



Viability Model Appraisal Assumptions

Commercial Assumptions

	Development Sample Unit Size & Land Plot Ratio		Construction Costs			
	Unit Size Sqm	Plot Ratio %	Gross:Net	Cost Sqm		
Industrial	1000	200%	1.0	889	Factory Unit	
Office	2000	200%	1.2	1847	Office Building	
Food Retail	3000	300%	1.0	1329	Supermarket	
General Retail	300	150%	1.0	1168	Roadside Retail Unit	
Residential Inst	4000	150%	1.2	1609	Care Facility	
Hotels	3000	200%	1.2	1815	Mid Range Hotel	
Community	200	150%	1.0	3135	Community Centre	
Leisure	2500	300%	1.0	1261	Bowling Alley	
Agricultural	500	200%	1.0	944	Farm Store	
Sui Generis	Car Sales	1000	200%	1.0	1835	Car Showroom
Sui Generis	Vehicle Repairs	300	200%	1.0	1758	Repair Garage
Sui Generis						

Sales Values Sqm		
Charging Zones		
	Area Wide	
Industrial	850	
Office	1345	
Food Retail	2750	
Other Retail	1700	
Residential Inst	1200	
Hotels	2750	
Community	1077	
Leisure	1350	
Agricultural	400	
Sui Generis	Car Sales	1500
Sui Generis	Vehicle Repairs	850
Sui Generis		

Commercial Development Cost Assumptions			
Abnormal Costs			£ per sqm of Build Cost
Professional Fees @	8.0%		Build Cost
Legal Fees		0.5%	GDV
Statutory Fees		0.6%	Build Cost
Sales/Marketing Costs		1.0%	Market Units Value
Contingencies		5.0%	Build Cost
Planning Obligations		10	£ per Sqm
Interest @	6.0%	12	Month Construction
Arrangement Fee	1.0%	Cost	3
Development Profit		17.5%	of GDV

Charging Zones	
Area Wide	

Commercial Land Values	
Area Wide	
Industrial Land Values per Ha	
Comparable Land Value per Ha	£425,000
Residual Land Value per Ha	£425,000
Office Land Values per Ha	
Comparable Land Value per Ha	£425,000
Residual Land Value per Ha	£425,000
Food Retail Land Values per Ha	
Comparable Land Value per Ha	£3,000,000
Residual Land Value per Ha	£2,140,011
General Retail Land Values per Ha	
Comparable Land Value per Ha	£1,500,000
Residual Land Value per Ha	£1,500,000
Residential Institution Land Values per Ha	
Comparable Land Value per Ha	£425,000
Residual Land Value per Ha	£425,000
Hotel Land Values per Ha	
Comparable Land Value per Ha	£750,000
Residual Land Value per Ha	£750,000
Community Use Land Values per Ha	
Comparable Land Value per Ha	£425,000
Residual Land Value per Ha	£425,000
Leisure Land Values per Ha	
Comparable Land Value per Ha	£500,000
Residual Land Value per Ha	£500,000
Agricultural Land Values per Ha	
Comparable Land Value per Ha	£20,000
Sui Generis Land Values per Ha	
Car Sales	£600,000
Sui Generis Land Values per Ha	
Vehicle Repairs	£425,000

Land Benchmark Uplift Split	50%
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Maximum Commercial CIL Rates

Sub Market Area/Charging Zone	General Zone	
	Greenfield	Brownfield
Industrial B1b B1c B2 B8	-£382	-£475
Office B1a	-£1,343	-£1,380
Food Retail A1	£265	£196
General Retail A1 A2 A3 A4 A5	-£152	-£185
Residential Institution C2	-£1,147	-£1,176
Hotel C1	-£387	-£426
Community D1	-£2,900	-£2,933
Leisure D2	-£506	-£576
Agricultural	-£812	
Sui Generis - Car Sales	-£1,025	-£1,069
Sui Generis - Vehicle Repairs	-£1,447	-£1,502



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	850	£ per sqm	£850,000
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£850,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** 1.0% **£0**

	Gross/Net					
Industrial	1.0	1000	sqm	889	£ per sqm	£889,000
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	0	sqm	1329	£ per sqm	£0
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£71,120	
Legal Fees			0.5%	GDV	£4,250	
Statutory Fees			0.6%	Build Cost	£5,334	
Sales/Marketing Costs			1.0%	GDV	£8,500	
Contingencies			5.0%	Build Cost	£44,450	
Planning Obligations			10	per Sqm	£10,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£40,110
Arrangement Fee	1.0%	Cost			£10,327	
Development Profit		17.5%	of GDV		£148,750	
Total Cost					£1,231,840	

POTENTIAL MARGIN FOR CIL **£381,840**
POTENTIAL CIL RATE PER SQ METRE **£382**



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	850	£ per sqm	£850,000
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£850,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	2000	sqm	43	£ per sqm	£85,000
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** 1.0% **£850**

	Gross/Net					
Industrial	1.0	1000	sqm	889	£ per sqm	£889,000
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	0	sqm	1329	£ per sqm	£0
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£71,120	
Legal Fees			0.5%	GDV	£4,250	
Statutory Fees			0.6%	Build Cost	£5,334	
Sales/Marketing Costs			1.0%	GDV	£8,500	
Contingencies			5.0%	Build Cost	£44,450	
Planning Obligations			10	per Sqm	£10,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£46,779
Arrangement Fee	1.0%	Cost			£11,185	
Development Profit		17.5%	of GDV		£148,750	
Total Cost					£1,325,218	

POTENTIAL MARGIN FOR CIL **£475,218**
POTENTIAL CIL RATE PER SQ METRE **£475**



Industrial Viability Appraisal

DEVELOPMENT TYPE	Factory Unit
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	1,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8	1000	sqm	850	£ per sqm	£850,000
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£850,000**

Development Costs

Land		Plot Ratio				
Industrial	200%	2000	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction **Stamp Duty** **£0**

		Gross/Net				
Industrial	1.0	1000	sqm	889	£ per sqm	£889,000
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	0	sqm	1329	£ per sqm	£0
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£71,120
Legal Fees		0.5%	GDV	£4,250
Statutory Fees		0.6%	Build Cost	£5,334
Sales/Marketing Costs		1.0%	GDV	£8,500
Contingencies		5.0%	Build Cost	£44,450
Planning Obligations			per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%	Cost		£10,227
Development Profit		17.5%	of GDV	£148,750
Total Cost				£1,221,352

Gross Residual Land Value **£371,352**
Gross Residual Land Value per Ha **£1,856,759**



Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a	2000	sqm	1345	£ per sqm	£2,690,000
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£2,690,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	4000	sqm	22.25	£ per sqm	£89,000
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£890**

	Gross/Net					
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	2400	sqm	1847	£ per sqm	£4,432,800
Food Retail	1.0	0	sqm	1329	£ per sqm	£0
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£354,624	
Legal Fees			0.5%	GDV	£13,450	
Statutory Fees			0.6%	Build Cost	£26,597	
Sales/Marketing Costs			1.0%	GDV	£26,900	
Contingencies			5.0%	Build Cost	£221,640	
Planning Obligations			10	£ per Sqm	£20,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£204,919
Arrangement Fee	1.0%		Cost		£51,859	
Development Profit		17.5%	of GDV		£470,750	
Total Cost					£5,913,429	

POTENTIAL MARGIN FOR CIL **£3,223,429**
POTENTIAL CIL RATE PER SQ METRE **£1,343**



Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a	2000	sqm	1345	£ per sqm	£2,690,000
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£2,690,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	4000	sqm	42.5	£ per sqm	£170,000
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **1.0%** **£1,700**

	Gross/Net					
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	2400	sqm	1847	£ per sqm	£4,432,800
Food Retail	1.0	0	sqm	1329	£ per sqm	£0
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£354,624	
Legal Fees			0.5%	GDV	£13,450	
Statutory Fees			0.6%	Build Cost	£26,597	
Sales/Marketing Costs			1.0%	GDV	£26,900	
Contingencies			5.0%	Build Cost	£221,640	
Planning Obligations			10	£ per Sqm	£20,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£211,274
Arrangement Fee	1.0%		Cost		£52,677	
Development Profit		17.5%	of GDV		£470,750	
Total Cost					£6,002,412	

POTENTIAL MARGIN FOR CIL **£3,312,412**
POTENTIAL CIL RATE PER SQ METRE **£1,380**

Office Viability Appraisal

DEVELOPMENT TYPE	Office Building
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	2,400 Sqm Total Floorspace

Development Value						
Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a	2000	sqm	1345	£ per sqm	£2,690,000
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£2,690,000**

Development Costs					
Land		Plot Ratio			
Industrial		200%	0	sqm	£ per sqm
Office		200%	4000	sqm	£ per sqm
Food Retail		300%	0	sqm	£ per sqm
Other Retail		150%	0	sqm	£ per sqm
Residential Inst		150%	0	sqm	£ per sqm
Hotels		200%	0	sqm	£ per sqm
Community		150%	0	sqm	£ per sqm
Leisure		300%	0	sqm	£ per sqm
Agricultural		200%	0	sqm	£ per sqm
Blank		200%	0	sqm	£ per sqm
Blank		200%	0	sqm	£ per sqm
Blank		0%	0	sqm	£ per sqm

Construction Stamp Duty 1.0% £0

Gross/Net					
Industrial		1.0	0	sqm	£ per sqm
Office		1.2	2400	sqm	£ per sqm
Food Retail		1.0	0	sqm	£ per sqm
Other Retail		1.0	0	sqm	£ per sqm
Residential Inst		1.2	0	sqm	£ per sqm
Hotels		1.2	0	sqm	£ per sqm
Community		1.0	0	sqm	£ per sqm
Leisure		1.0	0	sqm	£ per sqm
Agricultural		1.0	0	sqm	£ per sqm
Blank		1.0	0	sqm	£ per sqm
Blank		1.0	0	sqm	£ per sqm
Blank		0.0	0	sqm	£ per sqm

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£354,624	
Legal Fees			0.5%	GDV	£13,450	
Statutory Fees			0.6%	Build Cost	£26,597	
Sales/Marketing Costs			1.0%	GDV	£26,900	
Contingencies			5.0%	Build Cost	£221,640	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£197,159
Arrangement Fee	1.0%		Cost		£50,760	
Development Profit		17.5%	of GDV		£470,750	
Total Cost					£5,794,680	

Gross Residual Land Value **£3,104,680**
Gross Residual Land Value per Ha **£7,761,700**



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	0
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1	3000	sqm	2750	£ per sqm	£8,250,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£8,250,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	9000	sqm	108	£ per sqm	£972,005
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **4.0%** **£38,880**

	Gross/Net					
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	3000	sqm	1329	£ per sqm	£3,987,000
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£318,960	
Legal Fees			0.5%	GDV	£41,250	
Statutory Fees			0.6%	Build Cost	£23,922	
Sales/Marketing Costs			1.0%	GDV	£82,500	
Contingencies			5.0%	Build Cost	£199,350	
Planning Obligations			10	£ per Sqm	£30,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£260,422
Arrangement Fee	1.0%		Cost		£56,939	
Development Profit			17.5%	of GDV	£1,443,750	
Total Cost					£7,454,978	

POTENTIAL MARGIN FOR CIL **£795,022**
POTENTIAL CIL RATE PER SQ METRE **£265**



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	0
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1	3000	sqm	2750	£ per sqm	£8,250,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£8,250,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	9000	sqm	128.2506	£ per sqm	£1,154,255
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty 4.0% £46,170

	Gross/Net					
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	3000	sqm	1329	£ per sqm	£3,987,000
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£318,960	
Legal Fees			0.5%	GDV	£41,250	
Statutory Fees			0.6%	Build Cost	£23,922	
Sales/Marketing Costs			1.0%	GDV	£82,500	
Contingencies			5.0%	Build Cost	£199,350	
Planning Obligations			10	£ per Sqm	£30,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£275,146
Arrangement Fee	1.0%		Cost		£58,834	
Development Profit			17.5%	of GDV	£1,443,750	
Total Cost					£7,661,137	

POTENTIAL MARGIN FOR CIL **£588,863**
POTENTIAL CIL RATE PER SQ METRE **£196**



Food Retail Viability Appraisal

DEVELOPMENT TYPE	Supermarket
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	3,000 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1	3000	sqm	2750	£ per sqm	£8,250,000
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£8,250,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	9000	sqm		£ per sqm	
Other Retail	150%	0	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction Stamp Duty £0

	Gross/Net					
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	3000	sqm	1329	£ per sqm	£3,987,000
Other Retail	1.0	0	sqm	1168	£ per sqm	£0
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£318,960	
Legal Fees			0.5%	GDV	£41,250	
Statutory Fees			0.6%	Build Cost	£23,922	
Sales/Marketing Costs			1.0%	GDV	£82,500	
Contingencies			5.0%	Build Cost	£199,350	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£180,728
Arrangement Fee	1.0%		Cost		£46,530	
Development Profit		17.5%	of GDV		£1,443,750	
Total Cost					£6,323,990	

Gross Residual Land Value **£1,926,010**
Gross Residual Land Value per Ha **£2,140,011**



General Retail Viability Appraisal

DEVELOPMENT TYPE	Roadside Retail Unit
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1700	£ per sqm	£510,000
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£510,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	76	£ per sqm	£34,200
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **1.0%** **£342**

	Gross/Net					
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	0	sqm	1329	£ per sqm	£0
Other Retail	1.0	300	sqm	1168	£ per sqm	£350,400
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£28,032	
Legal Fees			0.5%	GDV	£2,550	
Statutory Fees			0.6%	Build Cost	£2,102	
Sales/Marketing Costs			1.0%	GDV	£5,100	
Contingencies			5.0%	Build Cost	£17,520	
Planning Obligations			10	£ per Sqm	£3,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£18,558
Arrangement Fee	1.0%		Cost		£4,432	
Development Profit		17.5%	of GDV		£89,250	
Total Cost					£555,487	

POTENTIAL MARGIN FOR CIL **£45,487**
POTENTIAL CIL RATE PER SQ METRE **£152**



General Retail Viability Appraisal

DEVELOPMENT TYPE	Roadside Retail Unit
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1700	£ per sqm	£510,000
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£510,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	450	sqm	96.25	£ per sqm	£43,313
Residential Inst	150%	0	sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction **Stamp Duty** **£433**

	Gross/Net					
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	0	sqm	1847	£ per sqm	£0
Food Retail	1.0	0	sqm	1329	£ per sqm	£0
Other Retail	1.0	300	sqm	1168	£ per sqm	£350,400
Residential Inst	1.2	0	sqm	1609	£ per sqm	£0
Hotels	1.2	0	sqm	1815	£ per sqm	£0
Community	1.0	0	sqm	3135	£ per sqm	£0
Leisure	1.0	0	sqm	1261	£ per sqm	£0
Agricultural	1.0	0	sqm	944	£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	1.0	0	sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£28,032	
Legal Fees			0.5%	GDV	£2,550	
Statutory Fees			0.6%	Build Cost	£2,102	
Sales/Marketing Costs			1.0%	GDV	£5,100	
Contingencies			5.0%	Build Cost	£17,520	
Planning Obligations			10	£ per Sqm	£3,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£19,273
Arrangement Fee	1.0%		Cost		£4,525	
Development Profit			17.5%	of GDV	£89,250	

Total Cost **£565,497**

POTENTIAL MARGIN FOR CIL **£55,497**
POTENTIAL CIL RATE PER SQ METRE **£185**



General Retail Viability Appraisal

DEVELOPMENT TYPE	Roadside Retail Unit
BASE LAND VALUE SCENARIO	Residual Value
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	300 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	300	sqm	1700	£ per sqm	£510,000
Residential Inst	C2		sqm	1200	£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£510,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	
Office	200%	0	sqm		£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	450	sqm		£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0	sqm		£ per sqm	
Community	150%	0	sqm		£ per sqm	
Leisure	300%	0	sqm		£ per sqm	
Agricultural	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	200%	0	sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	

Construction Stamp Duty £0

	Gross/Net					
Industrial	1.0	0	sqm		£ per sqm	
Office	1.2	0	sqm		£ per sqm	
Food Retail	1.0	0	sqm		£ per sqm	
Other Retail	1.0	300	sqm	1168	£ per sqm	£350,400
Residential Inst	1.2	0	sqm		£ per sqm	
Hotels	1.2	0	sqm		£ per sqm	
Community	1.0	0	sqm		£ per sqm	
Leisure	1.0	0	sqm		£ per sqm	
Agricultural	1.0	0	sqm		£ per sqm	
Blank	1.0	0	sqm		£ per sqm	
Blank	1.0	0	sqm		£ per sqm	
Blank	0.0	0	sqm		£ per sqm	

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£28,032
Legal Fees		0.5%	GDV	£2,550
Statutory Fees		0.6%	Build Cost	£2,102
Sales/Marketing Costs		1.0%	GDV	£5,100
Contingencies		5.0%	Build Cost	£17,520
Planning Obligations			£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£4,057
Development Profit		17.5%	of GDV	£89,250
Total Cost				£514,770

Gross Residual Land Value **£4,770**
Gross Residual Land Value per Ha **£105,990**



Residential Institution Viability Appraisal

DEVELOPMENT TYPE	Care Facility
BASE LAND VALUE SCENARIO	Greenfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	4,800 Sqm Total Floorspace

Development Value

Use Class	Code	Area (sqm)	Unit	Rate (£/sqm)	Total Value (£)
Industrial	B1b B1c B2 B8		sqm	850	£0
Office	B1a		sqm	1345	£0
Food Retail	A1		sqm	2750	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£0
Residential Inst	C2	4000	sqm	1200	£4,800,000
Hotels	C3		sqm	2750	£0
Community	D1		sqm	1077	£0
Leisure	D2		sqm	1350	£0
Agricultural			sqm	400	£0
Sui Generis	Blank		sqm	1500	£0
Sui Generis	Blank		sqm	850	£0
Sui Generis	Blank		sqm	0	£0

Development Value **£4,800,000**

Development Costs

Land	Plot Ratio	Area (sqm)	Unit	Rate (£/sqm)	Total Value (£)
Industrial	200%	0	sqm		£0
Office	200%	0	sqm		£0
Food Retail	300%	0	sqm		£0
Other Retail	150%	0	sqm		£0
Residential Inst	150%	6000	sqm	22.25	£133,500
Hotels	200%	0	sqm		£0
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction Stamp Duty 1.0% £1,335

Use Class	Gross/Net	Area (sqm)	Unit	Rate (£/sqm)	Total Value (£)
Industrial	1.0	0	sqm	889	£0
Office	1.2	0	sqm	1847	£0
Food Retail	1.0	0	sqm	1329	£0
Other Retail	1.0	0	sqm	1168	£0
Residential Inst	1.2	4800	sqm	1609	£7,723,200
Hotels	1.2	0	sqm	1815	£0
Community	1.0	0	sqm	3135	£0
Leisure	1.0	0	sqm	1261	£0
Agricultural	1.0	0	sqm	944	£0
Blank	1.0	0	sqm		£0
Blank	1.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£617,856	
Legal Fees			0.5%	GDV	£24,000	
Statutory Fees			0.6%	Build Cost	£46,339	
Sales/Marketing Costs			1.0%	GDV	£48,000	
Contingencies			5.0%	Build Cost	£386,160	
Planning Obligations			10	£ per Sqm	£40,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£355,601
Arrangement Fee	1.0%		Cost			£90,204
Development Profit		17.5%	of GDV			£840,000
Total Cost						£10,306,196

POTENTIAL MARGIN FOR CIL **£5,506,196**
POTENTIAL CIL RATE PER SQ METRE **£1,147**



Residential Institution Viability Appraisal

DEVELOPMENT TYPE	Care Facility
BASE LAND VALUE SCENARIO	Brownfield
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	4,800 Sqm Total Floorspace

Development Value

Development Type	Code	Area (sqm)	Unit	Rate (£ per sqm)	Total Value (£)
Industrial	B1b B1c B2 B8		sqm	850	£0
Office	B1a		sqm	1345	£0
Food Retail	A1		sqm	2750	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£0
Residential Inst	C2	4000	sqm	1200	£4,800,000
Hotels	C3		sqm	2750	£0
Community	D1		sqm	1077	£0
Leisure	D2		sqm	1350	£0
Agricultural			sqm	400	£0
Sui Generis	Blank		sqm	1500	£0
Sui Generis	Blank		sqm	850	£0
Sui Generis	Blank		sqm	0	£0

Development Value **£4,800,000**

Development Costs

Land	Plot Ratio	Area (sqm)	Unit	Rate (£ per sqm)	Total Value (£)
Industrial	200%	0	sqm		£0
Office	200%	0	sqm		£0
Food Retail	300%	0	sqm		£0
Other Retail	150%	0	sqm		£0
Residential Inst	150%	6000	sqm	43	£255,000
Hotels	200%	0	sqm		£0
Community	150%	0	sqm		£0
Leisure	300%	0	sqm		£0
Agricultural	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	200%	0	sqm		£0
Blank	0%	0	sqm		£0

Construction Stamp Duty 3.0% £7,650

Development Type	Gross/Net	Area (sqm)	Unit	Rate (£ per sqm)	Total Value (£)
Industrial	1.0	0	sqm	889	£0
Office	1.2	0	sqm	1847	£0
Food Retail	1.0	0	sqm	1329	£0
Other Retail	1.0	0	sqm	1168	£0
Residential Inst	1.2	4800	sqm	1609	£7,723,200
Hotels	1.2	0	sqm	1815	£0
Community	1.0	0	sqm	3135	£0
Leisure	1.0	0	sqm	1261	£0
Agricultural	1.0	0	sqm	944	£0
Blank	1.0	0	sqm		£0
Blank	1.0	0	sqm		£0
Blank	0.0	0	sqm		£0

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£617,856	
Legal Fees			0.5%	GDV	£24,000	
Statutory Fees			0.6%	Build Cost	£46,339	
Sales/Marketing Costs			1.0%	GDV	£48,000	
Contingencies			5.0%	Build Cost	£386,160	
Planning Obligations			10	£ per Sqm	£40,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£365,530
Arrangement Fee	1.0%		Cost			£91,482
Development Profit		17.5%	of GDV			£840,000
Total Cost						£10,445,218

POTENTIAL MARGIN FOR CIL **£5,645,218**
POTENTIAL CIL RATE PER SQ METRE **£1,176**



Residential Institution Viability Appraisal

DEVELOPMENT TYPE	Care Facility
BASE LAND VALUE SCENARIO	Gross Residual
DEVELOPMENT LOCATION (ZONE)	Area Wide
DEVELOPMENT DETAILS	4,800 Sqm Total Floorspace

Development Value

Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm	2750	£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm	1700	£ per sqm	£0
Residential Inst	C2	4000	sqm	1200	£ per sqm	£4,800,000
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm	1077	£ per sqm	£0
Leisure	D2		sqm	1350	£ per sqm	£0
Agricultural			sqm	400	£ per sqm	£0
Sui Generis	Blank		sqm	1500	£ per sqm	£0
Sui Generis	Blank		sqm	850	£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0

Development Value **£4,800,000**

Development Costs

Land	Plot Ratio				
Industrial	200%	0	sqm		£ per sqm
Office	200%	0	sqm		£ per sqm
Food Retail	300%	0	sqm		£ per sqm
Other Retail	150%	0	sqm		£ per sqm
Residential Inst	150%	6000	sqm		£ per sqm
Hotels	200%	0	sqm		£ per sqm
Community	150%	0	sqm		£ per sqm
Leisure	300%	0	sqm		£ per sqm
Agricultural	200%	0	sqm		£ per sqm
Blank	200%	0	sqm		£ per sqm
Blank	200%	0	sqm		£ per sqm
Blank	0%	0	sqm		£ per sqm

Construction Stamp Duty £0

	Gross/Net				
Industrial	1.0	0	sqm		£ per sqm
Office	1.2	0	sqm		£ per sqm
Food Retail	1.0	0	sqm		£ per sqm
Other Retail	1.0	0	sqm		£ per sqm
Residential Inst	1.2	4800	sqm		£ per sqm
Hotels	1.2	0	sqm		£ per sqm
Community	1.0	0	sqm		£ per sqm
Leisure	1.0	0	sqm		£ per sqm
Agricultural	1.0	0	sqm		£ per sqm
Blank	1.0	0	sqm		£ per sqm
Blank	1.0	0	sqm		£ per sqm
Blank	0.0	0	sqm		£ per sqm

Abnormal Costs		0	£ sqm Build Cost	£0
Professional Fees @		8.0%	Build Cost	£0
Legal Fees		0.5%	GDV	£24,000
Statutory Fees		0.6%	Build Cost	£0
Sales/Marketing Costs		1.0%	GDV	£48,000
Contingencies		5.0%	Build Cost	£0
Planning Obligations			£ per Sqm	£0
Interest @	6.0%	12	Month Build	3
Arrangement Fee	1.0%		Cost	£720
Development Profit		17.5%	of GDV	£840,000
Total Cost				£915,517

Gross Residual Land Value **£3,884,483**
Gross Residual Land Value per Ha **#DIV/0!**



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
10% Affordable Housing	10%	50%		50%
20% Affordable Housing	20%	50%		50%

% Open Market Value	70%	40%	55%
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Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
10% Affordable Housing	2350	2700	2640	2640	2550
20% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	1750	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		of GDV

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
10% Affordable Housing					
Greenfield	£201	£201	£199	£205	-£721
Brownfield	£121	£121	£119	£126	-£763
20% Affordable Housing					
Greenfield	£149	£148	£143	£153	-£766
Brownfield	£63	£61	£56	£68	-£817



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£7,290,000			
£24,591,600			
£25,660,800			
£1,721,250			

LCHO			
70% Open Market Value			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£400,969			
£885,938			
£415,800			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£315,047			
£696,094			
£326,700			

250	Total Units				
Development Value				£62,304,197	

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
36	2 Bed House	36 Plots	23225 £ per plot
104	3 Bed House	104 Plots	26543 £ per plot
81	4 Bed House	81 Plots	37161 £ per plot
5	5 Bed House	5 Plots	46451 £ per plot
Total Land £6,802,373			
Stamp Duty Land Tax 4.0%			
£272,095			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

using Land Cost			
8.0%	Build Cost		£492,709
0.5%	GDV		£2,446,281
1.1%	Build Cost		£311,521
2.0%	Market Units Value		£336,364
3.0%	Build Cost		£1,185,273
1.750	£ per Market Unit		£932,137
5.0%	12 Month Build	6 Mth Sale Void	£437,500
0.0%	Cost		£1,976,682
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£12,035,163			

Total Cost				£57,806,612	
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POTENTIAL MARGIN FOR CIL	£4,497,584
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£201



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	50 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,480,000			
£21,859,200			
£22,809,600			
£1,530,000			

LCHO			
70% Open Market Value			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
£801,938			
£1,771,875			
£831,600			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
£630,094			
£1,392,188			
£653,400			

250	Total Units				
Development Value				£58,759,894	

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
32	2 Bed House	32 Plots	23225 £ per plot
92	3 Bed House	92 Plots	26543 £ per plot
72	4 Bed House	72 Plots	37161 £ per plot
4	5 Bed House	4 Plots	46451 £ per plot
Total Land £6,046,554			
Stamp Duty Land Tax 4.0%			
£241,862			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

using Land Cost			
8.0%	Build Cost		£985,418
0.5%	GDV		£2,418,498
1.1%	Build Cost		£293,799
2.0%	Market Units Value		£332,544
3.0%	Build Cost		£1,053,576
1.750	£ per Market Unit		£936,499
5.0%	12 Month Build	6 Mth Sale Void	£437,500
0.0%	Cost		£1,914,379
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£10,900,626			

Total Cost				£55,792,485	
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POTENTIAL MARGIN FOR CIL	£2,967,408
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£149



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£7,290,000			
£24,591,600			
£25,660,800			
£1,721,250			

LCHO			
70% Open Market Value			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£400,969			
£885,938			
£415,800			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£315,047			
£696,094			
£326,700			

250	Total Units		
Development Value			
£62,304,197			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
36	2 Bed House	36 Plots	28288 £ per plot
104	3 Bed House	104 Plots	32329 £ per plot
81	4 Bed House	81 Plots	45261 £ per plot
5	5 Bed House	5 Plots	56576 £ per plot
			Total Land £8,285,107
Stamp Duty Land Tax			
0 £331,404			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

using Land Cost					
8.0% Build Cost £600,107					
0.5% GDV £2,446,281					
1.1% Build Cost £311,521					
2.0% Market Units Value £336,364					
3.0% Build Cost £1,185,273					
1.750 £ per Market Unit £935,359					
£437,500					
5.0%	12	Month Build	6	Mth Sale Void	
£2,100,822					
0.0% Cost £0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£12,035,163					

Total Cost			
£59,583,415			

POTENTIAL MARGIN FOR CIL	£2,720,782
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£121



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,480,000			
£21,859,200			
£22,809,600			
£1,530,000			

LCHO			
70% Open Market Value			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
£801,938			
£1,771,875			
£831,600			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
£630,094			
£1,392,188			
£653,400			

250	Total Units		
Development Value			
£58,759,894			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
32	2 Bed House	32 Plots	28288 £ per plot
92	3 Bed House	92 Plots	32329 £ per plot
72	4 Bed House	72 Plots	45261 £ per plot
5	5 Bed House	4 Plots	56576 £ per plot
			Total Land £7,364,540
Stamp Duty Land Tax			
4.0% £294,582			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

250 23816 Total sqm					
using Land Cost					
8.0% Build Cost £1,200,213					
0.5% GDV £2,418,498					
1.1% Build Cost £293,799					
2.0% Market Units Value £332,544					
3.0% Build Cost £1,053,576					
1.750 £ per Market Unit £942,943					
£437,500					
5.0%	12	Month Build	6	Mth Sale Void	
£2,029,502					
0.0% Cost £0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£10,900,626					

Total Cost			
£57,499,552			

POTENTIAL MARGIN FOR CIL	£1,260,342
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£63



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	10% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	20% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	50% Affordable Rent	
Development Value		750 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
41	2 bed houses	75 sqm	2700 £ per sqm
14	3 Bed houses	90 sqm	2640 £ per sqm
28	4 bed houses	120 sqm	2640 £ per sqm
7	5 bed house	150 sqm	2550 £ per sqm
£8,383,500			

LCHO			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£166,320			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£126,019			

100 Total Units **£24,400,039**

Development Costs			
Land	0 Plots	9234 £ per plot	£0
	41 Plots	23086 £ per plot	£955,765
	14 Plots	26384 £ per plot	£356,186
	28 Plots	36938 £ per plot	£1,030,564
	7 Plots	46172 £ per plot	£332,440
Stamp Duty Land Tax		4.0%	£106,998
Total Land		£2,674,955	

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
£408,808			

using Land Cost			
	8.0%	Build Cost	£195,902
	0.5%	GDV	£957,051
	1.1%	Build Cost	£122,000
	2.0%	Market Units Value	£131,594
	3.0%	Build Cost	£463,676
	1.750	£ per Market Unit	£364,771
	5.0%	12 Month Build	£175,000
	0.0%	Cost	£774,715
	6	Mth Sale Void	£0
Market Hsg	20.0%	of GDV	£4,709,737
Aff Hsg	6.0%	of GDV	

Total Cost £22,639,535

POTENTIAL MARGIN FOR CIL **£1,760,504**
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£201**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	50% Affordable Rent	
Development Value		1,500 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
37	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
25	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£7,452,000			

LCHO			
3	Apartments	65 sqm	1645 £ per sqm
5	2 Bed house	75 sqm	1890 £ per sqm
2	3 Bed House	90 sqm	1848 £ per sqm
£320,775			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
3	Apartments	65 sqm	1292.5 £ per sqm
5	2 Bed house	75 sqm	1485 £ per sqm
2	3 Bed House	90 sqm	1452 £ per sqm
£252,038			

100 Total Units **£23,040,278**

Development Costs			
Land	0 Plots	9234 £ per plot	£0
	37 Plots	23086 £ per plot	£849,569
	12 Plots	26384 £ per plot	£316,610
	25 Plots	36938 £ per plot	£916,057
	6 Plots	46172 £ per plot	£295,502
Stamp Duty Land Tax		4.0%	£95,110
Total Land		£2,377,738	

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
£817,616			

using Land Cost			
	8.0%	Build Cost	£391,804
	0.5%	GDV	£948,322
	1.1%	Build Cost	£115,201
	2.0%	Market Units Value	£130,394
	3.0%	Build Cost	£412,157
	1.750	£ per Market Unit	£412,157
	5.0%	12 Month Build	£367,375
	0.0%	Cost	£175,000
	6	Mth Sale Void	£751,515
Market Hsg	20.0%	of GDV	£0
Aff Hsg	6.0%	of GDV	£4,267,514

Total Cost £21,886,158

POTENTIAL MARGIN FOR CIL **£1,154,119**
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£148**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	Affordable Rent	50%
Development Value			750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
41	2 bed houses	75 sqm	2700 £ per sqm
14	3 Bed houses	90 sqm	2640 £ per sqm
28	4 bed houses	120 sqm	2640 £ per sqm
7	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,383,500
			£3,207,600
			£8,838,720
			£2,754,000

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£160,388
			£354,375
			£166,320

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£126,019
			£278,438
			£130,680

100 Total Units **£24,400,039**

Development Costs			
Land			
0	Plots	11259	£ per plot
41	Plots	28149	£ per plot
14	Plots	32170	£ per plot
28	Plots	45038	£ per plot
7	Plots	56297	£ per plot
		Total Land	£3,261,540
			£405,340
			£130,462

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	£408,808
			£4,322,160
			£1,732,590
			£4,158,216
			£1,341,360

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		1750	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£823,845
			£0
			£4,709,737

Total Cost £23,342,961

POTENTIAL MARGIN FOR CIL **£1,057,078**
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£121**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	Affordable Rent	50%
Development Value			1,500 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
37	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
25	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
			£0
			£7,452,000
			£2,851,200
			£7,856,640
			£2,448,000

LCHO			
70% Open Market Value			
3	Apartments	65 sqm	1645 £ per sqm
5	2 Bed house	75 sqm	1890 £ per sqm
2	3 Bed House	90 sqm	1848 £ per sqm
			£320,775
			£708,750
			£332,640

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
3	Apartments	65 sqm	1292.5 £ per sqm
5	2 Bed house	75 sqm	1485 £ per sqm
2	3 Bed House	90 sqm	1452 £ per sqm
			£252,038
			£556,875
			£261,360

100 Total Units **£23,040,278**

Development Costs			
Land			
0	Plots	11259	£ per plot
37	Plots	28149	£ per plot
12	Plots	32170	£ per plot
25	Plots	45038	£ per plot
6	Plots	56297	£ per plot
		Total Land	£2,899,147
			£360,302
			£115,966

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	£817,616
			£4,359,420
			£1,788,480
			£3,696,192
			£1,192,320

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		1750	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£797,096
			£0
			£4,267,514

Total Cost £22,562,500

POTENTIAL MARGIN FOR CIL **£477,778**
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£61**



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	10% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	20% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	2498 Sqm Market Housing	Social Rent	0%
Development Value		Affordable Rent	50%
			225 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units								
Development Value									£6,990,666

Development Costs									
Land									
0	Plots	9378	£ per plot						£0
10	Plots	23446	£ per plot						£232,114
11	Plots	26795	£ per plot						£289,389
5	Plots	37513	£ per plot						£202,572
1	Plots	46892	£ per plot						£42,203
				Total Land	£766,279				
									£30,651
Stamp Duty Land Tax									
4.0%									

Construction									
1	sqm	1823	£ per sqm	1.15	Gross/Net				£122,642
11	sqm	1242	£ per sqm						£1,061,910
11	sqm	1242	£ per sqm						£1,274,292
5	sqm	1242	£ per sqm						£804,816
1	sqm	1242	£ per sqm						£167,670

using Land Cost									£59,687
		8.0%	Build Cost						£274,506
		0.5%	GDV						£34,953
		1.1%	Build Cost						£37,745
		2.0%	Market Units Value						£132,516
		3.0%	Build Cost						£104,731
		1750	£ per Market Unit						£52,500
5.0%	12	Month Build		6	Mth Sale Void				£222,339
0.0%		Cost							£0
Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of GDV			£1,347,052

Total Cost									£6,494,289
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POTENTIAL MARGIN FOR CIL	£496,377
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£199

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	LCHO	6 Affordable Units
Development Floorspace	2220 Sqm Market Housing	Social Rent	0%
Development Value		Affordable Rent	50%
			450 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units								
Development Value									£6,619,331

Development Costs									
Land									
0	Plots	9378	£ per plot						£0
9	Plots	23446	£ per plot						£206,324
10	Plots	26795	£ per plot						£257,235
5	Plots	37513	£ per plot						£180,064
1	Plots	46892	£ per plot						£37,513
				Total Land	£681,137				
									£27,245
Stamp Duty Land Tax									
4.0%									

Construction									
2	sqm	1823	£ per sqm	1.15	Gross/Net				£245,285
12	sqm	1242	£ per sqm						£1,099,170
11	sqm	1242	£ per sqm						£1,207,224
5	sqm	1242	£ per sqm						£715,392
1	sqm	1242	£ per sqm						£149,040

using Land Cost									£119,373
		8.0%	Build Cost						£273,289
		0.5%	GDV						£33,097
		1.1%	Build Cost						£37,577
		2.0%	Market Units Value						£117,792
		3.0%	Build Cost						£106,065
		1750	£ per Market Unit						£52,500
5.0%	12	Month Build		6	Mth Sale Void				£216,539
0.0%		Cost							£0
Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of GDV			£1,221,704

Total Cost									£6,302,428
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POTENTIAL MARGIN FOR CIL	£316,903
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£143

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 2498 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units		
Development Value			£6,990,666

Development Costs			
Land			
0	Plots	11403	£ per plot
10	Plots	28508	£ per plot
11	Plots	32581	£ per plot
5	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£931,736
Stamp Duty Land Tax			£37,269

Construction			
1	1.15	Gross/Net	£122,642
11			£1,061,910
11			£1,274,292
5			£804,816
1			£167,670

using Land Cost			
8.0%	Build Cost		£72,574
0.5%	GDV		£274,506
1.1%	Build Cost		£34,953
2.0%	Market Units Value		£37,745
3.0%	Build Cost		£132,516
1.750	£ per Market Unit		£105,117
5.0%	12	Month Build	£52,500
0.0%	Cost	6	£236,228
			£0
Market Hsg	20.0%	of GDV	Aff Hsg 6.0%
			£1,347,052

Total Cost			£6,693,527
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POTENTIAL MARGIN FOR CIL	£297,138
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£119

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	6 Affordable Units	
Development Floorspace	LCHO 2220 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		450 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land			
0	Plots	11403	£ per plot
9	Plots	28508	£ per plot
10	Plots	32581	£ per plot
5	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£828,209
Stamp Duty Land Tax			£45,613
			£33,128

Construction			
2	1.15	Gross/Net	£245,285
12			£1,099,170
11			£1,207,224
5			£715,392
1			£149,040

using Land Cost			
8.0%	Build Cost		£145,148
0.5%	GDV		£273,289
1.1%	Build Cost		£33,097
2.0%	Market Units Value		£37,577
3.0%	Build Cost		£117,792
1.750	£ per Market Unit		£106,838
5.0%	12	Month Build	£52,500
0.0%	Cost	6	£229,458
			£0
Market Hsg	20.0%	of GDV	Aff Hsg 6.0%
			£1,221,704

Total Cost			£6,494,851
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POTENTIAL MARGIN FOR CIL	£124,480
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£56



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 30 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	11
DEVELOPMENT DETAILS	10% Affordable Housing	3 Bed houses	12
	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300

30 2775 Total sqm

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartment	0
	BASE LAND VALUE SCENARIO	Gross Residual Value	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300

30 2775 Total sqm

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	LCHO	2 Affordable Units
Development Floorspace	1337 Sqm Market Housing	50% Social Rent	113 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£546,750
			£1,283,040
			£1,710,720
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£24,058
			£53,156
			£24,948

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£18,903
			£41,766
			£19,602

15	Total Units			
Development Value				£3,722,943

Development Costs			
Land			
0	Plots	9321	£ per plot
3	Plots	23302	£ per plot
5	Plots	26631	£ per plot
5	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £408,060
			£0
			£12,242

Stamp Duty Land Tax			
3.0%			
Construction			
0	1.15	Gross/Net	£61,321
3			£321,368
6			£637,146
5			£804,816
0			£0

using Land Cost			
8.0%	Build Cost		£29,661
0.5%	GDV		£145,972
1.1%	Build Cost		£18,615
2.0%	Market Units Value		£20,071
3.0%	Build Cost		£70,810
1.750	£ per Market Unit		£55,629
5.0%	12	Month Build	£26,250
0.0%	Cost	6	£117,828
			£0
			£719,048

Total Cost				£3,448,837
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POTENTIAL MARGIN FOR CIL	£274,106
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£205

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	1188 Sqm Market Housing	50% Social Rent	225 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15	Total Units			
Development Value				£3,511,986

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
5	Plots	26631	£ per plot
5	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £362,720
			£0
			£10,882

Stamp Duty Land Tax			
3.0%			
Construction			
1	1.15	Gross/Net	£122,642
4			£363,285
5			£603,612
5			£715,392
0			£0

using Land Cost			
8.0%	Build Cost		£59,322
0.5%	GDV		£144,395
1.1%	Build Cost		£17,560
2.0%	Market Units Value		£19,854
3.0%	Build Cost		£62,942
1.750	£ per Market Unit		£55,928
5.0%	12	Month Build	£26,250
0.0%	Cost	6	£114,180
			£0
			£651,316

Total Cost				£3,330,279
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POTENTIAL MARGIN FOR CIL	£181,707
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£153

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	2 Affordable Units	
Development Floorspace	LCHO 1337 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			113 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£546,750
			£1,283,040
			£1,710,720
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£24,058
			£53,156
			£24,948

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£18,903
			£41,766
			£19,602

15	Total Units								
Development Value									£3,722,943

Development Costs									
Land									
0	Plots	11346	£ per plot						£0
3	Plots	28365	£ per plot						£76,585
5	Plots	32417	£ per plot						£175,053
5	Plots	45384	£ per plot						£245,074
0	Plots	56730	£ per plot						£0
				Total Land	£496,712				£0
									£14,901

Construction									
0	1.15	Gross/Net	61,321						£61,321
3			321,368						£321,368
6			637,146						£637,146
5			804,816						£804,816
0									£0

using Land Cost									
	8.0%	Build Cost	145,972						£145,972
	0.5%	GDV	18,615						£18,615
	1.1%	Build Cost	20,071						£20,071
	2.0%	Market Units Value	70,810						£70,810
	3.0%	Build Cost	55,823						£55,823
	1.750	£ per Market Unit	26,250						£26,250
5.0%	12	Month Build	125,182						£125,182
0.0%		Cost							£0
Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of GDV			£719,048

Total Cost									£3,554,139
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POTENTIAL MARGIN FOR CIL	£168,804
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£126

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 1188 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			225 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15	Total Units								
Development Value									£3,511,986

Development Costs									
Land									
0	Plots	11346	£ per plot						£0
2	Plots	28365	£ per plot						£68,076
5	Plots	32417	£ per plot						£155,602
5	Plots	45384	£ per plot						£217,843
0	Plots	56730	£ per plot						£0
				Total Land	£441,521				£0
									£13,246

Construction									
1	1.15	Gross/Net	122,642						£122,642
4			363,285						£363,285
5			603,612						£603,612
5			715,392						£715,392
0									£0

using Land Cost									
	8.0%	Build Cost	144,395						£144,395
	0.5%	GDV	17,560						£17,560
	1.1%	Build Cost	19,854						£19,854
	2.0%	Market Units Value	62,942						£62,942
	3.0%	Build Cost	56,314						£56,314
	1.750	£ per Market Unit	26,250						£26,250
5.0%	12	Month Build	121,004						£121,004
0.0%		Cost							£0
Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of GDV			£651,316

Total Cost									£3,431,543
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POTENTIAL MARGIN FOR CIL	£80,443
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£68



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	0
	Gross Residual Value	0
DEVELOPMENT DETAILS	15 Total Units	0.49 Site Area
	Apartment	0
	2 bed houses	3
	3 Bed houses	6
	4 bed houses	6
	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO	Rural 15 Dwellings	0
	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	0	0
	15 Total Units	0.49 Site Area
DEVELOPMENT DETAILS	Apartment	0
	2 bed houses	3
	3 Bed houses	6
	4 bed houses	6
	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£32,078			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

20	Total Units			
Development Value				£2,992,744

Development Costs				
Land				
18	Apartments	Plots	2100 £ per plot	£37,800
0	2 Bed House	Plots	5250 £ per plot	£0
0	3 Bed House	Plots	6000 £ per plot	£0
0	4 Bed House	Plots	8400 £ per plot	£0
0	5 Bed House	Plots	10500 £ per plot	£0
				Total Land £37,800
Stamp Duty Land Tax				1.0%
				£378

Construction				
19	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
1	2B Houses	75 sqm	1242 £ per sqm	
0	3B Houses	90 sqm	1242 £ per sqm	
0	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	
£2,534,608				

using Land Cost				£8,910
8.0%	Build Cost			£213,798
0.5%	GDV			£14,964
1.1%	Build Cost			£29,397
2.0%	Market Units Value			£54,990
3.0%	Build Cost			£80,441
1.750	£ per Market Unit			£35,000
5.0%	12 Month Build	6	Mth Sale Void	£123,815
0.0%	Cost			£0
Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£564,495

Total Cost				£3,836,457
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POTENTIAL MARGIN FOR CIL	£843,713
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£721

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

20	Total Units			
Development Value				£2,930,488

Development Costs				
Land				
16	Apartments	Plots	2100 £ per plot	£33,600
0	2 Bed House	Plots	5250 £ per plot	£0
0	3 Bed House	Plots	6000 £ per plot	£0
0	4 Bed House	Plots	8400 £ per plot	£0
0	5 Bed House	Plots	10500 £ per plot	£0
				Total Land £33,600
Stamp Duty Land Tax				1.0%
				£336

Construction				
17	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
2	2B Houses	75 sqm	1242 £ per sqm	
1	3B Houses	90 sqm	1242 £ per sqm	
0	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	
£2,343,831				

using Land Cost				£17,820
8.0%	Build Cost			£209,564
0.5%	GDV			£14,652
1.1%	Build Cost			£28,815
2.0%	Market Units Value			£48,880
3.0%	Build Cost			£79,121
1.750	£ per Market Unit			£35,000
5.0%	12 Month Build	6	Mth Sale Void	£121,287
0.0%	Cost			£0
Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£517,989

Total Cost				£3,726,621
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POTENTIAL MARGIN FOR CIL	£796,133
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£766

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	50% Affordable Rent
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value		
Market Houses		
18 Apartments	65 sqm	2350 £ per sqm
0 2 bed houses	75 sqm	2700 £ per sqm
0 3 Bed houses	90 sqm	2640 £ per sqm
0 4 bed houses	120 sqm	2640 £ per sqm
0 5 bed house	150 sqm	2550 £ per sqm
Total		£2,749,500

LCHO	70% Open Market Value	
0 Apartments	65 sqm	1645 £ per sqm
1 2 Bed house	75 sqm	1890 £ per sqm
0 3 Bed House	90 sqm	1848 £ per sqm
Total		£32,078

Social Rent	40% Open Market Value	
0 Apartments	65 sqm	940 £ per sqm
0 2 Bed house	75 sqm	1080 £ per sqm
0 3 Bed House	90 sqm	1056 £ per sqm
Total		£0

Affordable Rent	55% Open Market Value	
0 Apartments	65 sqm	1292.5 £ per sqm
1 2 Bed house	75 sqm	1485 £ per sqm
0 3 Bed House	90 sqm	1452 £ per sqm
Total		£25,204

Development Value £2,992,744

Development Costs		
Land		
18 Plots	4125 £ per plot	£74,250
0 Plots	10313 £ per plot	£0
0 Plots	11786 £ per plot	£0
0 Plots	16500 £ per plot	£0
0 Plots	20625 £ per plot	£0
Total Land		£74,250
Stamp Duty Land Tax		£743

Construction		
19 Apartments	65 sqm	1823 £ per sqm
1 2B Houses	75 sqm	1242 £ per sqm
0 3B Houses	90 sqm	1242 £ per sqm
0 4B Houses	120 sqm	1242 £ per sqm
0 5B Houses	150 sqm	1242 £ per sqm
Total		£2,534,608

using Land Cost		
8.0% Build Cost		£17,502
0.5% GDV		£213,798
1.1% Build Cost		£14,964
2.0% Market Units Value		£29,397
3.0% Build Cost		£54,990
1.750 £ per Market Unit		£80,699
5.0% 12 Month Build		£35,000
0.0% Cost		£127,020
6 Mth Sale Void		£0
Market Hsg 20.0% of GDV		£564,495
Aff Hsg 6.0% of GDV		

Total Cost £3,885,326

POTENTIAL MARGIN FOR CIL £892,582

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £763

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	50% Affordable Rent
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value		
Market Houses		
16 Apartments	65 sqm	2350 £ per sqm
0 2 bed houses	75 sqm	2700 £ per sqm
0 3 Bed houses	90 sqm	2640 £ per sqm
0 4 bed houses	120 sqm	2640 £ per sqm
0 5 bed house	150 sqm	2550 £ per sqm
Total		£2,444,000

LCHO	70% Open Market Value	
1 Apartments	65 sqm	1645 £ per sqm
1 2 Bed house	75 sqm	1890 £ per sqm
0 3 Bed House	90 sqm	1848 £ per sqm
Total		£64,155

Social Rent	40% Open Market Value	
0 Apartments	65 sqm	940 £ per sqm
0 2 Bed house	75 sqm	1080 £ per sqm
0 3 Bed House	90 sqm	1056 £ per sqm
Total		£0

Affordable Rent	55% Open Market Value	
1 Apartments	65 sqm	1292.5 £ per sqm
1 2 Bed house	75 sqm	1485 £ per sqm
0 3 Bed House	90 sqm	1452 £ per sqm
Total		£50,408

Development Value £2,930,488

Development Costs		
Land		
16 Plots	4125 £ per plot	£66,000
0 Plots	10313 £ per plot	£0
0 Plots	11786 £ per plot	£0
0 Plots	16500 £ per plot	£0
0 Plots	20625 £ per plot	£0
Total Land		£66,000
Stamp Duty Land Tax		£660

Construction		
17 Apartments	65 sqm	1823 £ per sqm
2 2B Houses	75 sqm	1242 £ per sqm
1 3B Houses	90 sqm	1242 £ per sqm
0 4B Houses	120 sqm	1242 £ per sqm
0 5B Houses	150 sqm	1242 £ per sqm
Total		£2,343,831

using Land Cost		
8.0% Build Cost		£35,004
0.5% GDV		£209,564
1.1% Build Cost		£14,652
2.0% Market Units Value		£28,815
3.0% Build Cost		£48,880
1.750 £ per Market Unit		£79,637
5.0% 12 Month Build		£35,000
0.0% Cost		£124,518
6 Mth Sale Void		£0
Market Hsg 20.0% of GDV		£517,989
Aff Hsg 6.0% of GDV		

Total Cost £3,780,275

POTENTIAL MARGIN FOR CIL £849,787

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £817



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	20	
	Gross Residual Value	0	
	10% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20		1495 Total sqm	
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	20	
	Gross Residual Value	0	
	20% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20		1495 Total sqm	
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
10% Affordable Housing	10%	50%		50%
20% Affordable Housing	20%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
10% Affordable Housing	2350	2700	2640	2640	2550
20% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	3000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
10% Affordable Housing					
Greenfield	£186	£186	£183	£191	-£743
Brownfield	£107	£106	£103	£112	-£785
20% Affordable Housing					
Greenfield	£133	£132	£125	£137	-£790
Brownfield	£47	£45	£39	£51	-£842



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£7,290,000
			£24,591,600
			£25,660,800
			£1,721,250

LCHO			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
			£400,969
			£885,938
			£415,800

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
			£315,047
			£696,094
			£326,700

250 Total Units **£62,304,197**

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
36	2 Bed House	36 Plots	23225 £ per plot
104	3 Bed House	104 Plots	26543 £ per plot
81	4 Bed House	81 Plots	37161 £ per plot
5	5 Bed House	5 Plots	46451 £ per plot
			Total Land £6,802,373
			£209,028
			£272,095

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£1,022,019
			£4,517,775
			£12,128,130
			£12,072,240
			£838,350

using Land Cost			
8.0%	Build Cost		£492,709
0.5%	GDV		£2,446,281
1.1%	Build Cost		£311,521
2.0%	Market Units Value		£336,364
3.0%	Build Cost		£1,185,273
3000	£ per Market Unit		£932,137
5.0%	12 Month Build	6 Mth Sale Void	£1,988,825
0.0%	Cost		£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£12,035,163

Total Cost £58,131,256

POTENTIAL MARGIN FOR CIL **£4,172,941**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£186**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
			£0
			£6,480,000
			£21,859,200
			£22,809,600
			£1,530,000

LCHO			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
			£801,938
			£1,771,875
			£831,600

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
			£630,094
			£1,392,188
			£653,400

250 Total Units **£58,759,894**

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
32	2 Bed House	32 Plots	23225 £ per plot
92	3 Bed House	92 Plots	26543 £ per plot
72	4 Bed House	72 Plots	37161 £ per plot
4	5 Bed House	4 Plots	46451 £ per plot
			Total Land £6,046,554
			£185,803
			£241,862

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
			£2,044,039
			£5,309,550
			£11,401,560
			£10,730,880
			£745,200

using Land Cost			
8.0%	Build Cost		£985,418
0.5%	GDV		£2,418,498
1.1%	Build Cost		£293,799
2.0%	Market Units Value		£332,544
3.0%	Build Cost		£1,053,576
3000	£ per Market Unit		£936,499
5.0%	12 Month Build	6 Mth Sale Void	£1,926,523
0.0%	Cost		£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£10,900,626

Total Cost £56,117,128

POTENTIAL MARGIN FOR CIL **£2,642,765**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£133**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£7,290,000			
£24,591,600			
£25,660,800			
£1,721,250			

LCHO			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£400,969			
£885,938			
£415,800			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£315,047			
£696,094			
£326,700			

250	Total Units		
Development Value			
£62,304,197			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
36	2 Bed House	36 Plots	28288 £ per plot
104	3 Bed House	104 Plots	32329 £ per plot
81	4 Bed House	81 Plots	45261 £ per plot
5	5 Bed House	5 Plots	56576 £ per plot
Total Land £8,285,107			
Stamp Duty Land Tax			
£331,404			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

using Land Cost			
8.0%	Build Cost		£600,107
0.5%	GDV		£2,446,281
1.1%	Build Cost		£311,521
2.0%	Market Units Value		£336,364
3.0%	Build Cost		£1,185,273
3000	£ per Market Unit		£935,359
5.0%	12 Month Build	6 Mth Sale Void	£750,000
0.0%	Cost		£2,112,966
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£0			
£12,035,163			

Total Cost			
£59,908,058			

POTENTIAL MARGIN FOR CIL	£2,396,139
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£107



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,480,000			
£21,859,200			
£22,809,600			
£1,530,000			

LCHO			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
£801,938			
£1,771,875			
£831,600			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
£630,094			
£1,392,188			
£653,400			

250	Total Units		
Development Value			
£58,759,894			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
32	2 Bed House	32 Plots	28288 £ per plot
92	3 Bed House	92 Plots	32329 £ per plot
72	4 Bed House	72 Plots	45261 £ per plot
4	5 Bed House	4 Plots	56576 £ per plot
Total Land £7,364,540			
Stamp Duty Land Tax			
£294,582			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

250 23816 Total sqm			
using Land Cost			
8.0%	Build Cost		£1,200,213
0.5%	GDV		£2,418,498
1.1%	Build Cost		£293,799
2.0%	Market Units Value		£332,544
3.0%	Build Cost		£332,544
3000	£ per Market Unit		£1,053,576
5.0%	12 Month Build	6 Mth Sale Void	£942,943
0.0%	Cost		£942,943
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£0			
£10,900,626			

Total Cost			
£57,824,195			

POTENTIAL MARGIN FOR CIL	£935,699
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£47



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	10% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	20% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	50% Affordable Rent	
Development Value		750 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
41	2 bed houses	75 sqm	2700 £ per sqm
14	3 Bed houses	90 sqm	2640 £ per sqm
28	4 bed houses	120 sqm	2640 £ per sqm
7	5 bed house	150 sqm	2550 £ per sqm
£8,383,500			
£3,207,600			
£8,838,720			
£2,754,000			

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£160,388			
£354,375			
£166,320			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£126,019			
£278,438			
£130,680			

100	Total Units		
Development Value			
£24,400,039			

Development Costs			
Land			
0	Plots	9234	£ per plot
41	Plots	23086	£ per plot
14	Plots	26384	£ per plot
28	Plots	36938	£ per plot
7	Plots	46172	£ per plot
Total Land		£2,674,955	
Stamp Duty Land Tax			
4.0%			
£106,998			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£408,808			
£4,322,160			
£1,732,590			
£4,158,216			
£1,341,360			

using Land Cost			
8.0% Build Cost			
£195,902			
0.5% GDV			
£957,051			
1.1% Build Cost			
£122,000			
1.1% Build Cost			
£131,594			
2.0% Market Units Value			
£463,676			
3.0% Build Cost			
£364,771			
3.0% Build Cost			
£300,000			
3000 £ per Market Unit			
5.0%	12	Month Build	6
£779,573			
0.0% Cost			
£0			
Market Hsg	20.0%	of GDV	Aff Hsg
6.0%			
£4,709,737			

Total Cost			
£22,769,392			

POTENTIAL MARGIN FOR CIL	£1,630,647
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£186

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	50% Affordable Rent	
Development Value		1,500 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
37	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
25	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£7,452,000			
£2,851,200			
£7,856,640			
£2,448,000			

LCHO			
70% Open Market Value			
3	Apartments	65 sqm	1645 £ per sqm
5	2 Bed house	75 sqm	1890 £ per sqm
2	3 Bed House	90 sqm	1848 £ per sqm
£320,775			
£708,750			
£332,640			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
3	Apartments	65 sqm	1292.5 £ per sqm
5	2 Bed house	75 sqm	1485 £ per sqm
2	3 Bed House	90 sqm	1452 £ per sqm
£252,038			
£556,875			
£261,360			

100	Total Units		
Development Value			
£23,040,278			

Development Costs			
Land			
0	Plots	9234	£ per plot
37	Plots	23086	£ per plot
12	Plots	26384	£ per plot
25	Plots	36938	£ per plot
6	Plots	46172	£ per plot
Total Land		£2,377,738	
Stamp Duty Land Tax			
4.0%			
£95,110			

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£817,616			
£4,359,420			
£1,788,480			
£3,696,192			
£1,192,320			

using Land Cost			
8.0% Build Cost			
£391,804			
0.5% GDV			
£948,322			
1.1% Build Cost			
£115,201			
1.1% Build Cost			
£130,394			
2.0% Market Units Value			
£412,157			
3.0% Build Cost			
£367,375			
3.0% Build Cost			
£300,000			
3000 £ per Market Unit			
5.0%	12	Month Build	6
£756,372			
0.0% Cost			
£0			
Market Hsg	20.0%	of GDV	Aff Hsg
6.0%			
£4,267,514			

Total Cost			
£22,016,015			

POTENTIAL MARGIN FOR CIL	£1,024,262
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£132

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	Affordable Rent	50%
Development Value			750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
41	2 bed houses	75 sqm	2700 £ per sqm
14	3 Bed houses	90 sqm	2640 £ per sqm
28	4 bed houses	120 sqm	2640 £ per sqm
7	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,383,500
			£3,207,600
			£8,838,720
			£2,754,000

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£160,388
			£354,375
			£166,320

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£126,019
			£278,438
			£130,680

100	Total Units		
Development Value			£24,400,039

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
41	2 Bed House	41 Plots	28149 £ per plot
14	3 Bed House	14 Plots	32170 £ per plot
28	4 Bed House	28 Plots	45038 £ per plot
7	5 Bed House	7 Plots	56297 £ per plot
		Total Land	£3,261,540
			£405,340
			£130,462

Stamp Duty Land Tax			
0			
Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
			£408,808
			£4,322,160
			£1,732,590
			£4,158,216
			£1,341,360

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
3000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£828,703
			£0
			£4,709,737

Total Cost			£23,472,818
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POTENTIAL MARGIN FOR CIL	£927,221
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£106

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	Affordable Rent	50%
Development Value			1,500 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
37	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
25	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
			£0
			£7,452,000
			£2,851,200
			£7,856,640
			£2,448,000

LCHO			
70% Open Market Value			
3	Apartments	65 sqm	1645 £ per sqm
5	2 Bed house	75 sqm	1890 £ per sqm
2	3 Bed House	90 sqm	1848 £ per sqm
			£320,775
			£708,750
			£332,640

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
3	Apartments	65 sqm	1292.5 £ per sqm
5	2 Bed house	75 sqm	1485 £ per sqm
2	3 Bed House	90 sqm	1452 £ per sqm
			£252,038
			£556,875
			£261,360

100	Total Units		
Development Value			£23,040,278

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
37	2 Bed House	37 Plots	28149 £ per plot
12	3 Bed House	12 Plots	32170 £ per plot
25	4 Bed House	25 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
		Total Land	£2,899,147
			£360,302
			£115,966

Stamp Duty Land Tax			
4.0%			
Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
			£817,616
			£4,359,420
			£1,788,480
			£3,696,192
			£1,192,320

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
3000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£801,954
			£0
			£4,267,514

Total Cost			£22,692,357
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POTENTIAL MARGIN FOR CIL	£347,920
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£45



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	10% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	20% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	2498 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			225 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units			
Development Value				£6,990,666

Development Costs			
Land	0 Plots	9378 £ per plot	£0
	10 Plots	23446 £ per plot	£232,114
	11 Plots	26795 £ per plot	£289,389
	5 Plots	37513 £ per plot	£202,572
	1 Plots	46892 £ per plot	£42,203
		Total Land	£766,279
Stamp Duty Land Tax		4.0%	£30,651

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£1,061,910
			£1,274,292
			£804,816
			£167,670

using Land Cost			
	8.0%	Build Cost	£59,687
	0.5%	GDV	£274,506
	1.1%	Build Cost	£34,953
	2.0%	Market Units Value	£37,745
	3.0%	Build Cost	£132,516
	3.0%	Build Cost	£104,731
	3000	£ per Market Unit	£90,000
5.0%	12	Month Build	£223,797
0.0%		Cost	£0
Market Hsg	20.0%	of GDV	
Aff Hsg	6.0%	of GDV	£1,347,052

Total Cost			£6,533,246
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POTENTIAL MARGIN FOR CIL	£457,420
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£183

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	LCHO	6 Affordable Units
Development Floorspace	2220 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			450 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	0 Plots	9378 £ per plot	£0
	9 Plots	23446 £ per plot	£206,324
	10 Plots	26795 £ per plot	£257,235
	5 Plots	37513 £ per plot	£180,064
	1 Plots	46892 £ per plot	£42,203
		Total Land	£681,137
Stamp Duty Land Tax		4.0%	£27,245

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£245,285
			£1,099,170
			£1,207,224
			£715,392
			£149,040

using Land Cost			
	8.0%	Build Cost	£119,373
	0.5%	GDV	£273,289
	1.1%	Build Cost	£33,097
	2.0%	Market Units Value	£37,577
	3.0%	Build Cost	£117,792
	3.0%	Build Cost	£106,065
	3000	£ per Market Unit	£90,000
5.0%	12	Month Build	£217,997
0.0%		Cost	£0
Market Hsg	20.0%	of GDV	
Aff Hsg	6.0%	of GDV	£1,221,704

Total Cost			£6,341,385
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POTENTIAL MARGIN FOR CIL	£277,946
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£125

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 2498 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units		
Development Value			£6,990,666

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	10 Plots	28508 £ per plot
	3 Bed House	11 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£931,736
Stamp Duty Land Tax			£37,269

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£1,061,910
			£1,274,292
			£804,816
			£167,670

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		3000	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£72,574
			£274,506
			£34,953
			£37,745
			£132,516
			£105,117
			£90,000
			£237,685
			£0
			£1,347,052

Total Cost			£6,732,484
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POTENTIAL MARGIN FOR CIL	£258,181
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£103

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	6 Affordable Units	
Development Floorspace	LCHO 2220 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		450 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	9 Plots	28508 £ per plot
	3 Bed House	10 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£828,209
Stamp Duty Land Tax			£45,613

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£245,285
			£1,099,170
			£1,207,224
			£715,392
			£149,040

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		3000	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£145,148
			£273,289
			£33,097
			£37,577
			£117,792
			£106,838
			£90,000
			£230,915
			£0
			£1,221,704

Total Cost			£6,533,809
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POTENTIAL MARGIN FOR CIL	£85,523
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£39



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 30 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	11
	10% Affordable Housing	3 Bed houses	12
	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2775 Total sqm		1.15 Gross/Net
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 30 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	11
	20% Affordable Housing	3 Bed houses	12
	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2775 Total sqm		1.15 Gross/Net
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	2 Affordable Units	
Development Floorspace	1337 Sqm Market Housing	50% Social Rent	113 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,710,720			
LCHO			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£24,948			
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£19,602			
15 Total Units			
			£3,722,943

Development Costs			
Land			
0	Plots	9321	£ per plot
3	Plots	23302	£ per plot
5	Plots	26631	£ per plot
5	Plots	37284	£ per plot
0	Plots	46605	£ per plot
		Total Land	£408,060
Stamp Duty Land Tax			
			£12,242

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£804,816			
using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		3000	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
£719,048			
Total Cost			£3,468,315

POTENTIAL MARGIN FOR CIL	£254,628
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£191

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	1188 Sqm Market Housing	50% Social Rent	225 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,520,640			
LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£49,896			
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£39,204			
15 Total Units			
			£3,511,986

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
5	Plots	26631	£ per plot
5	Plots	37284	£ per plot
0	Plots	46605	£ per plot
		Total Land	£362,720
Stamp Duty Land Tax			
			£10,882

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£715,392			
using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		3000	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
£651,316			
Total Cost			£3,349,758

POTENTIAL MARGIN FOR CIL	£162,228
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£137

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	2 Affordable Units	
Development Floorspace	LCHO 1337 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		113 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£546,750
			£1,283,040
			£1,710,720
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£24,058
			£53,156
			£24,948

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£18,903
			£41,766
			£19,602

15	Total Units			
			£3,722,943	

Development Costs			
Land	Apartments	0 Plots	11346 £ per plot
	2 Bed House	3 Plots	28365 £ per plot
	3 Bed House	5 Plots	32417 £ per plot
	4 Bed House	5 Plots	45384 £ per plot
	5 Bed House	0 Plots	56730 £ per plot
			Total Land £496,712
			£0
			£14,901

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£61,321
			£321,368
			£637,146
			£804,816
			£0

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		3000	£ per Market Unit
5.0%	12	Month Build	
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£125,911
			£0
			£719,048

			£3,573,618
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POTENTIAL MARGIN FOR CIL	£149,325
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£112

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 1188 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15	Total Units		
			£3,511,986

Development Costs			
Land	Apartments	0 Plots	11346 £ per plot
	2 Bed House	2 Plots	28365 £ per plot
	3 Bed House	5 Plots	32417 £ per plot
	4 Bed House	5 Plots	45384 £ per plot
	5 Bed House	0 Plots	56730 £ per plot
			Total Land £441,521
			£0
			£13,246

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£363,285
			£603,612
			£715,392
			£0

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		3000	£ per Market Unit
5.0%	12	Month Build	
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£121,732
			£0
			£651,316

			£3,451,021
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POTENTIAL MARGIN FOR CIL	£60,964
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£51



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	3
DEVELOPMENT DETAILS	0	3 Bed houses	6
	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartment	0
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£32,078			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

20	Total Units			£2,992,744
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Development Costs			
Land			
18	Plots	2100	£ per plot
0	Plots	5250	£ per plot
0	Plots	6000	£ per plot
0	Plots	8400	£ per plot
0	Plots	10500	£ per plot
Total Land		£37,800	£0
Stamp Duty Land Tax			
		1.0%	£378

Construction			
19	Apartments	65 sqm	1823 £ per sqm
1	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,534,608			

using Land Cost			
8.0%	Build Cost	£8,910	
0.5%	GDV	£213,798	
1.1%	Build Cost	£14,964	
2.0%	Market Units Value	£29,397	
3.0%	Build Cost	£54,990	
3.0%	Build Cost	£80,441	
3000	£ per Market Unit	£60,000	
5.0%	12 Month Build	6	Mth Sale Void
0.0%	Cost	£124,786	
£0			
Market Hsg	20.0%	of GDV	Aff Hsg 6.0%
£564,495			

Total Cost	£3,862,429
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POTENTIAL MARGIN FOR CIL	£869,685
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£743

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

20	Total Units			£2,930,488
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Development Costs			
Land			
16	Plots	2100	£ per plot
0	Plots	5250	£ per plot
0	Plots	6000	£ per plot
0	Plots	8400	£ per plot
0	Plots	10500	£ per plot
Total Land		£33,600	£0
Stamp Duty Land Tax			
		1.0%	£336

Construction			
17	Apartments	65 sqm	1823 £ per sqm
2	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,343,831			

using Land Cost			
8.0%	Build Cost	£17,820	
0.5%	GDV	£209,564	
1.1%	Build Cost	£14,652	
2.0%	Market Units Value	£28,815	
3.0%	Build Cost	£48,880	
3.0%	Build Cost	£79,121	
3000	£ per Market Unit	£60,000	
5.0%	12 Month Build	6	Mth Sale Void
0.0%	Cost	£122,258	
£0			
Market Hsg	20.0%	of GDV	Aff Hsg 6.0%
£517,989			

Total Cost	£3,752,592
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POTENTIAL MARGIN FOR CIL	£822,105
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£790

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£32,078			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

20	Total Units			£2,992,744
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Development Costs				
Land				
18	Plots	4125	£ per plot	£74,250
0	Plots	10313	£ per plot	£0
0	Plots	11786	£ per plot	£0
0	Plots	16500	£ per plot	£0
0	Plots	20625	£ per plot	£0
Total Land				£74,250
Stamp Duty Land Tax				£743

Construction				
19	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
1	2B Houses	75 sqm	1242 £ per sqm	
0	3B Houses	90 sqm	1242 £ per sqm	
0	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	
£2,534,608				

using Land Cost				£17,502
8.0%	Build Cost			£213,798
0.5%	GDV			£14,964
1.1%	Build Cost			£29,397
2.0%	Market Units Value			£54,990
3.0%	Build Cost			£80,699
3000	£ per Market Unit			£60,000
5.0%	12 Month Build	6	Mth Sale Void	£127,991
0.0%	Cost			£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
				£564,495

Total Cost	£3,911,298
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POTENTIAL MARGIN FOR CIL	£918,554
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£785

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

20	Total Units			£2,930,488
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Development Costs				
Land				
16	Plots	4125	£ per plot	£66,000
0	Plots	10313	£ per plot	£0
0	Plots	11786	£ per plot	£0
0	Plots	16500	£ per plot	£0
0	Plots	20625	£ per plot	£0
Total Land				£66,000
Stamp Duty Land Tax				£660

Construction				
17	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
2	2B Houses	75 sqm	1242 £ per sqm	
1	3B Houses	90 sqm	1242 £ per sqm	
0	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	
£2,343,831				

using Land Cost				£35,004
8.0%	Build Cost			£209,564
0.5%	GDV			£14,652
1.1%	Build Cost			£28,815
2.0%	Market Units Value			£48,880
3.0%	Build Cost			£79,637
3000	£ per Market Unit			£60,000
5.0%	12 Month Build	6	Mth Sale Void	£125,489
0.0%	Cost			£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
				£517,989

Total Cost	£3,806,246
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POTENTIAL MARGIN FOR CIL	£875,759
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£842



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	20		
	Gross Residual Value	0		
	10% Affordable Housing	0		
	20 Total Units	0.20	Site Area	

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses				
20	Apartments	65 sqm	2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm	£0
0	4 bed houses	120 sqm	2640 £ per sqm	£0
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
		70% Open Market Value		
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

20 Total Units **Development Value** £3,055,000

Development Costs

Construction				
20	Apartments	65 sqm	1823 £ per sqm	£2,725,385
0	2B Houses	75 sqm	1242 £ per sqm	£0
0	3B Houses	90 sqm	1242 £ per sqm	£0
0	4B Houses	120 sqm	1242 £ per sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm	£0
20		1495 Total sqm		

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	20		
	Gross Residual Value	0		
	20% Affordable Housing	0		
	20 Total Units	0.20	Site Area	

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses				
20	Apartments	65 sqm	2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm	£0
0	4 bed houses	120 sqm	2640 £ per sqm	£0
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
		70% Open Market Value		
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

20 Total Units **Development Value** £3,055,000

Development Costs

Construction				
20	Apartments	65 sqm	1823 £ per sqm	£2,725,385
0	2B Houses	75 sqm	1242 £ per sqm	£0
0	3B Houses	90 sqm	1242 £ per sqm	£0
0	4B Houses	120 sqm	1242 £ per sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm	£0
20		1495 Total sqm		

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
10% Affordable Housing	10%	50%		50%
20% Affordable Housing	20%	50%		50%

% Open Market Value	70%	40%	55%
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Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
10% Affordable Housing	2350	2700	2640	2640	2550
20% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	4500	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
10% Affordable Housing					
Greenfield	£169	£169	£164	£173	-£770
Brownfield	£90	£88	£85	£94	-£812
20% Affordable Housing					
Greenfield	£113	£112	£104	£117	-£820
Brownfield	£27	£25	£17	£32	-£872



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£7,290,000			
£24,591,600			
£25,660,800			
£1,721,250			

LCHO			
70% Open Market Value			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£400,969			
£885,938			
£415,800			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£315,047			
£696,094			
£326,700			

250	Total Units				
Development Value				£62,304,197	

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
36	2 Bed House	36 Plots	23225 £ per plot
104	3 Bed House	104 Plots	26543 £ per plot
81	4 Bed House	81 Plots	37161 £ per plot
5	5 Bed House	5 Plots	46451 £ per plot
Total Land £6,802,373			
Stamp Duty Land Tax			
4.0%			
£272,095			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

using Land Cost					
8.0% Build Cost					
0.5% GDV					
1.1% Build Cost					
2.0% Market Units Value					
3.0% Build Cost					
4500 £ per Market Unit					
£1,125,000					
5.0%	12	Month Build	6	Mth Sale Void	
£2,003,397					
0.0% Cost					
£0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£12,035,163					

Total Cost				£58,520,827	
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POTENTIAL MARGIN FOR CIL	£3,783,370
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£169



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	50 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£6,480,000			
£21,859,200			
£22,809,600			
£1,530,000			

LCHO			
70% Open Market Value			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
£801,938			
£1,771,875			
£831,600			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
£630,094			
£1,392,188			
£653,400			

250	Total Units				
Development Value				£58,759,894	

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
32	2 Bed House	32 Plots	23225 £ per plot
92	3 Bed House	92 Plots	26543 £ per plot
72	4 Bed House	72 Plots	37161 £ per plot
4	5 Bed House	4 Plots	46451 £ per plot
Total Land £6,046,554			
Stamp Duty Land Tax			
4.0%			
£241,862			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

using Land Cost					
8.0% Build Cost					
0.5% GDV					
1.1% Build Cost					
2.0% Market Units Value					
3.0% Build Cost					
4500 £ per Market Unit					
£1,125,000					
5.0%	12	Month Build	6	Mth Sale Void	
£1,941,094					
0.0% Cost					
£0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£10,900,626					

Total Cost				£56,506,700	
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POTENTIAL MARGIN FOR CIL	£2,253,194
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£113



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£7,290,000			
£24,591,600			
£25,660,800			
£1,721,250			

LCHO			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£400,969			
£885,938			
£415,800			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£315,047			
£696,094			
£326,700			

250 Total Units **Development Value** £62,304,197

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
36	2 Bed House	36 Plots	28288 £ per plot
104	3 Bed House	104 Plots	32329 £ per plot
81	4 Bed House	81 Plots	45261 £ per plot
5	5 Bed House	5 Plots	56576 £ per plot
			Total Land £8,285,107
Stamp Duty Land Tax			
0 £331,404			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

using Land Cost			
8.0%	Build Cost		£600,107
0.5%	GDV		£2,446,281
1.1%	Build Cost		£311,521
2.0%	Market Units Value		£336,364
3.0%	Build Cost		£1,185,273
4500	£ per Market Unit		£935,359
5.0%	12 Month Build	6 Mth Sale Void	£1,125,000
0.0%	Cost		£2,127,537
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£12,035,163			

Total Cost £60,297,630

POTENTIAL MARGIN FOR CIL £2,006,567
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £90



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,480,000			
£21,859,200			
£22,809,600			
£1,530,000			

LCHO			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
£801,938			
£1,771,875			
£831,600			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
£630,094			
£1,392,188			
£653,400			

250 Total Units **Development Value** £58,759,894

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
32	2 Bed House	32 Plots	28288 £ per plot
92	3 Bed House	92 Plots	32329 £ per plot
72	4 Bed House	72 Plots	45261 £ per plot
4	5 Bed House	4 Plots	56576 £ per plot
			Total Land £7,364,540
Stamp Duty Land Tax			
4.0% £294,582			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

using Land Cost			
8.0%	Build Cost		£1,200,213
0.5%	GDV		£2,418,498
1.1%	Build Cost		£293,799
2.0%	Market Units Value		£332,544
3.0%	Build Cost		£1,053,576
4500	£ per Market Unit		£942,943
5.0%	12 Month Build	6 Mth Sale Void	£1,125,000
0.0%	Cost		£2,056,217
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£10,900,626			

Total Cost £58,213,767

POTENTIAL MARGIN FOR CIL £546,127
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £27



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	10% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	20% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	Affordable Rent	50%
Development Value			750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
41	2 bed houses	75 sqm	2700 £ per sqm
14	3 Bed houses	90 sqm	2640 £ per sqm
28	4 bed houses	120 sqm	2640 £ per sqm
7	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,383,500
			£3,207,600
			£8,838,720
			£2,754,000

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£160,388
			£354,375
			£166,320

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£126,019
			£278,438
			£130,680

100	Total Units		
Development Value			£24,400,039

Development Costs			
Land			
0	Plots	9234	£ per plot
41	Plots	23086	£ per plot
14	Plots	26384	£ per plot
28	Plots	36938	£ per plot
7	Plots	46172	£ per plot
		Total Land	£2,674,955
			£1032,440
			£106,998

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
			£408,808
			£4,322,160
			£1,732,590
			£4,158,216
			£1,341,360

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£785,401
			£0
			£4,709,737

Total Cost			£22,925,221
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POTENTIAL MARGIN FOR CIL	£1,474,818
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£169

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	Affordable Rent	50%
Development Value			1,500 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
37	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
25	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
			£0
			£7,452,000
			£2,851,200
			£7,856,640
			£2,448,000

LCHO			
70% Open Market Value			
3	Apartments	65 sqm	1645 £ per sqm
5	2 Bed house	75 sqm	1890 £ per sqm
2	3 Bed House	90 sqm	1848 £ per sqm
			£320,775
			£708,750
			£332,640

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
3	Apartments	65 sqm	1292.5 £ per sqm
5	2 Bed house	75 sqm	1485 £ per sqm
2	3 Bed House	90 sqm	1452 £ per sqm
			£252,038
			£556,875
			£261,360

100	Total Units		
Development Value			£23,040,278

Development Costs			
Land			
0	Plots	9234	£ per plot
37	Plots	23086	£ per plot
12	Plots	26384	£ per plot
25	Plots	36938	£ per plot
6	Plots	46172	£ per plot
		Total Land	£2,377,738
			£295,502
			£95,110

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
			£817,616
			£4,359,420
			£1,788,480
			£3,696,192
			£1,192,320

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£762,201
			£0
			£4,267,514

Total Cost			£22,171,844
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POTENTIAL MARGIN FOR CIL	£868,433
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£112

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	Affordable Rent	50%
Development Value			750 Sqm Affordable Housing

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
41	2 bed houses	75 sqm	2700 £ per sqm	£8,383,500
14	3 Bed houses	90 sqm	2640 £ per sqm	£3,207,600
28	4 bed houses	120 sqm	2640 £ per sqm	£8,838,720
7	5 bed house	150 sqm	2550 £ per sqm	£2,754,000

LCHO		70% Open Market Value		
2	Apartments	65 sqm	1645 £ per sqm	£160,388
3	2 Bed house	75 sqm	1890 £ per sqm	£354,375
1	3 Bed House	90 sqm	1848 £ per sqm	£166,320

Social Rent		40% Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55% Open Market Value		
2	Apartments	65 sqm	1292.5 £ per sqm	£126,019
3	2 Bed house	75 sqm	1485 £ per sqm	£278,438
1	3 Bed House	90 sqm	1452 £ per sqm	£130,680
100	Total Units			

Development Value £24,400,039

Development Costs				
Land				
0	Plots	11259	£ per plot	£0
41	Plots	28149	£ per plot	£1,165,353
14	Plots	32170	£ per plot	£434,293
28	Plots	45038	£ per plot	£1,256,554
7	Plots	56297	£ per plot	£405,340
	Total Land	£3,261,540		
Stamp Duty Land Tax		0		£130,462

Construction				
3	Apartments	65 sqm	1823 £ per sqm	£408,808
46	2B Houses	75 sqm	1242 £ per sqm	£4,322,160
16	3B Houses	90 sqm	1242 £ per sqm	£1,732,590
28	4B Houses	120 sqm	1242 £ per sqm	£4,158,216
7	5B Houses	150 sqm	1242 £ per sqm	£1,341,360
			1.15 Gross/Net	

using Land Cost				
		8.0%	Build Cost	£238,861
		0.5%	GDV	£957,051
		1.1%	Build Cost	£122,000
		2.0%	Market Units Value	£131,594
		3.0%	Build Cost	£463,676
		4500	£ per Market Unit	£366,060
		5.0%	12 Month Build	£450,000
		0.0%	Cost	£834,531
		6	Mth Sale Void	£0
	Market Hsg	20.0%	of GDV	
	Aff Hsg	6.0%	of GDV	£4,709,737

Total Cost £23,628,646

POTENTIAL MARGIN FOR CIL £771,392
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £88

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	Affordable Rent	50%
Development Value			1,500 Sqm Affordable Housing

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
37	2 bed houses	75 sqm	2700 £ per sqm	£7,452,000
12	3 Bed houses	90 sqm	2640 £ per sqm	£2,851,200
25	4 bed houses	120 sqm	2640 £ per sqm	£7,856,640
6	5 bed house	150 sqm	2550 £ per sqm	£2,448,000

LCHO		70% Open Market Value		
3	Apartments	65 sqm	1645 £ per sqm	£320,775
5	2 Bed house	75 sqm	1890 £ per sqm	£708,750
2	3 Bed House	90 sqm	1848 £ per sqm	£332,640

Social Rent		40% Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55% Open Market Value		
3	Apartments	65 sqm	1292.5 £ per sqm	£252,038
5	2 Bed house	75 sqm	1485 £ per sqm	£556,875
2	3 Bed House	90 sqm	1452 £ per sqm	£261,360
100	Total Units			

Development Value £23,040,278

Development Costs				
Land				
0	Plots	11259	£ per plot	£0
37	Plots	28149	£ per plot	£1,035,869
12	Plots	32170	£ per plot	£386,038
25	Plots	45038	£ per plot	£1,116,937
6	Plots	56297	£ per plot	£360,302
	Total Land	£2,899,147		
Stamp Duty Land Tax		4.0%		£115,966

Construction				
6	Apartments	65 sqm	1823 £ per sqm	£817,616
47	2B Houses	75 sqm	1242 £ per sqm	£4,359,420
16	3B Houses	90 sqm	1242 £ per sqm	£1,788,480
25	4B Houses	120 sqm	1242 £ per sqm	£3,696,192
6	5B Houses	150 sqm	1242 £ per sqm	£1,192,320
			1.15 Gross/Net	

using Land Cost				
		8.0%	Build Cost	£477,722
		0.5%	GDV	£948,322
		1.1%	Build Cost	£115,201
		2.0%	Market Units Value	£130,394
		3.0%	Build Cost	£412,157
		4500	£ per Market Unit	£463,676
		5.0%	12 Month Build	£369,952
		0.0%	Cost	£450,000
		6	Mth Sale Void	£450,000
	Market Hsg	20.0%	of GDV	£807,782
	Aff Hsg	6.0%	of GDV	£0
				£4,267,514

Total Cost £22,848,186

POTENTIAL MARGIN FOR CIL £192,092
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £25



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	10% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	20% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	2498 Sqm Market Housing	Social Rent	0%
Development Value		Affordable Rent	50%
			225 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units			
Development Value				£6,990,666

Development Costs			
Land			
0	Apartments	0 Plots	9378 £ per plot
10	2 Bed House	10 Plots	23446 £ per plot
11	3 Bed House	11 Plots	26795 £ per plot
5	4 Bed House	5 Plots	37513 £ per plot
1	5 Bed House	1 Plots	46892 £ per plot
			Total Land £766,279
			£42,203
			£30,651
Stamp Duty Land Tax			
4.0%			

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£1,061,910
			£1,274,292
			£804,816
			£167,670

using Land Cost			
8.0%	Build Cost		£59,687
0.5%	GDV		£274,506
1.1%	Build Cost		£34,953
2.0%	Market Units Value		£37,745
3.0%	Build Cost		£132,516
4500	£ per Market Unit		£104,731
5.0%	12 Month Build	6 Mth Sale Void	£135,000
0.0%	Cost		£225,545
			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£1,347,052

Total Cost				£6,579,995
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POTENTIAL MARGIN FOR CIL	£410,671
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£164

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	LCHO	6 Affordable Units
Development Floorspace	2220 Sqm Market Housing	Social Rent	0%
Development Value		Affordable Rent	50%
			450 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units			
Development Value				£6,619,331

Development Costs			
Land			
0	Apartments	0 Plots	9378 £ per plot
9	2 Bed House	9 Plots	23446 £ per plot
10	3 Bed House	10 Plots	26795 £ per plot
5	4 Bed House	5 Plots	37513 £ per plot
1	5 Bed House	1 Plots	46892 £ per plot
			Total Land £681,137
			£37,513
			£27,245
Stamp Duty Land Tax			
4.0%			

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£245,285
			£1,099,170
			£1,207,224
			£715,392
			£149,040

using Land Cost			
8.0%	Build Cost		£119,373
0.5%	GDV		£273,289
1.1%	Build Cost		£33,097
2.0%	Market Units Value		£37,577
3.0%	Build Cost		£117,792
4500	£ per Market Unit		£106,065
5.0%	12 Month Build	6 Mth Sale Void	£135,000
0.0%	Cost		£219,745
			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£1,221,704

Total Cost				£6,388,134
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POTENTIAL MARGIN FOR CIL	£231,197
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£104

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 2498 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units		
Development Value			£6,990,666

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	10 Plots	28508 £ per plot
	3 Bed House	11 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£931,736
			£51,315
			£37,269

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£1,061,910
			£1,274,292
			£804,816
			£167,670

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		4500	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£72,574
			£274,506
			£34,953
			£37,745
			£132,516
			£105,117
			£135,000
			£239,434
			£0
			£1,347,052

Total Cost			£6,779,233
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POTENTIAL MARGIN FOR CIL	£211,433
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£85

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	6 Affordable Units	
Development Floorspace	LCHO 2220 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		450 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	9 Plots	28508 £ per plot
	3 Bed House	10 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£828,209
			£45,613
			£33,128

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£245,285
			£1,099,170
			£1,207,224
			£715,392
			£149,040

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		4500	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£145,148
			£273,289
			£33,097
			£37,577
			£117,792
			£106,838
			£135,000
			£232,664
			£0
			£1,221,704

Total Cost			£6,580,557
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POTENTIAL MARGIN FOR CIL	£38,774
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£17



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 30 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	11	
	DEVELOPMENT DETAILS	10% Affordable Housing	3 Bed houses	12
		30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1	

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartment	0	
	BASE LAND VALUE SCENARIO	Gross Residual Value	11	
	DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
		DEVELOPMENT DETAILS	30 Total Units	4 bed houses
	0.91 Site Area	5 bed house	1	

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	2 Affordable Units	
Development Floorspace	1337 Sqm Market Housing	50% Social Rent	113 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£546,750			
£1,283,040			
£1,710,720			
£0			
LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£24,058			
£53,156			
£24,948			
Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			
Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£18,903			
£41,766			
£19,602			
15 Total Units			
Development Value			
£3,722,943			

Development Costs			
Land			
0	Plots	9321	£ per plot
3	Plots	23302	£ per plot
5	Plots	26631	£ per plot
5	Plots	37284	£ per plot
0	Plots	46605	£ per plot
Total Land		£408,060	£0
Stamp Duty Land Tax			
3.0%			
£12,242			

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£61,321			
£321,368			
£637,146			
£804,816			
£0			

using Land Cost			
8.0%	Build Cost		£29,661
0.5%	GDV		£145,972
1.1%	Build Cost		£18,615
2.0%	Market Units Value		£20,071
3.0%	Build Cost		£70,810
4500	£ per Market Unit		£55,629
5.0%	12 Month Build	6 Mth Sale Void	£67,500
0.0%	Cost		£119,431
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£719,048			

Total Cost £3,491,690

POTENTIAL MARGIN FOR CIL £231,253
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £173

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	1188 Sqm Market Housing	50% Social Rent	225 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£0			
£486,000			
£1,140,480			
£1,520,640			
£0			
LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£48,116			
£106,313			
£49,896			
Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			
Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£37,806			
£83,531			
£39,204			
15 Total Units			
Development Value			
£3,511,986			

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
5	Plots	26631	£ per plot
5	Plots	37284	£ per plot
0	Plots	46605	£ per plot
Total Land		£362,720	£0
Stamp Duty Land Tax			
3.0%			
£10,882			

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£122,642			
£363,285			
£603,612			
£715,392			
£0			

using Land Cost			
8.0%	Build Cost		£59,322
0.5%	GDV		£144,395
1.1%	Build Cost		£17,560
2.0%	Market Units Value		£19,854
3.0%	Build Cost		£62,942
4500	£ per Market Unit		£55,928
5.0%	12 Month Build	6 Mth Sale Void	£67,500
0.0%	Cost		£115,783
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£651,316			

Total Cost £3,373,132

POTENTIAL MARGIN FOR CIL £138,854
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £117

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	2 Affordable Units	
Development Floorspace	LCHO 1337 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		113 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£546,750
			£1,283,040
			£1,710,720
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£24,058
			£53,156
			£24,948

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£18,903
			£41,766
			£19,602

15	Total Units			
Development Value				£3,722,943

Development Costs			
Land	Apartments	0 Plots	11346 £ per plot
	2 Bed House	3 Plots	28365 £ per plot
	3 Bed House	5 Plots	32417 £ per plot
	4 Bed House	5 Plots	45384 £ per plot
	5 Bed House	0 Plots	56730 £ per plot
			Total Land £496,712
			£0
			£14,901

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£61,321
			£321,368
			£637,146
			£804,816
			£0

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		4500	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£36,105
			£145,972
			£18,615
			£20,071
			£70,810
			£55,823
			£67,500
			£126,785
			£0
			£719,048

Total Cost				£3,596,992
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POTENTIAL MARGIN FOR CIL	£125,951
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£94

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 1188 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15	Total Units			
Development Value				£3,511,986

Development Costs			
Land	Apartments	0 Plots	11346 £ per plot
	2 Bed House	2 Plots	28365 £ per plot
	3 Bed House	5 Plots	32417 £ per plot
	4 Bed House	5 Plots	45384 £ per plot
	5 Bed House	0 Plots	56730 £ per plot
			Total Land £441,521
			£0
			£13,246

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£363,285
			£603,612
			£715,392
			£0

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		4500	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£72,209
			£144,395
			£17,560
			£19,854
			£62,942
			£56,314
			£67,500
			£122,607
			£0
			£651,316

Total Cost				£3,474,395
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POTENTIAL MARGIN FOR CIL	£37,590
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£32



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	0
	Gross Residual Value	0
DEVELOPMENT DETAILS	15 Total Units	0.49 Site Area
	Apartment	0
	2 bed houses	3
	3 Bed houses	6
	4 bed houses	6
	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	0
	Gross Residual Value	0
BASE LAND VALUE SCENARIO	15 Total Units	0.49 Site Area
	Apartment	0
	2 bed houses	3
	3 Bed houses	6
	4 bed houses	6
	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£32,078			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

Development Value			
20 Total Units			
£2,992,744			

Development Costs			
Land			
18	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £37,800
Stamp Duty Land Tax			
1.0% £378			

Construction			
19	Apartments	65 sqm	1823 £ per sqm
1	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,534,608			

using Land Cost			
£8,910			
8.0% Build Cost £213,798			
0.5% GDV £14,964			
1.1% Build Cost £29,397			
2.0% Market Units Value £54,990			
3.0% Build Cost £80,441			
4500 £ per Market Unit £90,000			
5.0% 12 Month Build £125,952			
0.0% Cost £0			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £564,495			

Total Cost			
£3,893,594			

POTENTIAL MARGIN FOR CIL	£900,851
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£770

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

Development Value			
20 Total Units			
£2,930,488			

Development Costs			
Land			
16	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £33,600
Stamp Duty Land Tax			
1.0% £336			

Construction			
17	Apartments	65 sqm	1823 £ per sqm
2	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,343,831			

using Land Cost			
£17,820			
8.0% Build Cost £209,564			
0.5% GDV £14,652			
1.1% Build Cost £28,815			
2.0% Market Units Value £48,880			
3.0% Build Cost £79,121			
4500 £ per Market Unit £90,000			
5.0% 12 Month Build £123,424			
0.0% Cost £0			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £517,989			

Total Cost			
£3,783,758			

POTENTIAL MARGIN FOR CIL	£853,270
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£820

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£32,078			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

20	Total Units			
Development Value				£2,992,744

Development Costs			
Land			
18	Plots	4125	£ per plot
0	Plots	10313	£ per plot
0	Plots	11786	£ per plot
0	Plots	16500	£ per plot
0	Plots	20625	£ per plot
Total Land			£74,250
Stamp Duty Land Tax			
0			

Construction			
19	Apartments	65 sqm	1823 £ per sqm
1	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,534,608			

using Land Cost			
8.0%	Build Cost		£17,502
0.5%	GDV		£213,798
1.1%	Build Cost		£14,964
2.0%	Market Units Value		£29,397
3.0%	Build Cost		£54,990
4500	£ per Market Unit		£80,699
5.0%	12 Month Build	6 Mth Sale Void	£90,000
0.0%	Cost		£129,157
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£564,495			

Total Cost				£3,942,463
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POTENTIAL MARGIN FOR CIL	£949,720
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£812

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

20	Total Units			
Development Value				£2,930,488

Development Costs			
Land			
16	Plots	4125	£ per plot
0	Plots	10313	£ per plot
0	Plots	11786	£ per plot
0	Plots	16500	£ per plot
0	Plots	20625	£ per plot
Total Land			£66,000
Stamp Duty Land Tax			
1.0%			

Construction			
17	Apartments	65 sqm	1823 £ per sqm
2	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,343,831			

using Land Cost			
8.0%	Build Cost		£35,004
0.5%	GDV		£209,564
1.1%	Build Cost		£14,652
2.0%	Market Units Value		£28,815
3.0%	Build Cost		£48,880
4500	£ per Market Unit		£79,637
5.0%	12 Month Build	6 Mth Sale Void	£90,000
0.0%	Cost		£126,655
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
£517,989			

Total Cost				£3,837,412
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POTENTIAL MARGIN FOR CIL	£906,924
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£872



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	20	
	Gross Residual Value	0	
	10% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	20	
	Gross Residual Value	0	
	20% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
10% Affordable Housing	10%	50%		50%
20% Affordable Housing	20%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
10% Affordable Housing	2350	2700	2640	2640	2550
20% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	6000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
10% Affordable Housing					
Greenfield	£151	£151	£146	£156	-£797
Brownfield	£72	£70	£66	£77	-£838
20% Affordable Housing					
Greenfield	£94	£92	£83	£97	-£850
Brownfield	£8	£5	-£4	£12	-£902



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£7,290,000			
£24,591,600			
£25,660,800			
£1,721,250			

LCHO			
70% Open Market Value			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£400,969			
£885,938			
£415,800			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£315,047			
£696,094			
£326,700			

250	Total Units		
Development Value			
£62,304,197			

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
36	2 Bed House	36 Plots	23225 £ per plot
104	3 Bed House	104 Plots	26543 £ per plot
81	4 Bed House	81 Plots	37161 £ per plot
5	5 Bed House	5 Plots	46451 £ per plot
Total Land £6,802,373			
Stamp Duty Land Tax			
4.0%			
£272,095			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

using Land Cost					
8.0% Build Cost					
0.5% GDV					
1.1% Build Cost					
2.0% Market Units Value					
3.0% Build Cost					
6000 £ per Market Unit					
£492,709					
£2,446,281					
£311,521					
£336,364					
£1,185,273					
£932,137					
£1,500,000					
5.0%	12	Month Build	6	Mth Sale Void	
£2,017,969					
0.0% Cost					
£0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£12,035,163					

Total Cost			
£58,910,399			

POTENTIAL MARGIN FOR CIL	£3,393,798
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£151



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	50 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,480,000			
£21,859,200			
£22,809,600			
£1,530,000			

LCHO			
70% Open Market Value			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
£801,938			
£1,771,875			
£831,600			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
£630,094			
£1,392,188			
£653,400			

250	Total Units		
Development Value			
£58,759,894			

Development Costs			
Land			
0	Apartments	0 Plots	9290 £ per plot
32	2 Bed House	32 Plots	23225 £ per plot
92	3 Bed House	92 Plots	26543 £ per plot
72	4 Bed House	72 Plots	37161 £ per plot
4	5 Bed House	4 Plots	46451 £ per plot
Total Land £6,046,554			
Stamp Duty Land Tax			
4.0%			
£241,862			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

using Land Cost					
8.0% Build Cost					
0.5% GDV					
1.1% Build Cost					
2.0% Market Units Value					
3.0% Build Cost					
6000 £ per Market Unit					
£985,418					
£2,418,498					
£293,799					
£332,544					
£1,053,576					
£936,499					
£1,500,000					
5.0%	12	Month Build	6	Mth Sale Void	
£1,955,666					
0.0% Cost					
£0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£10,900,626					

Total Cost			
£56,896,272			

POTENTIAL MARGIN FOR CIL	£1,863,622
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£94



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	10%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	22410 Sqm Market Housing	Affordable Rent	50%
Development Value			1,875 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
36	2 bed houses	75 sqm	2700 £ per sqm
104	3 Bed houses	90 sqm	2640 £ per sqm
81	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£7,290,000			
£24,591,600			
£25,660,800			
£1,721,250			

LCHO			
70% Open Market Value			
4	Apartments	65 sqm	1645 £ per sqm
6	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£400,969			
£885,938			
£415,800			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
4	Apartments	65 sqm	1292.5 £ per sqm
6	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£315,047			
£696,094			
£326,700			

250	Total Units		
Development Value			
£62,304,197			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
36	2 Bed House	36 Plots	28288 £ per plot
104	3 Bed House	104 Plots	32329 £ per plot
81	4 Bed House	81 Plots	45261 £ per plot
5	5 Bed House	5 Plots	56576 £ per plot
Total Land £8,285,107			
Stamp Duty Land Tax			
0 £331,404			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

using Land Cost					
8.0% Build Cost					
0.5% GDV					
1.1% Build Cost					
2.0% Market Units Value					
3.0% Build Cost					
6000 £ per Market Unit					
£1,500,000					
5.0%	12	Month Build	6	Mth Sale Void	
£2,142,109					
0.0% Cost					
£0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£12,035,163					

Total Cost			
£60,687,202			

POTENTIAL MARGIN FOR CIL	£1,616,995
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£72



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	20%	50 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	19920 Sqm Market Housing	Affordable Rent	50%
Development Value			3,750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
92	3 Bed houses	90 sqm	2640 £ per sqm
72	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£6,480,000			
£21,859,200			
£22,809,600			
£1,530,000			

LCHO			
70% Open Market Value			
8	Apartments	65 sqm	1645 £ per sqm
13	2 Bed house	75 sqm	1890 £ per sqm
5	3 Bed House	90 sqm	1848 £ per sqm
£801,938			
£1,771,875			
£831,600			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
8	Apartments	65 sqm	1292.5 £ per sqm
13	2 Bed house	75 sqm	1485 £ per sqm
5	3 Bed House	90 sqm	1452 £ per sqm
£630,094			
£1,392,188			
£653,400			

250	Total Units		
Development Value			
£58,759,894			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
32	2 Bed House	32 Plots	28288 £ per plot
92	3 Bed House	92 Plots	32329 £ per plot
72	4 Bed House	72 Plots	45261 £ per plot
4	5 Bed House	4 Plots	56576 £ per plot
Total Land £7,364,540			
Stamp Duty Land Tax			
4.0% £294,582			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

using Land Cost					
8.0% Build Cost					
0.5% GDV					
1.1% Build Cost					
2.0% Market Units Value					
3.0% Build Cost					
6000 £ per Market Unit					
£1,500,000					
5.0%	12	Month Build	6	Mth Sale Void	
£2,070,789					
0.0% Cost					
£0					
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
£10,900,626					

Total Cost			
£58,603,339			

POTENTIAL MARGIN FOR CIL	£156,555
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£8



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	10% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	20% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	Affordable Rent	50%
Development Value			750 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
41	2 bed houses	75 sqm	2700 £ per sqm
14	3 Bed houses	90 sqm	2640 £ per sqm
28	4 bed houses	120 sqm	2640 £ per sqm
7	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,383,500
			£3,207,600
			£8,838,720
			£2,754,000

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£160,388
			£354,375
			£166,320

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£126,019
			£278,438
			£130,680

100	Total Units		
Development Value			£24,400,039

Development Costs			
Land			
0	Plots	9234	£ per plot
41	Plots	23086	£ per plot
14	Plots	26384	£ per plot
28	Plots	36938	£ per plot
7	Plots	46172	£ per plot
		Total Land	£2,674,955
			£1,030,564
			£332,440
			£106,998

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
			£408,808
			£4,322,160
			£1,732,590
			£4,158,216
			£1,341,360

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£791,230
			£0
			£4,709,737

Total Cost			£23,081,049
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POTENTIAL MARGIN FOR CIL	£1,318,989
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£151

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	Affordable Rent	50%
Development Value			1,500 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
37	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
25	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
			£0
			£7,452,000
			£2,851,200
			£7,856,640
			£2,448,000

LCHO			
70% Open Market Value			
3	Apartments	65 sqm	1645 £ per sqm
5	2 Bed house	75 sqm	1890 £ per sqm
2	3 Bed House	90 sqm	1848 £ per sqm
			£320,775
			£708,750
			£332,640

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
3	Apartments	65 sqm	1292.5 £ per sqm
5	2 Bed house	75 sqm	1485 £ per sqm
2	3 Bed House	90 sqm	1452 £ per sqm
			£252,038
			£556,875
			£261,360

100	Total Units		
Development Value			£23,040,278

Development Costs			
Land			
0	Plots	9234	£ per plot
37	Plots	23086	£ per plot
12	Plots	26384	£ per plot
25	Plots	36938	£ per plot
6	Plots	46172	£ per plot
		Total Land	£2,377,738
			£849,569
			£316,610
			£916,057
			£295,502
			£95,110

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
			£817,616
			£4,359,420
			£1,788,480
			£3,696,192
			£1,192,320

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£768,030
			£0
			£4,267,514

Total Cost			£22,327,673
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POTENTIAL MARGIN FOR CIL	£712,605
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£92

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	10%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	8748 Sqm Market Housing	Affordable Rent	50%
Development Value			750 Sqm Affordable Housing

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
41	2 bed houses	75 sqm	2700 £ per sqm	£8,383,500
14	3 Bed houses	90 sqm	2640 £ per sqm	£3,207,600
28	4 bed houses	120 sqm	2640 £ per sqm	£8,838,720
7	5 bed house	150 sqm	2550 £ per sqm	£2,754,000

LCHO		70%	Open Market Value	
2	Apartments	65 sqm	1645 £ per sqm	£160,388
3	2 Bed house	75 sqm	1890 £ per sqm	£354,375
1	3 Bed House	90 sqm	1848 £ per sqm	£166,320

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
2	Apartments	65 sqm	1292.5 £ per sqm	£126,019
3	2 Bed house	75 sqm	1485 £ per sqm	£278,438
1	3 Bed House	90 sqm	1452 £ per sqm	£130,680

100	Total Units			£24,400,039
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Development Costs				
Land				
0	Plots	11259	£ per plot	£0
41	Plots	28149	£ per plot	£1,165,353
14	Plots	32170	£ per plot	£434,293
28	Plots	45038	£ per plot	£1,256,554
7	Plots	56297	£ per plot	£405,340
	Total Land	£3,261,540		
Stamp Duty Land Tax		0		£130,462

Construction				
3	sqm	1823	£ per sqm	£408,808
46	sqm	1242	£ per sqm	£4,322,160
16	sqm	1242	£ per sqm	£1,732,590
28	sqm	1242	£ per sqm	£4,158,216
7	sqm	1242	£ per sqm	£1,341,360

using Land Cost				
8.0%	Build Cost			£238,861
0.5%	GDV			£957,051
1.1%	Build Cost			£122,000
2.0%	Market Units Value			£131,594
3.0%	Build Cost			£463,676
6000	£ per Market Unit			£366,060
5.0%	12 Month Build		6 Mth Sale Void	£600,000
0.0%	Cost			£840,360
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£0
				£4,709,737

Total Cost				£23,784,475
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POTENTIAL MARGIN FOR CIL				£615,564
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				£70

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	20%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	7776 Sqm Market Housing	Affordable Rent	50%
Development Value			1,500 Sqm Affordable Housing

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
37	2 bed houses	75 sqm	2700 £ per sqm	£7,452,000
12	3 Bed houses	90 sqm	2640 £ per sqm	£2,851,200
25	4 bed houses	120 sqm	2640 £ per sqm	£7,856,640
6	5 bed house	150 sqm	2550 £ per sqm	£2,448,000

LCHO		70%	Open Market Value	
3	Apartments	65 sqm	1645 £ per sqm	£320,775
5	2 Bed house	75 sqm	1890 £ per sqm	£708,750
2	3 Bed House	90 sqm	1848 £ per sqm	£332,640

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
3	Apartments	65 sqm	1292.5 £ per sqm	£252,038
5	2 Bed house	75 sqm	1485 £ per sqm	£556,875
2	3 Bed House	90 sqm	1452 £ per sqm	£261,360

100	Total Units			£23,040,278
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Development Costs				
Land				
0	Plots	11259	£ per plot	£0
37	Plots	28149	£ per plot	£1,035,869
12	Plots	32170	£ per plot	£386,038
25	Plots	45038	£ per plot	£1,116,937
6	Plots	56297	£ per plot	£360,302
	Total Land	£2,899,147		
Stamp Duty Land Tax		4.0%		£115,966

Construction				
6	sqm	1823	£ per sqm	£817,616
47	sqm	1242	£ per sqm	£4,359,420
16	sqm	1242	£ per sqm	£1,788,480
25	sqm	1242	£ per sqm	£3,696,192
6	sqm	1242	£ per sqm	£1,192,320

using Land Cost				
8.0%	Build Cost			£477,722
0.5%	GDV			£948,322
1.1%	Build Cost			£115,201
2.0%	Market Units Value			£130,394
3.0%	Build Cost			£412,157
6000	£ per Market Unit			£463,676
5.0%	12 Month Build		6 Mth Sale Void	£366,060
0.0%	Cost			£600,000
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£813,611
				£0
				£4,267,514

Total Cost				£23,004,015
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POTENTIAL MARGIN FOR CIL				£36,263
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				£5



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	10% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 100 Dwellings	Apartments	0
	Gross Residual Value	2 bed houses	46
	20% Affordable Housing	3 Bed houses	15
	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	2498 Sqm Market Housing	Social Rent	0%
Development Value		Affordable Rent	50%
			225 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units								
Development Value									£6,990,666

Development Costs									
Land									
0	Plots	9378	£ per plot						£0
10	Plots	23446	£ per plot						£232,114
11	Plots	26795	£ per plot						£289,389
5	Plots	37513	£ per plot						£202,572
1	Plots	46892	£ per plot						£42,203
				Total Land	£766,279				
									£30,651
Stamp Duty Land Tax									
4.0%									

Construction									
1	sqm	1823	£ per sqm	1.15	Gross/Net				£122,642
11	sqm	1242	£ per sqm						£1,061,910
11	sqm	1242	£ per sqm						£1,274,292
5	sqm	1242	£ per sqm						£804,816
1	sqm	1242	£ per sqm						£167,670

using Land Cost									£59,687
		8.0%	Build Cost						£274,506
		0.5%	GDV						£34,953
		1.1%	Build Cost						£37,745
		2.0%	Market Units Value						£132,516
		3.0%	Build Cost						£104,731
		6000	£ per Market Unit						£180,000
5.0%	12	Month Build		6	Mth Sale Void				£227,294
0.0%		Cost							£0
Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of GDV			£1,347,052

Total Cost									£6,626,743
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POTENTIAL MARGIN FOR CIL	£363,922
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£146

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	LCHO	6 Affordable Units
Development Floorspace	2220 Sqm Market Housing	Social Rent	0%
Development Value		Affordable Rent	50%
			450 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units								
Development Value									£6,619,331

Development Costs									
Land									
0	Plots	9378	£ per plot						£0
9	Plots	23446	£ per plot						£206,324
10	Plots	26795	£ per plot						£257,235
5	Plots	37513	£ per plot						£180,064
1	Plots	46892	£ per plot						£37,513
				Total Land	£681,137				
									£27,245
Stamp Duty Land Tax									
4.0%									

Construction									
2	sqm	1823	£ per sqm	1.15	Gross/Net				£245,285
12	sqm	1242	£ per sqm						£1,099,170
11	sqm	1242	£ per sqm						£1,207,224
5	sqm	1242	£ per sqm						£715,392
1	sqm	1242	£ per sqm						£149,040

using Land Cost									£119,373
		8.0%	Build Cost						£273,289
		0.5%	GDV						£33,097
		1.1%	Build Cost						£37,577
		2.0%	Market Units Value						£117,792
		3.0%	Build Cost						£106,065
		6000	£ per Market Unit						£180,000
5.0%	12	Month Build		6	Mth Sale Void				£221,494
0.0%		Cost							£0
Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of GDV			£1,221,704

Total Cost									£6,434,883
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POTENTIAL MARGIN FOR CIL	£184,449
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£83

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 2498 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units		
Development Value			£6,990,666

Development Costs			
Land	0 Plots	11403	£ per plot
	10 Plots	28508	£ per plot
	11 Plots	32581	£ per plot
	5 Plots	45613	£ per plot
	1 Plots	57017	£ per plot
Stamp Duty Land Tax		0	
			£37,269

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£1,061,910
			£1,274,292
			£804,816
			£167,670

using Land Cost			
	8.0%	Build Cost	£72,574
	0.5%	GDV	£274,506
	1.1%	Build Cost	£34,953
	2.0%	Build Cost	£37,745
	3.0%	Market Units Value	£132,516
	6.0%	Build Cost	£105,117
	6000	£ per Market Unit	£180,000
5.0%	12	Month Build	£241,183
0.0%		Cost	£0
Market Hsg	20.0%	of GDV	
Aff Hsg	6.0%	of GDV	£1,347,052

Total Cost	£6,825,982
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POTENTIAL MARGIN FOR CIL	£164,684
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£66

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	6 Affordable Units	
Development Floorspace	LCHO 2220 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		450 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	0 Plots	11403	£ per plot
	9 Plots	28508	£ per plot
	10 Plots	32581	£ per plot
	5 Plots	45613	£ per plot
	1 Plots	57017	£ per plot
Stamp Duty Land Tax		4.0%	
			£33,128

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£245,285
			£1,099,170
			£1,207,224
			£715,392
			£149,040

using Land Cost			
	8.0%	Build Cost	£145,148
	0.5%	GDV	£273,289
	1.1%	Build Cost	£33,097
	2.0%	Build Cost	£37,577
	3.0%	Market Units Value	£117,792
	6.0%	Build Cost	£106,838
	6000	£ per Market Unit	£180,000
5.0%	12	Month Build	£234,413
0.0%		Cost	£0
Market Hsg	20.0%	of GDV	
Aff Hsg	6.0%	of GDV	£1,221,704

Total Cost	£6,627,306
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POTENTIAL MARGIN FOR CIL	£7,974
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£4



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 30 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	11	
	10% Affordable Housing	3 Bed houses	12	
		4 bed houses	6	
DEVELOPMENT DETAILS	30 Total Units	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartment	0	
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
		20% Affordable Housing	3 Bed houses	12
	DEVELOPMENT LOCATION (ZONE)		4 bed houses	6
DEVELOPMENT DETAILS	30 Total Units	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	LCHO	2 Affordable Units
Development Floorspace	1337 Sqm Market Housing	50% Social Rent	50% Affordable Rent
Development Value			113 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£546,750
			£1,283,040
			£1,710,720
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£24,058
			£53,156
			£24,948

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£18,903
			£41,766
			£19,602

15 Total Units **£3,722,943**

Development Costs			
Land	0 Plots	9321 £ per plot	£0
	3 Plots	23302 £ per plot	£62,917
	5 Plots	26631 £ per plot	£143,810
	5 Plots	37284 £ per plot	£201,334
	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax		3.0%	£12,242
		Total Land	£408,060

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£61,321
			£321,368
			£637,146
			£804,816
			£0

using Land Cost			
	8.0%	Build Cost	£29,661
	0.5%	GDV	£145,972
	1.1%	Build Cost	£18,615
	2.0%	Market Units Value	£20,071
	3.0%	Build Cost	£70,810
	6.0%	Build Cost	£55,629
	6000	£ per Market Unit	£90,000
5.0%	12	Month Build	£120,305
0.0%		Cost	£0
Market Hsg	20.0%	of GDV	£719,048
Aff Hsg	6.0%	of GDV	

Total Cost £3,515,064

POTENTIAL MARGIN FOR CIL **£207,879**
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£156**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	1188 Sqm Market Housing	50% Social Rent	50% Affordable Rent
Development Value			225 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15 Total Units **£3,511,986**

Development Costs			
Land	0 Plots	9321 £ per plot	£0
	2 Plots	23302 £ per plot	£55,926
	5 Plots	26631 £ per plot	£127,831
	5 Plots	37284 £ per plot	£178,963
	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax		3.0%	£10,882
		Total Land	£362,720

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£363,285
			£603,612
			£715,392
			£0

using Land Cost			
	8.0%	Build Cost	£59,322
	0.5%	GDV	£144,395
	1.1%	Build Cost	£17,560
	2.0%	Market Units Value	£19,854
	3.0%	Build Cost	£62,942
	6.0%	Build Cost	£55,928
	6000	£ per Market Unit	£90,000
5.0%	12	Month Build	£116,657
0.0%		Cost	£0
Market Hsg	20.0%	of GDV	£651,316
Aff Hsg	6.0%	of GDV	

Total Cost £3,396,506

POTENTIAL MARGIN FOR CIL **£115,479**
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£97**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	2 Affordable Units	
Development Floorspace	LCHO 1337 Sqm Market Housing	50% Social Rent	113 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£546,750
			£1,283,040
			£1,710,720
			£0

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£24,058
			£53,156
			£24,948

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£18,903
			£41,766
			£19,602

15	Total Units			
Development Value			£3,722,943	

Development Costs			
Land			
0	Plots	11346	£ per plot
3	Plots	28365	£ per plot
5	Plots	32417	£ per plot
5	Plots	45384	£ per plot
0	Plots	56730	£ per plot
		Total Land	£496,712
Stamp Duty Land Tax			£14,901

Construction			
0	1.15	Gross/Net	£61,321
3			£321,368
6			£637,146
5			£804,816
0			£0

using Land Cost			
8.0%	Build Cost		£36,105
0.5%	GDV		£145,972
1.1%	Build Cost		£18,615
2.0%	Market Units Value		£20,071
3.0%	Build Cost		£70,810
6000	£ per Market Unit		£55,823
5.0%	12	Month Build	£90,000
0.0%	Cost	6	£127,659
Market Hsg 20.0% of GDV			£0
Aff Hsg 6.0% of GDV			£719,048

Total Cost			£3,620,366
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POTENTIAL MARGIN FOR CIL	£102,576
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£77

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 1188 Sqm Market Housing	50% Social Rent	225 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15	Total Units		
Development Value			£3,511,986

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
5	Plots	32417	£ per plot
5	Plots	45384	£ per plot
0	Plots	56730	£ per plot
		Total Land	£441,521
Stamp Duty Land Tax			£13,246

Construction			
1	1.15	Gross/Net	£122,642
4			£363,285
5			£603,612
5			£715,392
0			£0

using Land Cost			
8.0%	Build Cost		£72,209
0.5%	GDV		£144,395
1.1%	Build Cost		£17,560
2.0%	Market Units Value		£19,854
3.0%	Build Cost		£62,942
6000	£ per Market Unit		£56,314
5.0%	12	Month Build	£90,000
0.0%	Cost	6	£123,481
Market Hsg 20.0% of GDV			£0
Aff Hsg 6.0% of GDV			£651,316

Total Cost			£3,497,770
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POTENTIAL MARGIN FOR CIL	£14,216
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£12



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	0
	Gross Residual Value	0
	DEVELOPMENT DETAILS	15 Total Units
	0.49 Site Area	

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	0
	Gross Residual Value	0
	BASE LAND VALUE SCENARIO	15 Total Units
	DEVELOPMENT LOCATION (ZONE)	0.49 Site Area
	DEVELOPMENT DETAILS	

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£32,078			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

Development Value			
20 Total Units			
£2,992,744			

Development Costs			
Land			
18	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £37,800
Stamp Duty Land Tax			
1.0% £378			

Construction			
19	Apartments	65 sqm	1823 £ per sqm
1	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,534,608			

using Land Cost			
£8,910			
8.0% Build Cost £213,798			
0.5% GDV £14,964			
1.1% Build Cost £29,397			
2.0% Market Units Value £54,990			
3.0% Build Cost £80,441			
6000 £ per Market Unit £120,000			
5.0%	12	Month Build	6
Mth Sale Void £127,118			
0.0% Cost £0			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £564,495			

Total Cost			
£3,924,760			

POTENTIAL MARGIN FOR CIL	£932,016
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£797

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

Development Value			
20 Total Units			
£2,930,488			

Development Costs			
Land			
16	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £33,600
Stamp Duty Land Tax			
1.0% £336			

Construction			
17	Apartments	65 sqm	1823 £ per sqm
2	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,343,831			

using Land Cost			
£17,820			
8.0% Build Cost £209,564			
0.5% GDV £14,652			
1.1% Build Cost £28,815			
2.0% Market Units Value £48,880			
3.0% Build Cost £79,121			
6000 £ per Market Unit £120,000			
5.0%	12	Month Build	6
Mth Sale Void £124,590			
0.0% Cost £0			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £517,989			

Total Cost			
£3,814,924			

POTENTIAL MARGIN FOR CIL	£884,436
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£850

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£32,078			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

20	Total Units		
Development Value			
£2,992,744			

Development Costs			
Land			
18	Plots	4125	£ per plot
0	Plots	10313	£ per plot
0	Plots	11786	£ per plot
0	Plots	16500	£ per plot
0	Plots	20625	£ per plot
Total Land		£74,250	£0
Stamp Duty Land Tax			
£743			

Construction			
19	Apartments	65 sqm	1823 £ per sqm
1	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,534,608			

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		6000	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
£17,502			

Total Cost			
£3,973,629			

POTENTIAL MARGIN FOR CIL	£980,885
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£838

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

20	Total Units		
Development Value			
£2,930,488			

Development Costs			
Land			
16	Plots	4125	£ per plot
0	Plots	10313	£ per plot
0	Plots	11786	£ per plot
0	Plots	16500	£ per plot
0	Plots	20625	£ per plot
Total Land		£66,000	£0
Stamp Duty Land Tax			
£660			

Construction			
17	Apartments	65 sqm	1823 £ per sqm
2	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,343,831			

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		6000	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
£35,004			

Total Cost			
£3,868,578			

POTENTIAL MARGIN FOR CIL	£938,090
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£902



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20		
	Gross Residual Value			
	10% Affordable Housing			
	20 Total Units	0.20	Site Area	

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses				
20	Apartment	65 sqm	2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm	£0
0	4 bed houses	120 sqm	2640 £ per sqm	£0
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
		70% Open Market Value		
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

20 Total Units **Development Value** £3,055,000

Development Costs

Construction				
20	Apartment	65 sqm	1823 £ per sqm	£2,725,385
0	2B Houses	75 sqm	1242 £ per sqm	£0
0	3B Houses	90 sqm	1242 £ per sqm	£0
0	4B Houses	120 sqm	1242 £ per sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm	£0
20		1495 Total sqm		

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762
Interest	5.0%	12 Month Build	£121,685
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20		
	Gross Residual Value			
	20% Affordable Housing			
	20 Total Units	0.20	Site Area	

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses				
20	Apartment	65 sqm	2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm	£0
0	4 bed houses	120 sqm	2640 £ per sqm	£0
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
		70% Open Market Value		
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

20 Total Units **Development Value** £3,055,000

Development Costs

Construction				
20	Apartment	65 sqm	1823 £ per sqm	£2,725,385
0	2B Houses	75 sqm	1242 £ per sqm	£0
0	3B Houses	90 sqm	1242 £ per sqm	£0
0	4B Houses	120 sqm	1242 £ per sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm	£0
20		1495 Total sqm		

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762
Interest	5.0%	12 Month Build	£121,685
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
Greenfield	25%	50%		50%
Brownfield	20%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	2350	2700	2640	2640	2550
Brownfield	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	3500	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	0	0
Urban 100 Dwellings	1826889	0	0
Urban 30 Dwellings	1855671	0	0
Rural 15 Dwellings	1844200	0	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
Greenfield	£94	£92	£83	£97	-£829
Brownfield	£40	£38	£32	£45	-£852



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units		4 bed houses	90
Affordable Proportion	25%	63 Affordable Units	5 bed house	5
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	18675	Sqm Market Housing	50%	Affordable Rent
Development Value			4,688	Sqm Affordable Housing

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
30	2 bed houses	75 sqm	2700 £ per sqm	£6,075,000
86	3 Bed houses	90 sqm	2640 £ per sqm	£20,493,000
68	4 bed houses	120 sqm	2640 £ per sqm	£21,384,000
4	5 bed house	150 sqm	2550 £ per sqm	£1,434,375

LCHO				
		70%	Open Market Value	
9	Apartments	65 sqm	1645 £ per sqm	£1,002,422
16	2 Bed house	75 sqm	1890 £ per sqm	£2,214,844
6	3 Bed House	90 sqm	1848 £ per sqm	£1,039,500

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
9	Apartments	65 sqm	1292.5 £ per sqm	£787,617
16	2 Bed house	75 sqm	1485 £ per sqm	£1,740,234
6	3 Bed House	90 sqm	1452 £ per sqm	£816,750

250	Total Units			
Development Value				£56,987,742

Development Costs				
Land				
0	Plots	9290	£ per plot	£0
30	Plots	23225	£ per plot	£696,761
86	Plots	26543	£ per plot	£2,289,356
68	Plots	37161	£ per plot	£2,508,338
4	Plots	46451	£ per plot	£174,190
				Total Land £5,668,645
Stamp Duty Land Tax				4.0%
				£226,746

Construction				
19	65 sqm	1823	£ per sqm	1.15 Gross/Net
61	75 sqm	1242	£ per sqm	
99	90 sqm	1242	£ per sqm	
68	120 sqm	1242	£ per sqm	
4	150 sqm	1242	£ per sqm	
250	23545	Total sqm		

Additional Affordable Housing Land Cost				
		8.0%	Build Cost	£1,231,773
		0.5%	GDV	£2,404,607
		1.1%	Build Cost	£284,939
		2.0%	Market Units Value	£330,633
		3.0%	Build Cost	£987,728
		3500	£ per Market Unit	£938,681
Interest	5.0%	12	Month Build	£875,000
Arrangement Fee	0.0%		Cost	£1,900,228
Development Profit	Market Hsg	20.0%	of GDV	£0
	Aff Hsg	6.0%	of GDV	£10,333,357

Total Cost				£55,239,922
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POTENTIAL MARGIN FOR CIL	£1,747,820
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£94



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units		4 bed houses	90
Affordable Proportion	20%	50 Affordable Units	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	19920	Sqm Market Housing	3,750	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
32	2 bed houses	75 sqm	2700 £ per sqm	£6,480,000
92	3 Bed houses	90 sqm	2640 £ per sqm	£21,859,200
72	4 bed houses	120 sqm	2640 £ per sqm	£22,809,600
4	5 bed house	150 sqm	2550 £ per sqm	£1,530,000

LCHO				
		70%	Open Market Value	
8	Apartments	65 sqm	1645 £ per sqm	£801,938
13	2 Bed house	75 sqm	1890 £ per sqm	£1,771,875
5	3 Bed House	90 sqm	1848 £ per sqm	£831,600

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
8	Apartments	65 sqm	1292.5 £ per sqm	£630,094
13	2 Bed house	75 sqm	1485 £ per sqm	£1,392,188
5	3 Bed House	90 sqm	1452 £ per sqm	£653,400

250	Total Units			
Development Value				£58,759,894

Development Costs

Land				
0	Apartments	Plots	11315 £ per plot	£0
32	2 Bed House	Plots	28288 £ per plot	£905,211
92	3 Bed House	Plots	32329 £ per plot	£2,974,265
72	4 Bed House	Plots	45261 £ per plot	£3,258,760
4	5 Bed House	Plots	56576 £ per plot	£226,303
				Total Land £7,364,540
Stamp Duty Land Tax				£294,582

Construction				
15	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
57	2B Houses	75 sqm	1242 £ per sqm	
102	3B Houses	90 sqm	1242 £ per sqm	
72	4B Houses	120 sqm	1242 £ per sqm	
4	5B Houses	150 sqm	1242 £ per sqm	
250	23816 Total sqm			

Additional Affordable Housing Land Cost				
		8.0%	Build Cost	£1,200,213
		0.5%	GDV	£2,418,498
		1.1%	Build Cost	£293,799
		2.0%	Market Units Value	£332,544
		3.0%	Build Cost	£1,053,576
		3500	£ per Market Unit	£942,943
		5.0%	12 Month Build	£875,000
		0.0%	Cost	£2,046,503
		6	Mth Sale Void	£0
		20.0%	of GDV	£10,900,626
		6.0%	of GDV	

Total Cost				£57,954,052
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POTENTIAL MARGIN FOR CIL	£805,842
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£40
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14	5 bed house	5
		Site Area	

Development Floorspace 24900 sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units

Development Value £65,848,500

Development Costs

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

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500

250 24900 Total sqm

Professional Fees			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
			£2,474,064
			£329,243
			£340,184
			£1,316,970
			£927,774
Interest			
	5.0%	12	Month Build
			6
			Mth Sale Void
	0.0%		Cost
			£1,411,095
			£0
			£13,169,700
			£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671

GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	31
Affordable Proportion	25%	25 Affordable Units	5 bed house	8
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	7290	Sqm Market Housing	50%	Affordable Rent
			1,875	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
35	2 bed houses	75 sqm	2700 £ per sqm	£6,986,250
11	3 Bed houses	90 sqm	2640 £ per sqm	£2,673,000
23	4 bed houses	120 sqm	2640 £ per sqm	£7,365,600
6	5 bed house	150 sqm	2550 £ per sqm	£2,295,000

LCHO				
		70%	Open Market Value	
4	Apartments	65 sqm	1645 £ per sqm	£400,969
6	2 Bed house	75 sqm	1890 £ per sqm	£885,938
3	3 Bed House	90 sqm	1848 £ per sqm	£415,800

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
4	Apartments	65 sqm	1292.5 £ per sqm	£315,047
6	2 Bed house	75 sqm	1485 £ per sqm	£696,094
3	3 Bed House	90 sqm	1452 £ per sqm	£326,700

100	Total Units			
Development Value				£22,360,397

Development Costs

Land				
0	Apartments	0 Plots	9234 £ per plot	£0
35	2 Bed House	35 Plots	23086 £ per plot	£796,471
11	3 Bed House	11 Plots	26384 £ per plot	£296,821
23	4 Bed House	23 Plots	36938 £ per plot	£858,803
6	5 Bed House	6 Plots	46172 £ per plot	£277,033
				Total Land £2,229,129
Stamp Duty Land Tax				4.0%
				£89,165

Construction				
8	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
47	2B Houses	75 sqm	1242 £ per sqm	
16	3B Houses	90 sqm	1242 £ per sqm	
23	4B Houses	120 sqm	1242 £ per sqm	
6	5B Houses	150 sqm	1242 £ per sqm	
100	Total Units	9238 Total sqm		

Additional Affordable Housing Land Cost				
		8.0%	Build Cost	£489,755
		0.5%	GDV	£943,958
		1.1%	Build Cost	£111,802
		2.0%	Market Units Value	£129,794
		3.0%	Build Cost	£386,397
		3500	£ per Market Unit	£368,677
		5.0%	12 Month Build	£350,000
		0.0%	Cost	£746,715
		6	Mth Sale Void	£0
		20.0%	of GDV	£4,046,403
		6.0%	of GDV	

Total Cost				£21,691,270
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POTENTIAL MARGIN FOR CIL	£669,127
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£92
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	31
Affordable Proportion	20%	20 Affordable Units	5 bed house	8
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	7776	Sqm Market Housing	50%	Affordable Rent
Development Value			1,500	Sqm Affordable Housing

Market Houses					
0	Apartments	65	sqm	2350 £ per sqm	£0
37	2 bed houses	75	sqm	2700 £ per sqm	£7,452,000
12	3 Bed houses	90	sqm	2640 £ per sqm	£2,851,200
25	4 bed houses	120	sqm	2640 £ per sqm	£7,856,640
6	5 bed house	150	sqm	2550 £ per sqm	£2,448,000

LCHO					
		70%	Open Market Value		
3	Apartments	65	sqm	1645 £ per sqm	£320,775
5	2 Bed house	75	sqm	1890 £ per sqm	£708,750
2	3 Bed House	90	sqm	1848 £ per sqm	£332,640

Social Rent					
		40%	Open Market Value		
0	Apartments	65	sqm	940 £ per sqm	£0
0	2 Bed house	75	sqm	1080 £ per sqm	£0
0	3 Bed House	90	sqm	1056 £ per sqm	£0

Affordable Rent					
		55%	Open Market Value		
3	Apartments	65	sqm	1292.5 £ per sqm	£252,038
5	2 Bed house	75	sqm	1485 £ per sqm	£556,875
2	3 Bed House	90	sqm	1452 £ per sqm	£261,360

100	Total Units				
Development Value					£23,040,278

Development Costs

Land					
0	Apartments	0	Plots	11259 £ per plot	£0
37	2 Bed House	37	Plots	28149 £ per plot	£1,035,869
12	3 Bed House	12	Plots	32170 £ per plot	£386,038
25	4 Bed House	25	Plots	45038 £ per plot	£1,116,937
6	5 Bed House	6	Plots	56297 £ per plot	£360,302
				Total Land	£2,899,147
Stamp Duty Land Tax					
					£115,966

Construction

6	Apartments	65	sqm	1823 £ per sqm	1.15	Gross/Net	£817,616
47	2B Houses	75	sqm	1242 £ per sqm			£4,359,420
16	3B Houses	90	sqm	1242 £ per sqm			£1,788,480
25	4B Houses	120	sqm	1242 £ per sqm			£3,696,192
6	5B Houses	150	sqm	1242 £ per sqm			£1,192,320

100	Total sqm	9335			
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Additional Affordable Housing Land Cost					£477,722			
Professional Fees		8.0%	Build Cost		£948,322			
Legal Fees		0.5%	GDV		£115,201			
Statutory Fees		1.1%	Build Cost		£130,394			
Sales/Marketing Costs		2.0%	Market Units Value		£412,157			
Contingencies		3.0%	Build Cost		£369,952			
Planning Obligations		3500	£ per Market Unit		£350,000			
Interest		5.0%	12	Month Build	6	Mth Sale Void	£803,897	
Arrangement Fee		0.0%	Cost			£0		
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£4,267,514

Total Cost				£22,744,300
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POTENTIAL MARGIN FOR CIL	£295,977
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£38
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65 sqm	2350	£ per sqm	£0
46	2 bed houses	75 sqm	2700	£ per sqm	£9,315,000
15	3 Bed houses	90 sqm	2640	£ per sqm	£3,564,000
31	4 bed houses	120 sqm	2640	£ per sqm	£9,820,800
8	5 bed house	150 sqm	2550	£ per sqm	£3,060,000

LCHO 70% Open Market Value					
0	Apartments	65 sqm	1645	£ per sqm	£0
0	2 Bed house	75 sqm	1890	£ per sqm	£0
0	3 Bed House	90 sqm	1848	£ per sqm	£0

Social Rent 40% Open Market Value					
0	Apartments	65 sqm	940	£ per sqm	£0
0	2 Bed house	75 sqm	1080	£ per sqm	£0
0	3 Bed House	90 sqm	1056	£ per sqm	£0

Affordable Rent 55% Open Market Value					
0	Apartments	65 sqm	1292.5	£ per sqm	£0
0	2 Bed house	75 sqm	1485	£ per sqm	£0
0	3 Bed House	90 sqm	1452	£ per sqm	£0

100 Total Units

Development Value £25,759,800

Development Costs

Construction

0	Apartments	65 sqm	1823	£ per sqm	1.15 Gross/Net	£0
46	2B Houses	75 sqm	1242	£ per sqm		£4,284,900
15	3B Houses	90 sqm	1242	£ per sqm		£1,676,700
31	4B Houses	120 sqm	1242	£ per sqm		£4,620,240
8	5B Houses	150 sqm	1242	£ per sqm		£1,490,400

100 9720 Total sqm

Professional Fees		8.0%	Build Cost	£965,779
Legal Fees		0.5%	GDV	£128,799
Statutory Fees		1.1%	Build Cost	£132,795
Sales/Marketing Costs		2.0%	Market Units Value	£515,196
Contingencies		3.0%	Build Cost	£362,167
Interest	5.0%	12	Month Build	£550,890
Arrangement Fee	0.0%		Cost	£0
Development Profit	Market Hsg	20.0%	of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units		4 bed houses	6
Affordable Proportion	25%	8 Affordable Units	5 bed house	1
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	2081	Sqm Market Housing	50%	Affordable Rent
			563	Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
8	2 bed houses	75 sqm	2700 £ per sqm	£1,670,625
9	3 Bed houses	90 sqm	2640 £ per sqm	£2,138,400
5	4 bed houses	120 sqm	2640 £ per sqm	£1,425,600
1	5 bed house	150 sqm	2550 £ per sqm	£286,875
LCHO				
		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£120,291
2	2 Bed house	75 sqm	1890 £ per sqm	£265,781
1	3 Bed House	90 sqm	1848 £ per sqm	£124,740
Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
Affordable Rent				
		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£94,514
2	2 Bed house	75 sqm	1485 £ per sqm	£208,828
1	3 Bed House	90 sqm	1452 £ per sqm	£98,010
30	Total Units			
Development Value				£6,433,664

Development Costs				
Land				
	Apartments	0 Plots	9378 £ per plot	£0
	2 Bed House	8 Plots	23446 £ per plot	£193,429
	3 Bed House	9 Plots	26795 £ per plot	£241,158
	4 Bed House	5 Plots	37513 £ per plot	£168,810
	5 Bed House	1 Plots	46892 £ per plot	£35,169
Stamp Duty Land Tax				4.0%
				£25,543
Construction				
2	Apartments	65 sqm	1823 £ per sqm	£306,606
12	2B Houses	75 sqm	1242 £ per sqm	£1,117,800
11	3B Houses	90 sqm	1242 £ per sqm	£1,173,690
5	4B Houses	120 sqm	1242 £ per sqm	£670,680
1	5B Houses	150 sqm	1242 £ per sqm	£139,725
30	2666 Total sqm			

Additional Affordable Housing Land Cost				
Professional Fees				
Legal Fees				
Statutory Fees				
Sales/Marketing Costs				
Contingencies				
Planning Obligations				
Interest				
Arrangement Fee				
Development Profit				
	5.0%	12	Month Build	6
	0.0%		Cost	
	Market Hsg	20.0%	of GDV	Aff Hsg
				6.0%
				of GDV
Total Cost				£6,261,038

POTENTIAL MARGIN FOR CIL £172,626
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £83



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units		4 bed houses	6
Affordable Proportion	20%	6 Affordable Units	5 bed house	1
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	2220	Sqm Market Housing	450	Sqm Affordable Housing
Development Value				

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
9	2 bed houses	75 sqm	2700 £ per sqm	£1,782,000
10	3 Bed houses	90 sqm	2640 £ per sqm	£2,280,960
5	4 bed houses	120 sqm	2640 £ per sqm	£1,520,640
1	5 bed house	150 sqm	2550 £ per sqm	£306,000

LCHO				
		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£96,233
2	2 Bed house	75 sqm	1890 £ per sqm	£212,625
1	3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£75,611
2	2 Bed house	75 sqm	1485 £ per sqm	£167,063
1	3 Bed House	90 sqm	1452 £ per sqm	£78,408

30	Total Units			
Development Value				£6,619,331

Development Costs

Land				
0	Plots	11403	£ per plot	£0
9	Plots	28508	£ per plot	£250,874
10	Plots	32581	£ per plot	£312,778
5	Plots	45613	£ per plot	£218,944
1	Plots	57017	£ per plot	£45,613
Stamp Duty Land Tax				0
				£33,128
Construction				
2	65 sqm	1823	£ per sqm	£245,285
12	75 sqm	1242	£ per sqm	£1,099,170
11	90 sqm	1242	£ per sqm	£1,207,224
5	120 sqm	1242	£ per sqm	£715,392
1	150 sqm	1242	£ per sqm	£149,040
30	2688	Total sqm		

Additional Affordable Housing Land Cost				
		8.0%	Build Cost	£145,148
		0.5%	GDV	£273,289
		1.1%	Build Cost	£33,097
		2.0%	Market Units Value	£37,577
		3.0%	Build Cost	£117,792
		3500	£ per Market Unit	£106,838
		12	Month Build	£105,000
		6	Mth Sale Void	£231,498
		0.0%	Cost	£0
		20.0%	of GDV	£1,221,704
		6.0%	of GDV	

Total Cost				£6,549,391
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POTENTIAL MARGIN FOR CIL	£69,940
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£32



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65 sqm	2350	£ per sqm	£0
11	2 bed houses	75 sqm	2700	£ per sqm	£2,227,500
12	3 Bed houses	90 sqm	2640	£ per sqm	£2,851,200
6	4 bed houses	120 sqm	2640	£ per sqm	£1,900,800
1	5 bed house	150 sqm	2550	£ per sqm	£382,500

LCHO 70% Open Market Value					
0	Apartments	65 sqm	1645	£ per sqm	£0
0	2 Bed house	75 sqm	1890	£ per sqm	£0
0	3 Bed House	90 sqm	1848	£ per sqm	£0

Social Rent 40% Open Market Value					
0	Apartments	65 sqm	940	£ per sqm	£0
0	2 Bed house	75 sqm	1080	£ per sqm	£0
0	3 Bed House	90 sqm	1056	£ per sqm	£0

Affordable Rent 55% Open Market Value					
0	Apartments	65 sqm	1292.5	£ per sqm	£0
0	2 Bed house	75 sqm	1485	£ per sqm	£0
0	3 Bed House	90 sqm	1452	£ per sqm	£0

30 Total Units

Development Value £7,362,000

Development Costs

Construction

0	Apartments	65 sqm	1823	£ per sqm	1.15 Gross/Net	£0
11	2B Houses	75 sqm	1242	£ per sqm		£1,024,650
12	3B Houses	90 sqm	1242	£ per sqm		£1,341,360
6	4B Houses	120 sqm	1242	£ per sqm		£894,240
1	5B Houses	150 sqm	1242	£ per sqm		£186,300
30		2775 Total sqm				

Professional Fees		8.0%	Build Cost		£275,724	
Legal Fees		0.5%	GDV		£36,810	
Statutory Fees		1.1%	Build Cost		£37,912	
Sales/Marketing Costs		2.0%	Market Units Value		£147,240	
Contingencies		3.0%	Build Cost		£103,397	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£157,283
Arrangement Fee	0.0%		Cost		£0	
Development Profit	Market Hsg	20.0%	of GDV		£1,472,400	

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	25%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1114 Sqm Market Housing	50% Affordable Rent	
			281 Sqm Affordable Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
		70% Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
		55% Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
15	Total Units		
Development Value			£3,406,507

Development Costs

Land			
0	Apartments	0 Plots	9321 £ per plot
2	2 Bed House	2 Plots	23302 £ per plot
3	3 Bed House	5 Plots	26631 £ per plot
4	4 Bed House	5 Plots	37284 £ per plot
5	5 Bed House	0 Plots	46605 £ per plot
			Total Land £340,050
Stamp Duty Land Tax			3.0%
Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	Total sqm	1406	
Additional Affordable Housing Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		3500	£ per Market Unit
		5.0%	12 Month Build
		0.0%	Cost
		6	Mth Sale Void
		20.0%	of GDV
		6.0%	of GDV
Total Cost			£3,298,270

POTENTIAL MARGIN FOR CIL	£108,237
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£97



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1188 Sqm Market Housing	50% Affordable Rent	
			225 Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£486,000
5	3 Bed houses	90 sqm	2640 £ per sqm	£1,140,480
5	4 bed houses	120 sqm	2640 £ per sqm	£1,520,640
0	5 bed house	150 sqm	2550 £ per sqm	£0
LCHO				
		70% Open Market Value		
0	Apartments	65 sqm	1645 £ per sqm	£48,116
1	2 Bed house	75 sqm	1890 £ per sqm	£106,313
0	3 Bed House	90 sqm	1848 £ per sqm	£49,896
Social Rent				
		40% Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
Affordable Rent				
		55% Open Market Value		
0	Apartments	65 sqm	1292.5 £ per sqm	£37,806
1	2 Bed house	75 sqm	1485 £ per sqm	£83,531
0	3 Bed House	90 sqm	1452 £ per sqm	£39,204
15	Total Units			
Development Value				£3,511,986

Development Costs				
Land				
0	Apartments	0 Plots	11346 £ per plot	£0
2	2 Bed House	2 Plots	28365 £ per plot	£68,076
3	3 Bed House	5 Plots	32417 £ per plot	£155,602
4	4 Bed House	5 Plots	45384 £ per plot	£217,843
5	5 Bed House	0 Plots	56730 £ per plot	£0
				Total Land £441,521
Stamp Duty Land Tax				£13,246

Construction				
1	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
4	2B Houses	75 sqm	1242 £ per sqm	
5	3B Houses	90 sqm	1242 £ per sqm	
5	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	
15	Total	1422 Total sqm		

Additional Affordable Housing Land Cost				
Professional Fees				
Legal Fees				
Statutory Fees				
Sales/Marketing Costs				
Contingencies				
Planning Obligations				
Interest				
Arrangement Fee				
Development Profit				
	5.0%	12	Month Build	6
	0.0%		Cost	
	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

Total Cost £3,458,813

POTENTIAL MARGIN FOR CIL £53,173
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £45



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65 sqm	2350	£ per sqm	£0
3	2 bed houses	75 sqm	2700	£ per sqm	£607,500
6	3 Bed houses	90 sqm	2640	£ per sqm	£1,425,600
6	4 bed houses	120 sqm	2640	£ per sqm	£1,900,800
0	5 bed house	150 sqm	2550	£ per sqm	£0
LCHO					
		70% Open Market Value			
0	Apartments	65 sqm	1645	£ per sqm	£0
0	2 Bed house	75 sqm	1890	£ per sqm	£0
0	3 Bed House	90 sqm	1848	£ per sqm	£0
Social Rent					
		40% Open Market Value			
0	Apartments	65 sqm	940	£ per sqm	£0
0	2 Bed house	75 sqm	1080	£ per sqm	£0
0	3 Bed House	90 sqm	1056	£ per sqm	£0
Affordable Rent					
		55% Open Market Value			
0	Apartments	65 sqm	1292.5	£ per sqm	£0
0	2 Bed house	75 sqm	1485	£ per sqm	£0
0	3 Bed House	90 sqm	1452	£ per sqm	£0
15	Total Units				
Development Value					£3,933,900

Development Costs

Construction					
0	Apartments	65 sqm	1823	£ per sqm	1.15 Gross/Net
3	2B Houses	75 sqm	1242	£ per sqm	
6	3B Houses	90 sqm	1242	£ per sqm	
6	4B Houses	120 sqm	1242	£ per sqm	
0	5B Houses	150 sqm	1242	£ per sqm	
15	Total sqm	1485			
Professional Fees					
			8.0%	Build Cost	£147,550
			0.5%	GDV	£19,670
			1.1%	Build Cost	£20,288
			2.0%	Market Units Value	£78,678
			3.0%	Build Cost	£55,331
Interest					
		5.0%	12	Month Build	£84,162
		0.0%		Cost	£0
				6	Mth Sale Void
					£786,780
		Market Hsg	20.0%	of GDV	
Total Cost					£3,036,829

GROSS RESIDUAL LAND VALUE £897,071
GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	20
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)			3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units		4 bed houses	0
Affordable Proportion	25%	5 Affordable Units	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	975 Sqm Market Housing		375 Sqm Affordable Housing	

Development Value

Market Houses				
15	Apartments	65 sqm	2350 £ per sqm	£2,291,250
0	2 bed houses	75 sqm	2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm	£0
0	4 bed houses	120 sqm	2640 £ per sqm	£0
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£80,194
1	2 Bed house	75 sqm	1890 £ per sqm	£177,188
1	3 Bed House	90 sqm	1848 £ per sqm	£83,160

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£63,009
1	2 Bed house	75 sqm	1485 £ per sqm	£139,219
1	3 Bed House	90 sqm	1452 £ per sqm	£65,340

20	Total Units			
Development Value				£2,899,359

Development Costs

Land				
15	Apartments	Plots	2100 £ per plot	£31,500
0	2 Bed House	Plots	5250 £ per plot	£0
0	3 Bed House	Plots	6000 £ per plot	£0
0	4 Bed House	Plots	8400 £ per plot	£0
0	5 Bed House	Plots	10500 £ per plot	£0
				Total Land £31,500
Stamp Duty Land Tax				1.0%
				£315

Construction

17	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,248,443
3	2B Houses	75 sqm	1242 £ per sqm		£232,875
1	3B Houses	90 sqm	1242 £ per sqm		£111,780
0	4B Houses	120 sqm	1242 £ per sqm		£0
0	5B Houses	150 sqm	1242 £ per sqm		£0

20	1511 Total sqm				
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Additional Affordable Housing Land Cost					£22,275
Professional Fees		8.0%	Build Cost	£207,448	
Legal Fees		0.5%	GDV	£14,497	
Statutory Fees		1.1%	Build Cost	£28,524	
Sales/Marketing Costs		2.0%	Market Units Value	£45,825	
Contingencies		3.0%	Build Cost	£78,461	
Planning Obligations		3500	£ per Market Unit	£70,000	
Interest		5.0%	12 Month Build	6 Mth Sale Void	£121,383
Arrangement Fee		0.0%	Cost	£0	
Development Profit		Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV
					£494,737

Total Cost				£3,708,062
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POTENTIAL MARGIN FOR CIL	£808,703
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£829
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	20
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units		4 bed houses	0
Affordable Proportion	20%	4 Affordable Units	5 bed house	0
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	1040	Sqm Market Housing	50%	Affordable Rent
			300	Sqm Affordable Housing

Development Value						
Market Houses						
16	Apartments	65	sqm	2350	£ per sqm	£2,444,000
0	2 bed houses	75	sqm	2700	£ per sqm	£0
0	3 Bed houses	90	sqm	2640	£ per sqm	£0
0	4 bed houses	120	sqm	2640	£ per sqm	£0
0	5 bed house	150	sqm	2550	£ per sqm	£0
LCHO						
		70%	Open Market Value			
1	Apartments	65	sqm	1645	£ per sqm	£64,155
1	2 Bed house	75	sqm	1890	£ per sqm	£141,750
0	3 Bed House	90	sqm	1848	£ per sqm	£66,528
Social Rent						
		40%	Open Market Value			
0	Apartments	65	sqm	940	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0
Affordable Rent						
		55%	Open Market Value			
1	Apartments	65	sqm	1292.5	£ per sqm	£50,408
1	2 Bed house	75	sqm	1485	£ per sqm	£111,375
0	3 Bed House	90	sqm	1452	£ per sqm	£52,272
20	Total Units					
Development Value						£2,930,488

Development Costs					
Land					
16	Apartments	Plots	4125	£ per plot	£66,000
0	2 Bed House	Plots	10313	£ per plot	£0
0	3 Bed House	Plots	11786	£ per plot	£0
0	4 Bed House	Plots	16500	£ per plot	£0
0	5 Bed House	Plots	20625	£ per plot	£0
				Total Land	£66,000
Stamp Duty Land Tax					£660

Construction								
17	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£2,343,831
2	2B Houses	75	sqm	1242	£ per sqm			£186,300
1	3B Houses	90	sqm	1242	£ per sqm			£89,424
0	4B Houses	120	sqm	1242	£ per sqm			£0
0	5B Houses	150	sqm	1242	£ per sqm			£0
20	Total Units	1508	Total sqm					

Additional Affordable Housing Land Cost						£35,004		
Professional Fees		8.0%	Build Cost			£209,564		
Legal Fees		0.5%	GDV			£14,652		
Statutory Fees		1.1%	Build Cost			£28,815		
Sales/Marketing Costs		2.0%	Market Units Value			£48,880		
Contingencies		3.0%	Build Cost			£79,637		
Planning Obligations		3500	£ per Market Unit			£70,000		
Interest		5.0%	12	Month Build	6	Mth Sale Void	£125,878	
Arrangement Fee		0.0%	Cost			£0		
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£517,989

Total Cost **£3,816,635**

POTENTIAL MARGIN FOR CIL **£886,147**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£852**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	20	Site Area	0.20	20 Total Units
	Gross Residual Value				
	2 bed houses	0			
	3 Bed houses	0			
	4 bed houses	0			
	5 bed house	0			

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses							
20	Apartments	65	sqm	2350	£ per sqm	£3,055,000	
0	2 bed houses	75	sqm	2700	£ per sqm		£0
0	3 Bed houses	90	sqm	2640	£ per sqm		£0
0	4 bed houses	120	sqm	2640	£ per sqm		£0
0	5 bed house	150	sqm	2550	£ per sqm		£0

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	1645	£ per sqm	£0
0	2 Bed house	75	sqm	1890	£ per sqm	£0
0	3 Bed House	90	sqm	1848	£ per sqm	£0

Social Rent						
		40%	Open Market Value			
0	Apartments	65	sqm	940	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0

Affordable Rent						
		55%	Open Market Value			
0	Apartments	65	sqm	1292.5	£ per sqm	£0
0	2 Bed house	75	sqm	1485	£ per sqm	£0
0	3 Bed House	90	sqm	1452	£ per sqm	£0

20 Total Units

Development Value £3,055,000

Development Costs

Construction

20	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£2,725,385
0	2B Houses	75	sqm	1242	£ per sqm			£0
0	3B Houses	90	sqm	1242	£ per sqm			£0
0	4B Houses	120	sqm	1242	£ per sqm			£0
0	5B Houses	150	sqm	1242	£ per sqm			£0

20 1495 Total sqm

Professional Fees		8.0%	Build Cost		£218,031	
Legal Fees		0.5%	GDV		£15,275	
Statutory Fees		1.1%	Build Cost		£29,979	
Sales/Marketing Costs		2.0%	Market Units Value		£61,100	
Contingencies		3.0%	Build Cost		£81,762	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£121,685
Arrangement Fee	0.0%		Cost		£0	
Development Profit	Market Hsg	20.0%	of GDV		£611,000	

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE £809,217

GROSS RESIDUAL LAND VALUE PER HA £4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	1750	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£82	£81	£71	£86	-£823
Brownfield	-£11	-£15	-£25	-£8	-£887
40% Affordable Housing					
Greenfield	-£6	-£10	-£25	-£3	-£899
Brownfield	-£111	-£117	-£133	-£108	-£980



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	28 Plots	23225 £ per plot		£650,310
	3 Bed House	81 Plots	26543 £ per plot		£2,136,732
	4 Bed House	63 Plots	37161 £ per plot		£2,341,115
	5 Bed House	4 Plots	46451 £ per plot	Total Land	£5,290,735
Stamp Duty Land Tax			4.0%		£211,629

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050

using Land Cost					£1,478,128		
	8.0%	Build Cost			£2,390,715		
	0.5%	GDV			£276,078		
	1.1%	Build Cost			£328,723		
	2.0%	Market Units Value			£921,879		
	3.0%	Build Cost			£940,862		
	1.750	£ per Market Unit			£437,500		
	5.0%	12 Month Build		6 Mth Sale Void	£1,852,077		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£9,766,088

Total Cost				£53,778,358
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POTENTIAL MARGIN FOR CIL	£1,437,233
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£82



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	24 Plots	23225 £ per plot		£557,408
	3 Bed House	69 Plots	26543 £ per plot		£1,831,485
	4 Bed House	54 Plots	37161 £ per plot		£2,006,670
	5 Bed House	3 Plots	46451 £ per plot	Total Land	£4,534,916
Stamp Duty Land Tax			4.0%		£181,397

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900

250	22733	Total sqm					
using Land Cost					£1,970,837		
	8.0%	Build Cost			£2,362,933		
	0.5%	GDV			£258,356		
	1.1%	Build Cost			£324,903		
	2.0%	Market Units Value			£790,182		
	3.0%	Build Cost			£945,225		
	1.750	£ per Market Unit			£437,500		
	5.0%	12 Month Build		6 Mth Sale Void	£1,789,774		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£8,631,551

Total Cost				£51,764,231
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POTENTIAL MARGIN FOR CIL	£92,943
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£6



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	28 Plots	28288 £ per plot		£792,060
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415
	5 Bed House	4 Plots	56576 £ per plot	Total Land	£6,443,972
Stamp Duty Land Tax			0		£257,759

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050

using Land Cost					£1,800,320		
	8.0%	Build Cost			£2,390,715		
	0.5%	GDV			£276,078		
	1.1%	Build Cost			£328,723		
	2.0%	Market Units Value			£921,879		
	3.0%	Build Cost			£950,528		
	1.750	£ per Market Unit			£437,500		
	5.0%	12 Month Build		6 Mth Sale Void	£1,958,182		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£9,766,088

Total Cost				£55,415,688
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POTENTIAL MARGIN FOR CIL	£200,098
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£11



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	54 Plots	45261 £ per plot		£2,444,070
	5 Bed House	3 Plots	56576 £ per plot	Total Land	£5,523,405
Stamp Duty Land Tax			4.0%		£220,936

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900

250	22733	Total sqm					
using Land Cost					£2,400,426		
	8.0%	Build Cost			£2,362,933		
	0.5%	GDV			£258,356		
	1.1%	Build Cost			£324,903		
	2.0%	Market Units Value			£790,182		
	3.0%	Build Cost			£958,113		
	1.750	£ per Market Unit			£437,500		
	5.0%	12 Month Build		6 Mth Sale Void	£1,886,862		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£8,631,551

Total Cost				£53,331,825
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POTENTIAL MARGIN FOR CIL	£1,660,538
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£111



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)		Urban 250 Dwellings	Apartment	0
DEVELOPMENT DETAILS		Gross Residual Value	2 bed houses	40
		30% Affordable Housing	3 Bed houses	115
250	Units	8.14	4 bed houses	90
	Site Area		5 bed house	5

Development Floorspace 24900 Sqm Market Housing

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
40	2 bed houses	75 sqm	2700 £ per sqm	£8,100,000
115	3 Bed houses	90 sqm	2640 £ per sqm	£27,324,000
90	4 bed houses	120 sqm	2640 £ per sqm	£28,512,000
5	5 bed house	150 sqm	2550 £ per sqm	£1,912,500

LCHO				
70% Open Market Value				
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
40% Open Market Value				
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

250 Total Units Development Value £65,848,500

Development Costs				
Land				
Apartment				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				

Construction					
0	Apartment	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
40	2B Houses	75 sqm	1242 £ per sqm		£3,726,000
115	3B Houses	90 sqm	1242 £ per sqm		£12,854,700
90	4B Houses	120 sqm	1242 £ per sqm		£13,413,600
5	5B Houses	150 sqm	1242 £ per sqm		£931,500
250	24900 Total sqm				

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Urban 250 Dwellings	Apartment	0
BASE LAND VALUE SCENARIO		Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)		40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS		250 Units	4 bed houses	90
	Site Area		5 bed house	5

Development Floorspace 24900 Sqm Market Housing

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
40	2 bed houses	75 sqm	2700 £ per sqm	£8,100,000
115	3 Bed houses	90 sqm	2640 £ per sqm	£27,324,000
90	4 bed houses	120 sqm	2640 £ per sqm	£28,512,000
5	5 bed house	150 sqm	2550 £ per sqm	£1,912,500

LCHO				
70% Open Market Value				
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
40% Open Market Value				
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

250 Total Units Development Value £65,848,500

Development Costs				
Land				
Apartment				
2 Bed House				
3 Bed House				
4 Bed House				
5 Bed House				

Construction					
0	Apartment	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
40	2B Houses	75 sqm	1242 £ per sqm		£3,726,000
115	3B Houses	90 sqm	1242 £ per sqm		£12,854,700
90	4B Houses	120 sqm	1242 £ per sqm		£13,413,600
5	5B Houses	150 sqm	1242 £ per sqm		£931,500
250	24900 Total sqm				

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	Affordable Rent	50%
Development Value			2,250 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,520,500			
£2,494,800			
£6,874,560			
£2,142,000			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
32	2 Bed House	32 Plots	23086 £ per plot
11	3 Bed House	11 Plots	26384 £ per plot
22	4 Bed House	22 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
Total Land			£2,080,521
Stamp Duty Land Tax			4.0%
			£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,226,423
			£4,396,680
			£1,844,370
			£3,234,168
			£1,043,280

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
1750 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			£728,314
Market Hsg			20.0% of GDV
Aff Hsg			6.0% of GDV
			£3,825,291

Total Cost			£21,132,781
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POTENTIAL MARGIN FOR CIL	£547,735
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£81

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	Affordable Rent	50%
Development Value			3,000 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
28	2 Bed House	28 Plots	23086 £ per plot
9	3 Bed House	9 Plots	26384 £ per plot
19	4 Bed House	19 Plots	36938 £ per plot
5	5 Bed House	5 Plots	46172 £ per plot
Total Land			£1,783,303
Stamp Duty Land Tax			4.0%
			£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,635,231
			£4,433,940
			£1,900,260
			£2,772,144
			£894,240

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
1750 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			£705,114
Market Hsg			20.0% of GDV
Aff Hsg			6.0% of GDV
			£3,383,069

Total Cost			£20,379,405
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POTENTIAL MARGIN FOR CIL	£58,650
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£10

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	Affordable Rent	50%
Development Value			2,250 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Plots	11259	£ per plot
32	Plots	28149	£ per plot
11	Plots	32170	£ per plot
22	Plots	45038	£ per plot
6	Plots	56297	£ per plot
Total Land		£2,536,753	
Stamp Duty Land Tax		0	£101,470

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
£1,226,423			
£4,396,680			
£1,844,370			
£3,234,168			
£1,043,280			

using Land Cost			
8.0%	Build Cost		£716,583
0.5%	GDV		£939,594
1.1%	Build Cost		£108,403
2.0%	Market Units Value		£129,194
3.0%	Build Cost		£360,637
1.750	£ per Market Unit		£373,845
5.0%	12 Month Build	6 Mth Sale Void	£175,000
0.0%	Cost		£770,347
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£3,825,291

Total Cost			£21,782,039
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POTENTIAL MARGIN FOR CIL	£101,523
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£15

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	Affordable Rent	50%
Development Value			3,000 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Plots	11259	£ per plot
28	Plots	28149	£ per plot
9	Plots	32170	£ per plot
19	Plots	45038	£ per plot
5	Plots	56297	£ per plot
Total Land		£2,174,360	
Stamp Duty Land Tax		4.0%	£86,974

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,635,231			
£4,433,940			
£1,900,260			
£2,772,144			
£894,240			

using Land Cost			
8.0%	Build Cost		£955,444
0.5%	GDV		£930,865
1.1%	Build Cost		£101,604
2.0%	Market Units Value		£127,994
3.0%	Build Cost		£309,118
1.750	£ per Market Unit		£377,738
5.0%	12 Month Build	6 Mth Sale Void	£175,000
0.0%	Cost		£743,598
£0			
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£3,383,069

Total Cost			£21,001,579
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POTENTIAL MARGIN FOR CIL	£680,824
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£117



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 100 Dwellings	Apartments	0	
	Gross Residual Value	2 bed houses	46	
	30% Affordable Housing	3 Bed houses	15	
		4 bed houses	31	
DEVELOPMENT DETAILS	100 Total Units	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
46	2 bed houses	75 sqm	2700 £ per sqm	£9,315,000
15	3 Bed houses	90 sqm	2640 £ per sqm	£3,564,000
31	4 bed houses	120 sqm	2640 £ per sqm	£9,820,800
8	5 bed house	150 sqm	2550 £ per sqm	£3,060,000

LCHO				
70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction					
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46	2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15	3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100	9720 Total sqm				

Professional Fees	8.0%	Build Cost	£965,779	
Legal Fees	0.5%	GDV	£128,799	
Statutory Fees	1.1%	Build Cost	£132,795	
Sales/Marketing Costs	2.0%	Market Units Value	£515,196	
Contingencies	3.0%	Build Cost	£362,167	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee	0.0%	Cost	£0	
Development Profit	Market Hsg 20.0% of GDV		£5,151,960	

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0	
	BASE LAND VALUE SCENARIO	Gross Residual Value	46	
	DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
			4 bed houses	31
DEVELOPMENT DETAILS	100 Total Units	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
46	2 bed houses	75 sqm	2700 £ per sqm	£9,315,000
15	3 Bed houses	90 sqm	2640 £ per sqm	£3,564,000
31	4 bed houses	120 sqm	2640 £ per sqm	£9,820,800
8	5 bed house	150 sqm	2550 £ per sqm	£3,060,000

LCHO				
70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction					
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46	2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15	3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100	9720 Total sqm				

Professional Fees	8.0%	Build Cost	£965,779	
Legal Fees	0.5%	GDV	£128,799	
Statutory Fees	1.1%	Build Cost	£132,795	
Sales/Marketing Costs	2.0%	Market Units Value	£515,196	
Contingencies	3.0%	Build Cost	£362,167	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee	0.0%	Cost	£0	
Development Profit	Market Hsg 20.0% of GDV		£5,151,960	

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	9378	£ per plot
8	Plots	23446	£ per plot
8	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£595,994
			£32,824
			£23,840
Stamp Duty Land Tax			
4.0%			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		1750	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£210,739
			£0
			£1,096,356

Total Cost			£6,110,568
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POTENTIAL MARGIN FOR CIL	£137,429
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£71

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	9378	£ per plot
7	Plots	23446	£ per plot
7	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£510,852
			£28,135
			£20,434
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
		1750	£ per Market Unit
5.0%	12	Month Build	6
0.0%		Cost	
		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of GDV
			£204,939
			£0
			£971,008

Total Cost			£5,918,707
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POTENTIAL MARGIN FOR CIL	£42,045
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£25

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	11403	£ per plot
8	Plots	28508	£ per plot
8	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£724,683
Stamp Duty Land Tax			£28,987

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
8.0%	Build Cost		£217,723
0.5%	GDV		£272,071
1.1%	Build Cost		£31,240
2.0%	Market Units Value		£37,410
3.0%	Build Cost		£103,068
1.750	£ per Market Unit		£108,558
5.0%	12 Month Build	6 Mth Sale Void	£52,500
0.0%	Cost		£222,688
			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£1,096,356

Total Cost			£6,296,176
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POTENTIAL MARGIN FOR CIL	£48,179
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£25

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	11403	£ per plot
7	Plots	28508	£ per plot
7	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£621,157
Stamp Duty Land Tax			£24,846

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
8.0%	Build Cost		£290,297
0.5%	GDV		£270,854
1.1%	Build Cost		£29,383
2.0%	Market Units Value		£37,242
3.0%	Build Cost		£88,344
1.750	£ per Market Unit		£103,068
5.0%	12 Month Build	6 Mth Sale Void	£110,279
0.0%	Cost		£52,500
			£215,918
			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£971,008

Total Cost			£6,097,500
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POTENTIAL MARGIN FOR CIL	£220,837
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£133



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 30 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	11	
	30% Affordable Housing	3 Bed houses	12	
		4 bed houses	6	
DEVELOPMENT DETAILS	30 Total Units	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
11	2 bed houses	75 sqm	2700 £ per sqm	£2,227,500
12	3 Bed houses	90 sqm	2640 £ per sqm	£2,851,200
6	4 bed houses	120 sqm	2640 £ per sqm	£1,900,800
1	5 bed house	150 sqm	2550 £ per sqm	£382,500

LCHO				
		70% Open Market Value		
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

30 Total Units **Development Value £7,362,000**

Development Costs

Construction				
0	Apartment	65 sqm	1823 £ per sqm	£0
11	2B Houses	75 sqm	1242 £ per sqm	£1,024,650
12	3B Houses	90 sqm	1242 £ per sqm	£1,341,360
6	4B Houses	120 sqm	1242 £ per sqm	£894,240
1	5B Houses	150 sqm	1242 £ per sqm	£186,300
30	2775 Total sqm			

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartment	0		
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11	
		DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
	DEVELOPMENT DETAILS		30 Total Units	0.91 Site Area	4 bed houses
				5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
11	2 bed houses	75 sqm	2700 £ per sqm	£2,227,500
12	3 Bed houses	90 sqm	2640 £ per sqm	£2,851,200
6	4 bed houses	120 sqm	2640 £ per sqm	£1,900,800
1	5 bed house	150 sqm	2550 £ per sqm	£382,500

LCHO				
		70% Open Market Value		
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

30 Total Units **Development Value £7,362,000**

Development Costs

Construction				
0	Apartment	65 sqm	1823 £ per sqm	£0
11	2B Houses	75 sqm	1242 £ per sqm	£1,024,650
12	3B Houses	90 sqm	1242 £ per sqm	£1,341,360
6	4B Houses	120 sqm	1242 £ per sqm	£894,240
1	5B Houses	150 sqm	1242 £ per sqm	£186,300
30	2775 Total sqm			

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15	Total Units			
Development Value				£3,301,028

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £317,380
			£0
			£9,521

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£183,963
			£405,203
			£570,078
			£625,968
			£0

using Land Cost			
8.0%	Build Cost		£88,982
0.5%	GDV		£142,817
1.1%	Build Cost		£16,505
2.0%	Market Units Value		£19,637
3.0%	Build Cost		£55,075
1.750	£ per Market Unit		£56,226
5.0%	12 Month Build	6 Mth Sale Void	£26,250
0.0%	Cost		£110,532
			£0
			£583,584

Total Cost				£3,211,722
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POTENTIAL MARGIN FOR CIL	£89,307
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£86

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	6 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15	Total Units			
Development Value				£3,090,071

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £272,040
			£0
			£8,161

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£245,285
			£447,120
			£536,544
			£536,544
			£0

using Land Cost			
8.0%	Build Cost		£118,643
0.5%	GDV		£141,239
1.1%	Build Cost		£15,450
2.0%	Market Units Value		£19,420
3.0%	Build Cost		£47,207
1.750	£ per Market Unit		£56,524
5.0%	12 Month Build	6 Mth Sale Void	£26,250
0.0%	Cost		£106,884
			£0
			£515,852

Total Cost				£3,093,164
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POTENTIAL MARGIN FOR CIL	£3,093
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£3

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	50% Affordable Rent	
Development Value		338 Sqm Affordable Housing	

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£425,250
4	3 Bed houses	90 sqm	2640 £ per sqm	£997,920
4	4 bed houses	120 sqm	2640 £ per sqm	£1,330,560
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO	70%	Open Market Value		
1	Apartments	65 sqm	1645 £ per sqm	£72,174
1	2 Bed house	75 sqm	1890 £ per sqm	£159,469
0	3 Bed House	90 sqm	1848 £ per sqm	£74,844

Social Rent	40%	Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent	55%	Open Market Value		
1	Apartments	65 sqm	1292.5 £ per sqm	£56,708
1	2 Bed house	75 sqm	1485 £ per sqm	£125,297
0	3 Bed House	90 sqm	1452 £ per sqm	£58,806

15 Total Units				£3,301,028
Development Value				

Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£59,566
4	Plots	32417	£ per plot	£136,152
4	Plots	45384	£ per plot	£190,613
5	Plots	56730	£ per plot	£0
0	Plots			£0
Stamp Duty Land Tax				£11,590

Construction				
1	Apartments	65 sqm	1823 £ per sqm	£183,963
4	2B Houses	75 sqm	1242 £ per sqm	£405,203
5	3B Houses	90 sqm	1242 £ per sqm	£570,078
4	4B Houses	120 sqm	1242 £ per sqm	£625,968
0	5B Houses	150 sqm	1242 £ per sqm	£0

using Land Cost				
	8.0%	Build Cost		£108,314
	0.5%	GDV		£142,817
	1.1%	Build Cost		£16,505
	1.1%	Build Cost		£19,637
	2.0%	Market Units Value		£55,075
	3.0%	Build Cost		£56,806
	1.750	£ per Market Unit		£26,250
5.0%	12	Month Build	6	Mth Sale Void
0.0%		Cost		£116,825
0.0%		Cost		£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
				£583,584

Total Cost				£3,308,946
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POTENTIAL MARGIN FOR CIL		£7,918
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£8

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	50% Affordable Rent	
Development Value		450 Sqm Affordable Housing	

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£364,500
4	3 Bed houses	90 sqm	2640 £ per sqm	£855,360
4	4 bed houses	120 sqm	2640 £ per sqm	£1,140,480
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO	70%	Open Market Value		
1	Apartments	65 sqm	1645 £ per sqm	£96,233
2	2 Bed house	75 sqm	1890 £ per sqm	£212,625
1	3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent	40%	Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent	55%	Open Market Value		
1	Apartments	65 sqm	1292.5 £ per sqm	£75,611
2	2 Bed house	75 sqm	1485 £ per sqm	£167,063
1	3 Bed House	90 sqm	1452 £ per sqm	£78,408

15 Total Units				£3,090,071
Development Value				

Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£51,057
4	Plots	32417	£ per plot	£116,702
4	Plots	45384	£ per plot	£163,382
5	Plots	56730	£ per plot	£0
0	Plots			£0
Stamp Duty Land Tax				£9,934

Construction				
2	Apartments	65 sqm	1823 £ per sqm	£245,285
5	2B Houses	75 sqm	1242 £ per sqm	£447,120
5	3B Houses	90 sqm	1242 £ per sqm	£536,544
4	4B Houses	120 sqm	1242 £ per sqm	£536,544
0	5B Houses	150 sqm	1242 £ per sqm	£0

using Land Cost				
	8.0%	Build Cost		£144,418
	0.5%	GDV		£141,239
	1.1%	Build Cost		£15,450
	1.1%	Build Cost		£19,420
	2.0%	Market Units Value		£47,207
	3.0%	Build Cost		£57,297
	1.750	£ per Market Unit		£26,250
5.0%	12	Month Build	6	Mth Sale Void
0.0%		Cost		£112,647
0.0%		Cost		£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
				£515,852

Total Cost				£3,186,349
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POTENTIAL MARGIN FOR CIL		£96,278
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£108



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	3	
DEVELOPMENT DETAILS	15 Total Units	0.49 Site Area	3 Bed houses	6
			4 bed houses	6
			5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO	Rural 15 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	0	0.49 Site Area	3 Bed houses	6
			4 bed houses	6
			5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£78,408			

20	Total Units			
Development Value				£2,868,231

Development Costs			
Land			
14	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £29,400
£29,400			
Stamp Duty Land Tax 1.0% £294			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

using Land Cost			
8.0% Build Cost £205,331			
0.5% GDV £14,341			
1.1% Build Cost £28,233			
2.0% Market Units Value £42,770			
3.0% Build Cost £77,801			
1.750 £ per Market Unit £35,000			
5.0%	12	Month Build	6
0.0% Cost £0			
Market Hsg 20.0% of GDV		Aff Hsg 6.0% of GDV	
£471,484			

Total Cost				£3,616,784
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POTENTIAL MARGIN FOR CIL	£748,553
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£823

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20	Total Units			
Development Value				£2,805,975

Development Costs			
Land			
12	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £25,200
£25,200			
Stamp Duty Land Tax 1.0% £252			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

using Land Cost			
8.0% Build Cost £201,098			
0.5% GDV £14,030			
1.1% Build Cost £27,651			
2.0% Market Units Value £36,660			
3.0% Build Cost £76,481			
1.750 £ per Market Unit £35,000			
5.0%	12	Month Build	6
0.0% Cost £0			
Market Hsg 20.0% of GDV		Aff Hsg 6.0% of GDV	
£424,979			

Total Cost				£3,506,947
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POTENTIAL MARGIN FOR CIL	£700,972
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£899

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£78,408			

20	Total Units	£2,868,231	
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Development Costs			
Land			
14	Apartments	4125 £ per plot	£57,750
0	2 Bed House	10313 £ per plot	£0
0	3 Bed House	11786 £ per plot	£0
0	4 Bed House	16500 £ per plot	£0
0	5 Bed House	20625 £ per plot	£0
Total Land		£57,750	£0
Stamp Duty Land Tax		0	£578

Construction			
16	Apartments	1823 £ per sqm	£2,153,054
3	2B Houses	1242 £ per sqm	£279,450
1	3B Houses	1242 £ per sqm	£134,136
0	4B Houses	1242 £ per sqm	£0
0	5B Houses	1242 £ per sqm	£0
£2,566,640			

using Land Cost			
8.0%	Build Cost	£52,505	
0.5%	GDV	£205,331	
1.1%	Build Cost	£14,341	
2.0%	Market Units Value	£28,233	
3.0%	Build Cost	£42,770	
1.750	£ per Market Unit	£78,574	
5.0%	12 Month Build	6 Mth Sale Void	£35,000
0.0%	Cost	£122,016	
Market Hsg 20.0% of GDV		Aff Hsg 6.0% of GDV	
		£0	
		£471,484	

Total Cost	£3,675,223
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POTENTIAL MARGIN FOR CIL	£806,992
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£887

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20	Total Units	£2,805,975	
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Development Costs			
Land			
12	Apartments	4125 £ per plot	£49,500
0	2 Bed House	10313 £ per plot	£0
0	3 Bed House	11786 £ per plot	£0
0	4 Bed House	16500 £ per plot	£0
0	5 Bed House	20625 £ per plot	£0
Total Land		£49,500	£0
Stamp Duty Land Tax		1.0%	£495

Construction			
14	Apartments	1823 £ per sqm	£1,962,277
4	2B Houses	1242 £ per sqm	£372,600
2	3B Houses	1242 £ per sqm	£178,848
0	4B Houses	1242 £ per sqm	£0
0	5B Houses	1242 £ per sqm	£0
£2,513,725			

using Land Cost			
8.0%	Build Cost	£70,007	
0.5%	GDV	£201,098	
1.1%	Build Cost	£14,030	
2.0%	Market Units Value	£27,651	
3.0%	Build Cost	£36,660	
1.750	£ per Market Unit	£42,770	
5.0%	12 Month Build	6 Mth Sale Void	£78,574
0.0%	Cost	£35,000	
Market Hsg 20.0% of GDV		Aff Hsg 6.0% of GDV	
		£119,515	
		£0	
		£424,979	

Total Cost	£3,570,172
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POTENTIAL MARGIN FOR CIL	£764,197
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£980



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value		
	30% Affordable Housing		
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing
Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units
Development Value **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20		1495 Total sqm	
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**
GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value		
	40% Affordable Housing		
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing
Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units
Development Value **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20		1495 Total sqm	
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**
GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	3000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	3000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£64	£61	£51	£67	-£851
Brownfield	-£30	-£34	-£45	-£26	-£915
40% Affordable Housing					
Greenfield	-£28	-£32	-£49	-£25	-£932
Brownfield	-£133	-£139	-£156	-£130	-£1,013



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land					
0	Apartments	0 Plots	9290 £ per plot		£0
28	2 Bed House	28 Plots	23225 £ per plot		£650,310
81	3 Bed House	81 Plots	26543 £ per plot		£2,136,732
63	4 Bed House	63 Plots	37161 £ per plot		£2,341,115
4	5 Bed House	4 Plots	46451 £ per plot	Total Land	£5,290,735
Stamp Duty Land Tax				4.0%	£211,629

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050

using Land Cost					£1,478,128
8.0%	Build Cost				£2,390,715
0.5%	GDV				£276,078
1.1%	Build Cost				£328,723
2.0%	Market Units Value				£921,879
3.0%	Build Cost				£940,862
3000	£ per Market Unit				£750,000
5.0%	12 Month Build		6 Mth Sale Void		£1,864,220
0.0%	Cost				£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
					£9,766,088

Total Cost				£54,103,001
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POTENTIAL MARGIN FOR CIL	£1,112,589
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£64



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land					
0	Apartments	0 Plots	9290 £ per plot		£0
24	2 Bed House	24 Plots	23225 £ per plot		£557,408
69	3 Bed House	69 Plots	26543 £ per plot		£1,831,485
54	4 Bed House	54 Plots	37161 £ per plot		£2,006,670
3	5 Bed House	3 Plots	46451 £ per plot	Total Land	£4,534,916
Stamp Duty Land Tax				4.0%	£181,397

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900

using Land Cost					£1,970,837
8.0%	Build Cost				£2,362,933
0.5%	GDV				£258,356
1.1%	Build Cost				£324,903
2.0%	Market Units Value				£790,182
3.0%	Build Cost				£945,225
3000	£ per Market Unit				£750,000
5.0%	12 Month Build		6 Mth Sale Void		£1,801,917
0.0%	Cost				£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
					£8,631,551

Total Cost				£52,088,874
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POTENTIAL MARGIN FOR CIL	£417,587
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£28



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	28 Plots	28288 £ per plot		£792,060
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415
	5 Bed House	4 Plots	56576 £ per plot	Total Land	£6,443,972
Stamp Duty Land Tax			0		£257,759

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050

using Land Cost					£1,800,320		
	8.0%	Build Cost			£2,390,715		
	0.5%	GDV			£276,078		
	1.1%	Build Cost			£328,723		
	2.0%	Market Units Value			£921,879		
	3.0%	Build Cost			£950,528		
	3000	£ per Market Unit			£750,000		
	5.0%	12 Month Build		6 Mth Sale Void	£1,970,325		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£9,766,088

Total Cost				£55,740,332
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POTENTIAL MARGIN FOR CIL	£524,741
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£30



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	54 Plots	45261 £ per plot		£2,444,070
	5 Bed House	3 Plots	56576 £ per plot	Total Land	£5,523,405
Stamp Duty Land Tax			4.0%		£220,936

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900

250	22733	Total sqm					
using Land Cost					£2,400,426		
	8.0%	Build Cost			£2,362,933		
	0.5%	GDV			£258,356		
	1.1%	Build Cost			£324,903		
	2.0%	Market Units Value			£790,182		
	3.0%	Build Cost			£958,113		
	3000	£ per Market Unit			£750,000		
	5.0%	12 Month Build		6 Mth Sale Void	£1,899,005		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£8,631,551

Total Cost				£53,656,468
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POTENTIAL MARGIN FOR CIL	£1,985,181
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£133



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	30% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	40% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	Affordable Rent	50%
Development Value			2,250 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Plots	9234	£ per plot
32	Plots	23086	£ per plot
11	Plots	26384	£ per plot
22	Plots	36938	£ per plot
6	Plots	46172	£ per plot
Total Land		£2,080,521	
Stamp Duty Land Tax			4.0%
			£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
£1,226,423			
£4,396,680			
£1,844,370			
£3,234,168			
£1,043,280			

using Land Cost			
8.0%	Build Cost		£587,707
0.5%	GDV		£939,594
1.1%	Build Cost		£108,403
2.0%	Market Units Value		£129,194
3.0%	Build Cost		£360,637
3.0%	Build Cost		£369,979
3.0%	£ per Market Unit		£300,000
5.0%	12 Month Build	6 Mth Sale Void	£733,172
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£3,825,291

Total Cost			£21,262,639
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POTENTIAL MARGIN FOR CIL	£417,878
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£61

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	Affordable Rent	50%
Development Value			3,000 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Plots	9234	£ per plot
28	Plots	23086	£ per plot
9	Plots	26384	£ per plot
19	Plots	36938	£ per plot
5	Plots	46172	£ per plot
Total Land		£1,783,303	
Stamp Duty Land Tax			4.0%
			£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,635,231			
£4,433,940			
£1,900,260			
£2,772,144			
£894,240			

using Land Cost			
8.0%	Build Cost		£783,609
0.5%	GDV		£930,865
1.1%	Build Cost		£101,604
2.0%	Market Units Value		£127,994
3.0%	Build Cost		£309,118
3.0%	Build Cost		£372,583
3.0%	£ per Market Unit		£300,000
5.0%	12 Month Build	6 Mth Sale Void	£709,971
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£3,383,069

Total Cost			£20,509,262
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POTENTIAL MARGIN FOR CIL	£188,507
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£32

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	Affordable Rent	50%
Development Value			2,250 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			
			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
32	2 Bed House	32 Plots	28149 £ per plot
11	3 Bed House	11 Plots	32170 £ per plot
22	4 Bed House	22 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
Total Land			£2,536,753
Stamp Duty Land Tax			£101,470

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,226,423
			£4,396,680
			£1,844,370
			£3,234,168
			£1,043,280

using Land Cost			
8.0%	Build Cost		£716,583
0.5%	GDV		£939,594
1.1%	Build Cost		£108,403
2.0%	Market Units Value		£129,194
3.0%	Build Cost		£360,637
3.0%	Build Cost		£373,845
3000	£ per Market Unit		£300,000
5.0%	12 Month Build	6 Mth Sale Void	£775,205
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£3,825,291

Total Cost			£21,911,897
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POTENTIAL MARGIN FOR CIL	£231,380
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£34

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	Affordable Rent	50%
Development Value			3,000 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			
			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
28	2 Bed House	28 Plots	28149 £ per plot
9	3 Bed House	9 Plots	32170 £ per plot
19	4 Bed House	19 Plots	45038 £ per plot
5	5 Bed House	5 Plots	56297 £ per plot
Total Land			£2,174,360
Stamp Duty Land Tax			£86,974

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,635,231
			£4,433,940
			£1,900,260
			£2,772,144
			£894,240

using Land Cost			
8.0%	Build Cost		£955,444
0.5%	GDV		£930,865
1.1%	Build Cost		£101,604
2.0%	Market Units Value		£127,994
3.0%	Build Cost		£309,118
3.0%	Build Cost		£377,738
3000	£ per Market Unit		£300,000
5.0%	12 Month Build	6 Mth Sale Void	£748,456
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£3,383,069

Total Cost			£21,131,436
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POTENTIAL MARGIN FOR CIL	£810,681
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£139



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 100 Dwellings	Apartments	0	
	Gross Residual Value	2 bed houses	46	
	30% Affordable Housing	3 Bed houses	15	
		4 bed houses	31	
DEVELOPMENT DETAILS	100 Total Units	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		1.15 Gross/Net

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0	
	BASE LAND VALUE SCENARIO	Gross Residual Value	46	
	DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
			4 bed houses	31
DEVELOPMENT DETAILS	100 Total Units	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		1.15 Gross/Net

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	9378	£ per plot
8	Plots	23446	£ per plot
8	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£595,994
			£32,824
			£23,840
Stamp Duty Land Tax			
4.0%			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
8.0%	Build Cost		£179,060
0.5%	GDV		£272,071
1.1%	Build Cost		£31,240
2.0%	Market Units Value		£37,410
3.0%	Build Cost		£103,068
3.0%	Build Cost		£107,399
3000	£ per Market Unit		£90,000
5.0%	12 Month Build	6 Mth Sale Void	£212,197
0.0%	Cost		£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£1,096,356

Total Cost			£6,149,525
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POTENTIAL MARGIN FOR CIL	£98,472
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£51

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	9378	£ per plot
7	Plots	23446	£ per plot
7	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£510,852
			£28,135
			£20,434
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
8.0%	Build Cost		£238,746
0.5%	GDV		£270,854
1.1%	Build Cost		£29,383
2.0%	Market Units Value		£37,242
3.0%	Build Cost		£88,344
3.0%	Build Cost		£108,733
3000	£ per Market Unit		£90,000
5.0%	12 Month Build	6 Mth Sale Void	£206,397
0.0%	Cost		£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£971,008

Total Cost			£5,957,664
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POTENTIAL MARGIN FOR CIL	£81,002
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£49

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	11403	£ per plot
8	Plots	28508	£ per plot
8	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£724,683
			£39,912
			£28,987
Stamp Duty Land Tax			
0			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
8.0%	Build Cost		£217,723
0.5%	GDV		£272,071
1.1%	Build Cost		£31,240
1.1%	Build Cost		£37,410
2.0%	Market Units Value		£103,068
3.0%	Build Cost		£108,558
3.0%	Build Cost		£90,000
5.0%	12 Month Build	6 Mth Sale Void	£224,145
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£1,096,356

Total Cost			£6,335,133
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POTENTIAL MARGIN FOR CIL	£87,136
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£45

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	11403	£ per plot
7	Plots	28508	£ per plot
7	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£621,157
			£34,210
			£24,846
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
8.0%	Build Cost		£290,297
0.5%	GDV		£270,854
1.1%	Build Cost		£29,383
1.1%	Build Cost		£37,242
2.0%	Market Units Value		£88,344
3.0%	Build Cost		£110,279
3.0%	Build Cost		£90,000
5.0%	12 Month Build	6 Mth Sale Void	£217,375
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£971,008

Total Cost			£6,136,457
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POTENTIAL MARGIN FOR CIL	£259,794
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£156



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 30 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	11	
	30% Affordable Housing	3 Bed houses	12	
		4 bed houses	6	
DEVELOPMENT DETAILS	30 Total Units	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2775 Total sqm	1.15 Gross/Net	£1,024,650
			£1,341,360
			£894,240
			£186,300

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	20.0%	Market Hsg	of GDV	£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartment	0		
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11	
		40% Affordable Housing	3 Bed houses	12	
	DEVELOPMENT LOCATION (ZONE)		30 Total Units	0.91 Site Area	4 bed houses
DEVELOPMENT DETAILS				5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2775 Total sqm	1.15 Gross/Net	£1,024,650
			£1,341,360
			£894,240
			£186,300

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	20.0%	Market Hsg	of GDV	£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	50% Affordable Rent	
Development Value		338 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15 Total Units			
Development Value			£3,301,028

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £317,380
			£0
			£9,521

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£183,963
			£405,203
			£570,078
			£625,968
			£0

using Land Cost			
8.0%	Build Cost		£88,982
0.5%	GDV		£142,817
1.1%	Build Cost		£16,505
2.0%	Market Units Value		£19,637
3.0%	Build Cost		£55,075
3.0%	Build Cost		£56,226
3000	£ per Market Unit		£45,000
5.0%	12 Month Build	6 Mth Sale Void	£111,261
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£583,584

Total Cost			£3,231,200
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POTENTIAL MARGIN FOR CIL	£69,828
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£67

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	50% Affordable Rent	
Development Value		450 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15 Total Units			
Development Value			£3,090,071

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £272,040
			£0
			£8,161

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£245,285
			£447,120
			£536,544
			£536,544
			£0

using Land Cost			
8.0%	Build Cost		£118,643
0.5%	GDV		£141,239
1.1%	Build Cost		£15,450
2.0%	Market Units Value		£19,420
3.0%	Build Cost		£47,207
3.0%	Build Cost		£56,524
3000	£ per Market Unit		£45,000
5.0%	12 Month Build	6 Mth Sale Void	£107,613
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£515,852

Total Cost			£3,112,643
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POTENTIAL MARGIN FOR CIL	£22,571
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£25

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15	Total Units			
Development Value				£3,301,028

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £386,331
			£0
			£11,590

Construction			
1	1.15	Gross/Net	£183,963
4			£405,203
5			£570,078
4			£625,968
0			£0

using Land Cost			
8.0%	Build Cost		£108,314
0.5%	GDV		£142,817
1.1%	Build Cost		£16,505
2.0%	Market Units Value		£19,637
3.0%	Build Cost		£55,075
3000	£ per Market Unit		£56,806
5.0%	12	Month Build	£45,000
0.0%	Cost	6	£117,554
			£0
			£583,584

Total Cost				£3,328,425
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POTENTIAL MARGIN FOR CIL	£27,396
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£26

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15	Total Units			
Development Value				£3,090,071

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £331,141
			£0
			£9,934

Construction			
2	1.15	Gross/Net	£245,285
5			£447,120
5			£536,544
4			£536,544
0			£0

using Land Cost			
8.0%	Build Cost		£144,418
0.5%	GDV		£141,239
1.1%	Build Cost		£15,450
2.0%	Market Units Value		£19,420
3.0%	Build Cost		£47,207
3000	£ per Market Unit		£57,297
5.0%	12	Month Build	£45,000
0.0%	Cost	6	£113,375
			£0
			£515,852

Total Cost				£3,205,828
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POTENTIAL MARGIN FOR CIL	£115,757
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£130



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	3	
DEVELOPMENT DETAILS	15 Total Units	0.49 Site Area	3 Bed houses	6
			4 bed houses	6
			5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value £3,933,900**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartment	0		
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	0	15 Total Units	0.49 Site Area	3 Bed houses	6
				4 bed houses	6
				5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value £3,933,900**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£78,408			

20	Total Units			
Development Value				£2,868,231

Development Costs			
Land			
14	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £29,400
£29,400			
Stamp Duty Land Tax 1.0% £294			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

using Land Cost			
8.0% Build Cost £205,331			
0.5% GDV £14,341			
1.1% Build Cost £28,233			
2.0% Market Units Value £42,770			
3.0% Build Cost £77,801			
3000 £ per Market Unit £60,000			
5.0%	12	Month Build	6
0.0% Cost £0			
Market Hsg 20.0% of GDV		Aff Hsg 6.0% of GDV	
£471,484			

Total Cost				£3,642,755
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POTENTIAL MARGIN FOR CIL	£774,524
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£851

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20	Total Units			
Development Value				£2,805,975

Development Costs			
Land			
12	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £25,200
£25,200			
Stamp Duty Land Tax 1.0% £252			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

using Land Cost			
8.0% Build Cost £201,098			
0.5% GDV £14,030			
1.1% Build Cost £27,651			
2.0% Market Units Value £36,660			
3.0% Build Cost £76,481			
3000 £ per Market Unit £60,000			
5.0%	12	Month Build	6
0.0% Cost £0			
Market Hsg 20.0% of GDV		Aff Hsg 6.0% of GDV	
£424,979			

Total Cost				£3,532,919
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POTENTIAL MARGIN FOR CIL	£726,944
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£932

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£75,611			

20 Total Units	£2,868,231		
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Development Costs			
Land			
14	Apartments	14 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £57,750
Stamp Duty Land Tax			
£578			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
3000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%	Cost		
Market Hsg 20.0% of GDV			Aff Hsg 6.0% of GDV
£471,484			

Total Cost	£3,701,195		
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POTENTIAL MARGIN FOR CIL	£832,963
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£915

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20 Total Units	£2,805,975		
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Development Costs			
Land			
12	Apartments	12 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £49,500
Stamp Duty Land Tax			
£495			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
3000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%	Cost		
Market Hsg 20.0% of GDV			Aff Hsg 6.0% of GDV
£424,979			

Total Cost	£3,596,143		
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POTENTIAL MARGIN FOR CIL	£790,168
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£1,013



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value	0	
	30% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**

GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value	0	
	40% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**

GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	4500	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£41	£39	£27	£45	-£885
Brownfield	-£52	-£57	-£69	-£49	-£950
40% Affordable Housing					
Greenfield	-£54	-£59	-£77	-£52	-£972
Brownfield	-£159	-£166	-£184	-£156	-£1,053



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs				
Land				
0	Plots	9290	£ per plot	£0
28	Plots	23225	£ per plot	£650,310
81	Plots	26543	£ per plot	£2,136,732
63	Plots	37161	£ per plot	£2,341,115
4	Plots	46451	£ per plot	£162,577
Total Land				£5,290,735
Stamp Duty Land Tax		4.0%		£211,629

Construction				
23	Apartments	65 sqm	1823 £ per sqm	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm	£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm	£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm	£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm	£652,050

using Land Cost				
8.0%	Build Cost			£1,478,128
0.5%	GDV			£2,390,715
1.1%	Build Cost			£328,723
2.0%	Market Units Value			£921,879
3.0%	Build Cost			£940,862
4500	£ per Market Unit			£1,125,000
5.0%	12 Month Build		6 Mth Sale Void	£1,878,792
0.0%	Cost			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£9,766,088

Total Cost				£54,492,573
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POTENTIAL MARGIN FOR CIL				£723,018
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				£41



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs				
Land				
0	Plots	9290	£ per plot	£0
24	Plots	23225	£ per plot	£557,408
69	Plots	26543	£ per plot	£1,831,485
54	Plots	37161	£ per plot	£2,006,670
3	Plots	46451	£ per plot	£139,352
Total Land				£4,534,916
Stamp Duty Land Tax		4.0%		£181,397

Construction				
30	Apartments	65 sqm	1823 £ per sqm	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm	£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm	£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm	£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm	£558,900

250	22733 Total sqm			
using Land Cost				
8.0%	Build Cost			£1,970,837
0.5%	GDV			£2,362,933
1.1%	Build Cost			£258,356
2.0%	Market Units Value			£324,903
3.0%	Build Cost			£790,182
4500	£ per Market Unit			£790,182
5.0%	12 Month Build		6 Mth Sale Void	£790,182
0.0%	Cost			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£945,225

Total Cost				£52,478,446
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POTENTIAL MARGIN FOR CIL				£807,158
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				£54



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	28 Plots	28288 £ per plot		£792,060
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415
	5 Bed House	4 Plots	56576 £ per plot	Total Land	£6,443,972
Stamp Duty Land Tax			0		£257,759

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050

using Land Cost					£1,800,320		
	8.0%	Build Cost			£2,390,715		
	0.5%	GDV			£276,078		
	1.1%	Build Cost			£328,723		
	2.0%	Market Units Value			£921,879		
	3.0%	Build Cost			£950,528		
	4500	£ per Market Unit			£1,125,000		
	5.0%	12 Month Build		6 Mth Sale Void	£1,984,897		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£9,766,088

Total Cost				£56,129,903
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POTENTIAL MARGIN FOR CIL	£914,313
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£52



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115	
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	
Affordable Proportion	40%	100 Affordable Units	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	14940 Sqm Market Housing		7,500 Sqm Affordable Housing	
Development Value				

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	54 Plots	45261 £ per plot		£2,444,070
	5 Bed House	3 Plots	56576 £ per plot	Total Land	£5,523,405
Stamp Duty Land Tax			4.0%		£220,936

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900

250	22733	Total sqm					
using Land Cost					£2,400,426		
	8.0%	Build Cost			£2,362,933		
	0.5%	GDV			£258,356		
	1.1%	Build Cost			£324,903		
	2.0%	Market Units Value			£790,182		
	3.0%	Build Cost			£958,113		
	4500	£ per Market Unit			£1,125,000		
	5.0%	12 Month Build		6 Mth Sale Void	£1,913,577		
	0.0%	Cost			£0		
	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£8,631,551

Total Cost				£54,046,040
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POTENTIAL MARGIN FOR CIL	£2,374,753
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£159



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 250 Dwellings		Apartment	0
	Gross Residual Value		2 bed houses	40
	30% Affordable Housing		3 Bed houses	115
	250 Units	8.14	4 bed houses	90
DEVELOPMENT DETAILS		Site Area	4 bed houses	90
			5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
40	2 bed houses	75 sqm	2700 £ per sqm	£8,100,000
115	3 Bed houses	90 sqm	2640 £ per sqm	£27,324,000
90	4 bed houses	120 sqm	2640 £ per sqm	£28,512,000
5	5 bed house	150 sqm	2550 £ per sqm	£1,912,500

LCHO 70% Open Market Value				
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent 40% Open Market Value				
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent 55% Open Market Value				
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

250 Total Units
Development Value £65,848,500

Development Costs				
Land				
	Apartment			
	2 Bed House			
	3 Bed House			
	4 Bed House			
	5 Bed House			

Construction				
0	Apartment	65 sqm	1823 £ per sqm	1.15 Gross/Net
40	2B Houses	75 sqm	1242 £ per sqm	
115	3B Houses	90 sqm	1242 £ per sqm	
90	4B Houses	120 sqm	1242 £ per sqm	
5	5B Houses	150 sqm	1242 £ per sqm	
250	24900 Total sqm			

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings		Apartment	0
	BASE LAND VALUE SCENARIO		2 bed houses	40
	40% Affordable Housing		3 Bed houses	115
	250 Units	8.14	4 bed houses	90
DEVELOPMENT LOCATION (ZONE)		Site Area	4 bed houses	90
DEVELOPMENT DETAILS			5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
40	2 bed houses	75 sqm	2700 £ per sqm	£8,100,000
115	3 Bed houses	90 sqm	2640 £ per sqm	£27,324,000
90	4 bed houses	120 sqm	2640 £ per sqm	£28,512,000
5	5 bed house	150 sqm	2550 £ per sqm	£1,912,500

LCHO 70% Open Market Value				
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent 40% Open Market Value				
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent 55% Open Market Value				
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

250 Total Units
Development Value £65,848,500

Development Costs				
Land				
	Apartment			
	2 Bed House			
	3 Bed House			
	4 Bed House			
	5 Bed House			

Construction				
0	Apartment	65 sqm	1823 £ per sqm	1.15 Gross/Net
40	2B Houses	75 sqm	1242 £ per sqm	
115	3B Houses	90 sqm	1242 £ per sqm	
90	4B Houses	120 sqm	1242 £ per sqm	
5	5B Houses	150 sqm	1242 £ per sqm	
250	24900 Total sqm			

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	2,250 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Plots	9234	£ per plot
32	Plots	23086	£ per plot
11	Plots	26384	£ per plot
22	Plots	36938	£ per plot
6	Plots	46172	£ per plot
Total Land		£2,080,521	
Stamp Duty Land Tax		4.0%	£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm

using Land Cost			
8.0%	Build Cost		£587,707
0.5%	GDV		£939,594
1.1%	Build Cost		£108,403
2.0%	Market Units Value		£129,194
3.0%	Build Cost		£360,637
4500	£ per Market Unit		£369,979
5.0%	12 Month Build	6 Mth Sale Void	£450,000
0.0%	Cost		£739,000
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£0
			£3,825,291

Total Cost			£21,418,467
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POTENTIAL MARGIN FOR CIL	£262,049
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£39



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	3,000 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Plots	9234	£ per plot
28	Plots	23086	£ per plot
9	Plots	26384	£ per plot
19	Plots	36938	£ per plot
5	Plots	46172	£ per plot
Total Land		£1,783,303	
Stamp Duty Land Tax		4.0%	£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm

using Land Cost			
8.0%	Build Cost		£783,609
0.5%	GDV		£930,865
1.1%	Build Cost		£101,604
2.0%	Market Units Value		£127,994
3.0%	Build Cost		£309,118
4500	£ per Market Unit		£360,637
5.0%	12 Month Build	6 Mth Sale Void	£372,583
0.0%	Cost		£450,000
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£0
			£715,800
			£3,383,069

Total Cost			£20,665,091
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POTENTIAL MARGIN FOR CIL	£344,336
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£59

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	
Development Value		2,250 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
32	2 Bed House	32 Plots	28149 £ per plot
11	3 Bed House	11 Plots	32170 £ per plot
22	4 Bed House	22 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
Total Land			£2,536,753
Stamp Duty Land Tax			£101,470

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,226,423
			£4,396,680
			£1,844,370
			£3,234,168
			£1,043,280

using Land Cost			
8.0%	Build Cost		£716,583
0.5%	GDV		£939,594
1.1%	Build Cost		£108,403
2.0%	Market Units Value		£129,194
3.0%	Build Cost		£360,637
4.5%	Build Cost		£373,845
4.5%	£ per Market Unit		£450,000
5.0%	12 Month Build	6 Mth Sale Void	£781,033
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£3,825,291

Total Cost			£22,067,725
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POTENTIAL MARGIN FOR CIL	£387,209
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£57

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	
Development Value		3,000 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
28	2 Bed House	28 Plots	28149 £ per plot
9	3 Bed House	9 Plots	32170 £ per plot
19	4 Bed House	19 Plots	45038 £ per plot
5	5 Bed House	5 Plots	56297 £ per plot
Total Land			£2,174,360
Stamp Duty Land Tax			£86,974

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,635,231
			£4,433,940
			£1,900,260
			£2,772,144
			£894,240

using Land Cost			
8.0%	Build Cost		£955,444
0.5%	GDV		£930,865
1.1%	Build Cost		£101,604
2.0%	Market Units Value		£127,994
3.0%	Build Cost		£309,118
4.5%	Build Cost		£377,738
4.5%	£ per Market Unit		£450,000
5.0%	12 Month Build	6 Mth Sale Void	£754,284
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£3,383,069

Total Cost			£21,287,265
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POTENTIAL MARGIN FOR CIL	£966,510
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£166



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 100 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	46	
	30% Affordable Housing	3 Bed houses	15	
		4 bed houses	31	
DEVELOPMENT DETAILS	100 Total Units	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		1.15 Gross/Net

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartment	0		
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46	
		40% Affordable Housing	3 Bed houses	15	
	DEVELOPMENT LOCATION (ZONE)		100 Total Units	3.22 Site Area	4 bed houses
DEVELOPMENT DETAILS				5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		1.15 Gross/Net

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	LCHO	9 Affordable Units
Development Floorspace	1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			675 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	9378	£ per plot
8	Plots	23446	£ per plot
8	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£595,994
			£32,824
			£23,840
Stamp Duty Land Tax			
4.0%			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
8.0%	Build Cost		£179,060
0.5%	GDV		£272,071
1.1%	Build Cost		£31,240
2.0%	Market Units Value		£37,410
3.0%	Build Cost		£103,068
4500	£ per Market Unit		£107,399
5.0%	12 Month Build	6 Mth Sale Void	£135,000
0.0%	Cost		£213,945
0.0%	Cost		£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£1,096,356

Total Cost			£6,196,273
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POTENTIAL MARGIN FOR CIL	£51,723
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£27

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	LCHO	12 Affordable Units
Development Floorspace	1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			900 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	9378	£ per plot
7	Plots	23446	£ per plot
7	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£510,852
			£28,135
			£20,434
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
8.0%	Build Cost		£238,746
0.5%	GDV		£270,854
1.1%	Build Cost		£29,383
2.0%	Market Units Value		£37,242
3.0%	Build Cost		£88,344
4500	£ per Market Unit		£103,068
5.0%	12 Month Build	6 Mth Sale Void	£107,399
0.0%	Cost		£135,000
0.0%	Cost		£213,945
0.0%	Cost		£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£971,008

Total Cost			£6,004,413
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POTENTIAL MARGIN FOR CIL	£127,750
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£77

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	LCHO	9 Affordable Units
Development Floorspace	1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			675 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
			£6,247,997

Development Costs			
Land			
0	Plots	11403	£ per plot
8	Plots	28508	£ per plot
8	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£724,683
			£39,912
			£28,987
Stamp Duty Land Tax			
0			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
			£225,894
			£0
			£1,096,356

			£6,381,881
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POTENTIAL MARGIN FOR CIL	£133,884
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£69

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	LCHO	12 Affordable Units
Development Floorspace	1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			900 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
			£5,876,663

Development Costs			
Land			
0	Plots	11403	£ per plot
7	Plots	28508	£ per plot
7	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£621,157
			£34,210
			£24,846
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
			£219,124
			£0
			£971,008

			£6,183,205
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POTENTIAL MARGIN FOR CIL	£306,543
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£184



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 30 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	11	
	30% Affordable Housing	3 Bed houses	12	
		4 bed houses	6	
DEVELOPMENT DETAILS	30 Total Units	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
11	2 bed houses	75 sqm	2700 £ per sqm	£2,227,500
12	3 Bed houses	90 sqm	2640 £ per sqm	£2,851,200
6	4 bed houses	120 sqm	2640 £ per sqm	£1,900,800
1	5 bed house	150 sqm	2550 £ per sqm	£382,500

LCHO				
		70% Open Market Value		
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

30 Total Units **Development Value £7,362,000**

Development Costs

Construction				
0	Apartment	65 sqm	1823 £ per sqm	£0
11	2B Houses	75 sqm	1242 £ per sqm	£1,024,650
12	3B Houses	90 sqm	1242 £ per sqm	£1,341,360
6	4B Houses	120 sqm	1242 £ per sqm	£894,240
1	5B Houses	150 sqm	1242 £ per sqm	£186,300
30	2775 Total sqm			

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartment	0		
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11	
		DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
	DEVELOPMENT DETAILS		30 Total Units	0.91 Site Area	4 bed houses
				5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses				
0	Apartment	65 sqm	2350 £ per sqm	£0
11	2 bed houses	75 sqm	2700 £ per sqm	£2,227,500
12	3 Bed houses	90 sqm	2640 £ per sqm	£2,851,200
6	4 bed houses	120 sqm	2640 £ per sqm	£1,900,800
1	5 bed house	150 sqm	2550 £ per sqm	£382,500

LCHO				
		70% Open Market Value		
0	Apartment	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
		40% Open Market Value		
0	Apartment	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55% Open Market Value		
0	Apartment	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

30 Total Units **Development Value £7,362,000**

Development Costs

Construction				
0	Apartment	65 sqm	1823 £ per sqm	£0
11	2B Houses	75 sqm	1242 £ per sqm	£1,024,650
12	3B Houses	90 sqm	1242 £ per sqm	£1,341,360
6	4B Houses	120 sqm	1242 £ per sqm	£894,240
1	5B Houses	150 sqm	1242 £ per sqm	£186,300
30	2775 Total sqm			

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	50% Affordable Rent	
Development Value		338 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15 Total Units			
Development Value			£3,301,028

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £317,380
			£0
			£9,521

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£183,963
			£405,203
			£570,078
			£625,968
			£0

using Land Cost			
8.0%	Build Cost		£88,982
0.5%	GDV		£142,817
1.1%	Build Cost		£16,505
2.0%	Market Units Value		£19,637
3.0%	Build Cost		£55,075
4500	£ per Market Unit		£56,226
5.0%	12 Month Build	6 Mth Sale Void	£67,500
0.0%	Cost		£112,135
			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£583,584

Total Cost			£3,254,574
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POTENTIAL MARGIN FOR CIL	£46,454
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£45

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	50% Affordable Rent	
Development Value		450 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15 Total Units			
Development Value			£3,090,071

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £272,040
			£0
			£8,161

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£245,285
			£447,120
			£536,544
			£536,544
			£0

using Land Cost			
8.0%	Build Cost		£118,643
0.5%	GDV		£141,239
1.1%	Build Cost		£15,450
2.0%	Market Units Value		£19,420
3.0%	Build Cost		£47,207
4500	£ per Market Unit		£56,524
5.0%	12 Month Build	6 Mth Sale Void	£67,500
0.0%	Cost		£108,487
			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
			£515,852

Total Cost			£3,136,017
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POTENTIAL MARGIN FOR CIL	£45,946
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£52

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	50% Affordable Rent	
Development Value		338 Sqm Affordable Housing	

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£425,250
4	3 Bed houses	90 sqm	2640 £ per sqm	£997,920
4	4 bed houses	120 sqm	2640 £ per sqm	£1,330,560
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO	70%	Open Market Value		
1	Apartments	65 sqm	1645 £ per sqm	£72,174
1	2 Bed house	75 sqm	1890 £ per sqm	£159,469
0	3 Bed House	90 sqm	1848 £ per sqm	£74,844

Social Rent	40%	Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent	55%	Open Market Value		
1	Apartments	65 sqm	1292.5 £ per sqm	£56,708
1	2 Bed house	75 sqm	1485 £ per sqm	£125,297
0	3 Bed House	90 sqm	1452 £ per sqm	£58,806

15 Total Units				£3,301,028
Development Value				

Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£59,566
4	Plots	32417	£ per plot	£136,152
4	Plots	45384	£ per plot	£190,613
0	Plots	56730	£ per plot	£0
Total Land		£386,331		
Stamp Duty Land Tax		0		£11,590

Construction				
1	Apartments	65 sqm	1823 £ per sqm	£183,963
4	2B Houses	75 sqm	1242 £ per sqm	£405,203
5	3B Houses	90 sqm	1242 £ per sqm	£570,078
4	4B Houses	120 sqm	1242 £ per sqm	£625,968
0	5B Houses	150 sqm	1242 £ per sqm	£0

using Land Cost				
8.0%	Build Cost			£108,314
0.5%	GDV			£142,817
1.1%	Build Cost			£16,505
2.0%	Market Units Value			£19,637
3.0%	Build Cost			£55,075
4500	£ per Market Unit			£56,806
5.0%	12 Month Build			£67,500
0.0%	Cost			£118,428
6	Mth Sale Void			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£583,584

Total Cost				£3,351,799
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POTENTIAL MARGIN FOR CIL		£50,770
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£49

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	6 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	50% Affordable Rent	
Development Value		450 Sqm Affordable Housing	

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£364,500
4	3 Bed houses	90 sqm	2640 £ per sqm	£855,360
4	4 bed houses	120 sqm	2640 £ per sqm	£1,140,480
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO	70%	Open Market Value		
1	Apartments	65 sqm	1645 £ per sqm	£96,233
2	2 Bed house	75 sqm	1890 £ per sqm	£212,625
1	3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent	40%	Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent	55%	Open Market Value		
1	Apartments	65 sqm	1292.5 £ per sqm	£75,611
2	2 Bed house	75 sqm	1485 £ per sqm	£167,063
1	3 Bed House	90 sqm	1452 £ per sqm	£78,408

15 Total Units				£3,090,071
Development Value				

Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£51,057
4	Plots	32417	£ per plot	£116,702
4	Plots	45384	£ per plot	£163,382
0	Plots	56730	£ per plot	£0
Total Land		£331,141		
Stamp Duty Land Tax		3.0%		£9,934

Construction				
2	Apartments	65 sqm	1823 £ per sqm	£245,285
5	2B Houses	75 sqm	1242 £ per sqm	£447,120
5	3B Houses	90 sqm	1242 £ per sqm	£536,544
4	4B Houses	120 sqm	1242 £ per sqm	£536,544
0	5B Houses	150 sqm	1242 £ per sqm	£0

using Land Cost				
8.0%	Build Cost			£144,418
0.5%	GDV			£141,239
1.1%	Build Cost			£15,450
2.0%	Market Units Value			£19,420
3.0%	Build Cost			£47,207
4500	£ per Market Unit			£57,297
5.0%	12 Month Build			£67,500
0.0%	Cost			£114,250
6	Mth Sale Void			£0
Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£515,852

Total Cost				£3,229,202
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POTENTIAL MARGIN FOR CIL		£139,131
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£156



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	3	
DEVELOPMENT DETAILS	15 Total Units	0.49 Site Area	3 Bed houses	6
			4 bed houses	6
			5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO	Rural 15 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	0	0.49 Site Area	3 Bed houses	6
			4 bed houses	6
			5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£96,233			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£75,611			

20	Total Units			
Development Value				£2,868,231

Development Costs			
Land			
14	Apartments	14 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
Total Land			£29,400
Stamp Duty Land Tax			
1.0%			
£294			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£471,484			

Total Cost				£3,673,921
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POTENTIAL MARGIN FOR CIL	£805,690
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£885

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20	Total Units			
Development Value				£2,805,975

Development Costs			
Land			
12	Apartments	12 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
Total Land			£25,200
Stamp Duty Land Tax			
1.0%			
£252			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£424,979			

Total Cost				£3,564,085
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POTENTIAL MARGIN FOR CIL	£758,110
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£972

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£78,408			

20	Total Units			
Development Value				£2,868,231

Development Costs			
Land			
14	Apartments	Plots	4125 £ per plot
0	2 Bed House	Plots	10313 £ per plot
0	3 Bed House	Plots	11786 £ per plot
0	4 Bed House	Plots	16500 £ per plot
0	5 Bed House	Plots	20625 £ per plot
			Total Land £57,750
£57,750			
Stamp Duty Land Tax			
£578			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV			
£471,484			

Total Cost				£3,732,360
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POTENTIAL MARGIN FOR CIL	£864,129
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£950

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20	Total Units			
Development Value				£2,805,975

Development Costs			
Land			
12	Apartments	Plots	4125 £ per plot
0	2 Bed House	Plots	10313 £ per plot
0	3 Bed House	Plots	11786 £ per plot
0	4 Bed House	Plots	16500 £ per plot
0	5 Bed House	Plots	20625 £ per plot
			Total Land £49,500
£49,500			
Stamp Duty Land Tax			
£495			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
4500 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV			
£121,652			

Total Cost				£3,627,309
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POTENTIAL MARGIN FOR CIL	£821,334
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£1,053



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value	0	
	30% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**

GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value	0	
	40% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**

GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%

% Open Market Value	70%	40%	55%
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Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

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	3.0%	Construction Cost
Planning Obligations	6000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£19	£16	£3	£22	-£920
Brownfield	-£75	-£80	-£93	-£71	-£984
40% Affordable Housing					
Greenfield	-£80	-£86	-£105	-£78	-£1,012
Brownfield	-£185	-£192	-£212	-£182	-£1,093



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land					
0	Apartments	0 Plots	9290 £ per plot		£0
28	2 Bed House	28 Plots	23225 £ per plot		£650,310
81	3 Bed House	81 Plots	26543 £ per plot		£2,136,732
63	4 Bed House	63 Plots	37161 £ per plot		£2,341,115
4	5 Bed House	4 Plots	46451 £ per plot	Total Land	£5,290,735
					£162,577
Stamp Duty Land Tax					£211,629

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050

using Land Cost					
		8.0%	Build Cost		£1,478,128
		0.5%	GDV		£2,390,715
		1.1%	Build Cost		£276,078
		2.0%	Market Units Value		£328,723
		3.0%	Build Cost		£921,879
		6000	£ per Market Unit		£940,862
					£1,500,000
5.0%	12	Month Build		6	Mth Sale Void
					£1,893,363
0.0%		Cost			£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
					£9,766,088

Total Cost				£54,882,145
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POTENTIAL MARGIN FOR CIL	£333,446
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£19



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land					
0	Apartments	0 Plots	9290 £ per plot		£0
24	2 Bed House	24 Plots	23225 £ per plot		£557,408
69	3 Bed House	69 Plots	26543 £ per plot		£1,831,485
54	4 Bed House	54 Plots	37161 £ per plot		£2,006,670
3	5 Bed House	3 Plots	46451 £ per plot	Total Land	£4,534,916
					£139,352
Stamp Duty Land Tax					£181,397

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900

using Land Cost					
		8.0%	Build Cost		£1,970,837
		0.5%	GDV		£2,362,933
		1.1%	Build Cost		£258,356
		2.0%	Market Units Value		£324,903
		3.0%	Build Cost		£790,182
		6000	£ per Market Unit		£790,182
					£945,225
					£1,500,000
5.0%	12	Month Build		6	Mth Sale Void
					£1,831,061
0.0%		Cost			£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV
					£8,631,551

Total Cost				£52,868,018
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POTENTIAL MARGIN FOR CIL	£1,196,730
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£80



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
81	3 Bed houses	90 sqm	2640 £ per sqm
63	4 bed houses	120 sqm	2640 £ per sqm
4	5 bed house	150 sqm	2550 £ per sqm
£5,670,000			

LCHO			
11	Apartments	65 sqm	1645 £ per sqm
19	2 Bed house	75 sqm	1890 £ per sqm
8	3 Bed House	90 sqm	1848 £ per sqm
£1,247,400			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
11	Apartments	65 sqm	1292.5 £ per sqm
19	2 Bed house	75 sqm	1485 £ per sqm
8	3 Bed House	90 sqm	1452 £ per sqm
£945,141			

250 Total Units £55,215,591

Development Costs

Land			
0	Plots	11315	£ per plot
28	Plots	28288	£ per plot
81	Plots	32329	£ per plot
63	Plots	45261	£ per plot
4	Plots	56576	£ per plot
Total Land		£6,443,972	
Stamp Duty Land Tax			
£257,759			

Construction			
23	Apartments	65 sqm	1823 £ per sqm
66	2B Houses	75 sqm	1242 £ per sqm
96	3B Houses	90 sqm	1242 £ per sqm
63	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
£3,066,058			

using Land Cost			
8.0%	Build Cost		£1,800,320
0.5%	GDV		£2,390,715
1.1%	Build Cost		£276,078
2.0%	Market Units Value		£328,723
3.0%	Build Cost		£921,879
6000	£ per Market Unit		£950,528
1,500,000			£1,500,000
5.0%	12 Month Build	6 Mth Sale Void	£1,999,469
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£9,766,088

Total Cost £56,519,475

POTENTIAL MARGIN FOR CIL £1,303,885
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £75



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
24	2 bed houses	75 sqm	2700 £ per sqm
69	3 Bed houses	90 sqm	2640 £ per sqm
54	4 bed houses	120 sqm	2640 £ per sqm
3	5 bed house	150 sqm	2550 £ per sqm
£4,860,000			

LCHO			
15	Apartments	65 sqm	1645 £ per sqm
25	2 Bed house	75 sqm	1890 £ per sqm
10	3 Bed House	90 sqm	1848 £ per sqm
£3,543,750			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
15	Apartments	65 sqm	1292.5 £ per sqm
25	2 Bed house	75 sqm	1485 £ per sqm
10	3 Bed House	90 sqm	1452 £ per sqm
£1,260,188			

250 Total Units £51,671,288

Development Costs

Land			
0	Plots	11315	£ per plot
24	Plots	28288	£ per plot
69	Plots	32329	£ per plot
54	Plots	45261	£ per plot
3	Plots	56576	£ per plot
Total Land		£5,523,405	
Stamp Duty Land Tax			
£220,936			

Construction			
30	Apartments	65 sqm	1823 £ per sqm
74	2B Houses	75 sqm	1242 £ per sqm
89	3B Houses	90 sqm	1242 £ per sqm
54	4B Houses	120 sqm	1242 £ per sqm
3	5B Houses	150 sqm	1242 £ per sqm
£4,088,078			

using Land Cost			
8.0%	Build Cost		£2,400,426
0.5%	GDV		£2,362,933
1.1%	Build Cost		£258,356
2.0%	Market Units Value		£324,903
3.0%	Build Cost		£790,182
6000	£ per Market Unit		£958,113
1,500,000			£1,500,000
5.0%	12 Month Build	6 Mth Sale Void	£1,928,149
0.0%	Cost		£0
20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£8,631,551

Total Cost £54,435,612

POTENTIAL MARGIN FOR CIL £2,764,324
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £185



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	30% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units **Development Value** **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Urban 250 Dwellings	Apartment	0
	Gross Residual Value	2 bed houses	40
	40% Affordable Housing	3 Bed houses	115
	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units **Development Value** **£65,848,500**

Development Costs			
Land			
Apartment			
2 Bed House			
3 Bed House			
4 Bed House			
5 Bed House			

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost **£50,894,829**

GROSS RESIDUAL LAND VALUE **£14,953,671**
GROSS RESIDUAL LAND VALUE PER HA **£1,838,028**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	
Development Value		2,250 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Plots	9234	£ per plot
32	Plots	23086	£ per plot
11	Plots	26384	£ per plot
22	Plots	36938	£ per plot
6	Plots	46172	£ per plot
Total Land		£2,080,521	
Stamp Duty Land Tax			4.0%
			£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
£1,226,423			
£4,396,680			
£1,844,370			
£3,234,168			
£1,043,280			

using Land Cost			
8.0%	Build Cost		£587,707
0.5%	GDV		£939,594
1.1%	Build Cost		£108,403
2.0%	Market Units Value		£129,194
3.0%	Build Cost		£360,637
6000	£ per Market Unit		£369,979
5.0%	12 Month Build	6 Mth Sale Void	£600,000
0.0%	Cost		£744,829
Market Hsg 20.0% of GDV			£0
Aff Hsg 6.0% of GDV			£3,825,291

Total Cost			£21,574,296
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POTENTIAL MARGIN FOR CIL	£106,220
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£16

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	
Development Value		3,000 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Plots	9234	£ per plot
28	Plots	23086	£ per plot
9	Plots	26384	£ per plot
19	Plots	36938	£ per plot
5	Plots	46172	£ per plot
Total Land		£1,783,303	
Stamp Duty Land Tax			4.0%
			£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,635,231			
£4,433,940			
£1,900,260			
£2,772,144			
£894,240			

using Land Cost			
8.0%	Build Cost		£783,609
0.5%	GDV		£930,865
1.1%	Build Cost		£101,604
2.0%	Market Units Value		£127,994
3.0%	Build Cost		£309,118
6000	£ per Market Unit		£309,118
5.0%	12 Month Build	6 Mth Sale Void	£372,583
0.0%	Cost		£600,000
Market Hsg 20.0% of GDV			£721,628
Aff Hsg 6.0% of GDV			£0
			£3,383,069

Total Cost			£20,820,919
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POTENTIAL MARGIN FOR CIL	£500,164
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£86

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	2,250 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£6,520,500			

LCHO			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			

100	Total Units		
Development Value		£21,680,516	

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
32	2 Bed House	32 Plots	28149 £ per plot
11	3 Bed House	11 Plots	32170 £ per plot
22	4 Bed House	22 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
		Total Land	£2,536,753
Stamp Duty Land Tax			£101,470

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
£1,226,423			

using Land Cost			
8.0%	Build Cost		£716,583
0.5%	GDV		£939,594
1.1%	Build Cost		£108,403
2.0%	Market Units Value		£129,194
3.0%	Build Cost		£360,637
6.0%	Build Cost		£373,845
6000	£ per Market Unit		£600,000
5.0%	12 Month Build	6 Mth Sale Void	£786,862
0.0%	Cost		£0
20.0%	Market Hsg of GDV	6.0%	Aff Hsg of GDV
£3,825,291			

Total Cost		£22,223,554	
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POTENTIAL MARGIN FOR CIL	£543,038
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£80

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	3,000 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£5,589,000			

LCHO			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			

100	Total Units		
Development Value		£20,320,755	

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
28	2 Bed House	28 Plots	28149 £ per plot
9	3 Bed House	9 Plots	32170 £ per plot
19	4 Bed House	19 Plots	45038 £ per plot
5	5 Bed House	5 Plots	56297 £ per plot
		Total Land	£2,174,360
Stamp Duty Land Tax			£86,974

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
£1,635,231			

using Land Cost			
8.0%	Build Cost		£955,444
0.5%	GDV		£930,865
1.1%	Build Cost		£101,604
2.0%	Market Units Value		£127,994
3.0%	Build Cost		£309,118
6.0%	Build Cost		£377,738
6000	£ per Market Unit		£600,000
5.0%	12 Month Build	6 Mth Sale Void	£760,113
0.0%	Cost		£0
20.0%	Market Hsg of GDV	6.0%	Aff Hsg of GDV
£3,383,069			

Total Cost		£21,443,094	
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POTENTIAL MARGIN FOR CIL	£1,122,339
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£192



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 100 Dwellings	Apartments	0	
	Gross Residual Value	2 bed houses	46	
	30% Affordable Housing	3 Bed houses	15	
		4 bed houses	31	
DEVELOPMENT DETAILS	100 Total Units	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
46	2 bed houses	75 sqm	2700 £ per sqm	£9,315,000
15	3 Bed houses	90 sqm	2640 £ per sqm	£3,564,000
31	4 bed houses	120 sqm	2640 £ per sqm	£9,820,800
8	5 bed house	150 sqm	2550 £ per sqm	£3,060,000

LCHO				
70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction					
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46	2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15	3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100	9720 Total sqm				

Professional Fees	8.0%	Build Cost	£965,779	
Legal Fees	0.5%	GDV	£128,799	
Statutory Fees	1.1%	Build Cost	£132,795	
Sales/Marketing Costs	2.0%	Market Units Value	£515,196	
Contingencies	3.0%	Build Cost	£362,167	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee	0.0%	Cost	£0	
Development Profit	Market Hsg 20.0% of GDV		£5,151,960	

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0		
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46	
		40% Affordable Housing	3 Bed houses	15	
	DEVELOPMENT LOCATION (ZONE)		100 Total Units	3.22 Site Area	4 bed houses
DEVELOPMENT DETAILS				5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
46	2 bed houses	75 sqm	2700 £ per sqm	£9,315,000
15	3 Bed houses	90 sqm	2640 £ per sqm	£3,564,000
31	4 bed houses	120 sqm	2640 £ per sqm	£9,820,800
8	5 bed house	150 sqm	2550 £ per sqm	£3,060,000

LCHO				
70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

100 Total Units **Development Value** £25,759,800

Development Costs

Construction					
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46	2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15	3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100	9720 Total sqm				

Professional Fees	8.0%	Build Cost	£965,779	
Legal Fees	0.5%	GDV	£128,799	
Statutory Fees	1.1%	Build Cost	£132,795	
Sales/Marketing Costs	2.0%	Market Units Value	£515,196	
Contingencies	3.0%	Build Cost	£362,167	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee	0.0%	Cost	£0	
Development Profit	Market Hsg 20.0% of GDV		£5,151,960	

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Apartments	0 Plots	9378 £ per plot
8	2 Bed House	8 Plots	23446 £ per plot
8	3 Bed House	8 Plots	26795 £ per plot
4	4 Bed House	4 Plots	37513 £ per plot
1	5 Bed House	1 Plots	46892 £ per plot
			Total Land £595,994
			£32,824
Stamp Duty Land Tax			4.0%
			£23,840

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			1.15 Gross/Net
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg 20.0% of GDV			Aff Hsg 6.0% of GDV
			£215,694
			£0
			£1,096,356

Total Cost			£6,243,022
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POTENTIAL MARGIN FOR CIL	£4,975
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£3

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Apartments	0 Plots	9378 £ per plot
7	2 Bed House	7 Plots	23446 £ per plot
7	3 Bed House	7 Plots	26795 £ per plot
4	4 Bed House	4 Plots	37513 £ per plot
1	5 Bed House	1 Plots	46892 £ per plot
			Total Land £510,852
			£28,135
Stamp Duty Land Tax			4.0%
			£20,434

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			1.15 Gross/Net
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%		Cost	
Market Hsg 20.0% of GDV			Aff Hsg 6.0% of GDV
			£209,894
			£0
			£971,008

Total Cost			£6,051,161
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POTENTIAL MARGIN FOR CIL	£174,499
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£105

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Apartments	0 Plots	11403 £ per plot
8	2 Bed House	8 Plots	28508 £ per plot
8	3 Bed House	8 Plots	32581 £ per plot
4	4 Bed House	4 Plots	45613 £ per plot
1	5 Bed House	1 Plots	57017 £ per plot
			Total Land £724,683
			£39,912
			£28,987
Stamp Duty Land Tax			
0			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			1.15 Gross/Net
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%	Cost		
Market Hsg 20.0% of GDV			Aff Hsg 6.0% of GDV
			£217,723
			£272,071
			£31,240
			£37,410
			£103,068
			£108,558
			£180,000
			£227,643
			£0
			£1,096,356

Total Cost			£6,428,630
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POTENTIAL MARGIN FOR CIL	£180,633
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£93

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Apartments	0 Plots	11403 £ per plot
7	2 Bed House	7 Plots	28508 £ per plot
7	3 Bed House	7 Plots	32581 £ per plot
4	4 Bed House	4 Plots	45613 £ per plot
1	5 Bed House	1 Plots	57017 £ per plot
			Total Land £621,157
			£34,210
			£24,846
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			1.15 Gross/Net
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0%	Cost		
Market Hsg 20.0% of GDV			Aff Hsg 6.0% of GDV
			£290,297
			£270,854
			£29,383
			£37,242
			£88,344
			£110,279
			£180,000
			£220,872
			£0
			£971,008

Total Cost			£6,229,954
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POTENTIAL MARGIN FOR CIL	£353,292
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£212



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Urban 30 Dwellings	Apartment	0	
	Gross Residual Value	2 bed houses	11	
	30% Affordable Housing	3 Bed houses	12	
		4 bed houses	6	
DEVELOPMENT DETAILS	30 Total Units	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartment	0	
	BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
		40% Affordable Housing	3 Bed houses	12
	DEVELOPMENT LOCATION (ZONE)		4 bed houses	6
DEVELOPMENT DETAILS	30 Total Units	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO 70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **Development Value** **£7,362,000**

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost **£5,677,316**

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	50% Affordable Rent	
Development Value		338 Sqm Affordable Housing	

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£425,250
4	3 Bed houses	90 sqm	2640 £ per sqm	£997,920
4	4 bed houses	120 sqm	2640 £ per sqm	£1,330,560
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO		70% Open Market Value		
1	Apartments	65 sqm	1645 £ per sqm	£72,174
1	2 Bed house	75 sqm	1890 £ per sqm	£159,469
0	3 Bed House	90 sqm	1848 £ per sqm	£74,844

Social Rent		40% Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55% Open Market Value		
1	Apartments	65 sqm	1292.5 £ per sqm	£56,708
1	2 Bed house	75 sqm	1485 £ per sqm	£125,297
0	3 Bed House	90 sqm	1452 £ per sqm	£58,806

15 Total Units				£3,301,028
Development Value				

Development Costs				
Land				
0	Plots	9321	£ per plot	£0
2	Plots	23302	£ per plot	£48,935
4	Plots	26631	£ per plot	£111,852
4	Plots	37284	£ per plot	£156,593
5	Plots	46605	£ per plot	£0
Stamp Duty Land Tax		3.0%	Total Land	£317,380
				£9,521

Construction				
1	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
4	2B Houses	75 sqm	1242 £ per sqm	
5	3B Houses	90 sqm	1242 £ per sqm	
4	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	

using Land Cost				£88,982
	8.0%	Build Cost		£142,817
	0.5%	GDV		£16,505
	1.1%	Build Cost		£19,637
	2.0%	Market Units Value		£55,075
	3.0%	Build Cost		£56,226
	6000	£ per Market Unit		£90,000
	5.0%	12 Month Build	6 Mth Sale Void	£113,009
	0.0%	Cost		£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
				£583,584

Total Cost				£3,277,949
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POTENTIAL MARGIN FOR CIL		£23,080
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£22

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	6 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	50% Affordable Rent	
Development Value		450 Sqm Affordable Housing	

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£364,500
4	3 Bed houses	90 sqm	2640 £ per sqm	£855,360
4	4 bed houses	120 sqm	2640 £ per sqm	£1,140,480
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO		70% Open Market Value		
1	Apartments	65 sqm	1645 £ per sqm	£96,233
2	2 Bed house	75 sqm	1890 £ per sqm	£212,625
1	3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent		40% Open Market Value		
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55% Open Market Value		
1	Apartments	65 sqm	1292.5 £ per sqm	£75,611
2	2 Bed house	75 sqm	1485 £ per sqm	£167,063
1	3 Bed House	90 sqm	1452 £ per sqm	£78,408

15 Total Units				£3,090,071
Development Value				

Development Costs				
Land				
0	Plots	9321	£ per plot	£0
2	Plots	23302	£ per plot	£41,944
4	Plots	26631	£ per plot	£95,873
4	Plots	37284	£ per plot	£134,222
5	Plots	46605	£ per plot	£0
Stamp Duty Land Tax		3.0%	Total Land	£272,040
				£8,161

Construction				
2	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
5	2B Houses	75 sqm	1242 £ per sqm	
5	3B Houses	90 sqm	1242 £ per sqm	
4	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	

using Land Cost				£118,643
	8.0%	Build Cost		£141,239
	0.5%	GDV		£15,450
	1.1%	Build Cost		£19,420
	2.0%	Market Units Value		£47,207
	3.0%	Build Cost		£56,524
	6000	£ per Market Unit		£90,000
	5.0%	12 Month Build	6 Mth Sale Void	£109,361
	0.0%	Cost		£0
Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
				£515,852

Total Cost				£3,159,391
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POTENTIAL MARGIN FOR CIL		£69,320
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£78

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0%
Development Floorspace	1040 Sqm Market Housing	Affordable Rent	50%
Development Value		Sqm Affordable Housing	338

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£425,250
4	3 Bed houses	90 sqm	2640 £ per sqm	£997,920
4	4 bed houses	120 sqm	2640 £ per sqm	£1,330,560
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£72,174
1	2 Bed house	75 sqm	1890 £ per sqm	£159,469
0	3 Bed House	90 sqm	1848 £ per sqm	£74,844

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£56,708
1	2 Bed house	75 sqm	1485 £ per sqm	£125,297
0	3 Bed House	90 sqm	1452 £ per sqm	£58,806

15 Total Units				£3,301,028
Development Value				

Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£59,566
4	Plots	32417	£ per plot	£136,152
4	Plots	45384	£ per plot	£190,613
0	Plots	56730	£ per plot	£0
	Total Land	£386,331		£0
Stamp Duty Land Tax		0		£11,590

Construction				
1	sqm	1823	£ per sqm	£183,963
4	sqm	1242	£ per sqm	£405,203
5	sqm	1242	£ per sqm	£570,078
4	sqm	1242	£ per sqm	£625,968
0	sqm	1242	£ per sqm	£0

using Land Cost				
	8.0%	Build Cost		£108,314
	0.5%	GDV		£142,817
	1.1%	Build Cost		£16,505
	2.0%	Market Units Value		£19,637
	3.0%	Build Cost		£55,075
	6000	£ per Market Unit		£56,806
	5.0%	12 Month Build	6 Mth Sale Void	£90,000
	0.0%	Cost		£119,302
	20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£0
				£583,584

Total Cost				£3,375,173
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POTENTIAL MARGIN FOR CIL		£74,145
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£71

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	0
Affordable Mix	50%	LCHO	0%
Development Floorspace	891 Sqm Market Housing	Affordable Rent	50%
Development Value		Sqm Affordable Housing	450

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£364,500
4	3 Bed houses	90 sqm	2640 £ per sqm	£855,360
4	4 bed houses	120 sqm	2640 £ per sqm	£1,140,480
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£96,233
2	2 Bed house	75 sqm	1890 £ per sqm	£212,625
1	3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£75,611
2	2 Bed house	75 sqm	1485 £ per sqm	£167,063
1	3 Bed House	90 sqm	1452 £ per sqm	£78,408

15 Total Units				£3,090,071
Development Value				

Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£51,057
4	Plots	32417	£ per plot	£116,702
4	Plots	45384	£ per plot	£163,382
0	Plots	56730	£ per plot	£0
	Total Land	£331,141		£0
Stamp Duty Land Tax		3.0%		£9,934

Construction				
2	sqm	1823	£ per sqm	£245,285
5	sqm	1242	£ per sqm	£447,120
5	sqm	1242	£ per sqm	£536,544
4	sqm	1242	£ per sqm	£536,544
0	sqm	1242	£ per sqm	£0

using Land Cost				
	8.0%	Build Cost		£144,418
	0.5%	GDV		£141,239
	1.1%	Build Cost		£15,450
	2.0%	Market Units Value		£19,420
	3.0%	Build Cost		£47,207
	6000	£ per Market Unit		£57,297
	5.0%	12 Month Build	6 Mth Sale Void	£90,000
	0.0%	Cost		£115,124
	20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£0
				£515,852

Total Cost				£3,252,577
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POTENTIAL MARGIN FOR CIL		£162,505
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£182



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE)	Rural 15 Dwellings	0
	Gross Residual Value	0
DEVELOPMENT DETAILS	15 Total Units	0.49 Site Area
	Apartment	0
	2 bed houses	3
	3 Bed houses	6
	4 bed houses	6
	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	0
	Gross Residual Value	0
BASE LAND VALUE SCENARIO	15 Total Units	0.49 Site Area
	Apartment	0
	2 bed houses	3
	3 Bed houses	6
	4 bed houses	6
	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartment	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units **Development Value** £3,933,900

Development Costs

Construction			
0	Apartment	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£75,611			

20	Total Units			
£2,868,231				

Development Costs			
Land			
14	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £29,400
£29,400			
Stamp Duty Land Tax 1.0% £294			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

using Land Cost			
1.15 Gross/Net			
£26,730			
8.0%	Build Cost		£205,331
0.5%	GDV		£14,341
1.1%	Build Cost		£28,233
2.0%	Market Units Value		£42,770
3.0%	Build Cost		£77,801
6000	£ per Market Unit		£120,000
5.0%	12 Month Build	6 Mth Sale Void	£122,062
0.0%	Cost		£0
Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV
£471,484			

Total Cost £3,705,087			
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POTENTIAL MARGIN FOR CIL	£836,856
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£920

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20	Total Units			
£2,805,975				

Development Costs			
Land			
12	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £25,200
£25,200			
Stamp Duty Land Tax 1.0% £252			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

using Land Cost			
1.15 Gross/Net			
£35,640			
8.0%	Build Cost		£201,098
0.5%	GDV		£14,030
1.1%	Build Cost		£27,651
2.0%	Market Units Value		£36,660
3.0%	Build Cost		£76,481
6000	£ per Market Unit		£120,000
5.0%	12 Month Build	6 Mth Sale Void	£119,535
0.0%	Cost		£0
Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV
£424,979			

Total Cost £3,595,250			
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POTENTIAL MARGIN FOR CIL	£789,275
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£1,012

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£96,233			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£75,611			

20 Total Units	£2,868,231		
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Development Costs			
Land			
14	Apartments	14 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £57,750
Stamp Duty Land Tax			
£578			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			
Market Hsg 20.0% of GDV, Aff Hsg 6.0% of GDV			
£471,484			

Total Cost	£3,763,526
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POTENTIAL MARGIN FOR CIL	£895,295
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£984

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20 Total Units	£2,805,975		
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Development Costs			
Land			
12	Apartments	12 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £49,500
Stamp Duty Land Tax			
£495			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

using Land Cost			
8.0% Build Cost			
0.5% GDV			
1.1% Build Cost			
2.0% Market Units Value			
3.0% Build Cost			
6000 £ per Market Unit			
5.0%	12	Month Build	6
0.0% Cost			
Market Hsg 20.0% of GDV, Aff Hsg 6.0% of GDV			
£424,979			

Total Cost	£3,658,474
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POTENTIAL MARGIN FOR CIL	£852,499
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£1,093



Residential Viability Appraisal

DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value	0	
	30% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**

GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartment	20	
	Gross Residual Value	0	
	40% Affordable Housing	0	
	20 Total Units	0.20	Site Area

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartment	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartment	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartment	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartment	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartment	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit		Market Hsg	20.0% of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **£809,217**

GROSS RESIDUAL LAND VALUE PER HA **£4,046,085**