



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/ Charging Zone	Proportion %	Tenure Mix %		
		Intermediate	Social Rent	Affordable Rent
Districtwide	30%	25%	35%	40%

% Open Market Value	70%	40%	50%
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Housing Type & Size

Apartments	66	sqm
2 bed houses	77	sqm
3 Bed houses	93	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

Gross : Net

1.18

Construction Cost Sqm

Apartments	1246	sqm
2 bed houses	1117	sqm
3 Bed houses	1117	sqm
4 bed houses	1117	sqm
5 bed house	1117	sqm

Sales Values

Sub Market/Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Districtwide	3500	3350	3300	3300	3300

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	1200	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee	1.0%	Cost
Development Profit	Market Hsg	20.0% of GDV
	Aff Hsg	6.0% of GDV
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	4 Bed House	
Unit Numbers		Apartments
		2 bed houses
		3 Bed houses
	1	4 bed houses
		5 bed house

Residential Scenario 2

Title	3 Bed House	
Unit Numbers		Apartments
		2 bed houses
	1	3 Bed houses
		4 bed houses
		5 bed house

Residential Scenario 3

Title	2 Bed House	
Unit Numbers		Apartments
		2 bed houses
	1	3 Bed houses
		4 bed houses
		5 bed house

Residential Scenario 4

Title	Two Apartments	
Unit Numbers	2	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

Residential Scenario 5

Title	One Apartment	
Unit Numbers	1	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha		Zone 1
4 Bed House		3650108
3 Bed House		3960367
2 Bed House		3960367
Two Apartments		6261233
One Apartment		6261233
Existing Use Values		
Brownfield Existing Use Value per Ha		620000
Greenfield Existing Use Value per Ha		22000
Land Value Uplift Split		50%
Affordable Housing Land Value		
Proportion of 2 Bed OMV Plot		70%

Density per Ha				
Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

4 Bed House	3 Bed House	2 Bed House	Two Apartments	One Apartment
£453	£412	£412	£209	£209
£322	£285	£285	£267	£145



Residential Viability Appraisal

DEVELOPMENT SCENARIO	4 Bed House	Apartment	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	1
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0
Development Floorspace	84 Sqm Market Housing	Affordable Units	35%
		Social Rent	40%
		Affordable Rent	
		23 Sqm Affordable Housing	

Development Value

Market Houses					
0 Apartments	66 sqm	3500	£ per sqm		£0
0 2 bed houses	77 sqm	3350	£ per sqm		£0
0 3 Bed houses	93 sqm	3300	£ per sqm		£0
1 4 bed houses	120 sqm	3300	£ per sqm		£277,200
0 5 bed house	150 sqm	3300	£ per sqm		£0

Intermediate Houses	70%	Open Market Value		
0 Apartments	66 sqm	2450	£ per sqm	£3,638
0 2 Bed house	77 sqm	2345	£ per sqm	£6,771
0 3 Bed House	93 sqm	2310	£ per sqm	£3,222

Social Rent Houses	40%	Open Market Value		
0 Apartments	66 sqm	1400	£ per sqm	£2,911
0 2 Bed house	77 sqm	1340	£ per sqm	£5,417
0 3 Bed House	93 sqm	1320	£ per sqm	£2,578

Affordable Rent Houses	50%	Open Market Value		
0 Apartments	66 sqm	1750	£ per sqm	£4,158
0 2 Bed house	77 sqm	1675	£ per sqm	£7,739
0 3 Bed House	93 sqm	1650	£ per sqm	£3,683

1 Total Units				
Development Value				£317,317

Development Costs

Land					
0 Apartments	0 Plots	18361	£ per plot		£0
2 Bed House	0 Plots	45901	£ per plot		£0
3 Bed House	0 Plots	52459	£ per plot		£0
4 Bed House	1 Plots	73442	£ per plot		£51,410
5 Bed House	0 Plots	91803	£ per plot		£0
Stamp Duty Land Tax		1.0%			£514

Construction					
0 Apartments	66 sqm	1246	£ per sqm	1.18	£8,733
0 2B Houses	77 sqm	1117	£ per sqm		£12,901
0 3B Houses	93 sqm	1117	£ per sqm		£6,233
1 4B Houses	120 sqm	1117	£ per sqm		£93,828
0 5B Houses	150 sqm	1117	£ per sqm		£0
1 Total sqm	108				

Additional Affordable Housing Land Cost		32131	per plot		£9,639
Professional Fees		8.0%	Build Cost		£9,736
Legal Fees		0.5%	GDV		£1,587
Statutory Fees		1.1%	Build Cost		£1,339
Sales/Marketing Costs		2.0%	Market Units Value		£5,544
Contingencies		5.0%	Build Cost		£6,567
Planning Obligations		1200	£ per Market Unit		£1,200
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			£2,080
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
					£57,847

Total Cost					£279,305
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POTENTIAL MARGIN FOR CIL	£38,011
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£453



Residential Viability Appraisal

DEVELOPMENT SCENARIO	4 Bed House	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	1
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0
Development Floorspace	84 Sqm Market Housing	Affordable Units	35%
		Social Rent	40%
		Affordable Rent	
		23 Sqm Affordable Housing	

Development Value

Market Houses					
0 Apartments	66 sqm	3500	£ per sqm		£0
0 2 bed houses	77 sqm	3350	£ per sqm		£0
0 3 Bed houses	93 sqm	3300	£ per sqm		£0
1 4 bed houses	120 sqm	3300	£ per sqm		£277,200
0 5 bed house	150 sqm	3300	£ per sqm		£0

Intermediate Houses	70%	Open Market Value		
0 Apartments	66 sqm	2450	£ per sqm	£3,638
0 2 Bed house	77 sqm	2345	£ per sqm	£6,771
0 3 Bed House	93 sqm	2310	£ per sqm	£3,222

Social Rent Houses	40%	Open Market Value		
0 Apartments	66 sqm	1400	£ per sqm	£2,911
0 2 Bed house	77 sqm	1340	£ per sqm	£5,417
0 3 Bed House	93 sqm	1320	£ per sqm	£2,578

Affordable Rent Houses	50%	Open Market Value		
0 Apartments	66 sqm	1750	£ per sqm	£4,158
0 2 Bed house	77 sqm	1675	£ per sqm	£7,739
0 3 Bed House	93 sqm	1650	£ per sqm	£3,683

1 Total Units				
Development Value				£317,317

Development Costs

Land					
0 Apartments	0 Plots	21351	£ per plot		£0
2 Bed House	0 Plots	53376	£ per plot		£0
3 Bed House	0 Plots	61002	£ per plot		£0
4 Bed House	1 Plots	85402	£ per plot		£59,782
5 Bed House	0 Plots	106753	£ per plot		£0
Stamp Duty Land Tax		0			£598

Construction					
0 Apartments	66 sqm	1246	£ per sqm	1.18 Gross/Net	£8,733
0 2B Houses	77 sqm	1117	£ per sqm		£12,901
0 3B Houses	93 sqm	1117	£ per sqm		£6,233
1 4B Houses	120 sqm	1117	£ per sqm		£93,828
0 5B Houses	150 sqm	1117	£ per sqm		£0
1 Total sqm	108				

Additional Affordable Housing Land Cost		37363	per plot		£11,209
Professional Fees		8.0%	Build Cost		£9,736
Legal Fees		0.5%	GDV		£1,587
Statutory Fees		1.1%	Build Cost		£1,339
Sales/Marketing Costs		2.0%	Market Units Value		£5,544
Contingencies		5.0%	Build Cost		£6,645
Planning Obligations		1200	£ per Market Unit		£1,200
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			£2,181
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
					£57,847

Total Cost					£290,232
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POTENTIAL MARGIN FOR CIL		£27,085
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£322
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	4 Bed House	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS	1 Units	4 bed houses	1
	0.04	5 bed house	0
	Site Area		

Development Floorspace 120 Sqm Market Housing

Development Value

Market Houses					
0 Apartments	66 sqm	3500	£ per sqm		£0
0 2 bed houses	77 sqm	3350	£ per sqm		£0
0 3 Bed houses	93 sqm	3300	£ per sqm		£0
1 4 bed houses	120 sqm	3300	£ per sqm		£396,000
0 5 bed house	150 sqm	3300	£ per sqm		£0

Intermediate Houses	70%	Open Market Value			
0 Apartments	66 sqm	2450	£ per sqm		£0
0 2 Bed house	77 sqm	2345	£ per sqm		£0
0 3 Bed House	93 sqm	2310	£ per sqm		£0

Social Rent Houses	40%	Open Market Value			
0 Apartments	66 sqm	1400	£ per sqm		£0
0 2 Bed house	77 sqm	1340	£ per sqm		£0
0 3 Bed House	93 sqm	1320	£ per sqm		£0

Affordable Rent Houses	50%	Open Market Value			
0 Apartments	66 sqm	1750	£ per sqm		£0
0 2 Bed house	77 sqm	1675	£ per sqm		£0
0 3 Bed House	93 sqm	1650	£ per sqm		£0

1 Total Units					
Development Value					£396,000

Development Costs

Land	Apartments				
	2 Bed House				
	3 Bed House				
	4 Bed House				
	5 Bed House				

Construction					
0 Apartments	66 sqm	1246	£ per sqm	1.18	Gross/Net £0
0 2B Houses	77 sqm	1117	£ per sqm		£0
0 3B Houses	93 sqm	1117	£ per sqm		£0
1 4B Houses	120 sqm	1117	£ per sqm		£134,040
0 5B Houses	150 sqm	1117	£ per sqm		£0
1	120 Total sqm				

Professional Fees		8.0%	Build Cost		£10,723
Legal Fees		0.5%	GDV		£1,980
Statutory Fees		1.1%	Build Cost		£1,474
Sales/Marketing Costs		2.0%	Market Units Value		£7,920
Contingencies		5.0%	Build Cost		£6,702
Interest	5.0%	12	Month Build	6	Mth Sale Void £6,328
Arrangement Fee	1.0%		Cost		£1,628
Development Profit	Market Hsg	20.0%	of GDV		£79,200

Total Cost					£249,996
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GROSS RESIDUAL LAND VALUE	£146,004
GROSS RESIDUAL LAND VALUE PER HA	£3,650,108



Residential Viability Appraisal

DEVELOPMENT SCENARIO	3 Bed House	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	1
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0
Development Floorspace	65 Sqm Market Housing	Affordable Units	35%
		Social Rent	40%
		Affordable Rent	
		23 Sqm Affordable Housing	

Development Value				
Market Houses				
0	Apartments	66 sqm	3500 £ per sqm	£0
0	2 bed houses	77 sqm	3350 £ per sqm	£0
1	3 Bed houses	93 sqm	3300 £ per sqm	£214,830
0	4 bed houses	120 sqm	3300 £ per sqm	£0
0	5 bed house	150 sqm	3300 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	2450 £ per sqm	£3,638
0	2 Bed house	77 sqm	2345 £ per sqm	£6,771
0	3 Bed House	93 sqm	2310 £ per sqm	£3,222
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1400 £ per sqm	£2,911
0	2 Bed house	77 sqm	1340 £ per sqm	£5,417
0	3 Bed House	93 sqm	1320 £ per sqm	£2,578
Affordable Rent Houses				
		50% Open Market Value		
0	Apartments	66 sqm	1750 £ per sqm	£4,158
0	2 Bed house	77 sqm	1675 £ per sqm	£7,739
0	3 Bed House	93 sqm	1650 £ per sqm	£3,683
1	Total Units			
Development Value				£254,947

Development Costs				
Land				
	Apartments	0 Plots	19912 £ per plot	£0
	2 Bed House	0 Plots	49780 £ per plot	£0
	3 Bed House	1 Plots	56891 £ per plot	£39,824
	4 Bed House	0 Plots	79647 £ per plot	£0
	5 Bed House	0 Plots	99559 £ per plot	£0
Stamp Duty Land Tax				£398
Construction				
0	Apartments	66 sqm	1246 £ per sqm	£8,733
0	2B Houses	77 sqm	1117 £ per sqm	£12,901
1	3B Houses	93 sqm	1117 £ per sqm	£78,950
0	4B Houses	120 sqm	1117 £ per sqm	£0
0	5B Houses	150 sqm	1117 £ per sqm	£0
1	Total sqm	89		
Additional Affordable Housing Land Cost				£10,454
Professional Fees				£8,047
Legal Fees				£1,275
Statutory Fees				£1,106
Sales/Marketing Costs				£4,297
Contingencies				£5,552
Planning Obligations				£1,200
Interest				£8,275
Arrangement Fee				£1,715
Development Profit				£45,373
Total Cost				£228,100

POTENTIAL MARGIN FOR CIL	£26,847
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£412



Residential Viability Appraisal

DEVELOPMENT SCENARIO	3 Bed House	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	1
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0
Development Floorspace	65 Sqm Market Housing	Affordable Units	35%
		Social Rent	40%
		Affordable Rent	
		23 Sqm Affordable Housing	

Development Value

Market Houses					
0 Apartments	66 sqm	3500	£ per sqm		£0
0 2 bed houses	77 sqm	3350	£ per sqm		£0
1 3 Bed houses	93 sqm	3300	£ per sqm		£214,830
0 4 bed houses	120 sqm	3300	£ per sqm		£0
0 5 bed house	150 sqm	3300	£ per sqm		£0

Intermediate Houses	70%	Open Market Value			
0 Apartments	66 sqm	2450	£ per sqm		£3,638
0 2 Bed house	77 sqm	2345	£ per sqm		£6,771
0 3 Bed House	93 sqm	2310	£ per sqm		£3,222

Social Rent Houses	40%	Open Market Value			
0 Apartments	66 sqm	1400	£ per sqm		£2,911
0 2 Bed house	77 sqm	1340	£ per sqm		£5,417
0 3 Bed House	93 sqm	1320	£ per sqm		£2,578

Affordable Rent Houses	50%	Open Market Value			
0 Apartments	66 sqm	1750	£ per sqm		£4,158
0 2 Bed house	77 sqm	1675	£ per sqm		£7,739
0 3 Bed House	93 sqm	1650	£ per sqm		£3,683

1 Total Units					
Development Value					£254,947

Development Costs

Land					
0 Apartments	0 Plots	22902	£ per plot		£0
2 Bed House	0 Plots	57255	£ per plot		£0
3 Bed House	1 Plots	65434	£ per plot		£45,804
4 Bed House	0 Plots	91607	£ per plot		£0
5 Bed House	0 Plots	114509	£ per plot		£0
Stamp Duty Land Tax		0			£458

Construction

0 Apartments	66 sqm	1246	£ per sqm	1.18	Gross/Net	£8,733
0 2B Houses	77 sqm	1117	£ per sqm			£12,901
1 3B Houses	93 sqm	1117	£ per sqm			£78,950
0 4B Houses	120 sqm	1117	£ per sqm			£0
0 5B Houses	150 sqm	1117	£ per sqm			£0
1	89 Total sqm					

Additional Affordable Housing Land Cost		40078	per plot			£12,023
Professional Fees		8.0%	Build Cost			£8,047
Legal Fees		0.5%	GDV			£1,275
Statutory Fees		1.1%	Build Cost			£1,106
Sales/Marketing Costs		2.0%	Market Units Value			£4,297
Contingencies		5.0%	Build Cost			£5,630
Planning Obligations		1200	£ per Market Unit			£1,200
Interest	5.0%	12	Month Build	6	Mth Sale Void	£8,809
Arrangement Fee	1.0%	Cost				£1,792
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
						£45,373

Total Cost						£236,398
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POTENTIAL MARGIN FOR CIL						£18,548
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING						£285
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	3 Bed House	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	1
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
	0.03	5 bed house	0
	Site Area		

Development Floorspace 93 Sqm Market Housing

Development Value

Market Houses					
0 Apartments	66 sqm	3500	£ per sqm		£0
0 2 bed houses	77 sqm	3350	£ per sqm		£0
1 3 Bed houses	93 sqm	3300	£ per sqm		£306,900
0 4 bed houses	120 sqm	3300	£ per sqm		£0
0 5 bed house	150 sqm	3300	£ per sqm		£0
Intermediate Houses	70% Open Market Value				
0 Apartments	66 sqm	2450	£ per sqm		£0
0 2 Bed house	77 sqm	2345	£ per sqm		£0
0 3 Bed House	93 sqm	2310	£ per sqm		£0
Social Rent Houses	40% Open Market Value				
0 Apartments	66 sqm	1400	£ per sqm		£0
0 2 Bed house	77 sqm	1340	£ per sqm		£0
0 3 Bed House	93 sqm	1320	£ per sqm		£0
Affordable Rent Houses	50% Open Market Value				
0 Apartments	66 sqm	1750	£ per sqm		£0
0 2 Bed house	77 sqm	1675	£ per sqm		£0
0 3 Bed House	93 sqm	1650	£ per sqm		£0
1 Total Units					
Development Value					£306,900

Development Costs

Construction					
0 Apartments	66 sqm	1246	£ per sqm	1.18 Gross/Net	£0
0 2B Houses	77 sqm	1117	£ per sqm		£0
1 3B Houses	93 sqm	1117	£ per sqm		£103,881
0 4B Houses	120 sqm	1117	£ per sqm		£0
0 5B Houses	150 sqm	1117	£ per sqm		£0
1	93 Total sqm				
Professional Fees		8.0%	Build Cost		£8,310
Legal Fees		0.5%	GDV		£1,535
Statutory Fees		1.1%	Build Cost		£1,143
Sales/Marketing Costs		2.0%	Market Units Value		£6,138
Contingencies		5.0%	Build Cost		£5,194
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%		Cost		£4,904
Development Profit	Market Hsg	20.0%	of GDV		£1,262
					£61,380
Total Cost					£193,747

GROSS RESIDUAL LAND VALUE	£113,153
GROSS RESIDUAL LAND VALUE PER HA	£3,960,367



Residential Viability Appraisal

DEVELOPMENT SCENARIO	2 Bed House	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	1
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0
Development Floorspace	65 Sqm Market Housing	Affordable Rent	40%
		Affordable Rent	23
		Sqm Affordable Housing	

Development Value				
Market Houses				
0	Apartments	66 sqm	3500 £ per sqm	£0
0	2 bed houses	77 sqm	3350 £ per sqm	£0
1	3 Bed houses	93 sqm	3300 £ per sqm	£214,830
0	4 bed houses	120 sqm	3300 £ per sqm	£0
0	5 bed house	150 sqm	3300 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	2450 £ per sqm	£3,638
0	2 Bed house	77 sqm	2345 £ per sqm	£6,771
0	3 Bed House	93 sqm	2310 £ per sqm	£3,222
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1400 £ per sqm	£2,911
0	2 Bed house	77 sqm	1340 £ per sqm	£5,417
0	3 Bed House	93 sqm	1320 £ per sqm	£2,578
Affordable Rent Houses				
		50% Open Market Value		
0	Apartments	66 sqm	1750 £ per sqm	£4,158
0	2 Bed house	77 sqm	1675 £ per sqm	£7,739
0	3 Bed House	93 sqm	1650 £ per sqm	£3,683
1	Total Units			
Development Value				£254,947

Development Costs				
Land				
	Apartments	0 Plots	19912 £ per plot	£0
	2 Bed House	0 Plots	49780 £ per plot	£0
	3 Bed House	1 Plots	56891 £ per plot	£39,824
	4 Bed House	0 Plots	79647 £ per plot	£0
	5 Bed House	0 Plots	99559 £ per plot	£0
Stamp Duty Land Tax				£398
Construction				
0	Apartments	66 sqm	1246 £ per sqm	£8,733
0	2B Houses	77 sqm	1117 £ per sqm	£12,901
1	3B Houses	93 sqm	1117 £ per sqm	£78,950
0	4B Houses	120 sqm	1117 £ per sqm	£0
0	5B Houses	150 sqm	1117 £ per sqm	£0
1	Total sqm	89		
Additional Affordable Housing Land Cost				£10,454
Professional Fees				£8,047
Legal Fees				£1,275
Statutory Fees				£1,106
Sales/Marketing Costs				£4,297
Contingencies				£5,552
Planning Obligations				£1,200
Interest				£8,275
Arrangement Fee				£1,715
Development Profit				£45,373
Total Cost				£228,100

POTENTIAL MARGIN FOR CIL	£26,847
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£412



Residential Viability Appraisal

DEVELOPMENT SCENARIO	2 Bed House	Apartment	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	1
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0
Development Floorspace	65 Sqm Market Housing	Social Rent	40%
		Affordable Rent	
		23 Sqm Affordable Housing	

Development Value				
Market Houses				
0	Apartment	66 sqm	3500 £ per sqm	£0
0	2 bed houses	77 sqm	3350 £ per sqm	£0
1	3 Bed houses	93 sqm	3300 £ per sqm	£214,830
0	4 bed houses	120 sqm	3300 £ per sqm	£0
0	5 bed house	150 sqm	3300 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartment	66 sqm	2450 £ per sqm	£3,638
0	2 Bed house	77 sqm	2345 £ per sqm	£6,771
0	3 Bed House	93 sqm	2310 £ per sqm	£3,222
Social Rent Houses				
		40% Open Market Value		
0	Apartment	66 sqm	1400 £ per sqm	£2,911
0	2 Bed house	77 sqm	1340 £ per sqm	£5,417
0	3 Bed House	93 sqm	1320 £ per sqm	£2,578
Affordable Rent Houses				
		50% Open Market Value		
0	Apartment	66 sqm	1750 £ per sqm	£4,158
0	2 Bed house	77 sqm	1675 £ per sqm	£7,739
0	3 Bed House	93 sqm	1650 £ per sqm	£3,683
1	Total Units			
Development Value				£254,947

Development Costs				
Land				
	Apartment	0 Plots	22902 £ per plot	£0
	2 Bed House	0 Plots	57255 £ per plot	£0
	3 Bed House	1 Plots	65434 £ per plot	£45,804
	4 Bed House	0 Plots	91607 £ per plot	£0
	5 Bed House	0 Plots	114509 £ per plot	£0
Stamp Duty Land Tax				£458
Construction				
0	Apartment	66 sqm	1246 £ per sqm	£8,733
0	2B Houses	77 sqm	1117 £ per sqm	£12,901
1	3B Houses	93 sqm	1117 £ per sqm	£78,950
0	4B Houses	120 sqm	1117 £ per sqm	£0
0	5B Houses	150 sqm	1117 £ per sqm	£0
1	Total sqm	89		
Additional Affordable Housing Land Cost				£12,023
Professional Fees				£8,047
Legal Fees				£1,275
Statutory Fees				£1,106
Sales/Marketing Costs				£4,297
Contingencies				£5,630
Planning Obligations				£1,200
Interest				£8,809
Arrangement Fee				£1,792
Development Profit				£45,373
Total Cost				£236,398

POTENTIAL MARGIN FOR CIL	£18,548
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£285



Residential Viability Appraisal

DEVELOPMENT SCENARIO	2 Bed House	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	1
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
	0.03	5 bed house	0
	Site Area		

Development Floorspace 93 Sqm Market Housing

Development Value

Market Houses					
0 Apartments	66 sqm	3500	£ per sqm		£0
0 2 bed houses	77 sqm	3350	£ per sqm		£0
1 3 Bed houses	93 sqm	3300	£ per sqm		£306,900
0 4 bed houses	120 sqm	3300	£ per sqm		£0
0 5 bed house	150 sqm	3300	£ per sqm		£0
Intermediate Houses	70% Open Market Value				
0 Apartments	66 sqm	2450	£ per sqm		£0
0 2 Bed house	77 sqm	2345	£ per sqm		£0
0 3 Bed House	93 sqm	2310	£ per sqm		£0
Social Rent Houses	40% Open Market Value				
0 Apartments	66 sqm	1400	£ per sqm		£0
0 2 Bed house	77 sqm	1340	£ per sqm		£0
0 3 Bed House	93 sqm	1320	£ per sqm		£0
Affordable Rent Houses	50% Open Market Value				
0 Apartments	66 sqm	1750	£ per sqm		£0
0 2 Bed house	77 sqm	1675	£ per sqm		£0
0 3 Bed House	93 sqm	1650	£ per sqm		£0
1 Total Units					
Development Value					£306,900

Development Costs

Construction					
0 Apartments	66 sqm	1246	£ per sqm	1.18 Gross/Net	£0
0 2B Houses	77 sqm	1117	£ per sqm		£0
1 3B Houses	93 sqm	1117	£ per sqm		£103,881
0 4B Houses	120 sqm	1117	£ per sqm		£0
0 5B Houses	150 sqm	1117	£ per sqm		£0
1 Total sqm	93				
Professional Fees		8.0%	Build Cost		£8,310
Legal Fees		0.5%	GDV		£1,535
Statutory Fees		1.1%	Build Cost		£1,143
Sales/Marketing Costs		2.0%	Market Units Value		£6,138
Contingencies		5.0%	Build Cost		£5,194
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%		Cost		£4,904
Development Profit	Market Hsg	20.0%	of GDV		£1,262
					£61,380
Total Cost					£193,747

GROSS RESIDUAL LAND VALUE	£113,153
GROSS RESIDUAL LAND VALUE PER HA	£3,960,367



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Two Apartments	Apartments	2
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS	2 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	1 Affordable Units	
Development Floorspace	Intermediate 92 Sqm Market Housing	Social Rent 40%	Affordable Rent
		40	Sqm Affordable Housing

Development Value				
Market Houses				
1	Apartments	66 sqm	3500 £ per sqm	£323,400
0	2 bed houses	77 sqm	3350 £ per sqm	£0
0	3 Bed houses	93 sqm	3300 £ per sqm	£0
0	4 bed houses	120 sqm	3300 £ per sqm	£0
0	5 bed house	150 sqm	3300 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	2450 £ per sqm	£24,255
0	2 Bed house	77 sqm	2345 £ per sqm	£0
0	3 Bed House	93 sqm	2310 £ per sqm	£0
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1400 £ per sqm	£19,404
0	2 Bed house	77 sqm	1340 £ per sqm	£0
0	3 Bed House	93 sqm	1320 £ per sqm	£0
Affordable Rent Houses				
		50% Open Market Value		
0	Apartments	66 sqm	1750 £ per sqm	£27,720
0	2 Bed house	77 sqm	1675 £ per sqm	£0
0	3 Bed House	93 sqm	1650 £ per sqm	£0
2	Total Units			
Development Value				£394,779

Development Costs				
Land				
	Apartments	1 Plots	31416 £ per plot	£43,983
	2 Bed House	0 Plots	78540 £ per plot	£0
	3 Bed House	0 Plots	89760 £ per plot	£0
	4 Bed House	0 Plots	125665 £ per plot	£0
	5 Bed House	0 Plots	157081 £ per plot	£0
Stamp Duty Land Tax			1.0%	£440
Construction				
2	Apartments	66 sqm	1246 £ per sqm	£194,077
0	2B Houses	77 sqm	1117 £ per sqm	£0
0	3B Houses	93 sqm	1117 £ per sqm	£0
0	4B Houses	120 sqm	1117 £ per sqm	£0
0	5B Houses	150 sqm	1117 £ per sqm	£0
2	Total sqm	156		
Additional Affordable Housing Land Cost			21991 per plot	£13,195
Professional Fees			8.0% Build Cost	£15,526
Legal Fees			0.5% GDV	£1,974
Statutory Fees			1.1% Build Cost	£2,135
Sales/Marketing Costs			2.0% Market Units Value	£6,468
Contingencies			5.0% Build Cost	£10,364
Planning Obligations			1200 £ per Market Unit	£2,400
Interest			5.0% 12 Month Build	£13,017
Arrangement Fee			1.0% Cost	£2,882
Development Profit			Market Hsg 20.0% of GDV	£68,963
			Aff Hsg 6.0% of GDV	
Total Cost				£375,422

POTENTIAL MARGIN FOR CIL	£19,357
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£209



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Two Apartments	Apartments	2
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS	2 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	1 Affordable Units	
Development Floorspace	Intermediate 92 Sqm Market Housing	Social Rent 40%	Affordable Rent
		46 Sqm Affordable Housing	

Development Value				
Market Houses				
1	Apartments	66 sqm	3500 £ per sqm	£323,400
0	2 bed houses	77 sqm	3350 £ per sqm	£0
0	3 Bed houses	93 sqm	3300 £ per sqm	£0
0	4 bed houses	120 sqm	3300 £ per sqm	£0
0	5 bed house	150 sqm	3300 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	2450 £ per sqm	£7,277
0	2 Bed house	77 sqm	2345 £ per sqm	£13,542
0	3 Bed House	93 sqm	2310 £ per sqm	£6,445
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1400 £ per sqm	£5,821
0	2 Bed house	77 sqm	1340 £ per sqm	£10,834
0	3 Bed House	93 sqm	1320 £ per sqm	£5,156
Affordable Rent Houses				
		50% Open Market Value		
0	Apartments	66 sqm	1750 £ per sqm	£8,316
0	2 Bed house	77 sqm	1675 £ per sqm	£15,477
0	3 Bed House	93 sqm	1650 £ per sqm	£7,366
2	Total Units			
Development Value				£403,633

Development Costs				
Land				
	Apartments	1 Plots	34406 £ per plot	£48,169
	2 Bed House	0 Plots	86015 £ per plot	£0
	3 Bed House	0 Plots	98303 £ per plot	£0
	4 Bed House	0 Plots	137625 £ per plot	£0
	5 Bed House	0 Plots	172031 £ per plot	£0
Stamp Duty Land Tax				£482
Construction				
2	Apartments	66 sqm	1246 £ per sqm	£153,321
0	2B Houses	77 sqm	1117 £ per sqm	£25,803
0	3B Houses	93 sqm	1117 £ per sqm	£12,466
0	4B Houses	120 sqm	1117 £ per sqm	£0
0	5B Houses	150 sqm	1117 £ per sqm	£0
2	Total sqm	157		
Additional Affordable Housing Land Cost				£14,451
Professional Fees				£15,327
Legal Fees				£2,018
Statutory Fees				£2,107
Sales/Marketing Costs				£6,468
Contingencies				£10,302
Planning Obligations				£2,400
Interest				£13,288
Arrangement Fee				£2,909
Development Profit				£69,494
Total Cost				£379,004

POTENTIAL MARGIN FOR CIL	£24,629
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£267



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Two Apartments	Apartments	2
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	0
DEVELOPMENT DETAILS	2 Total Units	4 bed houses	0
	0.02 Site Area	5 bed house	0

Development Floorspace 132 Sqm Market Housing

Development Value

Market Houses					
2 Apartments	66 sqm	3500	£ per sqm		£462,000
0 2 bed houses	77 sqm	3350	£ per sqm		£0
0 3 Bed houses	93 sqm	3300	£ per sqm		£0
0 4 bed houses	120 sqm	3300	£ per sqm		£0
0 5 bed house	150 sqm	3300	£ per sqm		£0
Intermediate Houses	70% Open Market Value				
0 Apartments	66 sqm	2450	£ per sqm		£0
0 2 Bed house	77 sqm	2345	£ per sqm		£0
0 3 Bed House	93 sqm	2310	£ per sqm		£0
Social Rent Houses	40% Open Market Value				
0 Apartments	66 sqm	1400	£ per sqm		£0
0 2 Bed house	77 sqm	1340	£ per sqm		£0
0 3 Bed House	93 sqm	1320	£ per sqm		£0
Affordable Rent Houses	50% Open Market Value				
0 Apartments	66 sqm	1750	£ per sqm		£0
0 2 Bed house	77 sqm	1675	£ per sqm		£0
0 3 Bed House	93 sqm	1650	£ per sqm		£0
2 Total Units					
Development Value					£462,000

Development Costs

Construction					
2 Apartments	66 sqm	1246	£ per sqm	1.18 Gross/Net	£194,077
0 2B Houses	77 sqm	1117	£ per sqm		£0
0 3B Houses	93 sqm	1117	£ per sqm		£0
0 4B Houses	120 sqm	1117	£ per sqm		£0
0 5B Houses	150 sqm	1117	£ per sqm		£0
2	156 Total sqm				
Professional Fees		8.0%	Build Cost		£15,526
Legal Fees		0.5%	GDV		£2,310
Statutory Fees		1.1%	Build Cost		£2,135
Sales/Marketing Costs		2.0%	Market Units Value		£9,240
Contingencies		5.0%	Build Cost		£9,704
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%		Cost		£9,054
Development Profit	Market Hsg	20.0%	of GDV		£2,330
					£92,400
Total Cost					£336,775

GROSS RESIDUAL LAND VALUE	£125,225
GROSS RESIDUAL LAND VALUE PER HA	£6,261,233



Residential Viability Appraisal

DEVELOPMENT SCENARIO	One Apartment	Apartments	1
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0 Affordable Units
Development Floorspace	46 Sqm Market Housing	Social Rent	40%
		Affordable Rent	
		20 Sqm Affordable Housing	

Development Value				
Market Houses				
1	Apartments	66 sqm	3500 £ per sqm	£161,700
0	2 bed houses	77 sqm	3350 £ per sqm	£0
0	3 Bed houses	93 sqm	3300 £ per sqm	£0
0	4 bed houses	120 sqm	3300 £ per sqm	£0
0	5 bed house	150 sqm	3300 £ per sqm	£0
Intermediate Houses				
		70% Open Market Value		
0	Apartments	66 sqm	2450 £ per sqm	£12,128
	2 Bed house	77 sqm	2345 £ per sqm	£0
	3 Bed House	93 sqm	2310 £ per sqm	£0
Social Rent Houses				
		40% Open Market Value		
0	Apartments	66 sqm	1400 £ per sqm	£9,702
0	2 Bed house	77 sqm	1340 £ per sqm	£0
0	3 Bed House	93 sqm	1320 £ per sqm	£0
Affordable Rent Houses				
		50% Open Market Value		
0	Apartments	66 sqm	1750 £ per sqm	£13,860
0	2 Bed house	77 sqm	1675 £ per sqm	£0
0	3 Bed House	93 sqm	1650 £ per sqm	£0
1	Total Units			
Development Value				£197,390

Development Costs				
Land				
	Apartments	1 Plots	31416 £ per plot	£21,991
	2 Bed House	0 Plots	78540 £ per plot	£0
	3 Bed House	0 Plots	89760 £ per plot	£0
	4 Bed House	0 Plots	125665 £ per plot	£0
	5 Bed House	0 Plots	157081 £ per plot	£0
Stamp Duty Land Tax				£220
Construction				
1	Apartments	66 sqm	1246 £ per sqm	£97,038
0	2B Houses	77 sqm	1117 £ per sqm	£0
0	3B Houses	93 sqm	1117 £ per sqm	£0
0	4B Houses	120 sqm	1117 £ per sqm	£0
0	5B Houses	150 sqm	1117 £ per sqm	£0
1	Total sqm	78		
Additional Affordable Housing Land Cost				£6,597
Professional Fees				£7,763
Legal Fees				£987
Statutory Fees				£1,067
Sales/Marketing Costs				£3,234
Contingencies				£5,182
Planning Obligations				£1,200
Interest				£6,508
Arrangement Fee				£1,441
Development Profit				£34,481
Total Cost				£187,711

POTENTIAL MARGIN FOR CIL	£9,679
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£209



Residential Viability Appraisal

DEVELOPMENT SCENARIO	One Apartment	Apartments	1
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Districtwide	3 Bed houses	0
DEVELOPMENT DETAILS	1 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	25%	Intermediate	0 Affordable Units
Development Floorspace	46 Sqm Market Housing	Social Rent	40%
		Affordable Rent	
		20 Sqm Affordable Housing	

Development Value

Market Houses					
1 Apartments	66 sqm	3500	£ per sqm		£161,700
0 2 bed houses	77 sqm	3350	£ per sqm		£0
0 3 Bed houses	93 sqm	3300	£ per sqm		£0
0 4 bed houses	120 sqm	3300	£ per sqm		£0
0 5 bed house	150 sqm	3300	£ per sqm		£0

Intermediate Houses	70%	Open Market Value			
0 Apartments	66 sqm	2450	£ per sqm		£12,128
0 2 Bed house	77 sqm	2345	£ per sqm		£0
0 3 Bed House	93 sqm	2310	£ per sqm		£0

Social Rent Houses	40%	Open Market Value			
0 Apartments	66 sqm	1400	£ per sqm		£9,702
0 2 Bed house	77 sqm	1340	£ per sqm		£0
0 3 Bed House	93 sqm	1320	£ per sqm		£0

Affordable Rent Houses	50%	Open Market Value			
0 Apartments	66 sqm	1750	£ per sqm		£13,860
0 2 Bed house	77 sqm	1675	£ per sqm		£0
0 3 Bed House	93 sqm	1650	£ per sqm		£0

1 Total Units					
Development Value					£197,390

Development Costs

Land					
1 Apartments	1 Plots	34406	£ per plot		£24,084
2 Bed House	0 Plots	86015	£ per plot		£0
3 Bed House	0 Plots	98303	£ per plot		£0
4 Bed House	0 Plots	137625	£ per plot		£0
5 Bed House	0 Plots	172031	£ per plot		£0
Stamp Duty Land Tax		0			£241

Construction					
1 Apartments	66 sqm	1246	£ per sqm	1.18 Gross/Net	£97,038
0 2B Houses	77 sqm	1117	£ per sqm		£0
0 3B Houses	93 sqm	1117	£ per sqm		£0
0 4B Houses	120 sqm	1117	£ per sqm		£0
0 5B Houses	150 sqm	1117	£ per sqm		£0
1 78 Total sqm					

Additional Affordable Housing Land Cost		24084	per plot		£7,225
Professional Fees		8.0%	Build Cost		£7,763
Legal Fees		0.5%	GDV		£987
Statutory Fees		1.1%	Build Cost		£1,067
Sales/Marketing Costs		2.0%	Market Units Value		£3,234
Contingencies		5.0%	Build Cost		£5,213
Planning Obligations		1200	£ per Market Unit		£1,200
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			£1,469
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
					£34,481

Total Cost					£190,702
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POTENTIAL MARGIN FOR CIL	£6,688
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£145



Development Floorspace 66 Sqm Market Housing

Development Value

Market Houses					
1	Apartments	66	sqm	3500	£ per sqm
0	2 bed houses	77	sqm	3350	£ per sqm
0	3 Bed houses	93	sqm	3300	£ per sqm
0	4 bed houses	120	sqm	3300	£ per sqm
0	5 bed house	150	sqm	3300	£ per sqm

Intermediate Houses		70%	Open Market Value		
0	Apartments	66	sqm	2450	£ per sqm
0	2 Bed house	77	sqm	2345	£ per sqm
0	3 Bed House	93	sqm	2310	£ per sqm

Social Rent Houses		40%	Open Market Value		
0	Apartments	66	sqm	1400	£ per sqm
0	2 Bed house	77	sqm	1340	£ per sqm
0	3 Bed House	93	sqm	1320	£ per sqm

Affordable Rent Houses		50%	Open Market Value		
0	Apartments	66	sqm	1750	£ per sqm
0	2 Bed house	77	sqm	1675	£ per sqm
0	3 Bed House	93	sqm	1650	£ per sqm

1	Total Units
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£231,000

Development Costs

Construction

1	Apartments	66 sqm	1246	£ per sqm	1.18	Gross/Net	£97,038
0	2B Houses	77 sqm	1117	£ per sqm			£0
0	3B Houses	93 sqm	1117	£ per sqm			£0
0	4B Houses	120 sqm	1117	£ per sqm			£0
0	5B Houses	150 sqm	1117	£ per sqm			£0

1 78 Total sqm

Professional Fees	8.0%	Build Cost	£7,763
Legal Fees	0.5%	GDV	£1,155
Statutory Fees	1.1%	Build Cost	£1,067
Sales/Marketing Costs	2.0%	Market Units Value	£4,620
Contingencies	5.0%	Build Cost	£4,852

Interest	5.0%	12	Month Build	6	Mth Sale Void	£4,527
Arrangement Fee	1.0%	Cost				£1,165
Development Profit	Market Hsg	20.0%	of GDV			£46,200

Total Cost

£168,388

GROSS RESIDUAL LAND VALUE	£62,612
GROSS RESIDUAL LAND VALUE PER HA	£6,261,233