 10.16 £1,235,471 £0 | Ha per Ha per Ha 5.0% | 7.11 SDLT Rate | Area Ha Total Ma Total Af | arket Land Value f Hsg Land Value Stamp Duty | 3.05 £8,786,666 £0 Land Tax | На |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value | Net Site Area 10.16 £1,235,471 £0 70683.18 | per Ha per Ha 5.0% | 7.11 SDLT Rate | Area Ha Total Ma Total Af | arket Land Value f Hsg Land Value Stamp Duty | 3.05 £8,786,666 £0 Land Tax £al Land Cost | Ha £439,333 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments | Net Site Area 10.16 £1,235,471 £0 | per Ha per Ha 5.0% | 7.11 SDLT Rate | Area Ha Total Ma Total Af | arket Land Value f Hsg Land Value Stamp Duty Tot | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate | Area Ha Total Ma Total Af | arket Land Value f Hsg Land Value Stamp Duty Tot | 3.05 £8,786,666 £0 Land Tax £al Land Cost | Ha £439,333 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 | Area Ha Total Mi Total Af | arket Land Value f Hsg Land Value Stamp Duty Tot | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 | Area Ha Total Ma Total Af £ per sqm £ per sqm | arket Land Value f Hsg Land Value Stamp Duty Tot | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 11332000 8.0% | Area Ha Total Ma Total Af £ per sqm £ per sqm £ of Construction | arket Land Value f Hsg Land Value Stamp Duty Tot Total Const | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% | Area Ha Total Ma Total Af £ per sqm £ per sqm £ of Construction of Gross Devel | arket Land Value f Hsg Land Value Stamp Duty Tot Total Const n Cost opment Value | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 £1,049,125 |
| LAND COSTS Market Hsg Land Value Affordable Hsg Land Value CONSTRUCTION COSTS Apartments Houses FEES, FINANCE & ANCILL Abnormal Costs Professional Fees Legal Fees Statutory Fees | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% | Area Ha Total Ma Total Af f per sqm f per sqm f of Construction of Gross Devel of Construction | arket Land Value f Hsg Land Value Stamp Duty Tot Total Const n Cost opment Value n Cost | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 £1,049,125 £1,446,177 |
| LAND COSTS 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 | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% 2.0% | Area Ha Total Ma Total Af f per sqm f per sqm f of Construction of Gross Devel of Construction of Market Unit | Total Const n Cost opment Value | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 £1,049,125 £1,446,177 £3,443,786 |
| LAND COSTS 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 | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% 2.0% 5.0% | Area Ha Total Ma Total Af f per sqm f per sqm f of Construction of Gross Devel of Construction of Market Unit of Construction | Total Const n Cost opment Value | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 £1,049,125 £1,446,177 £3,443,786 £7,666,015 |
| LAND COSTS 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 | Net Site Area 10.16 £1,235,471 £0 70683.18 8163 | per Ha per Ha 5.0% | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% 2.0% 5.0% 0 | Area Ha Total Ma Total Af f per sqm f per sqm f of Construction of Gross Devel of Construction of Market Unit of Construction f per unit | Total Const n Cost opment Value stawp Duty | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 £1,049,125 £1,446,177 £3,443,786 £7,666,015 £10,643,828 |
| LAND COSTS 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 10.16 £1,235,471 £0 70683.18 8163 ARY COSTS | per Ha per Ha 5.0% sqm sqm | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% 2.0% 5.0% 0 | Area Ha Total Ma Total Af f per sqm f per sqm f of Construction of Gross Devel of Construction of Market Unit of Construction f per unit f per sqm Mar | Total Const n Cost opment Value n Cost st Value n Cost cs Value n Cost | 3.05 £8,786,666 £0 Land Tax £122,352,585 £9,118,071 Eruction Cost | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 £1,049,125 £1,446,177 £3,443,786 £7,666,015 £10,643,828 £0 |
| 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 10.16 £1,235,471 £0 70683.18 8163 ARY COSTS | per Ha per Ha 5.0% sqm sqm | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% 2.0% 5.0% 0 | Area Ha Total Ma Total Af f per sqm f per sqm f of Construction of Gross Devel of Construction of Market Unit of Construction f per unit f per sqm Mar | Total Const n Cost opment Value n Cost st Value n Cost cs Value n Cost | 3.05 £8,786,666 £0 Land Tax £al Land Cost £122,352,585 £9,118,071 | £439,333 £8,786,666 £131,470,656 £11,332,000 £10,517,652 £1,049,125 £1,446,177 £3,443,786 £7,666,015 £10,643,828 £0 £7,617,014 |
| 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 10.16 £1,235,471 £0 70683.18 8163 ARY COSTS 5.0% 1.0% | per Ha per Ha 5.0% sqm sqm | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% 2.0% 5.0% 0 Month Constru | f per sqm f per sqm f of Construction of Gross Devel of Construction of Market Unit of Construction f per unit f per sqm Mar ction | Total Const Cost copment Value Cost cost cost cost cost cost cost cost c | 3.05 £8,786,666 £0 Land Tax £122,352,585 £9,118,071 Eruction Cost | £439,333 £8,786,666 £11,332,000 £10,517,652 £1,049,125 £1,446,177 £3,443,786 £7,666,015 £10,643,828 £0 £7,617,014 £1,684,854 |
| 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 10.16 £1,235,471 £0 70683.18 8163 ARY COSTS | per Ha per Ha 5.0% sqm sqm | 7.11 SDLT Rate 1731 1117 11332000 8.0% 0.5% 1.1% 2.0% 5.0% 0 | Area Ha Total Ma Total Af f per sqm f per sqm f of Construction of Gross Devel of Construction of Market Unit of Construction f per unit f per sqm Mar | Total Const Cost copment Value Cost cost cost cost cost cost cost cost c | 3.05 £8,786,666 £0 Land Tax £122,352,585 £9,118,071 Eruction Cost | £439,333 £8,786,666 £11,332,000 £10,517,652 £1,049,125 £1,446,177 £3,443,786 £7,666,015 £10,643,828 £0 |
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