

Worthing CIL
CIL Viability Summary

Tab	Scenario	Units	Market Units	Affordable Plots	AH %	CIL £ psm	GDV	Development Costs	RLV	TLV	Surplus/ Deficit	Viable/Non-Viable?
1A	TM - 6 Unit	6	6	0	0%	£100	£1,440,000	-£1,394,447	£45,553	£69,530	-£23,977	NON-VIABLE
1B	TM - 15 Unit	15	10	5	33%	£0	£3,095,416	-£3,292,603	-£197,187	£132,369	-£329,556	NON-VIABLE
1C	TM - 25 Unit	25	17	8	32%	£0	£5,159,124	-£5,462,222	-£303,098	£219,281	-£522,380	NON-VIABLE
1D	TM - 75 Unit	75	52	23	31%	£0	£15,659,019	-£19,444,350	-£3,785,331	£445,313	-£4,230,644	NON-VIABLE
1E	TM - 100 Unit	100	70	30	30%	£0	£20,972,788	-£25,563,137	-£4,590,349	£403,875	-£4,994,224	NON-VIABLE

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	3	538	50	1,615	150	£200,000	£371.61	£600,000		
2-Bed Flat	Market	2	3	753	70	2,260	210	£280,000	£371.61	£840,000		
TOTAL MARKET HOUSING		100%	6	646	60	3,875	360	£240,000	£371.61	£1,440,000	£1,440,000	
1-Bed Flat	Affordable Rent	1	0	0	0	0	0	£0	£0.00	£0		
2-Bed Flat	Affordable Rent	2	0	0	0	0	0	£0	£0.00	£0		
TOTAL AFFORDABLE RENT		0%	0	0	0	0	0	£0	£0.00	£0		
1-Bed Flat	Shared Ownership	1	0	0	0	0	0	£0	£0.00	£0		
2-Bed Flat	Shared Ownership	2	0	0	0	0	0	£0	£0.00	£0		
TOTAL SHARED OWNERSHIP		0%	0	0	0	0	0	£0	£0.00	£0		
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0.00	£0		£0
TOTAL GDV			6	646	60	3,875	360	£240,000	£371.61	£1,440,000		
Total Gross Area Ha/Acres						0.08	0.20					
Net Residential per Ha/Acre (All Tenures)						0.08	100.0%					
Coverage - ft2 per net acre						19,603						
Density - dwellings per net acre						30.4						
Average Market Unit Sales Values per ft2						£372						
Less Fees & Marketing Costs (Market Housing Only) @									3.00%	(£43,200)	(£43,200)	(£4,500)
Sales Legal Fee									£750	(£4,500)		
Standard Construction Costs							NIA ft2	GIA ft2	£/ft2			
Build Costs Market 1-Bed Flats - £ per ft2 @							1,615	1,900	£158.60	(£301,273)		
Build Costs Market 2-Bed Flats - £ per ft2 @							2,260	2,659	£158.60	(£421,783)		
Build Costs Affordable 1-Bed Flats - £ per ft2 @							0	0	£158.60	£0		
Build Costs Affordable 2-Bed Flats - £ per ft2 @							0	0	£158.60	£0		
							3,875	4,559	£158.60			
Contingency									5%	(£36,153)		
Sustainable Design & Construction									2%	(£14,461)	(£14,461)	
Professional Fees								10.0%	(£72,306)	(£72,306)	(£72,306)	£0
Developer Profit												
Developer Profit on Market Housing							20.0%	(£288,000)		(£288,000)		
Developer Profit on Affordable Housing							6.0%	£0				£0
							20.0%		(£288,000)	(£288,000)		
GROSS CLEAN SERVICED LAND VALUE										£258,324	£298,977	-£4,500
Site Works						£/net hectare £1,235,500	£/Plot £16,473	(£98,840)	(£98,840)			
Section 106 Costs							£/Plot £3,000	(£18,000)	(£18,000)			
								(£18,000)				
Community Infrastructure Levy (CIL)						Rate per m2 £100.00	m2 424	(£42,353)	(£42,353)			
								(£42,353)				
								(£53,578)	(£53,578)			
Construction Finance Costs									(£212,771)	(£212,771)		
RESIDUAL LAND VALUE										£45,553	RLV/ Ha	£569,415
Threshold Land Value								Gross Ha 0.1	BLV per Ha £850,000	£68,000		
SDLT									0.0%	£0		
Agent Fees									1.50%	£1,020		
Legal Fees									0.75%	£510		
										£69,530	BLV as % of GDV:	5%
Surplus / Deficit										(£23,977)		
Viable/ Non-Viable?										NON-VIABLE		

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	4	538	50	2,153	200	£200,000	£371.61	£800,000		
2-Bed Flat	Market	2	6	753	70	4,521	420	£280,000	£371.61	£1,680,000		
TOTAL MARKET HOUSING		67%	10	667	62	6,674	620	£248,000	£371.61	£2,480,000	£2,480,000	
1-Bed Flat	Affordable Rent	1	2	538	50	1,076	100	£98,353	£182.74	£196,706		
2-Bed Flat	Affordable Rent	2	2	753	70	1,507	140	£125,355	£166.37	£250,710		
TOTAL AFFORDABLE RENT		80%	4	646	60	2,583	240	£111,854	£173.19	£447,416		
1-Bed Flat	Shared Ownership	1	0	0	0	0	0	£0	£0.00	£0		
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£222.97	£168,000		
TOTAL SHARED OWNERSHIP		20%	1	753	70	753	70	£168,000	£222.97	£168,000		
TOTAL AFFORDABLE HOUSING		33%	5	667	62	3,337	310	£123,083	£184.43	£615,416		£615,416
TOTAL GDV			15	667	62	10,011	930	£206,361	£309.22	£3,095,416		
Total Gross Area Ha/Acres					0.15	0.37	Net: Gross					
Net Residential per Ha/Acre (All Tenures)					0.15	0.37	100.0%					
Coverage - ft2 per net acre						27,008						
Density - dwellings per net acre						40.5						
Average Market Unit Sales Values per ft2						£372						
Less Fees & Marketing Costs (Market Housing Only) @									3.00%	(£92,862)	(£92,862)	
Sales Legal Fee									£750	(£11,250)		(£11,250)
Standard Construction Costs							NIA ft2	GIA ft2	£/ft2			
Build Costs Market 1-Bed Flats - £ per ft2 @							2,153	2,533	£166.58	(£421,890)	(£421,890)	
Build Costs Market 2-Bed Flats - £ per ft2 @							4,521	5,319	£166.58	(£885,969)	(£885,969)	
Build Costs Affordable 1-Bed Flats - £ per ft2 @							1,076	1,266	£166.58	(£210,945)		(£210,945)
Build Costs Affordable 2-Bed Flats - £ per ft2 @							2,260	2,659	£166.58	(£442,985)		(£442,985)
							10,011	11,777	£166.58			
Contingency									5%	(£98,089)		
Sustainable Design & Construction									2%	(£39,236)	(£26,157)	(£13,079)
Professional Fees									10.0%	(£196,179)	(£130,786)	(£65,393)
Developer Profit												
Developer Profit on Market Housing							20.0%	(£496,000)			(£496,000)	
Developer Profit on Affordable Housing							6.0%	(£36,925)				(£36,925)
							17.2%		(£532,925)	(£532,925)		
GROSS CLEAN SERVICED LAND VALUE										£163,085	£426,335	-£165,160
Site Works					£/net hectare £1,235,500	£/Plot £12,355	(£185,325)	(£185,325)				
Section 106 Costs						£/Plot £3,000	(£45,000)	(£45,000)				
Community Infrastructure Levy (CIL)					Rate per m2 £0.00	m2 729	£0	£0				
Construction Finance Costs							(£129,947)	(£129,947)	(£360,272)	(£360,272)		
RESIDUAL LAND VALUE										(£197,187)	RLV// Ha	(£1,314,581)
Threshold Land Value							Gross Ha 0.2	BLV per Ha £850,000	£127,500			
SDLT								1.6%	£2,000			
Agent Fees								1.50%	£1,913			
Legal Fees								0.75%	£956			
										£132,369	BLV as % of GDV:	4%
Surplus / Deficit										(£329,556)		
Viable/ Non-Viable?										NON-VIABLE		

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)				
Standard Construction Costs							NIA ft2	GIA ft2	£/ft2					
Build Costs Market 1-Bed Flats - £ per ft2 @							3,767	4,432	£166.58					
Build Costs Market 2-Bed Flats - £ per ft2 @							7,535	8,864	£166.58					
Build Costs Affordable 1-Bed Flats - £ per ft2 @							2,153	2,533	£166.58					
Build Costs Affordable 2-Bed Flats - £ per ft2 @							3,014	3,546	£166.58					
							16,469	19,375	£166.58					
Contingency								5%	(£161,373)					
Sustainable Design & Construction								2%	(£64,549)					
Professional Fees								10.0%	(£322,746)					
Developer Profit														
Developer Profit on Market Housing							20.0%	(£840,000)						
Developer Profit on Affordable Housing							6.0%	(£57,547)						
							17.4%	(£897,547)						
GROSS CLEAN SERVICED LAND VALUE										£311,925			£726,942	-£253,644
Site Works					£/net hectare	£/Plot								
					£1,235,500	£12,355	(£308,875)	(£308,875)						
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							(£231,148)	(£231,148)	(£615,023)	(£615,023)				
RESIDUAL LAND VALUE										(£303,098)	RLV/ Ha	(£1,212,394)		
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										(£522,380)				
Viable/ Non-Viable?										NON-VIABLE				

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	21	538	50	11,302	1,050	£200,000	£371.61	£4,200,000		
2-Bed Flat	Market	2	31	753	70	23,358	2,170	£280,000	£371.61	£8,680,000		
TOTAL MARKET HOUSING		69%	52	667	62	34,660	3,220	£247,692	£371.61	£12,880,000	£12,880,000	
1-Bed Flat	Affordable Rent	1	8	538	50	4,306	400	£98,353	£182.74	£786,824		
2-Bed Flat	Affordable Rent	2	9	753	70	6,781	630	£125,355	£166.37	£1,128,195		
TOTAL AFFORDABLE RENT		74%	17	652	61	11,087	1,030	£112,648	£172.73	£1,915,019		
1-Bed Flat	Shared Ownership	1	3	538	50	1,615	150	£120,000	£222.97	£360,000		
2-Bed Flat	Shared Ownership	2	3	753	70	2,260	210	£168,000	£222.97	£504,000		
TOTAL SHARED OWNERSHIP		26%	6	646	60	3,875	360	£144,000	£222.97	£864,000		
TOTAL AFFORDABLE HOUSING		31%	23	651	60	14,962	1,390	£120,827	£185.74	£2,779,019		£2,779,019
TOTAL GDV			75	662	61	49,622	4,610	£208,787	£315.57	£15,659,019		
Total Gross Area Ha/Acres					0.50	1.24	Net: Gross 100.0%					
Net Residential per Ha/Acre (All Tenures)					0.50	1.24						
Coverage - ft2 per net acre						40,164						
Density - dwellings per net acre						60.7						
Average Market Unit Sales Values per ft2						£372						
Less Fees & Marketing Costs (Market Housing Only) @								3.00%				
Sales Legal Fee								£750	(£469,771)	(£56,250)	(£469,771)	(£56,250)
Standard Construction Costs							NIA ft2	GIA ft2	£/ft2			
Build Costs Market 1-Bed Flats - £ per ft2 @							11,302	13,297	£203.57	(£2,706,827)	(£2,706,827)	
Build Costs Market 2-Bed Flats - £ per ft2 @							23,358	27,480	£203.57	(£5,594,109)	(£5,594,109)	
Build Costs Affordable 1-Bed Flats - £ per ft2 @							5,920	6,965	£203.57	(£1,417,862)	(£1,417,862)	
Build Costs Affordable 2-Bed Flats - £ per ft2 @							9,042	10,637	£203.57	(£2,165,461)	(£2,165,461)	
							49,622	58,379	£203.57			
Contingency								5%	(£594,213)			
Sustainable Design & Construction								2%	(£237,685)	(£164,795)	(£72,890)	
Professional Fees								10.0%	(£1,188,426)	(£1,188,426)	(£823,975)	(£364,451)
Developer Profit												
Developer Profit on Market Housing							20.0%	(£2,576,000)		(£2,576,000)		
Developer Profit on Affordable Housing							6.0%	(£166,741)			(£166,741)	
							17.5%		(£2,742,741)	(£2,742,741)		
GROSS CLEAN SERVICED LAND VALUE										(£1,514,325)	£544,524	-£1,464,636
Site Works					£/net hectare £1,235,500	£/Plot £8,237	(£617,750)	(£617,750)				
Section 106 Costs						£/Plot £3,000	(£225,000)	(£225,000)				
Community Infrastructure Levy (CIL)					Rate per m2 £0.00	m2 3,788	£0	£0				
Construction Finance Costs							(£1,428,256)	(£1,428,256)	(£2,271,006)	(£2,271,006)		
RESIDUAL LAND VALUE										(£3,785,331)	RLV/ Ha	(£7,570,662)
Threshold Land Value								Gross Ha 0.5	BLV per Ha £850,000	£425,000		
SDLT									2.5%	£10,750		
Agent Fees									1.50%	£6,375		
Legal Fees									0.75%	£3,188		
										£445,313	BLV as % of GDV:	3%
Surplus / Deficit										(£4,230,644)		
Viable/ Non-Viable?										NON-VIABLE		

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	28	538	50	15,070	1,400	£200,000	£371.61	£5,600,000			
2-Bed Flat	Market	2	42	753	70	31,646	2,940	£280,000	£371.61	£11,760,000			
TOTAL MARKET HOUSING		70%	70	667	62	46,716	4,340	£248,000	£371.61	£17,360,000	£17,360,000		
1-Bed Flat	Affordable Rent	1	11	538	50	5,920	550	£98,353	£182.74	£1,081,883			
2-Bed Flat	Affordable Rent	2	11	753	70	8,288	770	£125,355	£166.37	£1,378,905			
TOTAL AFFORDABLE RENT		73%	22	646	60	14,208	1,320	£111,854	£173.19	£2,460,788			
1-Bed Flat	Shared Ownership	1	4	538	50	2,153	200	£120,000	£222.97	£480,000			
2-Bed Flat	Shared Ownership	2	4	753	70	3,014	280	£168,000	£222.97	£672,000			
TOTAL SHARED OWNERSHIP		27%	8	646	60	5,167	480	£144,000	£222.97	£1,152,000			
TOTAL AFFORDABLE HOUSING		30%	30	646	60	19,375	1,800	£120,426	£186.46	£3,612,788		£3,612,788	
TOTAL GDV			100	661	61	66,091	6,140	£209,728	£317.33	£20,972,788			
Total Gross Area Ha/Acres						0.45	1.12	Net: Gross 100.0%					
Net Residential per Ha/Acre (All Tenures)						0.45	1.12						
Coverage - ft2 per net acre						58,843							
Density - dwellings per net acre						89.0							
Average Market Unit Sales Values per ft2						£372							
Less Fees & Marketing Costs (Market Housing Only) @									3.00%	(£629,184)	(£629,184)	(£75,000)	
Sales Legal Fee									£750	(£75,000)			
Standard Construction Costs							NIA ft2	GIA ft2	£/ft2				
Build Costs Market 1-Bed Flats - £ per ft2 @							15,070	17,729	£203.57		(£3,609,102)		
Build Costs Market 2-Bed Flats - £ per ft2 @							31,646	37,231	£203.57		(£7,579,115)		
Build Costs Affordable 1-Bed Flats - £ per ft2 @							8,073	9,498	£203.57		(£1,933,448)		
Build Costs Affordable 2-Bed Flats - £ per ft2 @							11,302	13,297	£203.57	(£2,706,827)	(£2,706,827)		
							66,091	77,754	£203.57				
Contingency									5%	(£791,425)			
Sustainable Design & Construction									2%	(£316,570)	(£221,599)	(£94,971)	
Professional Fees									10.0%	(£1,582,849)	(£1,107,994)	(£474,855)	
Developer Profit													
Developer Profit on Market Housing							20.0%	(£3,472,000)		(£3,472,000)			
Developer Profit on Affordable Housing							6.0%	(£216,767)			(£216,767)		
							17.6%	(£3,688,767)	(£3,688,767)				
GROSS CLEAN SERVICED LAND VALUE										(£1,939,498)	£741,006	-£1,889,079	
Site Works						£/net hectare £1,235,500	£/Plot £5,616	(£561,591)	(£561,591)				
Section 106 Costs							£/Plot £3,000	(£300,000)	(£300,000)				
Community Infrastructure Levy (CIL)						Rate per m2 £0.00	m2 5,106	£0	£0				
Construction Finance Costs								(£1,789,260)	(£1,789,260)	(£2,650,851)	(£2,650,851)		
RESIDUAL LAND VALUE										(£4,590,349)	RLV/ Ha	(£10,098,768)	
Threshold Land Value								Gross Ha 0.5	BLV per Ha £850,000	£386,364			
SDLT									2.3%	£8,818			
Agent Fees									1.50%	£5,795			
Legal Fees									0.75%	£2,898			
										£403,875	BLV as % of GDV:	2%	
Surplus / Deficit										(£4,994,224)			
Viable/ Non-Viable?										NON-VIABLE			

6 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	3	538	50	1,615	150	£200,000	£372	£600,000
2-Bed Flat	Market	2	3	753	70	2,260	210	£280,000	£372	£840,000
TOTAL MARKET HOUSING		100%	6	646	60	3,875	360	£240,000	£372	£1,440,000
1-Bed Flat	Affordable Rent	1	0	538	50	0	0	£98,353	£0	£0
2-Bed Flat	Affordable Rent	2	0	753	70	0	0	£125,355	£0	£0
TOTAL AFFORDABLE RENT		75%	0	0	0	0	0	£0	£0	£0
1-Bed Flat	Shared Ownership	1	0	538	50	0	0	£0	£223	£0
2-Bed Flat	Shared Ownership	2	0	753	70	0	0	£0	£223	£0
TOTAL SHARED OWNERSHIP		25%	0	0	0	0	0	£0	£223	£0
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0	£0
TOTAL HOUSING			6	646	60	3,875	360	£240,000	£372	£1,440,000

25 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	7	538	50	3,767	350	£200,000	£372	£1,400,000
2-Bed Flat	Market	2	10	753	70	7,535	700	£280,000	£372	£2,800,000
TOTAL MARKET HOUSING		70%	17	665	62	11,302	1,050	£247,059	£372	£4,200,000
1-Bed Flat	Affordable Rent	1	3	538	50	1,615	150	£98,353	£183	£295,059
2-Bed Flat	Affordable Rent	2	3	753	70	2,260	210	£125,355	£166	£376,065
TOTAL AFFORDABLE RENT		75%	6	646	60	3,875	360	£111,854	£173	£671,124
1-Bed Flat	Shared Ownership	1	1	538	50	538	50	£120,000	£223	£120,000
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£223	£168,000
TOTAL SHARED OWNERSHIP		25%	2	646	60	1,292	120	£144,000	£223	£288,000
TOTAL AFFORDABLE HOUSING		30%	8	646	60	5,167	480	£119,891	£186	£959,124
TOTAL HOUSING			25	659	61	16,469	1,530	£206,365	£313	£5,159,124

15 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	4	538	50	2,153	200	£200,000	£372	£800,000
2-Bed Flat	Market	2	6	753	70	4,521	420	£280,000	£372	£1,680,000
TOTAL MARKET HOUSING		70%	10	667	62	6,674	620	£248,000	£372	£2,480,000
1-Bed Flat	Affordable Rent	1	2	538	50	1,076	100	£98,353	£183	£196,706
2-Bed Flat	Affordable Rent	2	2	753	70	1,507	140	£125,355	£166	£250,710
TOTAL AFFORDABLE RENT		75%	4	646	60	2,583	240	£111,854	£173	£447,416
1-Bed Flat	Shared Ownership	1	0	538	50	0	0	£0	£223	£0
2-Bed Flat	Shared Ownership	2	1	753	70	753	70	£168,000	£223	£168,000
TOTAL SHARED OWNERSHIP		25%	1	753	70	753	70	£168,000	£223	£168,000
TOTAL AFFORDABLE HOUSING		30%	5	667	62	3,337	310	£123,083	£184	£615,416
TOTAL HOUSING			15	667	62	10,011	930	£206,361	£309	£3,095,416

75 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	21	538	50	11,302	1,050	£200,000	£372	£4,200,000
2-Bed Flat	Market	2	31	753	70	23,358	2,170	£280,000	£372	£8,680,000
TOTAL MARKET HOUSING		70%	52	667	62	34,660	3,220	£247,692	£372	£12,880,000
1-Bed Flat	Affordable Rent	1	8	538	50	4,306	400	£98,353	£183	£786,824
2-Bed Flat	Affordable Rent	2	9	753	70	6,781	630	£125,355	£166	£1,128,195
TOTAL AFFORDABLE RENT		75%	17	652	61	11,087	1,030	£112,648	£173	£1,915,019
1-Bed Flat	Shared Ownership	1	3	538	50	1,615	150	£120,000	£223	£360,000
2-Bed Flat	Shared Ownership	2	3	753	70	2,260	210	£168,000	£223	£504,000
TOTAL SHARED OWNERSHIP		25%	6	646	60	3,875	360	£144,000	£223	£864,000
TOTAL AFFORDABLE HOUSING		30%	23	651	60	14,962	1,390	£120,827	£186	£2,779,019
TOTAL HOUSING			75	662	61	49,622	4,610	£208,787	£316	£15,659,019

100 Unit Typology

Unit Type	Tenure	Beds	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£/Unit	£/ft2	GDV
1-Bed Flat	Market	1	28	538	50	15,070	1,400	£200,000	£372	£5,600,000
2-Bed Flat	Market	2	42	753	70	31,646	2,940	£280,000	£372	£11,760,000
TOTAL MARKET HOUSING		70%	70	667	62	46,716	4,340	£248,000	£372	£17,360,000
1-Bed Flat	Affordable Rent	1	11	538	50	5,920	550	£98,353	£183	£1,081,883
2-Bed Flat	Affordable Rent	2	11	753	70	8,288	770	£125,355	£166	£1,378,905
TOTAL AFFORDABLE RENT		75%	22	646	60	14,208	1,320	£111,854	£173	£2,460,788
1-Bed Flat	Shared Ownership	1	4	538	50	2,153	200	£120,000	£223	£480,000
2-Bed Flat	Shared Ownership	2	4	753	70	3,014	280	£168,000	£223	£672,000
TOTAL SHARED OWNERSHIP		25%	8	646	60	5,167	480	£144,000	£223	£1,152,000
TOTAL AFFORDABLE HOUSING		30%	30	646	60	19,375	1,800	£120,426	£186	£3,612,788
TOTAL HOUSING			100	661	61	66,091	6,140	£209,728	£317	£20,972,788

Turner Morum
Roffey Homes
Worthing CIL

BCIS Costs - **AT TIME OF DSP REPORT**

Tab 3

DSP BUILD COSTS	Base Build Cost Worthing Weighting £/m2	Base Build Cost - £/ft2	External Costs Allowance 10.00%	BCIS Cost £ / ft2	BCIS Cost £ / m2
Flats (Apartments) - Generally	£1,630	£151.43	£166.58	£166.58	£1,793.03
Flats (Apartments) - Generally - 6 Units	£1,552	£144.19	£158.60	£158.60	£1,707.22
Flats (Apartments) - 3-5 Storey	£1,617	£150.23	£165.25	£165.25	£1,778.73
Flats (Apartments) - 6+ Storey	£1,992	£185.06	£203.57	£203.57	£2,191.24

Turner Morum
Roffey Homes
Worthing CIL
Finance Cashflow

Summary	
Adopted Interest Rate Debit	6.50%
Total Finance Cost	-£53,578
Market Comps p.a.	48

Per Month
4

Tab 4A

[illegible]

Turner Morum
Roffey Homes
Worthing CIL
Finance Cashflow

Summary	
Adopted Interest Rate Debit	6.50%
Total Finance Cost	-£129,947
Market Comps p.a.	48

Per Month
4

Tab 4B

[illegible]

Turner Morum
Roffey Homes
Worthing CIL
Finance Cashflow

Summary	
Adopted Interest Rate Debit	6.50%
Total Finance Cost	-£1,428,256
Market Comps p.a.	48

Per Month
4

Tab 4D

		Year 1				Year 2				Year 3				
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions	75						17	17	17	17	6	0	0	75
Market Completions	52						12	12	12	12	4	0	0	52
Affordable Completions	23						5	5	5	5	2	0	0	23
Market Housing Income	£12,880,000						£2,972,308	£2,972,308	£2,972,308	£2,972,308	£990,769	£0	£0	£12,880,000
Affordable Housing Income	£2,779,019						£641,312	£641,312	£641,312	£641,312	£213,771	£0	£0	£2,779,019
TOTAL INCOME	£15,659,019	£0	£0	£0	£0	£0	£3,613,620	£3,613,620	£3,613,620	£3,613,620	£1,204,540	£0	£0	£15,659,019
Agents & Marketing - Market	(£469,771)			£0	£0	£0	(£108,409)	(£108,409)	(£108,409)	(£108,409)	(£36,136)	£0	£0	(£469,771)
Sales Legal Fees	(£56,250)			£0	£0	£0	(£12,981)	(£12,981)	(£12,981)	(£12,981)	(£4,327)	£0	£0	(£56,250)
Standard Construction Costs - Market	(£8,300,935)	(£2,490,281)	(£2,075,234)	(£1,660,187)	(£1,245,140)	(£415,047)	(£415,047)	£0	£0	£0	£0	£0	£0	(£8,300,935)
Standard Construction Costs - Aff	(£3,583,323)	(£1,074,997)	(£895,831)	(£716,665)	(£537,498)	(£179,166)	(£179,166)	£0	£0	£0	£0	£0	£0	(£3,583,323)
Contingency	(£594,213)	(£178,264)	(£148,553)	(£118,843)	(£89,132)	(£29,711)	(£29,711)	£0	£0	£0	£0	£0	£0	(£594,213)
Sustainable Design	(£237,685)	(£71,306)	(£59,421)	(£47,537)	(£35,653)	(£11,884)	(£11,884)	£0	£0	£0	£0	£0	£0	(£237,685)
Technical Fees	(£1,188,426)	(£356,528)	(£297,106)	(£237,685)	(£178,264)	(£59,421)	(£59,421)	£0	£0	£0	£0	£0	£0	(£1,188,426)
Site Works	(£617,750)	(£185,325)	(£154,438)	(£123,550)	(£92,663)	(£30,888)	(£30,888)	£0	£0	£0	£0	£0	£0	(£617,750)
s106	(£225,000)	£0	£0	£0	£0	£0	(£51,923)	(£51,923)	(£51,923)	(£51,923)	(£17,308)	£0	£0	(£225,000)
CIL	£0	£0												£0
Benchmark Land Value	(£425,000)	(£425,000)												(£425,000)
SDLT	(£10,750)	(£10,750)												(£10,750)
Agency/ Legals	(£6,375)	(£6,375)												(£6,375)
TOTAL EXPENDITURE		(£4,798,825)	(£3,630,583)	(£2,904,466)	(£2,178,350)	(£726,117)	(£899,429)	(£173,312)	(£173,312)	(£173,312)	(£57,771)	£0	£0	(£15,715,478)
Net position		(£4,798,825)	(£3,630,583)	(£2,904,466)	(£2,178,350)	(£726,117)	£2,714,191	£3,440,307	£3,440,307	£3,440,307	£1,146,769	£0	£0	
Rolling Balance		(£4,798,825)	(£8,507,389)	(£11,550,100)	(£13,916,139)	(£14,868,393)	(£12,395,814)	(£9,156,938)	(£5,865,431)	(£2,520,437)	(£1,414,625)	(£1,437,613)	(£1,460,974)	
Finance rate	6.5%	(£77,981)	(£138,245)	(£187,689)	(£226,137)	(£241,611)	(£201,432)	(£148,800)	(£95,313)	(£40,957)	(£22,988)	(£23,361)	(£23,741)	(£1,428,256)

Turner Morum
Roffey Homes
Worthing CIL
Finance Cashflow

Summary	
Adopted Interest Rate Debit	6.50%
Total Finance Cost	-£1,789,260
Market Comps p.a.	48

Per Month
4

Tab 4E

		Year 1				Year 2				Year 3					
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS	
Total Completions	100					17	17	17	17	17	14	0	0	100	
Market Completions	70					12	12	12	12	12	10	0	0	70	
Affordable Completions	30					5	5	5	5	5	4	0	0	30	
Market Housing Income	£17,360,000					£2,976,000	£2,976,000	£2,976,000	£2,976,000	£2,976,000	£2,480,000	£0	£0	£17,360,000	
Affordable Housing Income	£3,612,788					£619,335	£619,335	£619,335	£619,335	£619,335	£516,113	£0	£0	£3,612,788	
TOTAL INCOME	£20,972,788	£0	£0	£0	£0	£3,595,335	£3,595,335	£3,595,335	£3,595,335	£3,595,335	£2,996,113	£0	£0	£20,972,788	
Agents & Marketing - Market	(£629,184)			£0	£0	(£107,860)	(£107,860)	(£107,860)	(£107,860)	(£107,860)	(£89,883)	£0	£0	(£629,184)	
Sales Legal Fees	(£75,000)			£0	£0	(£12,857)	(£12,857)	(£12,857)	(£12,857)	(£12,857)	(£10,714)	£0	£0	(£75,000)	
Standard Construction Costs - Market	(£11,188,217)	(£3,356,465)	(£2,797,054)	(£2,237,643)	(£1,678,233)	(£559,411)	(£559,411)	£0	£0	£0	£0	£0	£0	(£11,188,217)	
Standard Construction Costs - Aff	(£4,640,274)	(£1,392,082)	(£1,160,069)	(£928,055)	(£696,041)	(£232,014)	(£232,014)	£0	£0	£0	£0	£0	£0	(£4,640,274)	
Contingency	(£791,425)	(£237,427)	(£197,856)	(£158,285)	(£118,714)	(£39,571)	(£39,571)	£0	£0	£0	£0	£0	£0	(£791,425)	
Sustainable Design	(£316,570)	(£94,971)	(£79,142)	(£63,314)	(£47,485)	(£15,828)	(£15,828)	£0	£0	£0	£0	£0	£0	(£316,570)	
Technical Fees	(£1,582,849)	(£474,855)	(£395,712)	(£316,570)	(£237,427)	(£79,142)	(£79,142)	£0	£0	£0	£0	£0	£0	(£1,582,849)	
Site Works	(£561,591)	(£168,477)	(£140,398)	(£112,318)	(£84,239)	(£28,080)	(£28,080)	£0	£0	£0	£0	£0	£0	(£561,591)	
s106	(£300,000)	£0	£0	£0	£0	(£51,429)	(£51,429)	(£51,429)	(£51,429)	(£51,429)	(£42,857)	£0	£0	(£300,000)	
CIL	£0	£0												£0	
Benchmark Land Value	(£386,364)	(£386,364)												(£386,364)	
SDLT	(£8,818)	(£8,818)												(£8,818)	
Agency/ Legals	(£5,795)	(£5,795)												(£5,795)	
TOTAL EXPENDITURE		(£6,125,255)	(£4,770,232)	(£3,816,185)	(£2,862,139)	(£1,126,192)	(£1,126,192)	(£172,146)	(£172,146)	(£172,146)	(£143,455)	£0	£0	(£20,486,087)	
Net position		(£6,125,255)	(£4,770,232)	(£3,816,185)	(£2,862,139)	£2,469,143	£2,469,143	£3,423,189	£3,423,189	£3,423,189	£2,852,658	£0	£0		
Rolling Balance		(£6,125,255)	(£10,995,022)	(£14,989,876)	(£18,095,601)	(£15,920,511)	(£13,710,077)	(£10,509,676)	(£7,257,269)	(£3,952,010)	(£1,163,573)	(£1,182,481)	(£1,201,696)		
Finance rate	6.5%	(£99,535)	(£178,669)	(£243,585)	(£294,054)	(£258,708)	(£222,789)	(£170,782)	(£117,931)	(£64,220)	(£18,908)	(£19,215)	(£19,528)	(£1,789,260)	