

Unit Type	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Unit Size (ft2)	Total Unit Size (m2)	Average Unit Value (£)	Average £ per ft2	Total GDV	Market	Affordable				
1-Bed Flat	Market	1	7	538	50	3,767	350	£200,000	£371.61	£1,400,000						
2-Bed Flat	Market	2	10	753	70	7,535	700	£280,000	£371.61	£2,800,000						
TOTAL MARKET HOUSING		68%	17	665	62	11,302	1,050	£247,059	£371.61	£4,200,000	£4,200,000					
1-Bed Flat	Affordable Rent	1	3	538	50	1,615	150	£98,353	£182.74	£295,059						
2-Bed Flat	Affordable Rent	2	3	753	70	2,260	210	£125,355	£166.37	£376,065						
TOTAL AFFORDABLE RENT		75%	6	646	60	3,875	360	£111,854	£173.19	£671,124						
1-Bed Flat	Shared Ownership	1	1	538	50	538	50	£120,000	£222.97	£120,000						
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£222.97	£168,000						
TOTAL SHARED OWNERSHIP		25%	2	646	60	1,292	120	£144,000	£222.97	£288,000						
TOTAL AFFORDABLE HOUSING		32%	8	646	60	5,167	480	£119,891	£185.63	£959,124		£959,124				
TOTAL GDV			25	659	61	16,469	1,530	£206,365	£313.26	£5,159,124						
Total Gross Area Ha/Acres					0.25	0.62	Net: Gross									
Net Residential per Ha/Acre (All Tenures)					0.25	0.62	100.0%									
Coverage - ft2 per net acre						26,660										
Density - dwellings per net acre						40.5										
Average Market Unit Sales Values per ft2						£372										
Less Fees & Marketing Costs (Market Housing Only) @										3.00%	(£154,774)	(£154,774)				
Sales Legal Fee											£750	(£18,750)	(£18,750)	(£18,750)		
Standard Construction Costs										NIA ft2	GIA ft2	£/ft2				
Build Costs Market 1-Bed Flats - £ per ft2 @										3,767	4,432	£166.58	(£738,308)	(£738,308)		
Build Costs Market 2-Bed Flats - £ per ft2 @										7,535	8,864	£166.58	(£1,476,616)	(£1,476,616)		
Build Costs Affordable 1-Bed Flats - £ per ft2 @										2,153	2,533	£166.58	(£421,890)	(£421,890)		
Build Costs Affordable 2-Bed Flats - £ per ft2 @										3,014	3,546	£166.58	(£590,646)	(£590,646)		
										16,469	19,375	£166.58				
Contingency												5%	(£161,373)			
Sustainable Design & Construction												2%	(£64,549)	(£43,893)	(£20,656)	
Professional Fees												10.0%	(£322,746)	(£322,746)	(£219,467)	(£103,279)
Developer Profit																
Developer Profit on Market Housing										20.0%	(£840,000)			(£840,000)		
Developer Profit on Affordable Housing										6.0%	(£57,547)				(£57,547)	
										17.4%		(£897,547)	(£897,547)			
GROSS CLEAN SERVICED LAND VALUE													£311,925	£726,942	-£253,644	
Site Works					£/net hectare	£/Plot										
					£300,000	£3,000	(£75,000)	(£75,000)								
Section 106 Costs						£/Plot										
						£3,000	(£75,000)	(£75,000)								
Community Infrastructure Levy (CIL)					Rate per m2	m2										
					£0.00	1,235	£0	£0								
Construction Finance Costs							(£199,855)	(£199,855)	(£349,855)	(£349,855)						
RESIDUAL LAND VALUE												(£37,930)	RLV/ Ha	(£151,721)		
Threshold Land Value						Gross Ha	BLV per Ha									
SDLT						0.3	£850,000	£212,500								
Agent Fees							0.9%	£2,000								
Legal Fees							1.50%	£3,188								
							0.75%	£1,594								
												£219,281	BLV as % of GDV:	4%		
Surplus / Deficit												(£257,212)				
Viable/ Non-Viable?												NON-VIABLE				