

### **Viability Model Appraisal Assumptions**

### Commercial Assumptions

<b>Development Sample</b>	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 Sale	s 1000	200%	1.0	1835	Car Showroom
Sui Generis Vehicle	Repairs 300	200%	1.0	1758	Repair Garage
Sui Generis					

Sales Values S	qm	Charging Zones		
to decide a		Area Wide		
Industrial		850		
Office		1345		
Food Retail		2750		
Other Retail		1700		
Residential Ins	it	1200		
Hotels		2750		
Community		1077		
Leisure		1350		
Agricultural		400		
Sui Generis	Car Sales	1500		
Sui Generis	Vehicle Repairs	850		
Sui Generis				

<b>Commercial Development Co</b>	st 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 3 Mth Sales Void
Arrangement Fee	1.0% Cost	<u> </u>
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

# NCS 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		



**DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

Factory Unit Greenfield Area Wide 1,000 Sqm Total Floorspace

**Development Value** Industrial 1000 sqm £850,000 850 £ per sqm B1b B1c B2 B8 Office 1345 £ per sqm £0 B1a sqm 2750 £ per sqm Food Retail £0 Α1 sqm Other Retail A 1 A2 A3 A4 A5 1700 £ per sqm £0 sqm Residential Inst c2 1200 £ per sqm sqm £0 2750 £ per sqm Hotels £0 С3 sqm 1077 £ per sqm Community £0 D1 sqm 1350 £ per sqm Leisure £0 D2 sqm Agricultural 400 £ per sqm £0 sqm 1500 £ per sqm Sui Generis Blank £0 sqm £0 Sui Generis 850 £ per sqm Blank sqm Sui Generis £0 0 £ per sqm Blank sqm

£850.000 Development Value

Development Va	£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		£ 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			£ per sqm	£0	
Agricultural	1.0		sqm	944	£ per sqm	£0	
Blank	1.0	0	sqm		£ per sqm	£0	
Blank	1.0		sqm		£ per sqm	£0	
Blank	0.0	0	sqm		£ per sqm	£0	
Abnormal Costs				0	£ sqm Build Cost	£0	
<b>Professional Fees</b>	@				Build Cost	£71,120	
Legal Fees				0.5%	GDV	£4,250	
Statutory Fees				Build Cost	£5,334		
Sales/Marketing Costs			1.0%		£8,500		
Contingencies			5.0%	Build Cost	£44,450		
Planning Obligations			10	per Sqm	£10,000		
Interest @		6.0%		2 Month Build	3 Mth Sale Void	£40,110	
Arrangement Fee		1.0%	Cost	_		£10,327	
Development Pro	ofit		17.5%	of GDV		£148,750	

**Total Cost** 

£1,231,840



### Industrial Viability Appraisal

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

Factory Unit Brownfield Area Wide

1,000 Sqm Total Floorspace

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

Development Value £850.000

<b>Development Va</b>	lue						£850,000
Development Costs							
Land	Plot Ratio						
Industrial	200%	2000	sam	43	£ per sqm		£85,000
Office	200%	0	sqm		£ per sqm		£0
Food Retail	300%				£ 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%				£ per sqm		£0
Agricultural	200%		sqm		£ per sqm		£0
Blank	200%	0	sqm		£ per sqm		£0
Blank	200%		sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty		1.0%	£850
	Gross/Net		_				
Industrial	1.0	1000	. ·		£ per sqm		£889,000
Office	1.2		1		£ per sqm		£0
Food Retail	1.0				£ per sqm		£0
Other Retail	1.0		•		£ per sqm		£0
Residential Inst	1.2				£ per sqm		£0
Hotels	1.2				£ per sqm		£0
Community	1.0				£ per sqm		£0
Leisure	1.0		l '		£ per sqm		£0
Agricultural	1.0			944	£ per sqm		£0
Blank	1.0		1		£ per sqm		£0
Blank	1.0				£ per sqm		£0
Blank	0.0	0	sqm		£ per sqm		£0
Abnormal Costs				1 0	Ic B. Walcon		£0
Professional Fees					£ sqm Build Cost		
Legal Fees	, w			0.5%	Build Cost		£71,120 £4,250
Statutory Fees					Build Cost		£5,334
	Costs			1.0%			£8,500
Sales/Marketing Costs Contingencies					Build Cost		£44,450
Planning Obligation				per Sqm		£10,000	
Interest @	UIIS	6.0%	13	Month Build		441- C-1- \/-:-l	£46,779
Arrangement Fee		1.0%		Ivionth Build	3 N	1th Sale Void	£11,185
Development Pro		1.0%		of GDV			£148,750
Total Cost	nic .		17.5%	יטט טטע			£1,325,218
Total Cost							11,323,210



<b>DEVELOPMENT 1</b>	YPE
<b>BASE LAND VALU</b>	JE SCENARIO
<b>DEVELOPMENT L</b>	OCATION (ZONE)
<b>DEVELOPMENT D</b>	DETAILS
<b>-</b>	
<b>Development Va</b>	iue
Industrial	D1h D1c D2 D0

Factory Unit Residual Value Area Wide

1,000 Sqm Total Floorspace

Development va	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		

<b>Development Va</b>	lue				£850,000
<b>Development Co</b>	sts				
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		£ per sqm	£889,000
Office	1.2	0 sqm		£ per sqm	£0
Food Retail	1.0	0 sqm		£ per sqm	£0
Other Retail	1.0	0 sqm		£ per sqm	£0
Residential Inst	1.2	0 sqm		£ per sqm	£0
Hotels	1.2	0 sqm		£ per sqm	£0
Community	1.0	0 sqm		£ 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
A1 1.0 1					60
Abnormal Costs				£ sqm Build Cost	£0
Professional Fees	; @			Build Cost	£71,120
Legal Fees			0.5%		£4,250
Statutory Fees	Casta			Build Cost	£5,334
Sales/Marketing Costs			1.0%		£8,500
Contingencies			5.0%	Build Cost	£44,450
Planning Obligations		6 00/I	121,4	per Sqm	£0
Interest @		6.0%	12 Month Build	3 Mth Sale Void	£39,721
Arrangement Fee Development Pro		1.0% Cost	17.5% of GDV		£10,227 £148,750
Total Cost	JIIL		17.3% OT GDV		£1,221,352
Total Cost					11,221,332

Gross	Residual	Land	Value	
Gross	Residual	Land	Value	per Ha



## **Office Viability Appraisal**

850 £ per sqm

**Build Cost** 

3 Mth Sale Void

10 £ per Sqm

1.0% GDV

5.0%

12 Month Build

17.5% of GDV

**DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

B1b B1c B2 B8

sqm

**Development Value** 

Industrial

Office Building Greenfield Area Wide 2,400 Sqm Total Floorspace

£0

		- 1			-
Office	B1a	2000 sqm	1345 f	E per sqm	£2,690,000
Food Retail	A1	sqm	2750 f	E per sqm	£0
Other Retail	A 1 A2 A3 A4 A5	sqm		e per sqm	£0
Residential Inst	C2	sqm		per sqm	£0
Hotels	C3	sqm		per sqm	£0
Community	D1	sqm		E per sqm	£0
Leisure	D2	sqm		E per sqm	£0
Agricultural		sqm		E per sqm	£0
Sui Generis	Blank	sqm		E per sqm	£0
Sui Generis	Blank	sqm		E per sqm	£0
Sui Generis	Blank	sqm		E per sqm	£0
Sui dellells	DIBITK	3qiii		- per 3qm	10
<b>Development Va</b>	alue				£2,690,000
Development Co	osts				
Land	Plot Ratio				
Industrial	200%	0 sqm	f	g per sqm	£0
Office	200%	4000 sqm	22.25 f	per sqm	£89,000
Food Retail	300%	0 sqm	f	per sqm	£0
Other Retail	150%	0 sqm	f	e per sqm	£0
Residential Inst	150%	0 sqm		per sqm	£0
Hotels	200%	0 sqm		E per sqm	£0
Community	150%	0 sqm		per sqm	£0
Leisure	300%	0 sqm		per sqm	£0
Agricultural	200%	0 sqm		E per sqm	£0
Blank	200%	0 sqm		E per sqm	£0
Blank	200%	0 sqm		per sqm	£0
Blank	0%	0 sqm		E per sgm	£0
Construction			Stamp Duty	1.0%	£890
	Gross/Net		1 /		
Industrial	1.0	0 sqm	889 f	g per sqm	£0
Office	1.2	2400 sqm		per sqm	£4,432,800
Food Retail	1.0	0 sqm		E per sqm	£0
Other Retail	1.0	0 sqm		per sqm	£0
Residential Inst	1.2	0 sgm		E per sgm	£0
Hotels	1.2	0 sqm		per sqm	£0
Community	1.0	0 sqm		per sqm	£0
Leisure	1.0	0 sqm		per sqm	£0
Agricultural	1.0	0 sqm		per sqm	£0
Blank	1.0	0 sqm		per sqm	£0
Blank	1.0	0 sqm		E per sqm	£0
Blank	0.0	0 sqm		E per sqm	£0
<b>Abnormal Costs</b>			Olf	Sqm Build Cost	£0
<b>Professional Fee</b>	s @			Build Cost	£354,624
Legal Fees	_		0.5%		£13,450
Statutory Fees				Build Cost	£26,597
Salos/Marketing	Cocts		1.0%		526,000

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE

6.0%

1.0% Cost

Sales/Marketing Costs

Planning Obligations

Arrangement Fee

**Development Profit** 

Contingencies

Interest @

**Total Cost** 

£3,223,429 £1,343

£26,900 £221,640

£20,000

£204,919

£51,859

£470,750

£5,913,429



## Office Viability Appraisal

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

**Development Value** 

Office Building
Brownfield
Area Wide
2,400 Sqm Total Floorspace

Development va	iiue						
Industrial	B1b B1c B2 B8		sqm		£ per sqm		£0
Office	B1a	2000	sqm	1345	£ per sqm		£2,690,000
Food Retail	A1		sqm		£ per sqm		£0
Other Retail	A 1 A2 A3 A4 A5		sqm		£ per sqm		£0
Residential Inst	C2		sqm		£ 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		£ per sqm		£0
Sui Generis	Blank		sqm	850	£ per sqm		£0
Sui Generis	Blank		sqm	0	£ per sqm		£0
Development Va							£2,690,000
Development va	ilue						12,090,000
Development Co	osts Plot Ratio						
Industrial	200%	0	sqm		£ per sqm		£0
Office	200%	4000		12.5	£ per sqm		£170,000
Food Retail		4000	-	42.3			£0
Other Retail	300%		•		£ per sqm		
	150%	0	•		£ per sqm		£0
Residential Inst	150%	0	sqm		£ per sqm		£0
Hotels	200%	0	•		£ per sqm		£0
Community	150%	0	•		£ per sqm		£0
Leisure	300%	0	•		£ per sqm		£0
Agricultural	200%	0	1		£ per sqm		£0
Blank	200%	0			£ per sqm		£0
Blank	200%		sqm		£ per sqm		£0
Blank	0%	0	sqm	Charasa Durbu	£ per sqm	1 00/	£0
Construction	Crass/Not			Stamp Duty		1.0%	£1,700
Industrial	Gross/Net	0		000	16		CO
Industrial Office	1.0		sqm		£ per sqm		£0
	1.2	2400	•		£ per sqm		£4,432,800
Food Retail	1.0	0	•		£ per sqm		£0
Other Retail	1.0	0	-	1168	£ per sqm		£0
Residential Inst	1.2	0	•	1609	£ per sqm		£0
Hotels	1.2	0	sqm		£ per sqm		£0
Community	1.0	0	•	3135	£ per sqm		£0
Leisure	1.0	0	-	1261	£ per sqm		£0
Agricultural	1.0	0	•	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				1 0	£ sqm Build Cost		£0
Professional Fee:	s @				Build Cost	•	£354,624
Legal Fees	. e			0.5%			£13,450
Statutory Fees					Build Cost		£26,597
Sales/Marketing	Costs			1.0%			£26,900
Contingencies	Costs				Build Cost		£221,640
Planning Obligation	ions				£ per Sqm		£20,000
	10115	6.0%	12			Mark Calany : I	
Interest @				Month Build	3	Mth Sale Void	£211,274
Arrangement Fee		1.0%		of GDV			£52,677
Development Pro	JIIL		17.5%	טרט טעט			£470,750
TOTALLOST							+n IIII/41/

**Total Cost** 

£6,002,412

## **Office Viability Appraisal**

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

Office Building Residual Value

Area Wide

2,400 Sqm Total Floorspace

<b>Development Va</b>	lue					
Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a	2000	sqm	1345	£ per sqm	£2,690,000
Food Retail	A1		sqm		£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm		£ per sqm	£0
Residential Inst	C2		sqm		£ per sqm	£0
Hotels	C3		sqm		£ per sqm	£0
Community	D1		sqm		£ per sqm	£0
Leisure	D2		sqm		£ per sqm	£0
Agricultural			sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
	J.G.III.		94		2 pc. 34	
<b>Development Va</b>	lue					£2,690,000
<b>Development Co</b>	sts					_
Land	Plot Ratio					
Industrial	200%		sqm		£ per sqm	
Office	200%	4000			£ per sqm	
Food Retail	300%	0	sqm		£ per sqm	
Other Retail	150%	0			£ per sqm	
Residential Inst	150%	0	sqm		£ per sqm	
Hotels	200%	0			£ per sqm	
Community	150%	0			£ per sqm	
Leisure	300%	0			£ per sqm	
Agricultural	200%	0			£ per sqm	
Blank	200%	0			£ per sqm	
Blank	200%		sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Construction			- 1	Stamp Duty	1.09	£0
	Gross/Net			. ,		
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2	2400			£ per sqm	£4,432,800
Food Retail	1.0	0	sqm		£ per sqm	£0
Other Retail	1.0	0	sqm		£ per sqm	£0
Residential Inst	1.2	0			£ per sqm	£0
Hotels	1.2	0			£ per sqm	£0
Community	1.0	0			£ per sqm	£0
Leisure	1.0	0	. ·	1261	£ per sqm	£0
Agricultural	1.0	0		944	£ per sqm	£0
Blank	1.0	0	1		£ per sqm	£0
Blank	1.0		sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs					£ sqm Build Cost	£0
Professional Fees	s @				Build Cost	£354,624
Legal Fees				0.5%		£13,450
Statutory Fees					Build Cost	£26,597
Sales/Marketing	Costs			1.0%		£26,900
Contingencies				5.0%	Build Cost	£221,640
Planning Obligati	ons				£ per Sqm	£0
Interest @		6.0%		Month Build	3 Mth Sale Void	£197,159
Arrangement Fee		1.0%		_	· ———	£50,760
Development Pro	ofit		17.5%	of GDV		£470,750
<b>Total Cost</b>						£5,794,680

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



### Food Retail Viability Appraisa

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

Supermarket Greenfield

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		£ per sqm	£0	
Residential Inst	C2		sqm		£ per sqm	£0	
Hotels	C3		sqm		£ per sqm	£0	
Community	D1		sqm		£ per sqm	£0	
Leisure	D2		sqm		£ per sqm	£0	
Agricultural			sqm		£ per sqm	£0	
Sui Generis	Blank		sqm		£ per sqm	£0	
Sui Generis	Blank		sqm		£ per sqm	£0	
Sui Generis	Blank		sqm	0	£ per sqm	£0	

Development Value £8,250,000

Development Va	lue					£8,250,000
<b>Development Co</b>	sts					
Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%		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%		sqm		£ per sqm	£0
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%		sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%		sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction				Stamp Duty	4.0%	£38,880
	Gross/Net		•			
Industrial	1.0		sqm		£ per sqm	£0
Office	1.2		sqm		£ per sqm	£0
Food Retail	1.0	3000			£ per sqm	£3,987,000
Other Retail	1.0		sqm		£ per sqm	£0
Residential Inst	1.2		sqm		£ per sqm	£0
Hotels	1.2		sqm		£ per sqm	£0
Community	1.0		sqm		£ per sqm	£0
Leisure	1.0		sqm		£ per sqm	£0
Agricultural	1.0		sqm	944	£ per sqm	£0
Blank	1.0		sqm		£ per sqm	£0
Blank	1.0		sqm		£ per sqm	£0
Blank	0.0	0	sqm		£ per sqm	£0
Abnormal Costs					£ sgm Build Cost	£0
Professional Fees	. @				Build Cost	£318,960
Legal Fees	, w			0.5%		£41,250
Statutory Fees					Build Cost	£23,922
Sales/Marketing	Costs			1.0%		£82,500
Contingencies	COSIS				Build Cost	£199,350
Planning Obligation	ons				£ per Sqm	£30,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£260,422
Arrangement Fee		1.0%		WIOTILII BUIIU	J IVILII Sale Vold	£56,939
Development Pro		1.070		of GDV		£1,443,750
Total Cost	7110		17.570	Joi 300 v		£7,454,978
Total Cost						17,737,370



### Food Retail Viability Appraisa

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

Supermarket
Brownfield
0
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		£ per sqm	£0	
Residential Inst	C2		sqm	1200	£ per sqm	£0	
Hotels	C3		sqm	2750	£ per sqm	£0	
Community	D1		sqm		£ per sqm	£0	
Leisure	D2		sqm		£ per sqm	£0	
Agricultural			sqm		£ per sqm	£0	
Sui Generis	Blank		sqm		£ per sqm	£0	
Sui Generis	Blank		sqm	850	£ per sqm	£0	
Sui Generis	Blank		sqm	0	£ per sqm	£0	
			_				

### £8,250,000 **Development Value Development Costs** Land Plot Ratio Industrial 200% £0 0 sqm £ per sqm £0 Office 0 sqm 200% £ per sqm Food Retail 9000 sqm 128.2506 £ per sqm £1,154,255 300% Other Retail 150% 0 sam £0 £ per sqm **Residential Inst** 150% 0 sqm £ per sqm £0 Hotels 200% 0 £0 sqm £ per sqm Community 150% 0 sqm £0 £ per sqm Leisure 300% 0 sqm £0 £ per sqm Agricultural 200% 0 sqm £ per sqm £0 Blank £0 0 sqm 200% £ per sam Blank 0 sqm £0 200% £ per sqm **Blank** 0% 0 sqm £ per sqm £0 Construction £46,170 Stamp Duty 4.0% Gross/Net Industrial 0 sqm 889 £ per sqm £0 1.0 Office 1847 £ per sqm 1.2 0 sqm £0 3000 sqm 1329 £ per sqm Food Retail £3,987,000 1.0 Other Retail 1168 £ per sqm £0 1.0 0 sqm Residential Inst 1.2 0 sqm 1609 £ per sqm £0 1815 £ per sqm Hotels £0 1.2 0 sqm 3135 £ per sqm Community 0 sqm £0 1.0 Leisure 0 sqm 1261 £ per sqm £0 1.0 944 £ per sqm Agricultural 1.0 0 sqm £0 Blank £0 1.0 0 sqm £ per sqm Blank 1.0 0 sqm £0 £ per sqm **Blank** 0.0 0 sqm £ per sqm £0 Abnormal Costs 0 £ sqm Build Cost £0 Professional Fees @ 8.0% Build Cost £318,960 0.5% GDV **Legal Fees** £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 £30,000 £ per Sqm Interest @ 6.0% £275,146 12 Month Build 3 Mth Sale Void Arrangement Fee 1.0% Cost £58,834

17.5% of GDV

**Development Profit** 

**Total Cost** 

£1,443,750

£7,661,137



### Food Retail Viability Appraisal

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

Supermarket Residual Value

Area Wide

DEVELOPMENT	DETAILS		'	3,000	Sqm Total Floorspace	
Development Va	alue					
Industrial	B1b B1c B2 B8	sq	m	850	£ per sqm	£0
Office	B1a	sq			£ per sqm	£0
Food Retail	A1	3000 sq			£ per sqm	£8,250,000
Other Retail	A 1 A2 A3 A4 A5	sq			£ per sqm	£0
Residential Inst	C2	sq			£ per sqm	£0
Hotels	C2 C3				£ per sqm	£0
Community	D1	sq			£ per sqm	£0
Leisure	D2	sq			£ per sqm	£0
Agricultural	D2	sq			£ per sqm	£0
Sui Generis	DI I	sq		1500	£ per sqm	£0
Sui Generis	Blank	sq			£ per sqm £ per sqm	£0
Sui Generis	Blank	sq				£0
Sui Generis	Blank	sq	m	U	£ per sqm	ΞŪ
Development Va	alue					£8,250,000
Development Co	nsts					
Land	Plot Ratio					
Industrial	200%	0 sq	m		£ per sqm	
Office	200%	0 sq	m		£ per sqm	
Food Retail	300%	9000 sq	m		£ per sqm	
Other Retail	150%	0 sq			£ per sqm	
Residential Inst	150%	0 sq			£ per sqm	
Hotels	200%	0 sq			£ per sqm	
Community	150%	0 sq			£ per sqm	
Leisure	300%	0 sq			£ per sqm	
Agricultural	200%	0 sq			£ per sqm	
Blank	200%	0 sq			£ per sqm	
Blank	200%	0 sq 0 sq			£ per sqm	
Blank	0%	0 sq 0 sq	m		£ per sqm	
Construction	0/8	U sq	111	Stamp Duty	r per sqiii	£0
Construction	Gross/Net			Stamp Daty		10
Industrial	1.0	0 sq	m	889	£ per sqm	£0
Office	1.2	0 sq	m	1847	£ per sqm	£0
Food Retail	1.0	3000 sq			£ per sqm	£3,987,000
Other Retail	1.0	0 sq			£ per sqm	£0
Residential Inst	1.2	0 sq			£ per sqm	£0
Hotels	1.2	0 sq		1815	£ per sqm	£0
Community	1.0	0 sq 0 sq			£ per sqm	£0
Leisure	1.0	0 sq 0 sq		1261	£ per sqm	£0
Agricultural				044	c per sqrii	£0
	1.0	0 sq		944	£ per sqm	
Blank	1.0	0 sq			£ per sqm	£0
Blank	1.0	0 sq			£ per sqm	£0
Blank	0.0	0 sq	m		£ per sqm	£0
Abnormal Costs				0	£ sqm Build Cost	£0
<b>Professional Fee</b>	s @				Build Cost	£318,960
Legal Fees	3 @			0.5%		£41,250
Statutory Fees					Build Cost	£23,922
Sales/Marketing	Costs			1.0%		£82,500
Contingencies	20313				Build Cost	£199,350
Planning Obligat	ions			3.070		£199,550
	10115	6 NO/ I	12	Marrie D. III	£ per Sqm	
Interest @		6.0%		Month Build	3 Mth Sale Void	£180,728
Arrangement Fe		1.0% Co		-t CD11		£46,530
Development Pr	UIIL		17.5%	ot GDV		£1,443,750
Total Cost						£6,323,990

Gross Residual Land Value Gross Residual Land Value per Ha

£1,926,010 £2,140,011



**DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

**Development Value** 

Roadside Retail Unit Greenfield Area Wide 300 Sqm Total Floorspace

Development va	ilue						
Industrial	B1b B1c B2 B8		sqm		£ 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		£ per sqm		£510,000
Residential Inst	C2		sqm		£ per sqm		£0
Hotels	C3		sqm		£ per sqm		£0
Community	D1		sqm	1077	£ per sqm		£0
Leisure	D2		sqm		£ per sqm		£0
Agricultural			sqm		£ per sqm		£0
Sui Generis	Blank		sqm		£ per sqm		£0
Sui Generis	Blank		sqm		£ per sqm		£0
Sui Generis	Blank		sqm		£ per sqm		£0
Davidanment Va	luo						£510,000
Development Va	liue						£510,000
Development Co	ests Plot Ratio						
Industrial	200%	0	sqm		£ per sqm		£0
Office	200%	0					£0
Food Retail		0			£ per sqm		£0
Other Retail	300%	450		76	£ per sqm		£34,200
	150%			70	£ per sqm		
Residential Inst	150%	0			£ per sqm		£0
Hotels	200%	0			£ per sqm		£0
Community	150%	0	I -		£ per sqm		£0
Leisure	300%	0			£ per sqm		£0
Agricultural	200%	0			£ per sqm		£0
Blank	200%	0			£ per sqm		£0
Blank	200%	0			£ per sqm		£0
Blank	0%	0	sqm	Chaire Durby	£ per sqm	1 00/	£0
Construction	Cross/Not			Stamp Duty		1.0%	£342
Industrial	Gross/Net	0	1	000	10		£0
Industrial Office	1.0	0	sqm		£ per sqm		£0
	1.2				£ per sqm		£0
Food Retail	1.0	0	1		£ per sqm		£0
Other Retail	1.0	300			£ per sqm		£350,400
Residential Inst	1.2	0			£ per sqm		£0
Hotels	1.2	0	•		£ per sqm		£0
Community	1.0	0		3135	£ per sqm		£0
Leisure	1.0	0		1261	£ per sqm		£0
Agricultural	1.0	0		944	£ per sqm		£0
Blank	1.0	0	l '		£ per sqm		£0
Blank	1.0	0	sqm		£ per sqm		£0
Blank	0.0	0	sqm		£ per sqm		£0
Abnormal Costs					£ sgm Build Cos	st	£0
Professional Fee	s @				Build Cost		£28,032
Legal Fees	<i>.</i>			0.5%			£2,550
Statutory Fees					Build Cost		£2,102
Sales/Marketing	Costs			1.0%			£5,100
Contingencies	C03t3				Build Cost		£17,520
Planning Obligati	ions				£ per Sqm		£3,000
Interest @	10113	6.0%	12	Month Build		Mth Sale Void	£18,558
Arrangement Fee	<u> </u>	1.0%		IVIOTILII BUIIU		IVIUI Sale VOID	£4,432
Development Pro		1.0%	17.5%	of CDV			
Development Pro	JIIL		17.5%	אמט וט			£89,250

**Total Cost** 

£555,487



**DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

**Development Value** 

Roadside Retail Unit Brownfield Area Wide 300 Sqm Total Floorspace

Development va	ilue					
Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm		£ 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		£ per sqm	£0
Hotels	C3		sqm	2750	£ per sqm	£0
Community	D1		sqm		£ 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 Va	alue					£510,000
Davidonment Co	ata .					
Development Co	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%		sqm		£ per sqm	£0
Food Retail	300%		sqm		£ per sqm	£0
Other Retail	150%	450		96.25	£ per sqm	£43,313
Residential Inst	150%		-	30.23	£ per sqm	£0
Hotels	200%	-	sqm		£ per sqm	£0
Community	150%		sqm		£ per sqm	£0
Leisure	300%				£ per sqm	£0
Agricultural	200%		sqm		£ per sqm	£0
Blank	200%	_	sqm			£0
Blank	200%	0	sqm		£ per sqm £ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0
Construction	0%	U	sqiii	Stamp Duty	1.0%	-
Construction	Gross/Net			Stamp Daty	1.070	1433
Industrial	1.0	0	sqm	889	£ per sqm	£0
Office	1.2		sqm		£ per sqm	£0
Food Retail	1.0		sqm		£ per sqm	£0
Other Retail	1.0	300			£ per sqm	£350,400
Residential Inst	1.2		sqm		£ per sqm	£0
Hotels	1.2		sqm	1815	£ per sqm	£0
Community	1.0		sqm		£ per sqm	£0
Leisure	1.0		sqm		£ per sqm	£0
Agricultural	1.0				£ per sqm	£0
Blank	1.0	0	sqm	744	£ per sqm	£0
Blank	1.0	-	sqm		£ per sqm	£0
Blank	0.0	0	sqm		<u></u>	£0
Diank	0.0	U	34111		± per sqm	10
<b>Abnormal Costs</b>				I 0	£ sqm Build Cost	£0
Professional Fee	s @				Build Cost	£28,032
Legal Fees				0.5%		£2,550
Statutory Fees					Build Cost	£2,102
Sales/Marketing	Costs			1.0%		£5,100
Contingencies	23313				Build Cost	£17,520
Planning Obligat	ions				£ per Sqm	£3,000
Interest @	10113	6.0%	12	Month Duild	E per Sqm	£3,000 £10,272

12 Month Build

17.5% of GDV

6.0%

1.0% Cost

Interest @

**Total Cost** 

Arrangement Fee

**Development Profit** 

£19,273

£4,525

£89,250

£565,497

3 Mth Sale Void



## **General Retail Viability Appraisal**

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

Roadside Retail Unit Residual Value Area Wide 300 Sqm Total Floorspace

**Development Value** £0 Industrial 850 £ per sqm B1b B1c B2 B8 sqm 1345 £ per sqm Office £0 B1a sqm Food Retail 2750 £ per sqm £0 Α1 sqm £510,000 1700 £ per sqm Other Retail A 1 A2 A3 A4 A5 sqm 1200 £ per sqm Residential Inst c2 £0 sqm Hotels 2750 £ per sqm £0 C3 sqm Community D1 sqm 1077 £ per sqm £0 1350 £ per sqm Leisure £0 D2 sqm 400 £ per sqm Agricultural £0 sqm 1500 £ per sqm Sui Generis Blank £0 sqm Sui Generis Blank sqm 850 £ per sqm £0 0 £ per sqm Sui Generis Blank sqm £0

Development Value £510,000

Development Va	lue					£510,000
<b>Development Co</b>	sts					
Land	Plot Ratio					
Industrial	200%	0 sq	m		£ per sam	
Office	200%	0 sq			£ per sqm	
Food Retail	300%	0 sq	m		£ per sqm	
Other Retail	150%	450 sq	m		£ per sqm	
Residential Inst	150%	0 sq	m		£ per sqm	
Hotels	200%	0 sq	m		£ per sqm	
Community	150%	0 sq	m		£ per sqm	
Leisure	300%	0 sq	m		£ per sqm	
Agricultural	200%	<b>0</b> sq	m		£ per sqm	
Blank	200%	0 sq	m		£ per sqm	
Blank	200%	0 sq			£ per sqm	
Blank	0%	0 sq	m		£ per sqm	
Construction				Stamp Duty		£0
	Gross/Net		,			
Industrial	1.0	0 sq			£ per sqm	
Office	1.2	0 sq			£ per sqm	
Food Retail	1.0	0 sq			£ per sqm	
Other Retail	1.0	300 sq		1168	£ per sqm	£350,400
Residential Inst	1.2	0 sq			£ per sqm	
Hotels	1.2	0 sq			£ per sqm	
Community	1.0	0 sq			£ per sqm	
Leisure	1.0	0 sq			£ per sqm	
Agricultural	1.0	0 sq			£ per sqm	
Blank	1.0	0 sq			£ per sqm	
Blank	1.0	0 sq			£ per sqm	
Blank	0.0	0 sq	m		£ per sqm	
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	. @				Build Cost	£28,032
Legal Fees	. w			0.5%		£2,550
Statutory Fees					Build Cost	£2,102
Sales/Marketing	Costs			1.0%		£5,100
Contingencies	COStS				Build Cost	£17,520
Planning Obligati	ons			3.070	£ per Sqm	£0
Interest @	JJ	6.0%	12	Month Build	3 Mth Sale Void	£15,758
Arrangement Fee	1	1.0% Co			3 Intel Sale Volu	£4,057
Development Pro		2.070 00	17.5%	of GDV		£89,250
Total Cost			=: .370			£514,770

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



**DEVELOPMENT TYPE BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS** 

Care Facility Greenfield Area Wide 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		£ 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	

<b>Development Va</b>	lue						£4,800,000
<b>Development Co</b>	ctc						
Land	Plot Ratio						
Industrial	200%	0	sqm		£ per sam		£0
Office	200%		sqm		£ per sqm		£0
Food Retail	300%		sqm		£ per sqm		£0
Other Retail	150%		sqm		£ per sqm		£0
Residential Inst	150%	6000		22.25	£ per sqm		£133,500
Hotels	200%		sqm		£ per sqm		£0
Community	150%		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%		sqm		£ per sqm		£0
Blank	0%	0	sqm		£ per sqm		£0
Construction				Stamp Duty		1.0%	£1,335
	Gross/Net						
Industrial	1.0		sqm		£ per sqm		£0
Office	1.2		sqm		£ per sqm		£0
Food Retail	1.0		sqm		£ per sqm		£0
Other Retail	1.0		sqm		£ per sqm		£0
Residential Inst	1.2	4800			£ per sqm		£7,723,200
Hotels	1.2		sqm		£ per sqm		£0
Community	1.0		sqm		£ per sqm		£0
Leisure	1.0		sqm		£ per sqm		£0
Agricultural	1.0		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
Alamana al Canta							60
Abnormal Costs					£ sqm Build Cos	st	£0
Professional Fees	. @				Build Cost		£617,856
Legal Fees				0.5%			£24,000
Statutory Fees	C4-				Build Cost		£46,339
Sales/Marketing	Costs			1.0%			£48,000
Contingencies	000				Build Cost		£386,160
Planning Obligati Interest @	UIIS	6.0%	12		£ per Sqm	lant of the t	£40,000
Arrangement Fee		1.0%		Month Build	3	Mth Sale Void	£355,601
Development Pro		1.0%		l-t cnv			£90,204
Total Cost	JIIL .		17.5%	טר טטע			£840,000 <b>£10,306,196</b>
Total Cost							E10,300,130

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



### Residential Institution Viability Appraisal

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

**Development Value** 

Care Facility
Brownfield
Area Wide
4,800 Sqm Total Floorspace

Development Va	ilue					
Industrial	B1b B1c B2 B8		sqm	850	£ per sqm	£0
Office	B1a		sqm	1345	£ per sqm	£0
Food Retail	A1		sqm		£ per sqm	£0
Other Retail	A 1 A2 A3 A4 A5		sqm		£ per sqm	£0
Residential Inst	C2	4000			£ per sqm	£4,800,000
Hotels	C3		sqm		£ per sqm	£0
Community	D1		4		£ per sqm	£0
Leisure			sqm			£0
	D2		sqm		£ per sqm	_
Agricultural			sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
Sui Generis	Blank		sqm	0	£ per sqm	£0
Development Va	lue					£4,800,000
						, ,
Development Co Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0			£ per sqm	£0
Food Retail	300%	0			£ per sqm	£0
Other Retail	150%	_	sqm		£ per sqm	£0
Residential Inst	150%	6000		43	£ per sqm	£255,000
Hotels	200%	0			£ per sqm	£0
Community	150%	0	1		£ per sqm	£0
Leisure	300%	0	4 '		£ per sqm	£0
Agricultural	200%	0	<b>.</b>		£ per sqm	£0
Blank		0	1			£0
Blank	200%		1		£ per sqm	£0
Blank	200%	0	<b>.</b>		£ per sqm	£0
•	0%	0	sqm	Stamp Duty	£ per sqm	
Construction	Cross/Not			Stamp Duty	3.0%	£7,650
Local control of	Gross/Net		7	000	1	00
Industrial	1.0		sqm	889	£ per sqm	£0
Office	1.2	0	4 ''		£ per sqm	£0
Food Retail	1.0	0	1		£ per sqm	£0
Other Retail	1.0	0	- 1		£ per sqm	£0
Residential Inst	1.2	4800	sqm		£ per sqm	£7,723,200
Hotels	1.2	0	sqm		£ 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					£ sqm Build Cost	£0
Professional Fee:	s @				Build Cost	£617,856
Legal Fees				0.5%		£24,000
Statutory Fees				0.6%	Build Cost	£46,339
Sales/Marketing	Costs			1.0%	GDV	£48,000
Contingencies					Build Cost	£386,160
Planning Obligati	ons				£ per Sqm	£40,000
Interest @		6.0%	12	Month Build	3 Mth Sale Void	£365,530
Arrangement Fee	3	1.0%		1	S INTELL STATE VOID	£91,482
Development Pro		1.070	17.5%	of GDV		£840,000
Total Cost			17.570	15. 55.		£10,445,218
. Jtul Cost						110,773,210



### Residential Institution Viability Appraisal

DEVELOPMENT TYPE
BASE LAND VALUE SCENARIO
DEVELOPMENT LOCATION (ZONE)
DEVELOPMENT DETAILS

Care Facility
Gross Residual
Area Wide
4,800 Sqm Total Floorspace

<b>Development Va</b>	lue					
Industrial	B1b B1c B2 B8		sqm		£ per sqm	£0
Office	B1a		sqm		£ 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		£ per sqm	£0
Agricultural			sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
Sui Generis	Blank		sqm		£ per sqm	£0
Development Va	luo					£4,800,000
Development va	iue					14,800,000
Development Co Land	sts Plot Ratio					
Industrial	200%	n	sqm		£ per sqm	
Office	200%		sqm		£ per sqm	
Food Retail	300%				£ per sqm	
Other Retail	150%	_			£ per sqm	
Residential Inst	150%	6000			£ per sqm	
Hotels	200%	0000	1 ·		£ per sqm	
Community	150%	0			£ per sqm	
Leisure	300%	0			£ per sqm	
Agricultural	200%	0	j,		£ per sqm	
Blank	200%	0			£ per sqm	
Blank	200%		sqm		£ per sqm	
Blank	0%	0	sqm		£ per sqm	
Construction	070	- U	Jaqiii	Stamp Duty	z per sqm	£0
	Gross/Net			otamp bacy		
Industrial	1.0	0	sqm		£ per sqm	
Office	1.2	0			£ per sqm	
Food Retail	1.0	0			£ per sqm	
Other Retail	1.0	0	•		£ per sqm	
Residential Inst	1.2	4800			£ per sqm	
Hotels	1.2	0			£ per sqm	
Community	1.0	0			£ per sqm	
Leisure	1.0	0	· .		£ per sqm	
Agricultural	1.0	0			£ per sqm	
Blank	1.0	0	j,		£ per sqm	
Blank	1.0		sqm		£ per sqm	
Blank	0.0	0	sqm		£ per sqm	
Abnormal Costs				0	£ sqm Build Cost	£0
Professional Fees	: @				Build Cost	£0
Legal Fees	, <sub>@</sub>			0.5%		£24,000
Statutory Fees					Build Cost	£0
Sales/Marketing	Costs			1.0%		£48,000
Contingencies	COSIS				Build Cost	£0
Planning Obligation	ons			5.070	£ per Sqm	£0
Interest @	U113	6.0%	12	Month Build	3 Mth Sale Void	£2,797
Arrangement Fee		1.0%		IVIOITUI BUIIU	J IVILII Sale VOID	£720
Development Pro	ofit	1.0/0	17.5%	of GDV		£840,000
Total Cost	, iii		17.570	O, GDV		£915,517
Total Cost						1913,317

Gross Residual Land Value Gross Residual Land Value per Ha £3,884,483 #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%

<b>Housing Type</b>	& Size			Construction C	ost Sqm	
Apartments	65	sqm	1.15	Apartments	1823 sqm	
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242 sqm	
3 Bed houses	90	sqm		3 Bed houses	1242 sqm	
4 bed houses	120	sqm		4 bed houses	1242 sqm	
5 bed house	150	sqm		5 bed house	1242 sqm	

Sales Values						
Charging Zone			Sales Value £s	qm		
	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

## Residential Development Scenarios

Residential So	enario 1		
Title	Urban 250 Dw	rellings	
Unit Numbers		0	Apartments
		40	2 bed houses
		115	3 Bed houses
		90	4 bed houses
		5	5 bed house

Residential So	tenario 2		
Title	Urban 100 Dw	rellings	
Unit Numbers		0	Apartments
		46	2 bed houses
		15	3 Bed houses
		31	4 bed houses
		8	5 bed house
			_

<b>Residential So</b>	cenario 3		
Title	Urban 30 Dwe	ellings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

Residential So	tenario 4		
Title	Rural 15 Dwel	lings	
Unit Numbers		0	Apartments
		3	2 bed houses
		6	3 Bed houses
		6	4 bed houses
		0	5 bed house
			-

<b>Residential So</b>	cenario 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%		
Affordable Housing Land Value			

Density per H	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

	VCS		Reside	ential Vial	bility Appra	isal		NCS	Resi	dential Vial	oility Apprai	isal
DELICI ODA	AFAIT COFALA DI						DEL VEL ODA	AENT COENA DIO				
	MENT SCENARIO	~	Jrban 250 Dw	rellings	Apartments	0	_	MENT SCENARIO		) Dwellings	Apartments	0
	D VALUE SCENA		Greenfield	la Havraina	2 bed houses	40		VALUE SCENAR			2 bed houses	40
	MENT LOCATION MENT DETAILS	N (ZONE)	10% Affordabl	Total Units	3 Bed houses	115 90		MENT LOCATION   MENT DETAILS		dable Housing Total Units	3 Bed houses	115 90
_	Proportion	10%		Affordable Units	4 bed houses 5 bed house	5	_	Proportion		50 Affordable Units	4 bed houses 5 bed house	5
Affordable		50%		0% Social Rent		_	Affordable		50% LCHO	0% Social Rent	50% Affordable Rent	_
	ent Floorspace			Sqm Market Housing	1,875 Sqm Affordable			ent Floorspace		20 Sqm Market Housing	3,750 Sgm Affordable	
Developm			22410	oqiii iviai kee i lousiilg	1,073 Sqiii Ailoi dabic	riousing	Developm		1332	20 Squiriviance Housing	3,730 Sqiii Anoruubic	Tiousing
Market Ho							Market Ho					
0	Apartments	65 s	qm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
36	2 bed houses	<b>75</b> s	qm	2700 £ per sqm		£7,290,000	32	2 bed houses	75 sqm	2700 £ per sqm		£6,480,000
104	3 Bed houses	90	qm	2640 £ per sqm		£24,591,600	92	3 Bed houses	90 sqm	2640 £ per sqm		£21,859,200
81	4 bed houses	120		2640 £ per sqm		£25,660,800	72	4 bed houses	120 sqm	2640 £ per sqm		£22,809,600
5	5 bed house	150 s	qm	2550 £ per sqm		£1,721,250	4	5 bed house	150 sqm	2550 £ per sqm		£1,530,000
. 6116		700/1							700/1			
LCHO	<u> </u>		Open Market Valı			6400.060	LCHO		70% Open Marke	et Value		C004 020
4	Apartments	65 s	•	1645 £ per sqm		£400,969	8	Apartments	65 sqm	1645 £ per sqm		£801,938
3	2 Bed house	75 s 90 s	•	1890 £ per sqm 1848 £ per sqm		£885,938 £415,800	13 5	2 Bed house	75 sqm 90 sqm	1890 £ per sqm		£1,771,875 £831,600
3	3 Bed House	90 9	sqm	1040 £ per sqm		1415,800	5	3 Bed House	90 sqm	1848 £ per sqm		1851,000
Social Ren	t r	40%1	Open Market Valı	II P			Social Rent		40% Open Marke	et Value		
0	Apartments	65 9		940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 s	•	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 9	•	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable	Rent	55% (	Open Market Valu	ue			Affordable	Rent	55% Open Marke	et Value		
4	Apartments	65	•	1292.5 £ per sqm		£315,047	8	Apartments	65 sqm	1292.5 £ per sqm		£630,094
6	2 Bed house	75 s	qm	1485 £ per sqm		£696,094	13	2 Bed house	75 sqm	1485 £ per sqm		£1,392,188
3	3 Bed House	90 s	qm	1452 £ per sqm		£326,700	5	3 Bed House	90 sqm	1452 £ per sqm		£653,400
250 <b>Developm</b>	Total Units					£62,304,197	250	Total Units ent Value				£58,759,894
Developin	ent value					102,304,137	Developin	ciie raiae				130,733,634
						102,304,137						136,733,634
Developm	ent Costs	0.1	Note	020016		, ,	Developm	ent Costs	O Plata	020015 normlet		
	ent Costs Apartments		Plots	9290 f per plot		£0		ent Costs Apartments	0 Plots	9290 f per plot		£0
Developm	ent Costs  Apartments 2 Bed House	36 (	Plots	23225 £ per plot		£0 £836,113	Developm	ent Costs Apartments 2 Bed House	32 Plots	23225 £ per plot		£0 £743,211
Developm	ent Costs  Apartments 2 Bed House 3 Bed House	36 i 104 i	Plots	23225 £ per plot 26543 £ per plot		£0 £836,113 £2,747,227	Developm	ent Costs  Apartments 2 Bed House 3 Bed House	32 Plots 92 Plots	23225 £ per plot 26543 £ per plot		£0 £743,211 £2,441,980
Developm	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House	36 i 104 i 81 i	Plots Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot	Total Land	£0 £836,113 £2,747,227 £3,010,005	Developm	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House	32 Plots 92 Plots 72 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot	Total Land	£0 £743,211 £2,441,980 £2,675,560
Developm Land	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	36 i 104 i 81 i	Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot	Total Land £6,802,373	£0 £836,113 £2,747,227 £3,010,005 £209,028	Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	32 Plots 92 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot	Total Land £6,046,554	£0 £743,211 £2,441,980 £2,675,560 £185,803
Developm	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	36 i 104 i 81 i	Plots Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot	Total Land £6,802,373	£0 £836,113 £2,747,227 £3,010,005	Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	32 Plots 92 Plots 72 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot	Total Land £6,046,554	£0 £743,211 £2,441,980 £2,675,560
Developm Land	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	36 ( 104 ( 81 ( 5 (	Plots Plots Plots Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%	Total Land £6,802,373	£0 £836,113 £2,747,227 £3,010,005 £209,028	Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	32 Plots 92 Plots 72 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 4.0%	Total Land £6,046,554	£0 £743,211 £2,441,980 £2,675,560 £185,803
Developm Land Stamp Dut Constructi	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ry Land Tax on	36 i 104 i 81 i	Plots Plots Plots Plots Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%		£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095	Developm Land  Stamp Dut Constructi	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	32 Plots 92 Plots 72 Plots 4 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862
Developm Land  Stamp Dut Constructi 8	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax on  Apartments	36 F 104 F 81 F 5 F	Plots Plots Plots Plots  agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm		£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095	Developm Land  Stamp Dut Constructi 15	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax Apartments	32 Plots 92 Plots 72 Plots 4 Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560
Developm Land  Stamp Dut Constructi 8 49	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax on  Apartments 2B Houses	36 F 104 F 81 F 5 F 65 S 75 S	Plots Plots Plots Plots Gqm Gqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775	Developm Land  Stamp Dut  Constructi  15  57	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  Apartments 2B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880
Developm Land  Stamp Dut Constructi 8 49 109	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax on  Apartments 2B Houses 3B Houses	36 I 104 I 81 I 5 I 65 s 75 s 90 s	Plots Plots Plots Plots Gam Gam Gam Gam	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm		£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s	Plots Plots Plots Plots  agm agm agm agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350	Developm Land  Stamp Dut Constructi 15 57 102	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 I 104 I 81 I 5 I 65 s 75 s 90 s 120 s	Plots Plots Plots Plots  agm agm agm agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s	Plots Plots Plots Plots  agm agm agm agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s	Plots Plots Plots Plots  agm agm agm agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 6 per sqm 1245 f per sqm 1246 f per sqm 1247 f per sqm 1248 f per sqm 1249 f per sqm 1249 f per sqm		£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm		£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s	Plots Plots Plots Plots  agm agm agm agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.15 Gross/Net	£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225	1.15 Gross/Net	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s	Plots Plots Plots Plots  agm agm agm agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 6 per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 0.5% Market Uni	1.15 Gross/Net	£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225	1.15 Gross/Net	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s	Plots Plots Plots Plots  agm agm agm agm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 0.5% Build Cost 0.5% Build Cost	1.15 Gross/Net	£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225	1.15 Gross/Net	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s 150 s	Plots Plots Plots Plots Plots  I am	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 1750 f per Market 1750 f per Market	1.15 Gross/Net  ts Value	£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £437,500	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm ing Land Cost	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm f	1.15 Gross/Net	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £437,500
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s 150 s	Plots Plots Plots Plots Plots Plots Plots  agm agm agm agm agm agm agm agm agm ag	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 0.5% Market Uni 3.0% Build Cost	1.15 Gross/Net	£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £437,500 £1,976,682	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm ing Land Cost	23225	1.15 Gross/Net	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £437,500 £1,914,379
Developm Land  Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House cy Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s 150 s using Land Co	Plots Plots Plots Plots Plots Plots  Agm Agm Agm Agm Agm Agm Agm Agm Agm Ag	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 6 per sqm 6 per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 1750 Build Cost 1750 f per Market 1750 fonth Build	1.15 Gross/Net  ts Value  et Unit  6 Mth Sale Void	£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £437,500 £1,976,682 £0	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses  USi	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm ing Land Cost	23225	1.15 Gross/Net  S Value  St Unit  6 Mth Sale Void	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £437,500 £1,914,379 £0
Stamp Dut Constructi 8 49 109 81 5	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Land Tax on  Apartments 2B Houses 3B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s 150 s	Plots Plots Plots Plots Plots Plots Plots  agm agm agm agm agm agm agm agm agm ag	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 6 per sqm 6 per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 1750 Build Cost 1750 f per Market 1750 fonth Build	ts Value  et Unit  Mth Sale Void	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £437,500 £1,976,682 £0 £12,035,163	Stamp Dut Constructi 15 57 102 72 4 250	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm ing Land Cost	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm f	1.15 Gross/Net  S Value  St Unit  6 Mth Sale Void	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £437,500 £1,914,379 £0 £10,900,626
Developm Land  Stamp Dut Constructi 8 49 109	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Land Tax on  Apartments 2B Houses 3B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s 150 s using Land Co	Plots Plots Plots Plots Plots Plots  Agm Agm Agm Agm Agm Agm Agm Agm Agm Ag	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 6 per sqm 6 per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 1750 Build Cost 1750 f per Market 1750 fonth Build	1.15 Gross/Net  ts Value  et Unit  6 Mth Sale Void	£0 £836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £437,500 £1,976,682 £0	Stamp Dut Constructi 15 57 102 72 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm ing Land Cost	23225	1.15 Gross/Net  S Value  St Unit  6 Mth Sale Void	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £437,500 £1,914,379 £0
Stamp Dut Constructi 8 49 109 81 5	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Land Tax on  Apartments 2B Houses 3B Houses 5B Houses	36 s 104 s 81 s 5 s 65 s 75 s 90 s 120 s 150 s using Land Co	Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 6 per sqm 1242 f per s	1.15 Gross/Net  ts Value  et Unit  6 Mth Sale Void	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £437,500 £1,976,682 £0 £12,035,163	Stamp Dut Constructi 15 57 102 72 4 250  Total Cost	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 5B Houses USi	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm ing Land Cost  5.0%  0.0% Cost  Market Hsg  22.00	23225	1.15 Gross/Net  S Value  St Unit  6 Mth Sale Void	£0 £743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £437,500 £1,914,379 £0 £10,900,626

(NCS	Residential Vial	oility Appra	isal		NCS			oility Appra	isal
DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	_	MENT SCENAR			Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40	<b>BASE LAN</b>	<b>D VALUE SCEN</b>	ARIO Brownfield		2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115	<b>DEVELOPI</b>	MENT LOCATION	ON (ZONE) 20% Afford	able Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	<b>DEVELOPI</b>	MENT DETAILS	250	Total Units	4 bed houses	90
Affordable Proportion 10	25 Affordable Units	5 bed house	5	Affordable	e Proportion	20% 50	O Affordable Units	5 bed house	5
	0% LCHO 0% Social Rent	50% Affordable Rer	_	Affordable		50% LCHO	0% Social Rent	50% Affordable Ren	
Development Floorspace	22410 Sqm Market Housing	1,875 Sqm Affordable			ent Floorspac		Sqm Market Housing	3,750 Sqm Affordable	
Development Value	22410 Sqiii Market Housing	1,875 Sqiii Allordable	Housing		ient Value	<b>e</b> 19920	5 Sqiii Market Housing	3,730 3qiii Anordable	: nousing
•				Market Ho					
Market Houses	22501		60			<u>CE</u>	22501		
	65 sqm 2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		
	75 sqm 2700 £ per sqm		£7,290,000	32	2 bed houses	75 sqm	2700 £ per sqm		£6,4
	90 sqm 2640 £ per sqm		£24,591,600	92	3 Bed houses	90 sqm	2640 £ per sqm		£21,8
81 4 bed houses 1	20 sqm 2640 £ per sqm		£25,660,800	72	4 bed houses	120 sqm	2640 £ per sqm		£22,8
	50 sqm 2550 £ per sqm		£1,721,250	4	5 bed house	150 sqm	2550 £ per sqm		£1,5
LCHO 70	Open Market Value			LCHO		70% Open Market	Value		
	65 sgm 1645 £ per sgm		£400,969	8	Apartments	65 sgm	1645 £ per sgm		£8
•	·			_	•	· ·	• •		£1,7
	75 sqm 1890 £ per sqm		£885,938	13	2 Bed house	75 sqm	1890 £ per sqm		
3 3 Bed House	90 sqm		£415,800	5	3 Bed House	90 sqm	1848 £ per sqm		£8
	O% Open Market Value			Social Ren	nt	40% Open Market			
0 Apartments	65 sqm 940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		
0 2 Bed house	75 sqm 1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		
0 3 Bed House	90 sgm 1056 £ per sgm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		
Affordable Rent 55	Open Market Value			Affordable	e Rent	55% Open Market	Value		
	65 sgm 1292.5 £ per sgm		£315,047	8	Apartments	65 sgm	1292.5 £ per sqm		£6
·	75 sqm 1485 £ per sqm		£696,094	13	2 Bed house	75 sqm	1485 £ per sqm		£1,3
				5	3 Bed House				£6
	90 sqm 1452 £ per sqm		£326,700	_		90 sqm	1452 £ per sqm		LO
250 Total Units			662 204 407	250	Total Units				650 -
Development Value			£62,304,197	Developm	ient value				£58,7
Davidonment Casts				Davalann	ant Casta				
Development Costs	0.81		00	Developm		0.81	4424510		
Land Apartments	0 Plots 11315 £ per plot		£0	Land	Apartments	0 Plots	11315 £ per plot		
	36 Plots 28288 £ per plot		£1,018,363		2 Bed House	32 Plots	28288 £ per plot		£9
	04 Plots 32329 £ per plot		£3,346,049		3 Bed House	92 Plots	32329 £ per plot		£2,9
4 Bed House	81 Plots 45261 £ per plot		£3,666,105		4 Bed House	72 Plots	45261 £ per plot		£3,2
5 Bed House	5 Plots 56576 £ per plot	Total Land £8,285,107	£254,591		5 Bed House	4 Plots	56576 £ per plot	Total Land £7,364,540	£2
Stamp Duty Land Tax	0		£331,404	Stamp Dut	ty Land Tax		4.0%		£2
Construction				Construct					
	65 sqm 1823 £ per sqm	1.15 Gross/Net	£1,022,019	15	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,0
-		1.13	•	57	•	· ·		1.13 01033/1461	
	75 sqm 1242 f per sqm		£4,517,775		2B Houses	75 sqm	1242 £ per sqm		£5,3
	90 sqm 1242 £ per sqm		£12,128,130	102	3B Houses	90 sqm	1242 £ per sqm		£11,4
	20 sqm 1242 £ per sqm		£12,072,240	72	4B Houses	120 sqm	1242 £ per sqm		£10,7
5 5B Houses 1	50 sqm 1242 £ per sqm		£838,350	4	5B Houses	150 sqm	1242 £ per sqm		£7
				250		23816 Total sqm			
using Land	Cost		£600,107			using Land Cost			£1,2
	8.0% Build Cost		£2,446,281				8.0% Build Cost		£2,4
	0.5% GDV		£311,521				0.5% GDV		£2
	1.1% Build Cost		£336,364				1.1% Build Cost		£3
		s Value	£1,185,273					s Value	
	2.0% Market Unit	s value					2.0% Market Unit	s value	£1,0
	3.0% Build Cost		£935,359				3.0% Build Cost		£9
	1750 £ per Marke		£437,500				1750 £ per Marke		£4
5.0		6 Mth Sale Void	£2,100,822				2 Month Build	6 Mth Sale Void	£2,0
0.0	O% Cost		£0			0.0% Cost	_		
Market I	Hsg 20.0% of GDV Aff H	dsg 6.0% of GDV	£12,035,163			Market Hsg 20.0%	of GDV Aff F	sg 6.0% of GDV	£10,9
Total Cost			£59,583,415	<b>Total Cost</b>	t				£57,4
POTENTIAL MARGIN FOR CIL			£2,720,782	POTENTIA	AL MARGIN FO	R CIL			£1,2
POTENTIAL CIL RATE PER SQ METR	RE OF MARKET HOUSING		£121			R SQ METRE OF MARKET	HOUSING		
OTENTIAL CILITATE I EN SQ METI									

40 115 90

£0

£6,480,000 £21,859,200 £22,809,600 £1,530,000

£801,938 £1,771,875 £831,600

£630,094 £1,392,188 £653,400

£58,759,894

£226,303 £294,582

£2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200

£1,200,213 £2,418,498 £293,799 £332,544 £1,053,576 £942,943 £437,500 £2,029,502

£10,900,626

£57,499,552

£1,260,342 £63

£0

£0 £0 £0

£0 £905,211 £2,974,265 £3,258,760

		_	_			_	_	_
	CS Re	esidential Viab	ility Appra	isal	(NC	Res	sidential Vial	bility Apprai
		Urban 250 Dwellings	Apartments	0	DEVELOPMENT SCENA	ARIO	Urban 250 Dwellings	Apartments
		Gross Residual Value	2 bed houses	40	<b>BASE LAND VALUE SC</b>		Gross Residual Value	2 bed houses
	LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115	<b>DEVELOPMENT LOCA</b>		20% Affordable Housing	3 Bed houses
DEVELOPMENT	DETAILS	250 Units 8.14	Site Area 4 bed houses	90	DEVELOPMENT DETA	ILS	250 Units 8.14	Site Area 4 bed houses
			5 bed house	5				5 bed house
Development Fl	norsnace	24900 Sqm Market Housing			Development Floorsp	ace 2	4900 Sqm Market Housing	
Development V		24300 Sqiii Warket Housing			Development Value	ucc	-500 Sqiii Market Housing	
Market Houses					Market Houses			
0 Apai	rtments 65 sqm	2350 £ per sqm		£0	0 Apartments	65 sqm	2350 £ per sqm	
40 2 be	d houses 75 sqm	2700 £ per sqm		£8,100,000	40 2 bed house		2700 £ per sqm	
	d houses 90 sqm	2640 £ per sqm		£27,324,000	115 3 Bed house		2640 £ per sqm	
90 4 be	d houses 120 sqm	2640 £ per sqm		£28,512,000	90 4 bed house		2640 £ per sqm	
5 5 be	d house 150 sqm	2550 £ per sqm		£1,912,500	5 5 bed house	e 150 sqm	2550 £ per sqm	
LCHO	700/10	Name of Value			LCHO	700/10	ulat Value	
		Market Value 1645 £ per sgm		£0	_	70% Open Ma	rket value 1645 £ per sqm	
	tments 65 sqm d house 75 sqm	1890 £ per sqm		£0		·	1890 £ per sqm	
	d House 75 sqm 90 sqm	1848 £ per sqm		£0	0 2 Bed house 0 3 Bed House	•	1848 £ per sqm	
0 3 60	u nouse 30 sqiii	1040 £ pei sqiii		10	O 5 Bed Hous	e 90 sqiii	1040 £ per sqiii	
Social Rent	40% Open	Market Value			Social Rent	40% Open Ma	rket Value	
0 Apai	rtments 65 sqm	940 £ per sqm		£0	0 Apartments		940 £ per sqm	
0 2 Be	d house 75 sqm	1080 £ per sqm		£0	0 2 Bed house	e 75 sqm	1080 £ per sqm	
0 3 Be	d House 90 sqm	1056 £ per sqm		£0	0 3 Bed Hous	e 90 sqm	1056 £ per sqm	
Afferdalala Dant	FF0/1-				Affandalda Dant	FF0/1a		
Affordable Rent		Market Value 1292.5 £ per sqm		£0	Affordable Rent  O Apartments	55% Open Ma 65 sgm	rket Value 1292.5 £ per sqm	
•	·				7.150.1110.110	·		
	d house 75 sqm	1485 £ per sqm		£0 £0	2 250 0 405	·	1485 £ per sqm	
	d House 90 sqm	1452 £ per sqm		EU	0 3 Bed Hous 250 Total Units	e 90 sqm	1452 £ per sqm	
Development V				£65,848,500	Development Value			
Development Co					Development Costs			
•	rtments				Land			
	d House	<u> </u>					<u> </u>	
	d House d House	<b>——</b>					<u> </u>	
	d House	<b>——</b>						
2 86	u House	<del>                                     </del>						
Construction					Construction			
0 Apai	rtments 65 sqm	1823 £ per sqm	1.15 Gross/Net	£0	0 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
	louses 75 sqm	1242 £ per sqm		£3,726,000	40 2B Houses	75 sqm	1242 £ per sqm	<del></del>
	louses 90 sqm	1242 £ per sqm		£12,854,700	115 3B Houses	90 sqm	1242 £ per sqm	
90 4B F	louses 120 sqm	1242 £ per sqm		£13,413,600	90 4B Houses	120 sqm	1242 £ per sqm	
	louses 150 sqm	1242 £ per sqm		£931,500	5 5B Houses	150 sqm	1242 £ per sqm	
250	24900 Total :	sqm			250	24900 Total sqn	1	
Drofossional		9 00/ 2 11 2		62 474 064	Drofossianal France		9 00/ 5 11 5	
Professional Fee	5	8.0% Build Cost		£2,474,064	Professional Fees		8.0% Build Cost	
Legal Fees		0.5% GDV		£329,243	Legal Fees		0.5% GDV	
Statutory Fees	Costs	1.1% Build Cost	/ala	£340,184	Statutory Fees		1.1% Build Cost	ta Malua
Sales/Marketing	COSIS	2.0% Market Units \	value	£1,316,970	Sales/Marketing Costs		2.0% Market Uni	ts value
Contingencies		3.0% Build Cost		£927,774	Contingencies		3.0% Build Cost	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£1,411,095	Interest	5.0%	12 Month Build	6 Mth Sale Void
Arrangement Fe		12 Month Bullu	o ivitii sale void	£0	Arrangement Fee	0.0% Cost	12 World Build	o with sale volu
	3.070 0030					2.2,0 0030		

Development Profit

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

Market Hsg

20.0% of GDV

Market Hsg

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

20.0% of GDV

£13,169,700 Development Profit

**Total Cost** 

£50,894,829

£14,953,671 £1,838,028 40

115

90

£8,100,000 £27,324,000 £28,512,000 £1,912,500

> £0 £0 £0

£0 £0

£0 £0 £0

£65,848,500

£3,726,000 £12,854,700 £13,413,600 £931,500

£2,474,064 £329,243 £340,184 £1,316,970 £927,774

£1,411,095

£13,169,700

£50,894,829

£14,953,671 £1,838,028

		Resid	lential Viab	ility Appra	isal
DEVELOPMENT SCEN	ARIO	Urban 100 [	) Dwellings	Apartments	0
BASE LAND VALUE S	ENARIO	Greenfield		2 bed houses	46
DEVELOPMENT LOCA	TION (ZONE)	10% Afforda	able Housing	3 Bed houses	15
DEVELOPMENT DETA	ILS		Total Units	4 bed houses	31
Affordable Proportio	n 10%	10	Affordable Units	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Ren	it
Development Floors	pace	8748	Sqm Market Housing	750 Sqm Affordable	Housing
Development Value					
Market Houses					
O Apartmen	s 65	sqm	2350 £ per sqm		£0
41 2 bed hou	es 75	sqm	2700 £ per sqm		£8,383,500
14 3 Bed hou	es 90	sqm	2640 £ per sqm		£3,207,600
28 4 bed hou		sqm	2640 £ per sqm		£8,838,720
7 5 bed hou	e 150	sqm	2550 £ per sqm		£2,754,000
.CHO		Open Market \			
2 Apartmen		sqm	1645 £ per sqm		£160,388
3 2 Bed hou		sqm	1890 £ per sqm		£354,375
1 3 Bed Hou	se 90	sqm	1848 £ per sqm		£166,320
Social Rent		Open Market \			
0 Apartmen		sqm	940 £ per sqm		£0
0 2 Bed hou		sqm	1080 £ per sqm		£0
0 3 Bed Hou	se 90	sqm	1056 £ per sqm		£0
		_			
Affordable Rent		Open Market \			0405.040
2 Apartmen		sqm	1292.5 £ per sqm		£126,019
3 2 Bed hou		sqm	1485 £ per sqm		£278,438
1 3 Bed Hou		sqm	1452 £ per sqm		£130,680
100 Total Units  Development Value					£24,400,039
Development Costs					
	s O	Plots	9234 f per plot		f0
Land Apartmen		Plots Plots	9234 £ per plot		£0 £955.765
Land Apartmen 2 Bed Hou	se 41	Plots	23086 £ per plot		£955,765
•	se 41 se 14	Plots Plots	23086 £ per plot 26384 £ per plot		£955,765 £356,186
Land Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou	se 41 se 14 se 28	Plots Plots Plots	23086 £ per plot 26384 £ per plot 36938 £ per plot	Total Land	£955,765 £356,186 £1,030,564
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou	se 41 se 14 se 28	Plots Plots	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot	Total Land £2,674,955	£955,765 £356,186 £1,030,564 £332,440
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou Stamp Duty Land Tax	se 41 se 14 se 28	Plots Plots Plots	23086 £ per plot 26384 £ per plot 36938 £ per plot	Total Land £2,674,955	£955,765 £356,186 £1,030,564
Land Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou Stamp Duty Land Tax	5e 41 5e 14 5e 28 5e 7	Plots Plots Plots Plots	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot	Total Land £2,674,955	£955,765 £356,186 £1,030,564 £332,440
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou Stamp Duty Land Tax Construction	se 41 se 14 se 28 se 7	Plots Plots Plots Plots	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%		£955,765 £356,186 £1,030,564 £332,440 £106,998
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou Stamp Duty Land Tax Construction 3 Apartmen	se 41 se 14 se 28 se 7	Plots Plots Plots Plots	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%		£955,765 £356,186 £1,030,564 £332,440 £106,998
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Hou 5 Land Tax Construction 3 Apartmen 46 2B Houses	se 41 se 14 se 28 se 7	Plots Plots Plots Plots sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 6 tamp Duty Land Tax Construction 3 Apartmen 46 2B Houses 16 3B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120	Plots Plots Plots Plots Plots sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm		£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150	Plots Plots Plots Plots Plots sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm		£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120	Plots Plots Plots Plots Plots sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150	Plots Plots Plots Plots Plots sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm 8.0% Build Cost		£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150	Plots Plots Plots Plots Plots sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm 6 per sqm 1245 f per sqm 1246 f per sqm 1247 f per sqm 1248 f per sqm 1249 f per sqm 1249 f per sqm		£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150	Plots Plots Plots Plots Plots sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net	£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150	Plots Plots Plots Plots Plots sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f Der sqm 1243 f Der sqm 1244 f Der sqm 1245 f Der sqm 1246 f Der sqm 1247 f Der sqm 1248 f Der sqm 1249 f Der sqm 1249 f Der sqm 1240 Market Units	1.15 Gross/Net	£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150	Plots Plots Plots Plots Plots sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f ber sqm 1242 f per sqm	1.15 Gross/Net  Value	£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou 5 Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  Value	£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £175,000
Land Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f ber sqm 1242 f per sqm	1.15 Gross/Net  Value	£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £175,000 £774,715
Land Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm cost	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £175,000 £774,715
Apartmen 2 Bed Hou 3 Bed Hou 4 Bed Hou 5 Bed Hou 5 Bed Hou Construction 3 Apartmen 46 2B Houses 16 3B Houses 28 4B Houses	se 41 se 14 se 28 se 7 s 65 75 90 120 150 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm cost	23086 f per plot 26384 f per plot 36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  Value  Unit  6 Mth Sale Void	£955,765 £356,186 £1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £175,000 £774,715

al		ycs			dential	l Viab	ility A	Appra	isal
0		IENT SCENARI		Urban 100	Dwellings		P	Apartments	0
46	_	VALUE SCEN	_	Greenfield			2	bed houses	46
15		IENT LOCATIO	N (ZONE)		lable Housing			Bed houses	15
31		IENT DETAILS		_	O Total Units			bed houses	31
8		Proportion	20%		O Affordable Uni			bed house	8
unio a	Affordable	iviix ent Floorspace		LCHO	6 Sgm Market H	Social Rent		Affordable Ren igm Affordable	
using	Developme			777	o sqiii warket n	ousing	1,300 3	арт Апогааріе	nousing
	Market Hou								
£0	0	Apartments	65	sqm	2350	£ per sqm			£0
£8,383,500	37	2 bed houses	75	sqm	2700	£ per sqm			£7,452,000
£3,207,600	12	3 Bed houses		sqm	2640	£ per sqm			£2,851,200
£8,838,720	25	4 bed houses	120			£ per sqm			£7,856,640
£2,754,000	6	5 bed house	150	sqm	2550	£ per sqm			£2,448,000
	1.6110		700/						
£160,388	LCHO 3	A		Open Market		C			£220 77E
£354,375	5	Apartments 2 Bed house		sqm sqm		£ per sqm £ per sqm			£320,775 £708,750
£166,320	2	3 Bed House		sqm		£ per sqm			£332,640
1100,320		3 Bea House	30	34111	1010	I per squi			1332,040
	Social Rent		40%	Open Market	Value				
£0	0	Apartments		sqm		£ per sqm			£0
£0	0	2 Bed house	75	sqm	1080	£ per sqm			£0
£0	0	3 Bed House	90	sqm	1056	£ per sqm			£0
		_	550/						
C12C 010	Affordable			Open Market					C2E2 020
£126,019	3 5	Apartments		sqm		£ per sqm			£252,038
£278,438 £130,680	2	2 Bed house 3 Bed House		sqm sqm		£ per sqm £ per sqm			£556,875 £261,360
1130,000	100	Total Units	50	34III	1432	L per sqrii	_		1201,300
£24,400,039	Developme	ent Value							£23,040,278
60	Developme		0		0224	la .			60
£0 £955,765	Land	Apartments	_	Plots Plots		£ per plot			£0
£356,186		2 Bed House 3 Bed House	_	Plots		£ per plot £ per plot			£849,569 £316,610
£1,030,564		4 Bed House		Plots		£ per plot £ per plot			£916,057
£332,440		5 Bed House	_	Plots		£ per plot	Total Land	£2,377,738	£295,502
£106,998	Stamp Duty				4.0%	_ pc. p.c.		22,011,100	£95,110
,	Construction								
£408,808	6	Apartments	65	sqm		£ per sqm	1.15	Gross/Net	£817,616
£4,322,160	47	2B Houses		sqm		£ per sqm	<u>-</u>		£4,359,420
£1,732,590	16	3B Houses		sqm		£ per sqm			£1,788,480
£4,158,216	25	4B Houses	120			£ per sqm			£3,696,192
£1,341,360	6 100	5B Houses	150 9335	sqm Total sqm	1242	£ per sqm			£1,192,320
£195,902	100		using Land C			Ī			£391,804
£957,051			asing Lana C	030	8.0%	Build Cost			£948,322
£122,000					0.5%				£115,201
£131,594						Build Cost			£130,394
£463,676					2.0%	Market Units \	/alue		£412,157
£364,771						Build Cost			£367,375
£175,000						£ per Market l			£175,000
£774,715			5.0%		2 Month Build		6	Ath Sale Void	£751,515
£0			0.0%		7		6.00/	( 00) :	£0
£4,709,737			Market Hsg	20.09	6 of GDV	Aff Hs	g 6.0% c	ot GDV	£4,267,514
£22,639,535	<b>Total Cost</b>								£21,886,158
£1,760,504	POTENTIAL	. MARGIN FOR	R CIL						£1,154,119
£201		. CIL RATE PER		OF MARKET	HOUSING				£148

	NCS	Resi	idential Viab	ility Appra	isal		NCS	Re	sidential Vial	oility Appra	isal
DEVELOPI	MENT SCENARIO	Urban 10	00 Dwellings	Apartments	0	DEVELOPI	MENT SCENARI	IO Urban	100 Dwellings	Apartments	0
	D VALUE SCENAR			2 bed houses	46	_	D VALUE SCEN			2 bed houses	46
DEVELOPI	MENT LOCATION (	(ZONE) 10% Affo	rdable Housing	3 Bed houses	15	DEVELOPI	MENT LOCATIO	ON (ZONE) 20% Af	ffordable Housing	3 Bed houses	15
_	MENT DETAILS		LOO Total Units	4 bed houses	31	_	MENT DETAILS		100 Total Units	4 bed houses	31
	e Proportion		10 Affordable Units	5 bed house	8		Proportion	20%	20 Affordable Units	5 bed house	8
Affordable		50% LCHO	0% Social Rent	50% Affordable Ren		Affordable		50% ссно	0% Social Rent	50% Affordable Ren	
	ent Floorspace	87	748 Sqm Market Housing	750 Sqm Affordable	Housing		ent Floorspace	e	7776 Sqm Market Housing	1,500 Sqm Affordable	Housing
Developm						Developm					
Market Ho	_	CEI	22501		60	Market Ho		CEL	22501		
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
41	2 bed houses	75 sqm	2700 £ per sqm		£8,383,500	37	2 bed houses	75 sqm	2700 £ per sqm		£7,452,000
14	3 Bed houses	90 sqm	2640 £ per sqm		£3,207,600	12	3 Bed houses	90 sqm	2640 £ per sqm		£2,851,200
28 7	4 bed houses	120 sqm	2640 £ per sqm		£8,838,720	25	4 bed houses	120 sqm	2640 £ per sqm		£7,856,640
/	5 bed house	150 sqm	2550 £ per sqm		£2,754,000	6	5 bed house	150 sqm	2550 £ per sqm		£2,448,000
LCHO	_	700/   0000   1400	ant Malus			LCHO		709/10 14	a deat Males a		
2	Apartmants	70% Open Mark 65 sqm	1645 £ per sqm		£160,388	3	Anartmants	70% Open Ma	arket value 1645 £ per sgm		£320,775
3	Apartments	•			£354,375	5	Apartments	75 sqm	1890 £ per sqm		£708,750
1	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£166,320	2	2 Bed house 3 Bed House	90 sqm	1848 £ per sqm		£332,640
1	3 Bea House	90 sqm	1040 £ per sqm		1100,320	2	3 Bed House	90 sqm	1040 £ per sqm		1552,040
Social Ren	+	40% Open Mark	rot Valuo			Social Ren	t	40% Open Ma	arket Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
	3 Dea House	<b>50</b> 3qm	1030 I per sqiii		10	0	3 Dea House	JO 3qiii	1030 1 per 3qm		LO
Affordable	Rent	55% Open Mark	et Value			Affordable	Rent	55% Open Ma	arket Value		
2	Apartments	65 sgm	1292.5 £ per sqm		£126,019	3	Apartments	65 sqm	1292.5 £ per sqm		£252,038
3	2 Bed house	75 sqm	1485 £ per sqm		£278,438	5	2 Bed house	75 sqm	1485 £ per sqm		£556,875
1	3 Bed House	90 sqm	1452 £ per sqm		£130,680	2	3 Bed House	90 sqm	1452 £ per sqm		£261,360
100	Total Units		- P d			100	Total Units		- 1		,,,,,,
Developm					£24,400,039	Developm					£23,040,278
Developm	ent Costs					Developm	ent Costs				
Land	Apartments	0 Plots	11259 £ per plot		£0	Land	Apartments	0 Plots	11259 £ per plot		£0
	2 Bed House	41 Plots	28149 £ per plot		£1,165,353		2 Bed House	37 Plots	28149 £ per plot		£1,035,869
	3 Bed House	14 Plots	32170 £ per plot		£434,293		3 Bed House	12 Plots	32170 £ per plot		£386,038
	4 Bed House	28 Plots	45038 £ per plot		£1,256,554		4 Bed House	25 Plots	45038 £ per plot		£1,116,937
	5 Bed House	7 Plots	56297 £ per plot	Total Land £3,261,540	£405,340		5 Bed House	6 Plots	56297 £ per plot	Total Land £2,899,147	£360,302
	y Land Tax		0		£130,462	Stamp Dut			4.0%		£115,966
Constructi		65	40221	4.45	6400.000	Constructi		65	4000	- 4 4 5 - 1 a 4 a	6047.646
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£408,808	6	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£817,616
46	2B Houses	75 sqm	1242 £ per sqm		£4,322,160	47	2B Houses	75 sqm	1242 £ per sqm		£4,359,420
16	3B Houses	90 sqm	1242 £ per sqm		£1,732,590	16	3B Houses	90 sqm	1242 £ per sqm		£1,788,480
28	4B Houses	120 sqm	1242 £ per sqm		£4,158,216	25	4B Houses	120 sqm	1242 £ per sqm		£3,696,192
7	5B Houses	150 sqm	1242 £ per sqm		£1,341,360	6	5B Houses	150 sqm	1242 £ per sqm		£1,192,320
	l.at	ing Land Coat			C220 0C1	100		9335 Total sqr	m		C477 722
	usi	ng Land Cost	0.000		£238,861			using Land Cost	0.00/		£477,722
			8.0% Build Cost		£957,051				8.0% Build Cost		£948,322
			0.5% GDV		£122,000				0.5% GDV		£115,201
			1.1% Build Cost		£131,594				1.1% Build Cost		£130,394
			2.0% Market Units	Value	£463,676				2.0% Market Unit	s Value	£412,157
			3.0% Build Cost	11.2	£366,060				3.0% Build Cost		£369,952
		F 00/I	1750 £ per Market		£175,000			F 00/1	1750 £ per Marke		£175,000
			12 Month Build	6 Mth Sale Void	£823,845			5.0%	12 Month Build	6 Mth Sale Void	£797,096
		0.0% Cost  Market Hsg 20.	0% of GDV Aff Hs	g 6.0% of GDV	£0 £4,709,737			0.0% Cost  Market Hsg 2	0.0% of GDV Aff F	dsg 6.0% of GDV	£0 £4,267,514
Total Cost					£23,342,961	<b>Total Cost</b>					£22,562,500
	L MARGIN FOR C	IL Q METRE OF MARKI	FT HOUSING		£1,057,078 £121		L MARGIN FOI	R CIL R SQ METRE OF MAR	RKET HOUSING		£477,778 £61
TOTENTIA	CIL NATE PLICE	A MICHAL OF MIANNE				TOTENTIA	L-CIL NATL FLI	TOC METRE OF WAR	are 1100511VG		

(NCS	Resid	dential Viability A	Appraisal		NCS	Resi	dential Vial	bility Appra	isal
	Urban 100	9	Apartments 0		PMENT SCENAR		0 Dwellings	Apartments	0
	Gross Resid		2 bed houses 46	_	AND VALUE SCEN		sidual Value	2 bed houses	46
DEVELOPMENT LOCATION		O .	3 Bed houses 15		PMENT LOCATION		rdable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	10		4 bed houses 31 5 bed house 8	DEVELO	PMENT DETAILS	. 1	00 Total Units 3.22	Site Area 4 bed houses 5 bed house	31 8
Development Floorspace	972	0 Sqm Market Housing		Develor	oment Floorspac	<b>a</b> 97	20 Sqm Market Housing		
Development Value	372	O Squirwarket Housing			oment Value	<b>C</b> 37	20 Sqiii Warket Housing		
Market Houses				Market					
0 Apartments	65 sqm	2350 £ per sqm		£0 0	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses	75 sqm	2700 £ per sqm	£9,315	000 46	2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses	90 sqm	2640 £ per sqm	£3,564	000 15	3 Bed houses	90 sqm	2640 £ per sqm		£3,564,000
31 4 bed houses	120 sqm	2640 £ per sqm	£9,820	300 31	4 bed houses	120 sqm	2640 £ per sqm		£9,820,800
8 5 bed house	150 sqm	2550 £ per sqm	£3,060	000 8	5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market	Value		LCHO		70% Open Marke	et Value		
0 Apartments	65 sqm	1645 £ per sqm		£0 0	Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house	75 sqm	1890 £ per sqm		£0 0	2 Bed house	75 sqm	1890 £ per sqm		£0
0 3 Bed House	90 sqm	1848 £ per sqm		£0 0	3 Bed House	90 sqm	1848 £ per sqm		£0
Social Rent	40% Open Market	Value		Social R	ent	40% Open Marke	et Value		
0 Apartments	65 sqm	940 £ per sqm		£0 0	Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house	75 sqm	1080 £ per sqm		£0 0	2 Bed house	75 sqm	1080 £ per sqm		£0
0 3 Bed House	90 sqm	1056 £ per sqm		£0 0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable Rent	55% Open Market	Value	_	Afforda	ble Rent	55% Open Marke	ot Valuo		
0 Apartments	65 sqm	1292.5 £ per sgm		£0 0	Apartments	65 sqm	1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0 0	2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm	1452 £ per sqm		£0 0	3 Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value			£25,759	100 Dovolos	Total Units oment Value				£25,759,800
			123,733						123,739,800
<b>Development Costs</b>				Develop	oment Costs				
Construction	65	40001		Constru			40001		
0 Apartments	65 sqm	1823 £ per sqm 1.15		£0 0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46 2B Houses	75 sqm	1242 £ per sqm	£4,284		2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15 3B Houses	90 sqm	1242 £ per sqm	£1,676		3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31 4B Houses	120 sqm	1242 £ per sqm	£4,620		4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8 5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm	£1,490	100 8 100	5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm		£1,490,400
100	9720 Total Sqm		_	100		9720 Total Sqiii			
Professional Fees		8.0% Build Cost	£965	779 Professi	onal Fees		8.0% Build Cost		£965,779
Legal Fees		0.5% GDV	£128	799 Legal Fe	es		0.5% GDV		£128,799
Statutory Fees		1.1% Build Cost	£132	795 Statuto			1.1% Build Cost		£132,795
Sales/Marketing Costs		2.0% Market Units Value	£515	L96 Sales/N	larketing Costs		2.0% Market Unit	ts Value	£515,196
Contingencies		3.0% Build Cost	£362				3.0% Build Cost		£362,167
Interest		2 Month Build 6	Mth Sale Void £550				12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee Development Profit	0.0% Cost  Market Hsg 20.09		£5,151		ment Fee oment Profit	0.0% Cost  Market Hsg 20.0	0% of GDV		£5,151,960
Total Cost	20.07	<u> </u>	£19,879			2010			£19,879,826
GROSS RESIDUAL LAND VA			£5,879		RESIDUAL LAND				£5,879,974
GROSS RESIDUAL LAND VA	ALUE PEK HA		£1,826	GKUSS	RESIDUAL LAND	VALUE PER HA			£1,826,889

DEVELOPMENT SCENARIO   Apartments   Core		ŅCS		Resid	entia	l Viab	ility Appra	isal
ASE LAND VALUE SCENARIO   CONE	DEVELOR	MENT SCENARY						
10% Affordable Housing   3 led houses   12					veiiiilgs		·	-
Apartments					blo Housins			
Apartments			IN (ZOINE)					
Apartments	_		100/			itc		
Pevelopment Floorspace   2498   Sqm Market Housing   225   Sqm Affordable Housing   225   Sqm Affordable Housing   2498   Sqm Market Houses   225   Sqm Affordable Housing   2498   Sqm Market Houses   2500   Eper sqm   E2,004,750   E2,004						_		
Name		-						
Market Houses				2430	Sqiii ivial ket H	ousing	ZZJ Sqiii Alloruable	. Housing
0 Apartments								
10			6516	am	2350	f per sam		fO
11 3 Bech houses	~	•						-
S	_							
CHO O Apartments 1 2 Bed house O Apartments 1 2 Bed house O 3 Bed House O Apartments O 3 Bed House O Apartments O 3 Bed House O Apartments O 40%   Open Market Value O Apartments O 2 Bed house O 3 Bed House O 3 Bed House O 3 Bed House O 3 Bed House O 4 Bed house O 5 sqm O 1080 € per sqm E 60 O 3 Bed House O 3 Bed House O 4 Apartments O 4 Apartments O 5 sqm O 1080 € per sqm E 60 O 3 Bed House O 5 sqm O 1080 € per sqm E 60 O 3 Bed House O 5 sqm O 1080 € per sqm E 60 O 3 Bed House O 5 sqm O 1080 € per sqm E 60 O 3 Bed House O 5 sqm O 1292.5 € per sqm E 633,806 O 3 Bed House O 3 Bed House O 3 Bed House O 4 partments O 6 sqm O 7 sqm O 8 sqm O 9 sqm O 1080 € per sqm O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 8 sqq O 1080 € per sqm O 60 O 8 sqq O 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
CHO	_							
Cotal Rent	1	5 Dea House	130 80	۲۰۰۱ 	2550	L per squii		1344,230
Cotal Rent	LCHO		70%[0	nen Market V	'alue			
1 2 Bed house 90 sqm 1890 £ per sqm £106,313   0 3 Bed House 90 sqm 1848 £ per sqm £49,896    Ocial Rent 0		Apartments				f per sam		f48 116
O 3 Bed House   90 sqm   1848 € per sqm   £49,896		· ·						
Apartments								
0 Apartments 0 2 Bed house 75 sqm 1080 € per sqm €0 0 3 Bed House 90 sqm 1056 € per sqm €0  Affordable Rent 0 Apartments 65 sqm 1292.5 € per sqm €2 0 Apartments 65 sqm 1292.5 € per sqm €3,531 1 2 Bed house 90 sqm 1485 € per sqm €3,531 0 3 Bed House 90 sqm 1485 € per sqm €3,531 0 3 Bed House 90 sqm 1452 € per sqm €3,531 0 3 Bed House 10 Plots 90 sqm 1452 € per sqm €3,531 Eper plot €6,990,666  Pevelopment Costs and Apartments 0 Plots 2 Bed House 10 Plots 2 34446 € per plot 90 sqm 1452 € per plot 10 Plots 10 Plo	0	5 Dea House	50 80	۲۰ <sup>۱۱</sup>	1040	- per aqrii		1,000
0 Apartments 0 2 Bed house 75 sqm 1080 € per sqm €0 0 3 Bed House 90 sqm 1056 € per sqm €0  Affordable Rent 0 Apartments 65 sqm 1292.5 € per sqm €2 0 Apartments 65 sqm 1292.5 € per sqm €3,531 1 2 Bed house 90 sqm 1485 € per sqm €3,531 0 3 Bed House 90 sqm 1485 € per sqm €3,531 0 3 Bed House 90 sqm 1452 € per sqm €3,531 0 3 Bed House 10 Plots 90 sqm 1452 € per sqm €3,531 Eper plot €6,990,666  Pevelopment Costs and Apartments 0 Plots 2 Bed House 10 Plots 2 34446 € per plot 90 sqm 1452 € per plot 10 Plots 10 Plo	Social Ren	it	40%10	nen Market V	'alue			
0		-		•		f ner sam		fO
Second   S		•				•		
Apartments								
0 Apartments 65 sqm 1292.5 € per sqm £37,806 1 2 Bed house 90 sqm 1455 € per sqm £39,204 30 Total Units Prevelopment Value £6,990,666 2 Prevelopment Value £	U	o peu nouse	90 S	Y <sup>111</sup>	1030	r hei sdiii		EU
0 Apartments 65 sqm 1292.5 € per sqm £37,806 1 2 Bed house 90 sqm 1455 € per sqm £39,204 30 Total Units Prevelopment Value £6,990,666 2 Prevelopment Value £	Affordable	Rent	55%10	non Markot V	/aluo			
1 2 Bed house 90 sqm 1485 £ per sqm £83,531 £39,204 30 Total Units Bevelopment Value £66,990,666 \$66,9						Cnorcam		£27 906
1452 fpr sqm		•						
Sevelopment Value   Sevelopment Value   Sevelopment Value   Sevelopment Value   Sevelopment Costs	_			•				
Pevelopment Value   F6,990,666   Pevelopment Costs   Pevelopment Cost			90 80	qm	1432	£ per sqm		139,204
### Apartments								£6,990,666
### Apartments	Develonm	ent Costs						
2 Bed House 10 Plots 23446	Land		ОР	lots	9378	f per plot		fO
## Specifical Results of the state of the st	Lanu	•	_					-
## A Bed House 5 Plots 37513   f per plot 5 Bed House 5 Bed House 1 Plots 46892   f per plot 7 Total Land £766,279   £42,203   £30,651   ## Apartments 65 sqm 1242   f per sqm 1.15   Gross/Net 1,061,910   ## 1								
tamp Duty Land Tax					20/33	f ner plot		
Second Construction			_				Totalland £766 270	
Apartments	Stamp Dut		1 1	1012			10tal Latiu £/00,2/9	•
1 Apartments 65 sqm 1823 f per sqm 1.15 Gross/Net £122,642 11 2B Houses 75 sqm 1242 f per sqm £1,061,910 11 3B Houses 90 sqm 1242 f per sqm £1,274,292 5 4B Houses 120 sqm 1242 f per sqm £804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 1242 f per sqm £6804,816 1 5B Houses 150 sqm 150 sqm £6804,816 1 5B Houses 150 sqm 150 sqm £6804,816 1 5B Houses 150 sqm 150 sqm £6804,816 1 5B Houses 150 sqm £6804,8	•				4.0%	1		130,031
11 2B Houses 75 sqm 1242 f per sqm f 1,061,910 11 3B Houses 90 sqm 1242 f per sqm f 1,274,292 5 4B Houses 120 sqm 1242 f per sqm f 8804,816 1 5B Houses 150 sqm 1242 f per sqm f 167,670   Using Land Cost			65 ~	am	1972	f nor sam	1 15 Gross/Not	£122 642
11 3B Houses 90 sqm 1242 f per sqm f 804,816 1 5B Houses 150 sqm 1242 f per sqm f 167,670  Using Land Cost 8.0% Build Cost 6DV 6DV 6T132,516 3.0% Build Cost 6T274,506 3.0% Build Cost 6T32,745 4B Houses 150 sqm 1242 f per sqm f 16804,816 6DV 6DV 6T34,953 6DV 6T34,953 6DV 6T34,953 6DV 6T32,516 6DV 6T32,516 6DV 6T32,516 6DV 6T32,516 6DV 6T32,516 6DV 6T1,347,052		•					T.T. GLOSS/MEL	
5       4B Houses       120 sqm       1242 f per sqm       £ per sqm       £167,670         5       B Houses       150 sqm       1242 f per sqm       £ 167,670         5       B Houses       150 sqm       £ 1242 f per sqm       £ 167,670         8.0%       Build Cost       £ 274,506         GDV       £ 34,953         Build Cost       £ 34,953         Market Units Value       £ 132,516         Build Cost       £ 132,516         Build Cost       £ 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				•				
1 5B Houses 150 sqm 1242 f per sqm £167,670  using Land Cost								
Using Land Cost    8.0%   8uild 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								
8.0%   Build Cost   f274,506   O.5%   GDV   f34,953   I.1%   Build Cost   f37,745   E132,516   O.0%   Cost   f274,506   GDV   f34,953   I.1%   Build Cost   f37,745   E132,516   O.0%   Cost   f274,506   GDV   F1,347,052   E22,339   O.0%   Cost   F0   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   F1,347,052   O.0%   Cost   Cos	1	5B Houses	150 80	qm	1242	£ per sqm		1107,070
8.0%   Build Cost   f274,506   O.5%   GDV   f34,953   I.1%   Build Cost   f37,745   E132,516   O.0%   Cost   f274,506   GDV   f34,953   I.1%   Build Cost   f37,745   E132,516   O.0%   Cost   f274,506   GDV   F1,347,052   E22,339   O.0%   Cost   F0   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   F1,347,052   O.0%   Cost   Cos			using Land Cod	z+		1		£50 607
0.5%   GDV   f34,953     1.1%   Build Cost   f37,745     2.0%   Market Units Value   f132,516     3.0%   Build Cost   f104,731     1750   f per Market Unit   f52,500     5.0%   12   Month Build   6   Mth Sale Void   f222,339     0.0%   Cost   f0     Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   f1,347,052			using Land COS	o i	0 00/	Duild Coot		
1.1%   Build Cost   £37,745								
2.0%   Market Units Value   £132,516     3.0%   Build Cost   £104,731   £ 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								
3.0%   Build Cost   £104,731   1750   £ per Market Unit   £52,500							Malua	
1750   f per Market Unit   f52,500							value	
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							11.25	
0.0% Cost         £0           Market Hsg         20.0% of GDV         Aff Hsg         6.0% of GDV         £1,347,052			F 00/1	4.5		± per Market		
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £1,347,052					Month Build		b Mth Sale Void	
					I can		C 00/	
total Cost £6,494,289			Market Hsg	20.0%	of GDV	Aff Hs	g b.U% of GDV	£1,34/,052
10,434,263	Total Cost							f6 /9/ 280
	Total Cost							10,434,269

£496,377 £199

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

	NCS		Pos	idontia	Mink	ility 1	lmmro	ical
			Mes	identia	Vian	onity F	Appra	li5di
DEVELOPN	MENT SCENARI	0	Urban 30	0 Dwellings		Α	Apartments	0
	D VALUE SCEN		Greenfie				bed houses	11
DEVELOPIN	MENT LOCATIO	N (ZONE)	20% Aff	ordable Housing		3	Bed houses	12
_	MENT DETAILS			30 Total Units		4	bed houses	6
	Proportion	20%		6 Affordable Un			bed house	1
Affordable			LCHO		Social Rent		Affordable Rer	
	ent Floorspace	•	2	220 Sqm Market H	ousing	450 s	Sqm Affordable	e Housing
<b>Developm</b> Market Ho								
0	Apartments	65	sqm	2350	£ per sqm			£C
9	2 bed houses		sqm		£ per sqm			£1,782,000
10	3 Bed houses		sqm		£ per sqm			£2,280,960
5	4 bed houses		sqm		£ per sqm			£1,520,640
1	5 bed house		sqm		£ per sqm			£306,000
LCHO			Open Mar					
1	Apartments		sqm		£ per sqm			£96,233
2	2 Bed house		sqm		£ per sqm			£212,625
1	3 Bed House	90	sqm	1848	£ per sqm			£99,792
Social Rent	+	40%	Open Mar	kat Valua				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
					_ ps. sq			
Affordable	Rent	55%	Open Mar	ket Value				
1	Apartments	65	sqm	1292.5	£ per sqm			£75,611
2	2 Bed house		sqm		£ per sqm			£167,063
1	3 Bed House	90	sqm	1452	£ per sqm			£78,408
30 <b>Developm</b>	Total Units ent Value							£6,619,331
Developm	ent Costs							
Land	Apartments	0	Plots	9378	£ per plot			£0
	2 Bed House	9	Plots		£ per plot			£206,324
	3 Bed House		Plots		£ per plot			£257,235
	4 Bed House		Plots		£ per plot			£180,064
Charasa Durk	5 Bed House	1	Plots	46892	£ per plot	Total Land	£681,137	£37,513
Constructi	y Land Tax			4.0%		_		£27,245
2	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£245,285
12	2B Houses		sqm		£ per sqm	1.13	3103371401	£1,099,170
11	3B Houses		sqm		£ per sqm			£1,207,224
5	4B Houses		sqm		£ per sqm			£715,392
1	5B Houses	150	sqm	1242	£ per sqm			£149,040
30			Total sqm					
		using Land C	ost					£119,373
					Build Cost			£273,289
				0.5%	GDV Build Cost			£33,097 £37,577
					Market Units	Value		£117,792
					Build Cost	value		£106,065
					£ per Market	Unit		£52,500
		5.0%		12 Month Build			√th Sale Void	£216,539
		0.0%	Cost					£C
		Market Hsg	20	.0% of GDV	Aff H	sg 6.0% c	of GDV	£1,221,704
<b>Total Cost</b>								£6,302,428
	L MARGIN FOR							£316,903
POTENTIA	L CIL RATE PER	SQ METRE	JF MARK	ET HOUSING				£143

	NCS	Re	esidential Viab	oility Appra	isal		NCS	5	Resid	dential Via	ability App	raisal
<b>DEVELOP</b>	<b>MENT SCENARIO</b>	Urba	an 30 Dwellings	Apartments	0	DEVELOPN	<b>IENT SCENAR</b>	RIO	Urban 30 D	Owellings	Apartmei	nts 0
_	ID VALUE SCENA		vnfield	2 bed houses	11	_	O VALUE SCEN	_	Brownfield		2 bed ho	
	MENT LOCATION	( <b>ZONE</b> ) 10%	Affordable Housing	3 Bed houses	12		IENT LOCATION			dable Housing	3 Bed ho	uses 12
	MENT DETAILS _		30 Total Units	4 bed houses	6		MENT DETAILS			0 Total Units	4 bed hou	
	le Proportion	10%	3 Affordable Units	5 bed house	1		Proportion	20%		6 Affordable Units	5 bed ho	
Affordabl		50% існо		50% Affordable Ren		Affordable		50% เ		0% Social Re		
	nent Floorspace		2498 Sqm Market Housing	225 Sqm Affordable	Housing		ent Floorspac	e	2220	O Sqm Market Housing	450 Sqm Affo	rdable Housing
Market H	ment Value					<b>Developm</b> Market Ho		_				
o O	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 9	cam	2350 £ per sqn	^	£0
10	2 bed houses	75 sqm	2700 £ per sqm		£2,004,750	9	2 bed houses	75		2700 £ per sqn		£1,782,000
11	3 Bed houses	90 sqm	2640 £ per sqm		£2,566,080	10	3 Bed houses	90		2640 £ per sqn		£2,280,960
5	4 bed houses	120 sqm	2640 £ per sqm		£1,710,720	5	4 bed houses	120		2640 £ per sqn		£1,520,640
1	5 bed house	150 sqm	2550 £ per sqm		£344,250	1	5 bed house	150	sam	2550 £ per sqn		£306,000
_	3 Dea House	130 sq.11	2330 2 per sqm		23 1 1,230	_	3 Dea House		3 <b>4</b> 111	2330 E per squ		2300,000
LCHO		70% Open	Market Value			LCHO		70%	Open Market	: Value		
0	Apartments	65 sqm	1645 £ per sqm		£48,116	1	Apartments	65		1645 £ per sqn	n	£96,233
1	2 Bed house	75 sqm	1890 £ per sgm		£106,313	2	2 Bed house	75 s		1890 £ per sqn		£212,625
0	3 Bed House	90 sqm	1848 £ per sqm		£49,896	1	3 Bed House	90 s	•	1848 £ per sqn		£99,792
									•			
Social Rer	nt	40% Open	Market Value			Social Rent	t	40%	Open Market	: Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65	sqm	940 £ per sqn		£0
0	2 Bed house	<b>75</b> sqm	1080 £ per sqm		£0	0	2 Bed house	75 s	sqm	1080 £ per sqn	n	£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 s	sqm	1056 £ per sqn	n	£0
Affordabl	e Rent		Market Value			Affordable	Rent		Open Market			
0	Apartments	65 sqm	1292.5 £ per sqm		£37,806	1	Apartments	65		<b>1292.5</b> £ per sqn		£75,611
1	2 Bed house	75 sqm	1485 £ per sqm		£83,531	2	2 Bed house	75 s	-	1485 £ per sqn		£167,063
0	3 Bed House	90 sqm	1452 £ per sqm		£39,204	1	3 Bed House	90 s	sqm	1452 £ per sqn	n	£78,408
30	Total Units					30	Total Units					
Developn	nent Value				£6,990,666	Developm						£6,619,331
					£6,990,666	Developm	ent Value					£6,619,331
Developn	nent Costs	O Plots	114031f per plot			<b>Developm</b> Developm	ent Value ent Costs	0.0	Plots	11403 f ner nig	t	
	ment Costs Apartments	0 Plots 10 Plots			£0	Developm	ent Value ent Costs Apartments		Plots Plots	11403 f per plo		£0
Developn	nent Costs Apartments 2 Bed House	10 Plots	28508 £ per plot		£0 £282,233	<b>Developm</b> Developm	ent Value ent Costs Apartments 2 Bed House	9 1	Plots	28508 £ per plo	t	£0 £250,874
Developn	nent Costs  Apartments 2 Bed House 3 Bed House	10 Plots 11 Plots	28508 £ per plot 32581 £ per plot		£0 £282,233 £351,875	<b>Developm</b> Developm	ent Value ent Costs Apartments 2 Bed House 3 Bed House	9 i 10 i	Plots Plots	28508 £ per plot 32581 £ per plot	t t	£0 £250,874 £312,778
Developn	nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House	10 Plots 11 Plots 5 Plots	28508 £ per plot 32581 £ per plot 45613 £ per plot	Total Land £931.736	£0 £282,233 £351,875 £246,312	<b>Developm</b> Developm	ent Value ent Costs Apartments 2 Bed House 3 Bed House 4 Bed House	9 i 10 i 5 i	Plots Plots Plots	28508 £ per plot 32581 £ per plot 45613 £ per plot	t t t	£0 £250,874 £312,778 £218,944
Developn Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	10 Plots 11 Plots	28508 £ per plot 32581 £ per plot 45613 £ per plot	Total Land £931,736	£0 £282,233 £351,875 £246,312 £51,315	Developm Developm Land	ent Value ent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	9 i 10 i 5 i	Plots Plots	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot	t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613
Developn Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House uty Land Tax	10 Plots 11 Plots 5 Plots	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot	Total Land £931,736	£0 £282,233 £351,875 £246,312	Developm Land  Stamp Dut	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	9 i 10 i 5 i	Plots Plots Plots	28508 £ per plot 32581 £ per plot 45613 £ per plot	t t t	£0 £250,874 £312,778 £218,944
Developn Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House uty Land Tax	10 Plots 11 Plots 5 Plots	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot	Total Land £931,736	£0 £282,233 £351,875 £246,312 £51,315	Developm Developm Land	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	9 i 10 i 5 i	Plots Plots Plots Plots	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot	t t t Total Land £828	£0 £250,874 £312,778 £218,944 3,209 £45,613 £33,128
Developn Land Stamp Du Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax	10 Plots 11 Plots 5 Plots 1 Plots	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot		£0 £282,233 £351,875 £246,312 £51,315 £37,269	Developm Land  Stamp Dut Constructi	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on	9 F 10 F 5 F 1 F	Plots Plots Plots Plots	28508 f per ploi 32581 f per ploi 45613 f per ploi 57017 f per ploi 4.0%	t t t Total Land £828 n 1.15 Gross/Ne	£0 £250,874 £312,778 £218,944 £45,613 £33,128
Developn Land  Stamp Du  Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax Apartments	10 Plots 11 Plots 5 Plots 1 Plots	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 0  1823 f per sqm 1242 f per sqm 1242 f per sqm		£0 £282,233 £351,875 £246,312 £51,315 £37,269	Developm Land  Stamp Dut Constructi 2	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments	9 F 10 F 5 F 1 F	Plots Plots Plots Plots Plots sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 4.0%	t t t Total Land £828 n 1.15 Gross/Ne	£0 £250,874 £312,778 £218,944 £45,613 £33,128
Developm Land  Stamp Du Construct 1 11	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax tion Apartments 2B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 0  1823 f per sqm 1242 f per sqm		£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910	Developm Land  Stamp Dut Constructi 2 12	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses	9 F 10 F 5 F 1 F 65 S 75 S	Plots Plots Plots Plots Plots sqm sqm	28508 f per ploi 32581 f per ploi 45613 f per ploi 57017 f per ploi 4.0%  1823 f per sqn 1242 f per sqn	t t t t t  Total Land £828  1.15 Gross/Ne	£0 £250,874 £312,778 £218,944 £45,613 £33,128 £245,285 £1,099,170
Developm Land  Stamp Du Construct 1 11 11	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax tion Apartments 2B Houses 3B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 0  1823 f per sqm 1242 f per sqm 1242 f per sqm		£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S	Plots Plots Plots Plots Plots sqm sqm sqm sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 4.0%  1823 f per sqn 1242 f per sqn 1242 f per sqn 1242 f per sqn	t t t t t  Total Land £828  1.15 Gross/Ne	£0 £250,874 £312,778 £218,944 £45,613 £33,128 £245,285 £1,099,170 £1,207,224
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm		£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670	Developm Land  Stamp Dut Constructi 2 12 11 5	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S 150 S	Plots Plots Plots Plots Sqm sqm sqm sqm sqm sqm	28508 f per ploi 32581 f per ploi 45613 f per ploi 57017 f per ploi 4.0%  1823 f per sqn 1242 f per sqn	t t t t t  Total Land £828  1.15 Gross/Ne	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm		£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S	Plots Plots Plots Plots Sqm sqm sqm sqm sqm sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 4.0%  1823 f per sqn 1242 f per sqn 1242 f per sqn 1242 f per sqn 1242 f per sqn	t t t t t  Total Land £828  1.15 Gross/Ne	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm		£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S 150 S	Plots Plots Plots Plots Sqm sqm sqm sqm sqm sqm	28508 f per ploid f per sqn f per	t t t t t  Total Land £828  1.15 Gross/Ne	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm 6 per sqm		£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S 150 S	Plots Plots Plots Plots Sqm sqm sqm sqm sqm sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 4.0%  1823 f per sqn 1242 f per sqn 6 per sqn 1242 f per sqn 1243 f per sqn 6 per sqn 1245 f per sqn 1246 f per sqn 1247 f per sqn 1248 f per sqn 1249 f per sqn	t t t t t t  Total Land £828  n 1.15 Gross/Ne n n n	£0 £250,874 £312,778 £218,944 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm 6 per sqm 1243 £ per sqm 1244 £ per sqm 1245 £ per sqm 1246 £ per sqm 1247 £ per sqm 1248 £ per sqm 1249 £ per sqm 1249 £ per sqm	1.15 Gross/Net	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S 150 S	Plots Plots Plots Plots Sqm sqm sqm sqm sqm sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 4.0%  1823 f per sqn 1242 f per sqn 6 per sqn 1242 f per sqn	t t t t t t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ Der sqm 1243 £ Der sqm 1244 £ Der sqm 1245 £ Der sqm 1246 £ Der sqm 1247 £ Der sqm 1248 £ Der sqm 1249 £ Der sqm 1249 £ Der sqm 1240 £ Der sqm 1240 £ Der sqm 1241 £ Der sqm 1242 £ Der sqm 1242 £ Der sqm 1243 £ Der sqm 1244 £ Der sqm 1245 £ Der sqm 1246 £ Der sqm 1247 £ Der sqm 1248 £ Der sqm 1249 £ Der sqm 1240 £ Der sqm 1240 £ Der sqm 1241 £ Der sqm 1242 £ Der sqm	1.15 Gross/Net	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S 150 S	Plots Plots Plots Plots Sqm sqm sqm sqm sqm sqm	28508 f per plot 32581 f per plot 45613 f per plot 57017 f per plot 4.0%  1823 f per sqn 1242 f per sqn	t t t t t t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm 1240 £ per sqm 1241 £ per sqm 1242 £ per sqm 1242 £ per sqm 1243 £ per sqm 1244 £ per sqm 1245 £ per sqm 1246 £ per sqm 1247 £ per sqm 1248 £ per sqm 1249 £ per sqm 1240 £ per sqm	1.15 Gross/Net	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 F 10 F 5 F 1 F 65 S 75 S 90 S 120 S 150 S	Plots Plots Plots Plots Sqm sqm sqm sqm sqm sqm	28508 f per ploid f per sqn f pe	t t t t t t t t t t t t t t t Total Land £828  n n n n n t t Inits Value t	£0 £250,874 £312,778 £218,944 83,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm 1240 £ per sqm 1240 £ per sqm 1241 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1243 £ per sqm 1244 £ per sqm 1245 £ per sqm 1246 £ per sqm 1247 £ per sqm 1248 £ per sqm 1249 £ per sqm	1.15 Gross/Net  Value	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117 £52,500	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 10 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Plots Plots Plots Plots  sqm sqm sqm sqm sqm sqm sqm sqm	28508 f per ploid f per sqn f	t t t t t t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £52,500
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm 1240 £ per sqm 1241 £ per sqm 1242 £ per sqm 1242 £ per sqm 1243 £ per sqm 1244 £ per sqm 1245 £ per sqm 1246 £ per sqm 1247 £ per sqm 1248 £ per sqm 1249 £ per sqm 1240 £ per sqm	1.15 Gross/Net	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117 £52,500 £236,228	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 10 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm sqm stqm Total sqm sst	28508 f per ploid f per sqn f pe	t t t t t t t t t t t t t t t Total Land £828  n n n n n t t Inits Value t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £52,500 Void £229,458
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117 £52,500 £236,228 £0	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 10 1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Plots Plots Plots Plots Plots sqm sqm sqm sqm Total sqm sst	28508 f per ploid f per sqn f	t t t t t t t t t t t t t t t Total Land £828  n n n n n t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £52,500 Void £229,458 £0
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508 £ per plot 32581 £ per plot 45613 £ per plot 57017 £ per plot  1823 £ per sqm 1242 £ per sqm 1240 £ per sqm 1240 £ per sqm 1241 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1243 £ per sqm 1244 £ per sqm 1245 £ per sqm 1246 £ per sqm 1247 £ per sqm 1248 £ per sqm 1249 £ per sqm	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117 £52,500 £236,228	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	9 10 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Plots Plots Plots Plots Plots sqm sqm sqm sqm Total sqm sst	28508 f per ploid f per sqn 1242 f per sqn 1242 f per sqn 1242 f per sqn 1242 f per sqn f	t t t t t t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £52,500 Void £229,458
Stamp Du Construct 1 11 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House tty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117 £52,500 £236,228 £0 £1,347,052	Developm Land  Stamp Dut Constructi 2 12 11 5 1	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	9 10 1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Plots Plots Plots Plots Plots sqm sqm sqm sqm Total sqm sst	28508 f per ploid f per sqn f	t t t t t t t t t t t t t t t Total Land £828  n n n n n t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £52,500 Void £229,458 £0 £1,221,704
Stamp Du Construct 1 11 11 5 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House tty Land Tax tion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	28508	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117 £52,500 £236,228 £0	Developm Land  Stamp Dut Constructi 2 12 11 5 1 30	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	9 10 1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Plots Plots Plots Plots Plots sqm sqm sqm sqm Total sqm sst	28508 f per ploid f per sqn f	t t t t t t t t t t t t t t t Total Land £828  n n n n n t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £52,500 Void £229,458 £0
Stamp Du Construct 1 11 11 5 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House Ity Land Tax tion Apartments 2B Houses 3B Houses 5B Houses Ut  AL MARGIN FOR	10 Plots 11 Plots 5 Plots 1 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 5.0% 0.0% Cost Market Hsg	28508	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0 £282,233 £351,875 £246,312 £51,315 £37,269 £122,642 £1,061,910 £1,274,292 £804,816 £167,670 £72,574 £274,506 £34,953 £37,745 £132,516 £105,117 £52,500 £236,228 £0 £1,347,052	Developm Land  Stamp Dut Constructi 2 12 11 5 1 30  Total Cost	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	9 10 1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Plots Plots Plots Plots Plots sqm sqm sqm sqm Total sqm ost	28508 f per plot f per sqn 1242 f per sqn 1242 f per sqn 1242 f per sqn 1242 f per sqn f	t t t t t t t t t t t t t t t Total Land £828  n n n n n t t t t t t t t t t t t t t	£0 £250,874 £312,778 £218,944 8,209 £45,613 £33,128 £1,099,170 £1,207,224 £715,392 £149,040 £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £52,500 Void £229,458 £0 £1,221,704

(NCS	Resi	idential Viabilit	ty Appra	isal		NC S		Resid	dential Vial	bility Appra	isal
		) Dwellings	Apartments	0	_	IENT SCENARI		Urban 30 D		Apartments	0
DEVELOPMENT LOCATION (7		sidual Value	2 bed houses	11	_	VALUE SCEN		Gross Resid		2 bed houses	11
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS		ordable Housing  30 Total Units 0.91 Site	3 Bed houses Area 4 bed houses	12 6		MENT LOCATION TENT DETAILS			able Housing  O Total Units 0.91	3 Bed houses Site Area 4 bed houses	12 6
DEVELOPINIENT DETAILS		So rotal offits 0.91 Site	5 bed house	1	DEVELOPIN	ILINI DETAILS		30	o Total Offits 0.91	5 bed house	1
Development Floorspace	27	775 Sqm Market Housing			Developm	ent Floorspace	e	2775	5 Sqm Market Housing		
Development Value					Developm						
Market Houses	CEI	22521		50	Market Ho		C = 1		22501-		
0 Apartments 11 2 bed houses	65 sqm 75 sqm	2350 £ per sqm 2700 £ per sqm		£0 £2,227,500	0 11	Apartments 2 bed houses	75 ·		2350 £ per sqm 2700 £ per sqm		£2,227,500
12 3 Bed houses	90 sqm	2640 £ per sqm		£2,851,200	12	3 Bed houses	90		2640 £ per sqm		£2,851,200
6 4 bed houses	120 sqm	2640 £ per sqm		£1,900,800	6	4 bed houses	120		2640 £ per sqm		£1,900,800
1 5 bed house	150 sqm	2550 £ per sqm		£382,500	1	5 bed house	150		2550 £ per sqm		£382,500
СНО	70% Open Mark	et Value			LCHO		70%	Open Market	Value		
0 Apartments	65 sqm	1645 £ per sqm		£0	0	Apartments	65	sqm	1645 £ per sqm		£0
0 2 Bed house	75 sqm	1890 £ per sqm		£0	0	2 Bed house	75 :	•	1890 £ per sqm		£0
0 3 Bed House	90 sqm	1848 £ per sqm		£0	0	3 Bed House	90	sqm	1848 £ per sqm		£0
Social Rent	40% Open Mark	set Value			Social Rent		40%	Open Market	Value		
0 Apartments	65 sqm	940 £ per sgm		£0	0	Apartments	65	-	940 £ per sqm		£C
0 2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 :	sqm	1080 £ per sqm		£C
0 3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 :		1056 £ per sqm		£0
Affordable Rent	55% Open Mark	et Value			Affordable	Rent	55%	Open Market	Value		
0 Apartments	65 sqm	1292.5 £ per sqm		£0	0	Apartments	65	sqm	1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0	0	2 Bed house	75 :	•	1485 £ per sqm		£0
0 3 Bed House 30 Total Units	90 sqm	1452 £ per sqm		£0	30	3 Bed House Total Units	90 :	sqm	1452 £ per sqm		£0
Development Value				£7,362,000	Developm						£7,362,000
Development Costs					Developm	ent Costs	_	_			_
Construction O Apartments	65 sqm	1823 £ per sqm 1.	.15 Gross/Net	£0	Constructi 0	<b>On</b> Apartments	65		1823 £ per sqm	1.15 Gross/Net	£C
0 Apartments 11 2B Houses	75 sqm	1242 £ per sqm	.13 Gross/Net	£1,024,650	11	2B Houses	75	•	1242 £ per sqm	1.13 Gross/Net	£1,024,650
12 3B Houses	90 sqm	1242 £ per sqm		£1,341,360	12	3B Houses	90	•	1242 £ per sqm		£1,341,360
6 4B Houses	120 sqm	1242 £ per sqm		£894,240	6	4B Houses	120	•	1242 £ per sqm		£894,240
1 5B Houses	150 sqm	1242 £ per sqm		£186,300	1	5B Houses	150	•	1242 £ per sqm		£186,300
30	2775 Total sqm				30			Total sqm			
Professional Fees		8.0% Build Cost		£275,724	Profession	al Fees			8.0% Build Cost		£275,724
egal Fees		0.5% GDV		£36,810	Legal Fees	ui i ccs			0.5% GDV		£36,810
statutory Fees		1.1% Build Cost		£37,912	Statutory F	ees			1.1% Build Cost		£37,912
Sales/Marketing Costs		2.0% Market Units Value		£147,240		keting Costs			2.0% Market Unit	ts Value	£147,240
Contingencies		3.0% Build Cost		£103,397	Contingen				3.0% Build Cost		£103,397
nterest	5.0%	12 Month Build	6 Mth Sale Void	£157,283	Interest		5.0%		2 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0% Cost			£0	Arrangeme		0.0%		<b>_</b>	<u> </u>	£C
Development Profit M	Market Hsg 20.	0% of GDV		£1,472,400	Developmo	ent Profit	Market Hsg	20.0%	6 of GDV		£1,472,400
otal Cost				£5,677,316	<b>Total Cost</b>						£5,677,316
	IF.						\/ALLE				
GROSS RESIDUAL LAND VALU GROSS RESIDUAL LAND VALU				£1,684,684 £1,855,671		SIDUAL LAND ' SIDUAL LAND '		Α			£1,684,684 £1,855,671
SNOSS RESIDUAL LAND VALU	SET ER HA			L1,055,071	GROSS RE	NOOAL LAIND	VALUE PEN III				

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS  Affordable Proportion Affordable Mix Development Floorspace Development Value  Market Houses  0 Apartments 0 2 bed houses 3 3 Bed houses 6 4 bed houses 6 5 Sqm 2 350 ff per sqm 4 per sqm 4 for dable for sqm 3 2 bed houses 5 3 3 Bed houses 6 4 bed houses 6 6 5 Sqm 2 350 ff per sqm 4 for dable Housing 5 Sqm 4 for dable Rent 6 Sqm 4 for dable Housing 5 Sqm 4 for dable Housing 6 Sqm 4 for dab	Apartments 2 bed houses 3 3 Bed houses 6 4 bed houses 5 bed house 0 Affordable Rent 225 Sqm Affordable Housing
BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS Affordable Proportion Affordable Mix Development Floorspace Development Value Market Houses  0 Apartments 0 Apartments 3 Development Sign Sign Sign Sign Sign Sign Sign Sign	3 Bed houses 6 4 bed houses 6 5 bed house 0
DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS 15 Total Units 4 bed houses 6 Affordable Proportion Affordable Mix 50% LCHO Development Floorspace Development Value  Market Houses 0 Apartments 3 2 bed houses 5 3 Bed houses 5 3 Bed houses 5 3 Bed houses 5 3 Bed houses 6 6 Affordable Housing DEVELOPMENT LOCATION (ZONE) DEVELOPMENT LOCATION (ZONE) DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS 15 Total Units Affordable Housing DEVELOPMENT DETAILS 15 Total Units Affordable Proportion 20% Affordable Proportion 20% Affordable Mix 50% LCHO 0% Social Rent Development Floorspace Development Value  Market Houses  0 Apartments 3 2 bed houses 75 sqm 2700 £ per sqm £546,750 2 2 bed houses 75 sqm 2700 £ per sqm £1,283,040 5 3 Bed houses 90 sqm 2640 £ per sqm	3 Bed houses 6 4 bed houses 6 5 bed house 0  50% Affordable Rent
DEVELOPMENT DETAILS  15 Total Units 4 bed houses 6 Affordable Proportion Affordable Proportion Affordable Mix 50% LCHO O% Social Rent Development Floorspace 1337 Sqm Market Housing  Development Value Market Houses 0 Apartments 3 2 bed houses 5 3 Bed houses 9 0 sqm 2350 £ per sqm 5 3 Bed houses 9 0 sqm 2640 £ per sqm 5 3 Bed houses 9 0 sqm 5 5 3 Bed houses 9 0 sqm 5 5 5 ded houses 6 0 DEVELOPMENT DETAILS 15 Total Units Affordable Proportion 20% Affordable Proportion 20% Affordable Proportion Affordable Mix Development Floorspace 1188 Sqm Market Housing Development Value Market Houses  6 DEVELOPMENT DETAILS 15 Total Units Affordable Proportion Affordable Mix Development Floorspace 1188 Sqm Market Housing  118 Sqm Market Housing  1250 £ per sqm £546,750 2 2 bed houses 75 sqm 2700 £ per sqm 2700 £ per sqm 2640 £ per sqm 2640 £ per sqm	4 bed houses 6 5 bed house 0  50% Affordable Rent
Affordable Proportion Affordable Mix 50% LCHO O% Social Rent 50% Affordable Mix 50% LCHO O% Social Rent 50% Affordable Rent Development Floorspace Development Value Market Houses O Apartments 3 2 bed houses 5 3 Bed houses 5 3 Bed houses 5 3 Bed houses 5 3 Bed houses 5 4 Affordable Units 5 bed house 5 5 bed house 5 5 bed house 5 5 bed house 5 5 bed house 0 Affordable Proportion Affordable Proportion 5 5 bed house 0 Affordable Proportion Affordable Mix Development Floorspace 1188 Sqm Market Housing Development Value Market Houses  Market Houses  0 Apartments 3 2 bed houses 75 sqm 2350 f per sqm f546,750 2 2 bed houses 75 sqm 27700 f per sqm f1,283,040 5 3 Bed houses 90 sqm 2640 f per sqm	5 bed house 0  50% Affordable Rent
Affordable Mix 50% LCHO 0% Social Rent Development Floorspace 1337 Sqm Market Housing 113 Sqm Affordable Housing Development Value  Market Houses 0 Apartments 65 sqm 2350 ft per sqm 5 3 2 bed houses 5 3 Bed houses 5 3 Bed houses 5 3 Bed houses 5 3 Bed houses 5 90 sqm 2640 ft per sqm 12640 ft pe	50% Affordable Rent
Development Floorspace 1337 Sqm Market Housing 113 Sqm Affordable Housing Development Value  Market Houses  O Apartments 65 sqm 2350 f per sqm ft0 Apartments 3 2 bed houses 75 sqm 2700 f per sqm ft0 Apartments 5 3 Bed houses 90 sqm 2640 f per sqm ft1,283,040  Development Floorspace 1188 Sqm Market Housing Development Value  Market Houses  Market Houses  O Apartments 65 sqm 2350 f per sqm ft546,750 2 2 bed houses 75 sqm 2700 f per sqm 2700 f per sqm 5 3 Bed houses 90 sqm 2640 f per sqm	
Development Value           Market Houses         Market Houses           0         Apartments         65 sqm         2350 f per sqm         60 Apartments         65 sqm         2350 f per sqm         200 f per sqm         20	225 Sqm Affordable Housing
Market Houses           0         Apartments         65 sqm         2350 f per sqm         fper sqm <td></td>	
0     Apartments     65 sqm     2350 f per sqm       3     2 bed houses     75 sqm     2700 f per sqm     £546,750     2 2 bed houses     75 sqm     2700 f per sqm       5     3 Bed houses     90 sqm     2640 f per sqm     £1,283,040     5 3 Bed houses     90 sqm     2640 f per sqm	
3 2 bed houses 75 sqm 2700 £ per sqm £546,750 2 2 bed houses 75 sqm 2700 £ per sqm 5 3 Bed houses 90 sqm 2640 £ per sqm £1,283,040 5 3 Bed houses 90 sqm 2640 £ per sqm	
5 3 Bed houses 90 sqm 2640 £ per sqm £1,283,040 5 3 Bed houses 90 sqm 2640 £ per sqm	£0
	£486,000
	£1,140,480
5 4 bed houses 120 sqm 2640 ft per sqm £1,710,720 5 4 bed houses 120 sqm 2640 ft per sqm	£1,520,640
0 5 bed house 150 sqm 2550 £ per sqm £0 0 5 bed house 150 sqm 2550 £ per sqm	£0
LCHO 70% Open Market Value LCHO 70% Open Market Value	
0 Apartments 65 sqm 1645 £ per sqm £24,058 0 Apartments 65 sqm 1645 £ per sqm	£48,116
0 2 Bed house 75 sqm 1890 £ per sqm £53,156 1 2 Bed house 75 sqm 1890 £ per sqm	£106,313
0 3 Bed House 90 sqm 1848 £ per sqm £24,948 0 3 Bed House 90 sqm 1848 £ per sqm	£49,896
Social Rent 40% Open Market Value Social Rent 40% Open Market Value	
0 Apartments 65 sqm 940 £ per sqm £0 0 Apartments 65 sqm 940 £ per sqm	£0
0 2 Bed house 75 sqm 1080 £ per sqm £0 0 2 Bed house 75 sqm 1080 £ per sqm	£0
0 3 Bed House 90 sgm 1056 £ per sgm £0 0 3 Bed House 90 sgm 1056 £ per sgm	£0
Affordable Rent 55% Open Market Value Affordable Rent 55% Open Market Value	
0 Apartments 65 sqm 1292.5 £ per sqm £18,903 0 Apartments 65 sqm 1292.5 £ per sqm	£37,806
0 2 Bed house 75 sqm 1485 £ per sqm £41,766 1 2 Bed house 75 sqm 1485 £ per sqm	£83,531
2 2 2 2 3 4 1 2 2 2 5 4 1 2 2 5 4 1 2 2 5 5 4 1 2 5 5 4 1 2 5 5 5 5 6 1 2 5 5 6 1 2 5	£39,204
15 Total Units  Development Value  15 Total Units  Development Value  Development Value  15 Total Units  Development Value	£3,511,986
Development Costs  Development Costs	
Land Apartments 0 Plots 9321 £ per plot £0 Land Apartments 0 Plots 9321 £ per plot	£0
2 Bed House 3 Plots 23302 £ per plot £62,917 2 Bed House 2 Plots 23302 £ per plot	£55,926
3 Bed House 5 Plots 26631 £ per plot £143,810 3 Bed House 5 Plots 26631 £ per plot	£127,831
3 Bed House 3 Plots 20031 E per plot 1143,610 3 Bed House 3 Plots 20031 E per plot 20031 E	
4 Bed House 5 Plots 37284 £ per plot £201,334 4 Bed House 5 Plots 37284 £ per plot	£178,963
	Total Land £362,720 £0
Stamp Duty Land Tax Stamp Duty Land Tax 3.0%	£10,882
Construction Construction	
O         Apartments         65 sqm         1823 f per sqm         1.15 Gross/Net         £61,321         1 Apartments         65 sqm         1823 f per sqm	1.15 Gross/Net £122,642
3 2B Houses 75 sqm 1242 f per sqm f321,368 4 2B Houses 75 sqm 1242 f per sqm	£363,285
6 3B Houses 90 sqm 1242 £ per sqm £637,146 5 3B Houses 90 sqm 1242 £ per sqm	£603,612
5 4B Houses 120 sqm 1242 £ per sqm £804,816 5 4B Houses 120 sqm 1242 £ per sqm	£715,392
0 5B Houses 150 sqm 1242 f per sqm f0 0 5B Houses 150 sqm 1242 f per sqm	£0
15 1422 Total sqm	
using Land Cost £29,661 using Land Cost	£59,322
8.0% Build Cost £145,972 8.0% Build Cost	£144,395
0.5% GDV £18,615 0.5% GDV	£17,560
	£19,854
1.1% Build Cost £20,071 1.1% Build Cost	
2.0% Market Units Value £70,810 2.0% Market Units Va	000 000
	£55,928
2.0% Market Units Value       £70,810       2.0% Market Units Value         3.0% Build Cost       £55,629       3.0% Build Cost	
2.0% Market Units Value       £70,810       2.0% Market Units Value         3.0% Build Cost       £55,629       3.0% Build Cost         1750 £ per Market Unit       £26,250       1750 £ per Market Unit	nit £26,250
2.0%   Market Units Value   £70,810   2.0%   Market Units Value   £55,629   3.0%   Build Cost   £55,629   3.0%   Build Cost   £ per Market Unit   £26,250   1750   £ per Market Unit   £117,828   5.0%   12   Month Build   5.0%   12   Month Build   5.0%   13   Month Build   5.0%   14   Month Build   5.0%   5.0	nit £26,250 6 Mth Sale Void £114,180
2.0%   Market Units Value   £70,810     2.0%   Market Units Value   3.0%   Build Cost   £55,629     3.0%   Build Cost   1750   £ per Market Unit   £26,250     1750   £ per Market Units Value   £26,250     1750     1750   £26,250     1750   £26,250     1750   £26,250     1750     1750     1750     1750     1750     1750     1750     1750	nit £26,250 Mth Sale Void £114,180 £0
2.0% Market Units Value	nit £26,250 6 Mth Sale Void £114,180
2.0%   Market Units Value   £70,810   2.0%   Market Units Value   £55,629   3.0%   Build Cost   £55,629   3.0%   Build Cost   £26,250   1750   £ per Market Unit   £26,250   5.0%   Cost   £0   0.0%   Cost   £0	nit £26,250 Mth Sale Void £114,180 £0
2.0%   Market Units Value   f70,810   3.0%   Build Cost   f55,629   3.0%   Build Cost   f26,250   1750   f per Market Unit   f26,250   5.0%   12   Month Build   f0   Mth Sale Void   f117,828   5.0%   12   Month Build   f0   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   f3,448,837   Total Cost   Total Cos	6 Mth Sale Void £26,250 6 6.0% of GDV £651,316 £3,330,279
2.0%   Market Units Value   £70,810   3.0%   Build Cost   £55,629   3.0%   Build Cost   £26,250   1750   £ per Market Unit   £26,250   £ 0.0%   Cost   £0   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £719,048   Market Hsg   20.0%   of GDV   Aff Hsg   Aff Hsg   20.0%   of GDV	6 Mth Sale Void £26,250 6 Mth Sale Void £114,180 £0 6.0% of GDV £651,316

	NCS		Resi	dentia	l Vial	oility Appra	isal		NCS	R	≀esid	ential Viab	ility Appra	isal
	MENT SCENARIO			Dwellings		Apartments	0		MENT SCENARI		ral 15 Dw	ellings	Apartments	0
_	VALUE SCENA		Brownfiel			2 bed houses	3		D VALUE SCEN		ownfield		2 bed houses	3
	MENT LOCATION	I (ZONE)		rdable Housing		3 Bed houses	6		MENT LOCATIO	N (ZONE) 209		ble Housing	3 Bed houses	6
	MENT DETAILS _			15 Total Units		4 bed houses	6		MENT DETAILS		_	Total Units	4 bed houses	6
	Proportion	10%		2 Affordable Un	_	5 bed house	0		e Proportion	20%		Affordable Units	5 bed house	0
Affordable		50%			Social Rent	50% Affordable Rei		Affordable		50% ссн		0% Social Rent	50% Affordable Rer	
	ent Floorspace		13	37 Sqm Market H	lousing	113 Sqm Affordable	e Housing		ent Floorspace	•	1188	Sqm Market Housing	225 Sqm Affordable	Housing
Developme								Developm						
Market Ho	uses			-	_			Market Ho	ouses					
0	Apartments	65	sqm		£ per sqm		£0	0	Apartments	65 sqm		2350 £ per sqm		£0
3	2 bed houses		sqm		£ per sqm		£546,750	2	2 bed houses	75 sqm		2700 £ per sqm		£486,000
5	3 Bed houses	90	sqm	2640	£ per sqm		£1,283,040	5	3 Bed houses	90 sqm		2640 £ per sqm		£1,140,480
5	4 bed houses	120	sqm	2640	£ per sqm		£1,710,720	5	4 bed houses	120 sqm		2640 £ per sqm		£1,520,640
0	5 bed house	150	sqm	2550	£ per sqm		£0	0	5 bed house	<b>150</b> sqm	ı	2550 £ per sqm		£0
	_													
LCHO		70%	Open Marke	et Value				LCHO		70% Ope	en Market V	alue		
0	Apartments	65	sqm	1645	£ per sqm		£24,058	0	Apartments	65 sqm	ı	1645 £ per sqm		£48,116
0	2 Bed house	75	sgm	1890	£ per sqm		£53,156	1	2 Bed house	75 sqm	า	1890 £ per sqm		£106,313
0	3 Bed House	90			£ per sqm		£24,948	0	3 Bed House	90 sqm		1848 £ per sqm		£49,896
			- 1				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							7,111
Social Rent		40%	Open Marke	et Value				Social Ren	t	40% Ope	en Market V	'alue		
0	Apartments	65	-		£ per sqm		£0	0	Apartments	65 sqm		940 £ per sqm		£0
0	2 Bed house	75			£ per sqm		£0	0	2 Bed house	75 sqm		1080 £ per sqm		£0
0	3 Bed House	90	•		£ per sqm		£0	0	3 Bed House	90 sqm		1056 £ per sqm		£0
0	3 Deu House	50	sqiii	1030	L per sqiii		10	0	3 Bed House	JO sqii	ı	1030 I per sqiii		10
Affordable	Rent	55%	Open Marke	et Value				Affordable	Rent	55% One	en Market V	عبياد		
0	Apartments	65	-		£ per sqm		£18,903	0	Apartments	65 sqm		1292.5 £ per sqm		£37,806
0	2 Bed house	75			£ per sqm		£41,766	1	•	75 sqn		1485 £ per sqm		£83,531
0							£19,602	0	2 Bed house					£39,204
15	3 Bed House	90	sqm	1432	£ per sqm		119,002	15	3 Bed House	90 sqm	1	1452 £ per sqm		139,204
Developm	Total Units ent Value						£3,722,943	Developm	Total Units ent Value					£3,511,986
Developm	ent Costs	_	_		_			Developm	ent Costs		_			
Land	Apartments	0	Plots	11346	£ per plot		£0	Land	Apartments	0 Plot	ts	11346 £ per plot		£0
	2 Bed House	3	Plots		£ per plot		£76,585		2 Bed House	2 Plot	ts	28365 £ per plot		£68,076
	3 Bed House		Plots		£ per plot		£175,053		3 Bed House	5 Plot	ts	32417 £ per plot		£155,602
	4 Bed House	5	Plots		£ per plot		£245,074		4 Bed House	5 Plot	ts	45384 £ per plot		£217,843
	5 Bed House	_	Plots		£ per plot	Total Land £496,712			5 Bed House	0 Plot		56730 £ per plot	Total Land £441,521	£0
Stamp Dut				0	_ por pro-		£14,901	Stamp Dut			-	3.0%	,	£13,246
Construction								Constructi				2.37.		
0	Apartments	65	sam	1823	£ per sqm	1.15 Gross/Net	£61,321	1	Apartments	65 sqm	ո 1	1823 £ per sqm	1.15 Gross/Net	£122,642
3	2B Houses		sqm		£ per sqm		£321,368	4	2B Houses	75 sqm		1242 £ per sqm		£363,285
6	3B Houses		sqm	1242	£ per sqm		£637,146	5	3B Houses	90 sqm		1242 £ per sqm		£603,612
5	4B Houses	120			£ per sqm		£804,816	5	4B Houses	120 sqm		1242 £ per sqm		£715,392
0		150			£ per sqm		£0	0	5B Houses	150 sqn		1242 £ per sqm		£0
U	5B Houses	130	sqm	1242	E per sqiii		10	15	3B nouses			1242 E per sqm		LU
		cing Land Co	vc+		1		£26 10E	15		1422 Tota				672 200
	u	sing Land Co	St	0.00/			£36,105			using Land Cost		0.00/ 0.11.0		£72,209
					Build Cost		£145,972					8.0% Build Cost		£144,395
				0.5%			£18,615					0.5% GDV		£17,560
					Build Cost		£20,071					1.1% Build Cost		£19,854
					Market Unit	s Value	£70,810					2.0% Market Units	Value	£62,942
					Build Cost		£55,823					3.0% Build Cost		£56,314
					£ per Marke		£26,250					1750 £ per Market		£26,250
		5.0%		12 Month Build		6 Mth Sale Void	£125,182			5.0%		Month Build	6 Mth Sale Void	£121,004
		0.0%					£0			0.0% Cos		_		£0
		Market Hsg	20.0	0% of GDV	Aff H	lsg 6.0% of GDV	£719,048			Market Hsg	20.0%	of GDV Aff Hs	g 6.0% of GDV	£651,316
Total Cost							£3,554,139	Total Cost						£3,431,543
Total Cost							13,334,133	TOTAL COST						13,431,343
<b>POTENTIA</b>	L MARGIN FOR	CIL					£168,804		L MARGIN FOR					£80,443
	L CIL RATE PER S		F MARKE	HOUSING			£126	POTENTIA	L CIL RATE PER	SQ METRE OF N	MARKET H	HOUSING		£68

	<u>y</u> cs		esidential Viak		nisal	DEVELOPMENT SCENARIO	Residential Viability Apprai	
	MENT LOCATION MENT DETAILS	Gro	al 15 Dwellings ss Residual Value  15 Total Units 0.49	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	3 6 6 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49  Site Area 4 bed houses 5 bed house	0 3 6 6 0
	ent Floorspace		1485 Sqm Market Housing			<b>Development Floorspace</b>	1485 Sqm Market Housing	
Developm						Development Value Market Houses		
Market Ho	Apartments	65 sqm	2350 £ per sqm		£0		55 sqm 2350 £ per sqm	£0
3	2 bed houses	75 sqm	2700 £ per sqm		£607,500		75 sqm 2700 £ per sqm	£607,500
6	3 Bed houses	90 sqm	2640 £ per sqm		£1,425,600		90 sqm 2640 £ per sqm	£1,425,600
6 0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£1,900,800 £0		20 sqm 2640 £ per sqm 50 sqm 2550 £ per sqm	£1,900,800 £0
U	3 bed flouse	130 sqm	2330 £ per sqm	_	LO	O 5 bed flouse 15	sqiii 2330 E per sqiii	EU
LCHO			n Market Value			LCHO 70	% Open Market Value	
0	Apartments	65 sqm			£0	•	55 sqm 1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1848 £ per sqm		LO	0 3 Bed House	90 sqm	EU
Social Ren	t		n Market Value			Social Rent 40	9% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm		£0	·	55 sqm 940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1056 £ per sqm		EU	0 3 Bed House	90 sqm	EU
Affordable	Rent	55% Oper	n Market Value			Affordable Rent 55	% Open Market Value	
0	Apartments	65 sqm	<b>1292.5</b> £ per sqm		£0	•	55 sqm 1292.5 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm	1485 £ per sqm 1452 £ per sqm		£0 £0		75 sqm	£0 £0
15	Total Units	90 sqm	1432 £ per sqm		LO	0 3 Bed House 9	50 sqiii 1432 E per sqiii	EU
Developm	ent Value				£3,933,900	<b>Development Value</b>		£3,933,900
Developm	ent Costs					<b>Development Costs</b>		
Developin	ent costs					Development Costs		
Constructi	on					Construction		
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0		55 sqm	£0
3 6	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£279,450 £670,680		75 sqm	£279,450 £670,680
6	4B Houses	120 sqm	1242 £ per sqm		£894,240		20 sqm	£894,240
0	5B Houses	150 sqm	1242 £ per sqm		£0	0 5B Houses 15	50 sqm 1242 £ per sqm	£0
15		1485 Tota	sqm			15 148	85 Total sqm	
Profession	al Fees		8.0% Build Cost		£147,550	Professional Fees	8.0% Build Cost	£147,550
Legal Fees			0.5% GDV		£19,670	Legal Fees	0.5% GDV	£19,670
Statutory I			1.1% Build Cost		£20,288	Statutory Fees	1.1% Build Cost	£20,288
	keting Costs		2.0% Market Unit	s Value	£78,678	Sales/Marketing Costs	2.0% Market Units Value	£78,678
Contingen	cies		3.0% Build Cost		£55,331	Contingencies	3.0% Build Cost	£55,331
Interest	_	5.0%	12 Month Build	6 Mth Sale Void	£84,162	Interest 5.0	% 12 Month Build 6 Mth Sale Void	£84,162
					£0		9% Cost	£0
Arrangeme		0.0% Cost						
Arrangeme Developme		0.0% Cost Market Hsg	20.0% of GDV		£786,780	Development Profit Market H	dsg 20.0% of GDV	£786,780
	ent Profit		20.0% of GDV			Development Profit Market H  Total Cost	dsg 20.0% of GDV	£786,780 £3,036,829
Developme Total Cost	ent Profit	Market Hsg	20.0% of GDV		£786,780		dsg 20.0% of GDV	
Total Cost	ent Profit	Market Hsg	20.0% of GDV		£786,780 £3,036,829	Total Cost		£3,036,829

	VCS	Re	sidential Viab	ility Appra	isal		ŅCS	Resi	dential Viab	oility Apprai	sal
DEVELOPME	ENT SCENARIO	Apartr		Apartments	20	DEVELOPA	MENT SCENARI			Apartments	20
_	VALUE SCENARIO	Green		2 bed houses	0		D VALUE SCENA			2 bed houses	0
_	ENT LOCATION (ZO		ffordable Housing	3 Bed houses	0		MENT LOCATIO		dable Housing	3 Bed houses	0
DEVELOPME		107071	20 Total Units	4 bed houses	0		MENT DETAILS	•	20 Total Units	4 bed houses	0
Affordable F		10%	2 Affordable Units	5 bed house	0	_	Proportion	20%	4 Affordable Units	5 bed house	0
Affordable N		50% LCHO	0% Social Rent	50% Affordable Ren	-	Affordable		50% LCHO	0% Social Rent	50% Affordable Rent	-
	nt Floorspace		1170 Sqm Market Housing	150 Sgm Affordable			ent Floorspace		40 Sqm Market Housing	300 Sqm Affordable H	
Developmen			1170 Sqiii Warket Housing	130 Sqiii Ailordabic	Tiousing	Developm			TO Squiriviance Housing	300 Sqiii Allordable I	lousing
Market Hous						Market Ho					
	Apartments	65 sqm	2350 £ per sqm		£2,749,500	16	Apartments	65 sqm	2350 £ per sqm		£2,444,000
	2 bed houses	75 sqm	2700 £ per sqm		£0	0	2 bed houses	75 sqm	2700 £ per sqm		£0
_	3 Bed houses	90 sqm	2640 £ per sqm		£0	0	3 Bed houses	90 sqm	2640 £ per sqm		£0
	4 bed houses	120 sqm	2640 £ per sqm		£0	0	4 bed houses	120 sqm	2640 £ per sqm		£0
~	5 bed house	150 sqm	2550 £ per sqm		£0	0	5 bed house	150 sqm	2550 £ per sqm		£0
	3 bed flodde	130 34111	2330 E per 34m		10		5 bed flodde	130 3qm	2550 E per sq.iii		10
LCHO		70% Open M	larket Value			LCHO		70% Open Marke	rt Value		
_	Apartments	65 sqm	1645 £ per sqm		£32,078	1	Apartments	65 sgm	1645 £ per sgm		£64,155
Ţ.	2 Bed house	75 sqm	1890 £ per sqm		£70,875	1	2 Bed house	75 sgm	1890 £ per sqm		£141,750
_	3 Bed House	90 sgm	1848 £ per sqm		£33,264	0	3 Bed House	90 sgm	1848 £ per sqm		£66,528
	3 Bea House	30 3qm	10-10 1 per squi		133,204		3 Bea House	<b>30</b> 3qm	1040 1 per 34m		100,320
Social Rent		40% Open M	larket Value			Social Ren	t I	40% Open Marke	rt Value		
0	Apartments	65 sqm	940 £ per sqm		£0	n	Apartments	65 sqm	940 £ per sqm		£0
_	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
<u> </u>	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
-	3 Deu House	JO sqiii	1030 I per sqiii		10	U	3 Bed House	JO sqiii	1030 £ per sqiii		10
Affordable R	Pont	55% Open M	Jarket Value			Affordable	Pont	55% Open Marke	t Value		
_	Apartments	65 sgm	1292.5 £ per sqm		£25,204	1	Apartments	65 sqm	1292.5 £ per sqm		£50,408
	2 Bed house	75 sqm	1485 £ per sqm		£55,688	1	2 Bed house	75 sqm	1485 £ per sqm		£111,375
_	3 Bed House	90 sqm	1452 £ per sqm		£26,136	0	3 Bed House	90 sqm	1452 £ per sqm		£52,272
20	Total Units	30 sqm	1432 £ per sqm		120,130	20	Total Units	30 sqm	1432 £ per sqm		L32,272
Developmen					£2,992,744	Developm					£2,930,488
Developmer	nt Costs	_				Developm	ent Costs				
Land	Apartments	18 Plots	2100 £ per plot		£37,800	Land	Apartments	16 Plots	2100 £ per plot		£33,600
	2 Bed House	O Plots	5250 £ per plot		£0		2 Bed House	0 Plots	5250 £ per plot		£0
	3 Bed House	0 Plots	6000 £ per plot		£0		3 Bed House	0 Plots	6000 £ per plot		£0
	4 Bed House	0 Plots	8400 £ per plot		£0		4 Bed House	0 Plots	8400 £ per plot		£0
	5 Bed House	0 Plots	10500 £ per plot	Total Land £37,800	£0		5 Bed House	0 Plots	10500 £ per plot	Total Land £33,600	£0
Stamp Duty	Land Tax		1.0%		£378	Stamp Dut	y Land Tax		1.0%		£336
Construction						Constructi					
	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,534,608	17	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,343,831
	2B Houses	75 sqm	1242 £ per sqm		£93,150	2	2B Houses	75 sqm	1242 £ per sqm	· ·	£186,300
	3B Houses	90 sqm	1242 £ per sqm		£44,712	1	3B Houses	90 sqm	1242 £ per sgm		£89,424
	4B Houses	120 sqm	1242 £ per sqm		£0	0	4B Houses	120 sqm	1242 £ per sqm		£0
	5B Houses	150 sqm	1242 £ per sqm		£0	Ö	5B Houses	150 sqm	1242 £ per sqm		£0
			Is a set			20		1508 Total sqm	Para 4		
	using	Land Cost			£8,910			using Land Cost			£17,820
			8.0% Build Cost		£213,798				8.0% Build Cost		£209,564
			0.5% GDV		£14,964				0.5% GDV		£14,652
			1.1% Build Cost		£29,397				1.1% Build Cost		£28,815
			2.0% Market Units	Value	£54,990				2.0% Market Units	Value	£48,880
			3.0% Build Cost	- 4.40	£80,441				3.0% Build Cost		£79,121
			1750 £ per Market	Unit	£35,000				1750 £ per Market	Unit	£35,000
		5.0%	12 Month Build	6 Mth Sale Void	£123,815			5.0%	12 Month Build	6 Mth Sale Void	£121,287
		0.0% Cost	12 Month Build	U IVILLI Sale Volu	£123,813			0.0% Cost	Wionan Balla	o with sale void	£0
	N.40		20.0% of GDV Aff Hs	g 6.0% of GDV	£564,495				of GDV Aff Hs	sg 6.0% of GDV	£517,989
	IVId	irket 113g	20.070 of GDV All his	6 0.070 01 dbV				Widi Ket 113g 20.0	All ns	56 0.070 01 dDV	
Total Cost					£3,836,457	<b>Total Cost</b>					£3,726,621
	MARGIN FOR CIL CIL RATE PER SQ M	METRE OF MAI	RKET HOUSING		£843,713 £721		L MARGIN FOR	CIL SQ METRE OF MARKE	T HOUSING		£796,133 £766
TOTENTIAL	CIL NATE PER SQ IV	ALTRE OF WA	MET HOOSING			TOTENTIA	CIL NATE PER	SQ WILTRE OF WARRE	T HOUSING		

	NCS		Resid	lential Via	hility A	Innra	isal
		•	(COIM	Cilciai vic	ibility F	appid	15ui
DEVELOPM	IENT SCENARI	O A	partments		Δ	partments	20
<b>BASE LAND</b>	VALUE SCEN		ownfield			bed houses	0
<b>DEVELOPN</b>	MENT LOCATIO	N (ZONE)	<mark>)% Afforda</mark>	ble Housing	3	Bed houses	0
DEVELOPIV	IENT DETAILS		20	Total Units	4	bed houses	0
	Proportion	10%		Affordable Units		bed house	0
Affordable		50% LC		0% Social Rei		Affordable Ren	
	ent Floorspace	9	1170	Sqm Market Housing	150 s	qm Affordable	Housing
Developme							
Market Ho		CE		22501			62 740 500
18	Apartments	65 sq		2350 £ per sqn			£2,749,500
0	2 bed houses	75 sq		2700 £ per sqn			£0
0	3 Bed houses	90 sq		2640 £ per sqn			£0
0	4 bed houses	120 sq		2640 £ per sqn			£0
0	5 bed house	<b>150</b> sq	m	2550 £ per sqn	า		£0
ICHO		700/10	on Medical V	/alua			
LCHO 0	Apartments		en Market V				£32,078
1	Apartments	65 sq 75 sq		1645 £ per sqn			£70,875
0	2 Bed house 3 Bed House	75 sq 90 sq		1890 £ per sqn 1848 £ per sqn			£70,875 £33,264
U	3 Beu House	po sq	···	1040 ± per sqn	1		£33,204
Social Rent		40%lor	en Market V	عالم			
0	Apartments	65 sq		940 £ per sqn	n		£0
0	2 Bed house	75 sq		1080 £ per sqn			£0
0	3 Bed House	90 sq		1056 £ per sqn			£0
	3 Dea House	<b>50</b> 34		1030 1 per 3411			10
Affordable	Rent	55% Or	en Market V	'alue			
0	Apartments	65 sq		1292.5 £ per sqn	า		£25,204
1	2 Bed house	75 sq		1485 £ per sqn			£55,688
0	3 Bed House	90 sq		1452 £ per sqn			£26,136
20	Total Units						
Developme	ent Value						£2,992,744
Developme	ent Costs						
Land	Apartments	18 Plo	ots	4125 £ per plot			£74,250
	2 Bed House	O Plo	ots	10313 £ per plot			£0
	3 Bed House	O Plo		11786 £ per plot			£0
	4 Bed House	O Plo		16500 £ per plot			£0
	5 Bed House	O Plo	ots	20625 £ per plot	t Total Land	£74,250	£0
Stamp Duty				0			£743
Construction		<u> </u>		40221-	4.45		62 524 602
19	Apartments	65 sq		1823 £ per sqn		Gross/Net	£2,534,608
1	2B Houses	75 sq		1242 £ per sqn			£93,150
0	3B Houses	90 sq		1242 £ per sqn			£44,712
0	4B Houses	120 sq		1242 £ per sqn			£0
0	5B Houses	150 sq	m ————	1242 £ per sqn	1		£0
		using Land Cost					£17,502
		using Land Cost	•	8.0% Build Cos			£213,798
				0.5% GDV	ι		£14,964
				1.1% Build Cos	•		£29,397
				2.0% Market U			£54,990
				3.0% Build Cos			
				3.0% Build Cos 1750 £ per Ma			£80,699 £35,000
		5.0%	12	Month Build		∕Ith Sale Void	£127,020
		0.0% Co		IVIOITUI BUIIU	0 10	inii sale void	£127,020 £0
		Market Hsg	20.0%	of GDV A	ff Hsg 6.0% o	f GDV	£564,495
		Widt Ret 1136	20.070	10. 001 A		. 557	2504,455
<b>Total Cost</b>							£3,885,326

((NC	3	Resid	lential	Viab	ility A	Appra	isal
DEVELOPMENT SCENAR		Apartments Brownfield				Apartments	20
BASE LAND VALUE SCEN			bla Hamaina			bed houses	0
DEVELOPMENT LOCATION DEVELOPMENT DETAILS		20% Afforda	Total Units			Bed houses	0
Affordable Proportion	20%		Affordable Uni			bed houses bed house	0
Affordable Mix		LCHO 4	-	Social Rent		Affordable Rer	•
Development Floorspace			Sqm Market H			igm Affordable	
Development Value		1040	Sqiii iviai ket ii	ousing	300 3	iqiii Ailordable	riousing
Market Houses							
16 Apartments	65	sqm	2350	£ per sqm			£2,444,000
0 2 bed houses		sqm		£ per sqm			£0
0 3 Bed houses		sqm		£ per sqm			£0
0 4 bed houses	120			£ per sqm			£0
0 5 bed house	150			£ per sqm			£0
		- 4		_ p =			
LCHO	70%	Open Market V	/alue				
1 Apartments		sqm		£ per sqm			£64,155
1 2 Bed house		sqm		£ per sqm			£141,750
0 3 Bed House		sqm		£ per sqm			£66,528
Social Rent	40%	Open Market V	/alue				
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 V	/alue				
1 Apartments	65	sqm		£ per sqm			£50,408
1 2 Bed house		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 value							12,530,400
<b>Development Costs</b>							
<b>Land</b> Apartments	16	Plots	4125	£ per plot			£66,000
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	<b>Total Land</b>	£66,000	£0
Stamp Duty Land Tax			1.0%				£660
Construction							
17 Apartments	65	sqm		£ per sqm	1.15	Gross/Net	£2,343,831
2 2B Houses	75	sqm		£ per sqm			£186,300
1 3B Houses	90	sqm		£ per sqm			£89,424
0 4B Houses	120		1242	£ per sqm			£0
0 5B Houses	150	-	1242	£ per sqm			£0
20		Total sqm					
	using Land Co	ost					£35,004
				Build Cost			£209,564
			0.5%				£14,652
				Build Cost			£28,815
				Market Units	Value		£48,880
				Build Cost			£79,637
				£ per Market			£35,000
	5.0%		Month Build		6	∕Ith Sale Void	£124,518
	0.0%		-				£0
	Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% c	of GDV	£517,989
Total Cost							£3,780,275
	IR CII						£849 787

W.	NCS		sidential Vial			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS	Gross	ments Residual Value  Affordable Housing 20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value  20% Affordable Housing 20 Total Units  0.20 Site Area 4 bed houses 5 bed house	20 0 0 0 0
	ent Floorspace	•	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		65 sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0	0 2 bed houses	75 sqm 2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm		£0		90 sqm 2640 £ per sqm	£0
0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£0 £0		20 sqm         2640 f per sqm           50 sqm         2550 f per sqm	£0 £0
U	3 bed flouse	130 34111	2550 L per sqiii		LO	O 3 Ded House 15	2550 L per squi	10
LCHO		<b>70</b> % Open N					Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm		£0	-	65 sqm 1645 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	30 Sqiii	10+0 I bei sdu		10	O S DEU FIOUSE	20 3qiii 1040 E pei 3qiii	EU
Social Ren	t	40% Open N				Social Rent 40	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm		£0	·	65 sqm 940 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1056 £ per sqm		EU	O 3 Bed House	90 sqm	EU
Affordable	e Rent	55% Open N	Narket Value			Affordable Rent 55	Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm		£0	0 Apartments	65 sqm 1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0		75 sqm	£0
20	3 Bed House Total Units	90 sqm	1452 £ per sqm		£0	0 3 Bed House 9	90 sqm	£0
Developm					£3,055,000	Development Value		£2 0EE 000
Developm					, ,	Development value		£3,055,000
	ent Costs				, ,			13,055,000
	ent Costs					Development Costs		£3,033,000
	ent Costs							13,033,000
	ent Costs							15,055,000
	ent Costs							13,033,000
	ent Costs							13,033,000
Constructi	ion					Development Costs  Construction		
Constructi 20	<b>ion</b> Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385	Construction 20 Apartments	65 sqm	£2,725,385
Constructi	ion Apartments 2B Houses	75 sqm	1242 £ per sqm	1.15 Gross/Net	£0	Construction 20 Apartments 0 28 Houses	75 sqm 1242 £ per sqm	£2,725,385 £0
Constructi 20 0	<b>ion</b> Apartments		1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net		Construction 20 Apartments 0 28 Houses 0 38 Houses		£2,725,385
Constructi 20 0 0 0 0	ion Apartments 2B Houses 3B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0
Constructi 20 0 0 0	ion  Apartments 2B Houses 3B Houses 4B Houses	75 sqm 90 sqm 120 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
20 0 0 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 20 145	75 sqm	£2,725,385 £0 £0 £0 £0
20 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per		£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per		£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   1242   f. per sqm	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest 5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £218,031 £15,275 £29,979 £61,100 £81,762 £121,685
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangeme	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm  Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000



## 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%

<b>Housing Type</b>	& Size			Construction C	lost Sqm	
Apartments	65	sqm	1.15	Apartments	1823 sqr	m
2 bed houses	75	sqm	Gross : Net	2 bed houses	<b>1242</b> sqr	m
3 Bed houses	90	sqm		3 Bed houses	1242 sqr	m
4 bed houses	120	sqm		4 bed houses	1242 sqr	m
5 bed house	150	sqm		5 bed house	1242 sqr	m
		_				

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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential So</b>	enario 1		
Title	Urban 250 Dw	ellings	
Unit Numbers		0	Apartments
		40	2 bed houses
		115	3 Bed houses
		90	4 bed houses
		5	5 bed house
			_

<b>Residential Sc</b>	enario 2		
Title	Urban 100 Dw	ellings	
Unit Numbers		0	Apartments
		46	2 bed houses
		15	3 Bed houses
		31	4 bed houses
		8	5 bed house
			_

<b>Residential Sc</b>	enario 3		
Title	Urban 30 Dwel	llings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

<b>Residential Sc</b>	enario 4		
Title	Rural 15 Dwell	ings	
Unit Numbers		0	Apartments
		3	2 bed houses
		6	3 Bed houses
		6	4 bed houses
		0	5 bed house

<b>Residential So</b>	enario 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%		

Density per Ha	1			
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					
<u>Greenfield</u>	£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

	yes	Re	esidential Via	bility Appra	isal		ycs	Resid	dential Viab	ility Apprai	isal
_	MENT SCENARIO		n 250 Dwellings	Apartments	0		JENT SCENARIO		o .	Apartments	0
	D VALUE SCENA		nfield	2 bed houses	40		D VALUE SCENA			2 bed houses	40
	MENT LOCATIO MENT DETAILS	N (ZONE) 10%	Affordable Housing 250 Total Units	3 Bed houses 4 bed houses	115 90		MENT LOCATION MENT DETAILS		dable Housing  O Total Units	3 Bed houses 4 bed houses	115 90
_	Proportion	10%	25 Affordable Units	5 bed house	5	_	Proportion		O Affordable Units	5 bed house	5
Affordable		50% ссно	0% Social Ren		_	Affordable		50% ссно	0% Social Rent	50% Affordable Rent	
	ent Floorspace		22410 Sqm Market Housing	1,875 Sqm Affordable	Housing		ent Floorspace	1992	O Sqm Market Housing	3,750 Sqm Affordable	Housing
<b>Developm</b> Market Ho						<b>Developm</b> Market Ho					
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
36	2 bed houses	75 sqm	2700 £ per sqm		£7,290,000	32	2 bed houses	75 sqm	2700 £ per sqm		£6,480,000
104	3 Bed houses	90 sqm	2640 £ per sqm		£24,591,600	92	3 Bed houses	90 sqm	2640 £ per sqm		£21,859,200
81	4 bed houses	120 sqm	2640 £ per sqm		£25,660,800	72	4 bed houses	120 sqm	2640 £ per sqm		£22,809,600
5	5 bed house	150 sqm	2550 £ per sqm		£1,721,250	4	5 bed house	150 sqm	2550 £ per sqm		£1,530,000
LCHO	ı	70% Open	Market Value			LCHO	-	70% Open Market	· Value		
4	Apartments	65 sqm	1645 £ per sqm		£400,969	8	Apartments	65 sqm	1645 £ per sqm		£801,938
6	2 Bed house	<b>75</b> sqm	1890 £ per sqm		£885,938	13	2 Bed house	75 sqm	1890 £ per sqm		£1,771,875
3	3 Bed House	90 sqm	1848 £ per sqm		£415,800	5	3 Bed House	90 sqm	1848 £ per sqm		£831,600
Social Ren	+ [	40% Open	Market Value			Social Ren	, -	40% Open Market	Value		
0	Apartments	65 sgm	940 £ per sqm		£0	0	Apartments	65 sgm	940 £ per sqm		£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable	Dont	FF0/10	Mark at Males			Affordable	Dont	FF0/10 Market	Mal		
Affordable	Apartments	55% Open 65 sgm	Market Value 1292.5 £ per sqm		£315,047	Affordable 8	Apartments	55% Open Market 65 sgm	1292.5 £ per sqm		£630,094
6	2 Bed house	75 sqm	1485 £ per sqm		£696,094	13	2 Bed house	75 sqm	1485 £ per sqm		£1,392,188
3	3 Bed House	90 sqm	1452 £ per sqm		£326,700	5	3 Bed House	90 sqm	1452 £ per sqm		£653,400
250	Total Units					250	Total Units				
Developm	ent Value				£62,304,197	Developm	ent Value				£58,759,894
Developm	ent Costs					Developm	ent Costs				
Land	Apartments	0 Plots	9290 £ per plot		£0	Land	Apartments	0 Plots	9290 £ per plot		£0
Land	Apartments 2 Bed House	36 Plots	23225 £ per plot		£836,113	Land	2 Bed House	32 Plots	23225 £ per plot		£743,211
Land	Apartments 2 Bed House 3 Bed House	36 Plots 104 Plots	23225 £ per plot 26543 £ per plot		£836,113 £2,747,227	Land	2 Bed House 3 Bed House	32 Plots 92 Plots	23225 £ per plot 26543 £ per plot		£743,211 £2,441,980
Land	Apartments 2 Bed House 3 Bed House 4 Bed House	36 Plots 104 Plots 81 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot		£836,113 £2,747,227 £3,010,005	Land	2 Bed House 3 Bed House 4 Bed House	32 Plots 92 Plots 72 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot	Total Land	£743,211 £2,441,980 £2,675,560
<b>Land</b> Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	36 Plots 104 Plots	23225 £ per plot 26543 £ per plot		£836,113 £2,747,227	Land Stamp Dut	2 Bed House 3 Bed House 4 Bed House 5 Bed House	32 Plots 92 Plots	23225 £ per plot 26543 £ per plot	Total Land £6,046,554	£743,211 £2,441,980
	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House sy Land Tax	36 Plots 104 Plots 81 Plots 5 Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095	Stamp Dut	2 Bed House 3 Bed House 4 Bed House 5 Bed House by Land Tax	32 Plots 92 Plots 72 Plots 4 Plots	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%		£743,211 £2,441,980 £2,675,560 £185,803 £241,862
Stamp Dut Constructi 8	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax  On  Apartments	36 Plots 104 Plots 81 Plots 5 Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095	Stamp Dut Constructi 15	2 Bed House 3 Bed House 4 Bed House 5 Bed House by Land Tax  On  Apartments	32 Plots 92 Plots 72 Plots 4 Plots	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm	Total Land £6,046,554  1.15 Gross/Net	£743,211 £2,441,980 £2,675,560 £185,803 £241,862
Stamp Dut Constructi 8 49	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses	36 Plots 104 Plots 81 Plots 5 Plots 65 sqm 75 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	Total Land £6,802,373  1.15 Gross/Net	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775	Stamp Dut Constructi 15 57	2 Bed House 3 Bed House 4 Bed House 5 Bed House by Land Tax  On  Apartments 2B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses	36 Plots 104 Plots 81 Plots 5 Plots 65 sqm 75 sqm 90 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130	Stamp Dut Constructi 15 57 102	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm		£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560
Stamp Dut Constructi 8 49	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses	36 Plots 104 Plots 81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240	Stamp Dut Constructi 15 57	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm		£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses	36 Plots 104 Plots 81 Plots 5 Plots 65 sqm 75 sqm 90 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130	Stamp Dut Constructi 15 57 102	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses	32 Plots 92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm		£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm f per sqm f per sqm		£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1245 f per sqm 1246 f per sqm	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225	Total Land £6,802,373	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm g per sqm Hull Cost Hull Cost	1.15 Gross/Net	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f Der sqm 1244 f Der sqm 1245 f Der sqm 1246 Der sqm 1247 f Der sqm 1248 Der sqm 1249 f Der sqm 1249 f Der sqm 1240 f Der sqm 1241 f Der sqm 1242 f Der sqm	Total Land £6,802,373  1.15 Gross/Net	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm f per sqm f per sqm f per sqm 1242 f per sqm f	1.15 Gross/Net	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1240 £ per sqm 1241 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1243 £ per sqm 1244 £ per sqm 1245 £ per sqm 1246 Description of the per sqm 1247 £ per sqm 1248 £ per sqm 1249 £ per sqm 1249 £ per sqm 1240 £ per sqm	Total Land £6,802,373  1.15 Gross/Net	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot f per plot f per plot 46451 f per plot 4.0%  1823 f per sqm f	1.15 Gross/Net	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f Der sqm 1244 f Der sqm 1245 f Der sqm 1246 Der sqm 1247 f Der sqm 1248 Der sqm 1249 f Der sqm 1249 f Der sqm 1240 f Der sqm 1241 f Der sqm 1242 f Der sqm	Total Land £6,802,373  1.15 Gross/Net	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm f per sqm f per sqm f per sqm 1242 f per sqm f	1.15 Gross/Net	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	Total Land £6,802,373  1.15 Gross/Net  its Value  set Unit 6 Mth Sale Void	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £750,000 £1,988,825 £0	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm sing Land Cost	23225 f per plot 26543 f per plot f per plot f per plot 46451 f per plot 4.0%  1823 f per sqm f	Value Unit 6 Mth Sale Void	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £750,000 £1,926,523 £0
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	Total Land £6,802,373  1.15 Gross/Net  iits Value	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £750,000 £1,988,825	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm sing Land Cost	23225 f per plot 26543 f per plot f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm f p	Value Unit 6 Mth Sale Void	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £750,000 £1,926,523
Stamp Dut Constructi 8 49 109	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House Cy Land Tax On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	Total Land £6,802,373  1.15 Gross/Net  its Value  set Unit 6 Mth Sale Void	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £750,000 £1,988,825 £0	Stamp Dut Constructi 15 57 102 72 4	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm sing Land Cost	23225 f per plot 26543 f per plot f per plot f per plot 46451 f per plot 4.0%  1823 f per sqm f	Value Unit 6 Mth Sale Void	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £750,000 £1,926,523 £0
Stamp Dut Constructi 8 49 109 81 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House Land Tax On Apartments 2B Houses 3B Houses 5B Houses	36 Plots 104 Plots 81 Plots 5 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm using Land Cost	23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	Total Land £6,802,373  1.15 Gross/Net  its Value  set Unit 6 Mth Sale Void	£836,113 £2,747,227 £3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £750,000 £1,988,825 £0 £12,035,163	Stamp Dut Constructi 15 57 102 72 4 250  Total Cost	2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 5B Houses U	32 Plots 92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm esing Land Cost  5.0% 1 0.0% Cost Market Hsg 20.09	23225 f per plot 26543 f per plot f per sqm f per	Value Unit 6 Mth Sale Void	£743,211 £2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £750,000 £1,926,523 £0 £10,900,626

	NCS		Resident	ial Viak	oility Appra	isal		NCS	Re	esidential V	iability Appr	aisal
_	MENT SCENARIO		Jrban 250 Dwellings	<b>i</b>	Apartments	0		MENT SCENAR		n 250 Dwellings	Apartments	
_	D VALUE SCENA	_	Brownfield	-!	2 bed houses	40		VALUE SCEN		nfield	2 bed house	
	MENT LOCATION MENT DETAILS	in (ZONE)	<mark>.0% Affordable Hous</mark> 250 Total Uni		3 Bed houses	115 90		MENT LOCATION TENT DETAILS		Affordable Housing 250 Total Units	3 Bed house	
_	e Proportion	10%	25 Affordab		4 bed houses	5		Proportion	20%	50 Affordable Units	4 bed house	
Affordable		10% 50% L		0% Social Rent	5 bed house 50% Affordable Ren	_	Affordable		50% LCHO	O% Socia	5 bed house I Rent 50% Affordable	
	ent Floorspace		22410 Sgm Mar		1,875 Sgm Affordable			ent Floorspac		19920 Sqm Market Housin		
	ient Value		22410 3qiii ividi	ket nousing	1,075 Sqiii Alloruable	nousing	Developm			19920 Sqiii Warket Housiii	g 3,730 Sqiii Allolda	ible flousing
Market Ho							Market Ho					
0	Apartments	65 s	nm 2	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ pe	sam	£0
36	2 bed houses	75 s		2700 £ per sqm		£7,290,000	32	2 bed houses	75 sqm	2700 £ per		£6,480,000
104	3 Bed houses	90 s		2640 £ per sqm		£24,591,600	92	3 Bed houses	90 sqm	2640 £ per		£21,859,200
81	4 bed houses	120 s		2640 £ per sqm		£25,660,800	72	4 bed houses	120 sqm	2640 £ pei		£22,809,600
5	5 bed house	150 s		2550 £ per sqm		£1,721,250	4	5 bed house	150 sqm	2550 £ per		£1,530,000
3	3 bea nouse	130 3	2	E per sqiii		11,721,230	-	5 Dea House	130 34111	2330 E pc	34111	11,550,000
LCHO		70%	pen Market Value				LCHO		70% Open	Market Value		
4	Apartments L	65 s		L645 £ per sgm		£400,969	8	Apartments	65 sgm	1645 £ per	sam	£801,938
6	2 Bed house	75 s	•	L890 £ per sqm		£885,938	13	2 Bed house	75 sqm	1890 £ pei	•	£1,771,875
3	3 Bed House	90 s		L848 £ per sqm		£415,800	5	3 Bed House	90 sqm	1848 £ per	•	£831,600
3	3 Bea House	<b>30</b> 3	4,,,	EO-TO E per sqiii		1415,000	3	3 Bea House	30 3qm	10-10 I pc	34111	1031,000
Social Ren	† T	40%	pen Market Value				Social Ren		40% Onen	Market Value		
0	Apartments	65 s		940 £ per sqm		£0	0	Apartments	65 sqm	940 £ pei	rsam	£0
0	2 Bed house	<b>75</b> s	·	LOSO £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ pei		£0
0	3 Bed House	90 s		LOS6 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per		£0
	3 Dea House	<b>30</b> 3	4111 -	LOGO I per sqiii		10	U	3 Dea House	JO 3qiii	1030 1 per	34III	10
Affordable	Rent	55%	pen Market Value				Affordable	Rent	55% Onen	Market Value		_
4	Apartments	65 s		92.5 £ per sgm		£315,047	8	Apartments	65 sqm	1292.5 £ pei	rsam	£630,094
6	2 Bed house	75 s	•	L485 £ per sqm		£696,094	13	2 Bed house	75 sqm	1485 £ pei		£1,392,188
3	3 Bed House	90 s		L452 £ per sqm		£326,700	5	3 Bed House	90 sqm	1452 £ pei		£653,400
250	Total Units	30 3	4··· –	- 10 = 2 per 5q		2020). 00	250	Total Units	<b>5 5 4</b>			
Developm						£62,304,197	Developm					£58,759,894
Developm	ent Costs	_	_	_			Developm	ent Costs	_			_
Land	Apartments	0 P	lots 11	315 £ per plot		£0	Land	Apartments	0 Plots	11315 £ pe	plot	£0
	2 Bed House	36 P		3288 £ per plot		£1,018,363		2 Bed House	32 Plots	28288 £ pe		£905,211
	3 Bed House	104 P		2329 £ per plot		£3,346,049		3 Bed House	92 Plots	32329 £ per		£2,974,265
	4 Bed House	81 P		261 £ per plot		£3,666,105		4 Bed House	72 Plots	45261 £ pe		£3,258,760
	5 Bed House	5 P		576 £ per plot	Total Land £8,285,107	£254,591		5 Bed House	4 Plots	56576 £ pe		
Stamp Du	ty Land Tax			0	, ,	£331,404	Stamp Dut			4.0%		£294,582
Construct							Constructi	on				
8	Apartments	<b>65</b> s	qm 1	823 £ per sqm	1.15 Gross/Net	£1,022,019	15	Apartments	65 sqm	1823 £ pe	sqm 1.15 Gross/Net	£2,044,039
49	2B Houses	<b>75</b> s		1242 £ per sqm		£4,517,775	57	2B Houses	75 sqm	1242 £ pe		£5,309,550
109	3B Houses	<b>90</b> s		242 £ per sqm		£12,128,130	102	3B Houses	90 sqm	1242 £ pe		£11,401,560
81	4B Houses	<b>120</b> s	gm 1	242 £ per sqm		£12,072,240	72	4B Houses	120 sqm	1242 £ per		£10,730,880
5	5B Houses	<b>150</b> s		£ per sqm		£838,350	4	5B Houses	150 sqm	1242 £ pe	r sqm	£745,200
							250		23816 Total s			
	l	using Land Cos	st			£600,107			using Land Cost			£1,200,213
				.0% Build Cost		£2,446,281			_	8.0% Build	Cost	£2,418,498
			0	.5% GDV		£311,521				<b>0.5%</b> GDV		£293,799
			1	.1% Build Cost		£336,364				1.1% Build	Cost	£332,544
			2	.0% Market Units	s Value	£1,185,273				2.0% Mark	et Units Value	£1,053,576
				.0% Build Cost		£935,359				3.0% Build		£942,943
				000 £ per Marke	t Unit	£750,000				3000 £ per		£750,000
		5.0%	12 Month Bu		6 Mth Sale Void	£2,112,966			5.0%	12 Month Build	6 Mth Sale Vo	
		0.0%				£0			0.0% Cost			£0
	-	Market Hsg	20.0% of GDV	Aff H	lsg 6.0% of GDV	£12,035,163				20.0% of GDV	Aff Hsg 6.0% of GDV	£10,900,626
Total Cost						£59,908,058	<b>Total Cost</b>					£57,824,195
DOTENT	I MARCINIERO	CII				C2 205 420	DOTENTIA	L NAARGIALEA	D CII			
	L MARGIN FOR L CIL RATE PER		MARKET HOUSING	ŝ		£2,396,139 £107		L MARGIN FO L CIL RATE PEI	R CIL R SQ METRE OF M <i>I</i>	ARKET HOUSING		£935,699 £47

		_	_			_	_	_
	CS Re	esidential Viab	ility Appra	isal	(NC	Res	sidential Vial	bility Apprai
		Urban 250 Dwellings	Apartments	0	DEVELOPMENT SCENA	ARIO	Urban 250 Dwellings	Apartments
		Gross Residual Value	2 bed houses	40	<b>BASE LAND VALUE SC</b>		Gross Residual Value	2 bed houses
	LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115	<b>DEVELOPMENT LOCA</b>		20% Affordable Housing	3 Bed houses
DEVELOPMENT	DETAILS	250 Units 8.14	Site Area 4 bed houses	90	DEVELOPMENT DETA	ILS	250 Units 8.14	Site Area 4 bed houses
			5 bed house	5				5 bed house
Development Fl	norsnace	24900 Sqm Market Housing			Development Floorsp	ace 2	4900 Sqm Market Housing	
Development V		24300 Sqiii Warket Housing			Development Value	ucc	-500 Sqiii Market Housing	
Market Houses					Market Houses			
0 Apai	rtments 65 sqm	2350 £ per sqm		£0	0 Apartments	s 65 sqm	2350 £ per sqm	
40 2 be	d houses 75 sqm	2700 £ per sqm		£8,100,000	40 2 bed house		2700 £ per sqm	
	d houses 90 sqm	2640 £ per sqm		£27,324,000	115 3 Bed house		2640 £ per sqm	
90 4 be	d houses 120 sqm	2640 £ per sqm		£28,512,000	90 4 bed house		2640 £ per sqm	
5 5 be	d house 150 sqm	2550 £ per sqm		£1,912,500	5 5 bed house	e 150 sqm	2550 £ per sqm	
LCHO	700/10	Name of Value			LCHO	700/10	ulat Value	
		Market Value 1645 £ per sgm		£0	_	70% Open Ma	rket value 1645 £ per sqm	
	tments 65 sqm d house 75 sqm	1890 £ per sqm		£0		·	1890 £ per sqm	
	d House 75 sqm 90 sqm	1848 £ per sqm		£0	0 2 Bed house 0 3 Bed House	•	1848 £ per sqm	
0 3 60	u nouse 30 sqiii	1040 £ pei sqiii		10	O 5 Bed Hous	e 90 sqiii	1040 £ per sqiii	
Social Rent	40% Open	Market Value			Social Rent	40% Open Ma	rket Value	
0 Apai	rtments 65 sqm	940 £ per sqm		£0	0 Apartments		940 £ per sqm	
0 2 Be	d house 75 sqm	1080 £ per sqm		£0	0 2 Bed house	e 75 sqm	1080 £ per sqm	
0 3 Be	d House 90 sqm	1056 £ per sqm		£0	0 3 Bed Hous	e 90 sqm	1056 £ per sqm	
Afferdalala Dant	FF0/1-				Affandalda Dant	FF0/1a		
Affordable Rent		Market Value 1292.5 £ per sgm		£0	Affordable Rent  O Apartments	55% Open Ma 65 sgm	rket Value 1292.5 £ per sqm	
•	·				7.150.1110.110	·		
	d house 75 sqm	1485 £ per sqm		£0 £0	2 250 0 405	·	1485 £ per sqm	
	d House 90 sqm	1452 £ per sqm		EU	0 3 Bed Hous 250 Total Units	e 90 sqm	1452 £ per sqm	
Development V				£65,848,500	Development Value			
Development Co					Development Costs			
•	rtments				Land			
	d House	<u> </u>					<u> </u>	
	d House d House	<b>——</b>					<u> </u>	
	d House	<b>——</b>						
2 86	u House	<del>                                     </del>						
Construction					Construction			
0 Apai	rtments 65 sqm	1823 £ per sqm	1.15 Gross/Net	£0	0 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
	louses 75 sqm	1242 £ per sqm		£3,726,000	40 2B Houses	75 sqm	1242 £ per sqm	<del></del>
	louses 90 sqm	1242 £ per sqm		£12,854,700	115 3B Houses	90 sqm	1242 £ per sqm	
90 4B F	louses 120 sqm	1242 £ per sqm		£13,413,600	90 4B Houses	120 sqm	1242 £ per sqm	
	louses 150 sqm	1242 £ per sqm		£931,500	5 5B Houses	150 sqm	1242 £ per sqm	
250	24900 Total :	sqm			250	24900 Total sqn	1	
Drofossional		9 00/ 2 11 2		62 474 064	Drofossianal France		9 00/ 5 11 5	
Professional Fee	5	8.0% Build Cost		£2,474,064	Professional Fees		8.0% Build Cost	
Legal Fees		0.5% GDV		£329,243	Legal Fees		0.5% GDV	
Statutory Fees	Costs	1.1% Build Cost	/ala	£340,184	Statutory Fees		1.1% Build Cost	ta Malua
Sales/Marketing	COSIS	2.0% Market Units \	value	£1,316,970	Sales/Marketing Costs		2.0% Market Uni	ts value
Contingencies		3.0% Build Cost		£927,774	Contingencies		3.0% Build Cost	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£1,411,095	Interest	5.0%	12 Month Build	6 Mth Sale Void
Arrangement Fe		12 Month Bullu	o ivitii sale void	£0	Arrangement Fee	0.0% Cost	12 World Build	o with sale volu
	3.070 0030					2.270 0030		

Development Profit

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

Market Hsg

20.0% of GDV

Market Hsg

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

20.0% of GDV

£13,169,700 Development Profit

**Total Cost** 

£50,894,829

£14,953,671 £1,838,028 40

115

90

£8,100,000 £27,324,000 £28,512,000 £1,912,500

> £0 £0 £0

£0 £0

£0 £0 £0

£65,848,500

£3,726,000 £12,854,700 £13,413,600 £931,500

£2,474,064 £329,243 £340,184 £1,316,970 £927,774

£1,411,095

£13,169,700

£50,894,829

£14,953,671 £1,838,028

DEVELOR	MENT SCENARIO	Urban 100	Dwellings	Apartments	0	DEVELOR	MENT SCENARI	Re	nn 100 Dwellings		partments	0
_	O VALUE SCENARIO	Greenfield		2 bed houses	46	_	D VALUE SCENA		enfield		bed houses	46
	MENT LOCATION (ZO		able Housing	3 Bed houses	15		MENT LOCATIO		Affordable Housing		Bed houses	15
	MENT DETAILS		7 Total Units	4 bed houses	31		MENT DETAILS		100 Total Units		bed houses	31
	Proportion		O Affordable Units	5 bed house	8	_	Proportion	20%	20 Affordable Units		bed house	8
Affordable		50% ссно	0% Social Rent	50% Affordable Rent		Affordable		50% ссно			Affordable Rent	
Developmo	ent Floorspace		8 Sqm Market Housing	750 Sqm Affordable		Developm	ent Floorspace		7776 Sqm Market Hous		qm Affordable Ho	using
Developmo	ent Value					Developm	ent Value					
Market Ho	uses					Market Ho	uses					
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ p			
41	2 bed houses	75 sqm	2700 £ per sqm		£8,383,500	37	2 bed houses	75 sqm	2700 £ p			£7,4
14	3 Bed houses	90 sqm	2640 £ per sqm		£3,207,600	12	3 Bed houses	90 sqm	2640 £ p			£2,8
28	4 bed houses	120 sqm	2640 £ per sqm		£8,838,720	25	4 bed houses	120 sqm	2640 £ ş			£7,8
7	5 bed house	150 sqm	2550 £ per sqm		£2,754,000	6	5 bed house	<b>150</b> sqm	2550 £ p	per sqm		£2,4
1 611 6		700/1				1.0110		3007				
LCHO		70% Open Market			64.60.006	LCHO			Market Value			0.5
2	Apartments	65 sqm	1645 £ per sqm		£160,388	3	Apartments	65 sqm	1645 £;	•		£3
3	2 Bed house	75 sqm	1890 £ per sqm		£354,375	5	2 Bed house	75 sqm	1890 £;	•		£7
1	3 Bed House	90 sqm	1848 £ per sqm		£166,320	2	3 Bed House	90 sqm	1848 £ į	oer sqm		£3
Social Rent		400/ On an Marilian	Malua			Social Ren	+	400/10	NAsslant Value			
0		40% Open Market	940 £ per sqm		£0.	o O		40% Open 65 sqm	Market Value 940 £ p	201.000		
0	Apartments 2 Bed house	75 sqm	1080 £ per sqm		£0 £0	0	Apartments 2 Bed house	75 sqm	1080 £ p			
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ p	· ·		
U	3 Bed House	90 sqiii	1030 £ per sqiii		10	U	3 Deu House	90 sqiii	1030 1 )	Jer sym	_	
Affordable	Rent	55% Open Market	Value			Affordable	Rent	55% Onen	Market Value			
2	Apartments	65 sam	1292.5 £ per sqm		£126,019	3	Apartments	65 sgm	1292.5 £ g	ner sam		£2
3	2 Bed house	75 sqm	1485 £ per sqm		£278,438	5	2 Bed house	75 sqm	1485 £ ;	•		£5
1	3 Bed House	90 sqm	1452 £ per sqm		£130,680	2	3 Bed House	90 sqm	1452 £;	•		£2
100	Total Units	·			,	100	Total Units			·		
Developmo	ent Value				£24,400,039	Developm	ent Value					£23,0
Developmo	ent Costs					Developm	ent Costs					
Land	Apartments	0 Plots	9234 £ per plot		£0	Land	Apartments	0 Plots	9234 £ r	per plot		
	2 Bed House	41 Plots	23086 £ per plot		£955,765		2 Bed House	37 Plots	23086 £ r	aar alat		£8
	2.0 1.1	11 51 .	0.600.4									C 2
	3 Bed House	14 Plots	26384 £ per plot		£356,186		3 Bed House	12 Plots	26384 £ p	per plot		£3
	4 Bed House	28 Plots	36938 £ per plot		£1,030,564		4 Bed House	25 Plots	26384 £ g 36938 £ g	per plot per plot		£9
	4 Bed House 5 Bed House		36938 £ per plot 46172 £ per plot	Total Land £2,674,955	£1,030,564 £332,440		4 Bed House 5 Bed House		26384 36938 46172	per plot per plot	£2,377,738	£9 £2
	4 Bed House 5 Bed House y Land Tax	28 Plots	36938 £ per plot	Total Land £2,674,955	£1,030,564	Stamp Dut	4 Bed House 5 Bed House ry Land Tax	25 Plots	26384 £ g 36938 £ g	per plot per plot	£2,377,738	£9
Construction	4 Bed House 5 Bed House y Land Tax on	28 Plots 7 Plots	36938 £ per plot 46172 £ per plot 4.0%		£1,030,564 £332,440 £106,998	Construct	4 Bed House 5 Bed House cy Land Tax	25 Plots 6 Plots	26384 36938 46172 4.0%	per plot per plot per plot Total Land	_	£9 £2 £
Construction 3	4 Bed House 5 Bed House y Land Tax on Apartments	28 Plots 7 Plots 65 sqm	36938 £ per plot 46172 £ per plot 4.0%	Total Land £2,674,955  1.15 Gross/Net	£1,030,564 £332,440 £106,998 £408,808	Constructi 6	4 Bed House 5 Bed House cy Land Tax on Apartments	25 Plots 6 Plots	26384 36938 46172 4.0%	per plot per plot per plot per plot per sqm  1.15	£2,377,738	£9 £2 £
Construction 3 46	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses	28 Plots 7 Plots 65 sqm 75 sqm	36938 £ per plot 46172 £ per plot 4.0% 1823 £ per sqm 1242 £ per sqm		£1,030,564 £332,440 £106,998 £408,808 £4,322,160	Constructi 6 47	4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses	25 Plots 6 Plots 65 sqm 75 sqm	26384 36938 46172 4.0%	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3
3 46 16	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm £ per sqm		£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590	6 47 16	4 Bed House 5 Bed House sy Land Tax on Apartments 2B Houses 3B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm	26384 36938 £ £ 46172 4.0% 1823 £ £ 1242 £ £ 1242 £ £	per plot per plot per plot per sqm per sqm per sqm per sqm per sqm per sqm	_	£9 £2 £ £8 £4,3 £1,7
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm		£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216	Constructi 6 47	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm	26384 36938 fg 46172 fg 4.0% 1823 fg 1242 fg 1242 fg	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7 £3,6
Construction 3 46 16	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm £ per sqm		£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590	6 47 16 25 6	4 Bed House 5 Bed House sy Land Tax on Apartments 2B Houses 3B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26384 36938 £ £ 46172 £ £ 4.0% 1823 £ £ 1242 £ £ 1242 £ £ 1242 £ £ 1242 £ £	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm		£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360	6 47 16	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total	26384 36938 £ £ 46172 £ £ 4.0% 1823 £ £ 1242 £ £ 1242 £ £ 1242 £ £ 1242 £ £	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm	36938 f per plot 46172 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26384 36938 £ £ 46172 £ £ 4.0% 1823 £ £ 1242 £ £ 1242 £ £ 1242 £ £	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 8.0% Build Cost		£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total	26384 36938 £ g 46172 £ g 4.0% 1823 £ g 1242 £ g 1242 £ g 1242 £ g 1242 £ g	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per sqm 1823 £ per sqm 1242 £ per sqm 6 per sqm 1242 £ per sqm 6 per sqm		£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total	26384 36938 £ g 46172 £ g 4.0% 1823 £ g 1242 £ g 1242 £ g 1242 £ g 1242 £ g 1242 £ g 6 g 6 g 6 g 6 g 6 g 6 g 6 g 6	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm 1242 £ per sqm 1242 £ per sqm 6 per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1243 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.15 Gross/Net	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total	26384 36938 £ g 46172 £ g 4.0% 1823 £ g 1242 £ g 1242 £ g 1242 £ g 1242 £ g 1242 £ g 1242 £ g 1243 £ g 1244 £ g 1245 £ g 1245 £ g 1246 £ g 1247 £ g 1248 £ g 1248 £ g 1248 £ g 1248 £ g 1249 £ g 1249 £ g 1241 £ g 1242 £ g 1242 £ g 1242 £ g 1243 £ g 1244 £ g 1245 £ g 1246 £ g 1247 £ g 1248 £ g 1248 £ g 1248 £ g 1249 £ g 1249 £ g 1240 £ g 1	per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1 £3 £9 £1
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm 1242 £ per sqm 1242 £ per sqm 6 per sqm 1242 £ per sqm 1242 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 0.5% Market Unit:	1.15 Gross/Net	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total	26384 36938 £ £ 46172 £ £ 4.0% 1823 £ £ 1242 £ £ £ 1242 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	per plot per plot per plot per plot per sqm	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1 £3 £9 £1
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 242 £ per sqm £ per sqm 1242 £ per sqm 6 per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 3.0% Build Cost	1.15 Gross/Net	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total	26384 36938 £ £ 46172 £ £ 4.0% 1823 £ £ 1242 £ £ 8.0% Bu 0.5% GE 1.1% Bu 2.0% Ma 3.0% Bu	per plot per plot per plot per plot per sqm pe	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1 £3 £9 £1 £1
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm £ per sqm £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 3.0% Build Cost 3000 £ per Marke	1.15 Gross/Net s Value	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £300,000	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total using Land Cost	26384 36938 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	per plot per plot per plot per sqm per	Gross/Net	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1 £3 £9 £1 £1 £4 £3 £3
3 46 16 28	4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 242 £ per sqm £ per sqm 1242 £ per sqm 6 per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 3.0% Build Cost	1.15 Gross/Net	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £300,000 £779,573	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm using Land Cost	26384 36938 £ £ 46172 £ £ 4.0% 1823 £ £ 1242 £ £ 8.0% Bu 0.5% GE 1.1% Bu 2.0% Ma 3.0% Bu	per plot per plot per plot per sqm per	_	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1 £3 £9 £1 £1 £4
3 46 16 28	4 Bed House 5 Bed House y Land Tax  on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  using	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm Land Cost	36938 £ per plot 46172 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm £ per sqm £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 3.0% Build Cost 3000 £ per Marke	s Value t Unit 6 Mth Sale Void	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £300,000	6 47 16 25 6	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 9335 Total using Land Cost	26384 36938 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	per plot per plot per plot per sqm per	Gross/Net  Mth Sale Void	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1 £3 £9 £1 £1 £4 £3 £3
3 46 16 28 7	4 Bed House 5 Bed House y Land Tax  on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  using	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm Land Cost	36938 £ per plot 46172 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 3.0% Build Cost 4 per Marke Month Build	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £300,000 £779,573 £0 £4,709,737	Construct 6 47 16 25 6 100	4 Bed House 5 Bed House ty Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm using Land Cost	26384 36938 £ £ £ 46172 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	per plot per plot per plot per plot per sqm pe	Gross/Net  Mth Sale Void	£9 £2 £ £8 £4,3 £1,7 £3,6 £1,1 £3 £9 £1 £4 £3 £3 £7
46 16 28	4 Bed House 5 Bed House y Land Tax  on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  using	28 Plots 7 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm Land Cost	36938 £ per plot 46172 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Unit: 3.0% Build Cost 4 per Marke Month Build	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£1,030,564 £332,440 £106,998 £408,808 £4,322,160 £1,732,590 £4,158,216 £1,341,360 £195,902 £957,051 £122,000 £131,594 £463,676 £364,771 £300,000 £779,573 £0	Construct 6 47 16 25 6 100	4 Bed House 5 Bed House ty Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	25 Plots 6 Plots 6 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm sqm Ost 0.0% Cost Market Hsg	26384 36938 £ £ £ 46172 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	per plot per plot per plot per plot per sqm pe	Gross/Net  Mth Sale Void	£9 £2 £ £4,3 £1,7 £3,6 £1,1 £3 £9 £1 £4 £3 £3

46

15 31

£0

£7,452,000 £2,851,200 £7,856,640 £2,448,000

> £320,775 £708,750 £332,640

£252,038 £556,875 £261,360

£23,040,278

£0 £0 £0

£0 £849,569 £316,610 £916,057 £295,502

£95,110

£817,616 £4,359,420 £1,788,480 £3,696,192 £1,192,320

> £391,804 £948,322 £115,201 £130,394 £412,157 £367,375 £300,000

£756,372 £0

£4,267,514

£22,016,015

£1,024,262 £132

	NCS	Res	idential Via	bility Apprai	sal		NCS	Re	sidentia	ıl Viab	oility
DEVELOPM	MENT SCENARIO	Urban 1	00 Dwellings	Apartments	0	DEVELOP	MENT SCENAR	IO Urban	100 Dwellings		
	D VALUE SCENA			2 bed houses	46		ID VALUE SCEN				
DEVELOPM	MENT LOCATION	I (ZONE) 10% Aff	ordable Housing	3 Bed houses	15	<b>DEVELOP</b>	MENT LOCATIO	ON (ZONE) 20% A	ffordable Housin	g	
	MENT DETAILS		100 Total Units	4 bed houses	31		MENT DETAILS		100 Total Units		
Affordable	Proportion	10%	10 Affordable Units	5 bed house	8	<b>Affordabl</b>	e Proportion	20%	20 Affordable U	Units	
Affordable	Mix	50% ссно	0% Social Rent	50% Affordable Rent		<b>Affordabl</b>	e Mix	50% LCHO	0	% Social Rent	5
Developme	ent Floorspace	8	3748 Sqm Market Housing	750 Sqm Affordable H	ousing		nent Floorspace	e	7776 Sqm Market	t Housing	1,50
Developme							nent Value				
Market Ho	uses					Market H	ouses				
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm		50 £ per sqm	
41	2 bed houses	75 sqm	2700 £ per sqm		£8,383,500	37	2 bed houses	75 sqm		00 £ per sqm	
14	3 Bed houses	90 sqm	2640 £ per sqm		£3,207,600	12	3 Bed houses	90 sqm		£ per sqm	
28	4 bed houses	120 sqm	2640 £ per sqm		£8,838,720	25	4 bed houses	120 sqm		40 £ per sqm	
7	5 bed house	150 sqm	2550 £ per sqm		£2,754,000	6	5 bed house	150 sqm	255	£ per sqm	
ICHO	<del>-</del>	700/10000 Mar	deat Males			ICHO		700/10000 1/	la disat Malica		
LCHO 2	A	70% Open Mar 65 sqm	rket value 1645 £ per sqm		£160,388	LCHO 3	A	70% Open M 65 sqm		45 £ per sqm	
3	Apartments 2 Bed house	75 sqm	1890 £ per sqm		£354,375	5	Apartments 2 Bed house	75 sqm		90 £ per sqm	
1	3 Bed House	90 sgm	1848 £ per sqm		£166,320	2	3 Bed House	90 sqm		48 £ per sqm	
	3 Bed House	JO SQIII	1040 I per sqiii		1100,320		3 Dea House	JO Sqiii	104	70 I per sqiii	
Social Rent	t T	40% Open Mar	ket Value			Social Ren	nt	40% Open M	larket Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm		40 £ per sqm	
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm		80 £ per sqm	
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm		56 £ per sqm	
Affordable	Rent	55% Open Mar				Affordable	e Rent	55% Open M			
2	Apartments	65 sqm	1292.5 £ per sqm		£126,019	3	Apartments	65 sqm		5 £ per sqm	
3	2 Bed house	75 sqm	1485 £ per sqm		£278,438	5	2 Bed house	75 sqm		85 £ per sqm	
1	3 Bed House	90 sqm	1452 £ per sqm		£130,680	2	3 Bed House	90 sqm	145	52 £ per sqm	
100 Developmo	Total Units ent Value				£24,400,039	100 <b>Developn</b>	Total Units nent Value				
Developm	ent Costs					Developn	nent Costs				
Land	Apartments	0 Plots	11259 £ per plot		£0	Land	Apartments	0 Plots	1125	59 £ per plot	
	2 Bed House	41 Plots	28149 £ per plot		£1,165,353		2 Bed House	37 Plots		49 £ per plot	
	3 Bed House	14 Plots	32170 £ per plot		£434,293		3 Bed House	12 Plots		70 £ per plot	
	4 Bed House	28 Plots	45038 £ per plot		£1,256,554		4 Bed House	25 Plots	4503	38 £ per plot	
	5 Bed House	7 Plots	56297 £ per plot	Total Land £3,261,540	£405,340		5 Bed House	6 Plots	5629	97 £ per plot	Total L
Stamp Dut	y Land Tax		0		£130,462		ty Land Tax		4.0	<del>/%</del>	
Construction	on					Construct					
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£408,808	6	Apartments	65 sqm		£ per sqm	1.15
46	2B Houses	75 sqm	1242 £ per sqm		£4,322,160	47	2B Houses	75 sqm		£ per sqm	
16	3B Houses	90 sqm	1242 £ per sqm		£1,732,590	16	3B Houses	90 sqm		£ per sqm	
28	4B Houses	120 sqm	1242 £ per sqm		£4,158,216	25	4B Houses	120 sqm		£ per sqm	
7	5B Houses	150 sqm	1242 £ per sqm		£1,341,360	6	5B Houses	150 sqm		42 £ per sqm	
		sing Land Cast		_	C220 0C1	100		9335 Total sq	m	_	
	us	sing Land Cost	0.00/ 5.14.5		£238,861			using Land Cost	0.0	19/ pild G	
			8.0% Build Cost 0.5% GDV		£957,051 £122,000					9% Build Cost 9% GDV	
			0.5% GDV 1.1% Build Cost		£122,000 £131,594					.% GDV .% Build Cost	
			2.0% Market Un	its Value	£131,594 £463,676					Market Units	Value
			3.0% Build Cost	its value	£366,060					9% Build Cost	value
			3000 £ per Mark	et Unit	£300,000					DO £ per Market	Unit
		5.0%	12 Month Build	6 Mth Sale Void	£828,703			5.0%	12 Month Build		Jint
		0.0% Cost	TZ MOITH Bullu	o with sale volu	£0			0.0% Cost	IVIOIIIII Bullu		
			0.0% of GDV Aff	Hsg 6.0% of GDV	£4,709,737				20.0% of GDV	Aff H	sg 6.
T-1.16				<u></u>		Tatalo					<u></u>
Total Cost					£23,472,818	Total Cost					
	L MARGIN FOR (	CIL SO METRE OF MARK	(FT HOUSING		£927,221		AL MARGIN FO	R CIL R SO METRE OF MAI	RKET HOUSING		

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

tial Viability Appraisal

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£106

Apartments 2 bed houses

3 Bed houses

4 bed houses

5 bed house

50% Affordable Rent 1,500 Sqm Affordable Housing

Total Land £2,899,147

1.15 Gross/Net

6 Mth Sale Void

Aff Hsg 6.0% of GDV

46 15

31

£0

£7,452,000 £2,851,200

£7,856,640 £2,448,000

£320,775

£708,750

£332,640

£252,038

£556,875

£261,360

£23,040,278

£1,035,869

£1,116,937

£386,038

£360,302

£115,966

£817,616

£4,359,420 £1,788,480

£3,696,192

£1,192,320

£477,722

£948,322

£115,201

£130,394

£412,157 £369,952

£300,000

£801,954

£4,267,514

£22,692,357

£347,920

£45

£0

£0

£0

£0

£0

(NCS	Resid	dential Viability A	Appraisal		NCS	Resi	dential Vial	bility Appra	isal
	Urban 100	9	Apartments 0		PMENT SCENAR		0 Dwellings	Apartments	0
	Gross Resid		2 bed houses 46	_	AND VALUE SCEN		sidual Value	2 bed houses	46
DEVELOPMENT LOCATION		O .	3 Bed houses 15		PMENT LOCATION		rdable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	10		4 bed houses 31 5 bed house 8	DEVELO	PMENT DETAILS	. 1	00 Total Units 3.22	Site Area 4 bed houses 5 bed house	31 8
Development Floorspace	972	0 Sqm Market Housing		Develor	oment Floorspac	<b>a</b> 97	20 Sqm Market Housing		
Development Value	372	O Squirwarket Housing			oment Value	<b>C</b> 37	20 Sqiii Warket Housing		
Market Houses				Market					
0 Apartments	65 sqm	2350 £ per sqm		£0 0	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses	75 sqm	2700 £ per sqm	£9,315	000 46	2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses	90 sqm	2640 £ per sqm	£3,564	000 15	3 Bed houses	90 sqm	2640 £ per sqm		£3,564,000
31 4 bed houses	120 sqm	2640 £ per sqm	£9,820	300 31	4 bed houses	120 sqm	2640 £ per sqm		£9,820,800
8 5 bed house	150 sqm	2550 £ per sqm	£3,060	000 8	5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market	Value		LCHO		70% Open Marke	et Value		
0 Apartments	65 sqm	1645 £ per sqm		£0 0	Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house	75 sqm	1890 £ per sqm		£0 0	2 Bed house	75 sqm	1890 £ per sqm		£0
0 3 Bed House	90 sqm	1848 £ per sqm		£0 0	3 Bed House	90 sqm	1848 £ per sqm		£0
Social Rent	40% Open Market	Value		Social R	ent	40% Open Marke	et Value		
0 Apartments	65 sqm	940 £ per sqm		£0 0	Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house	75 sqm	1080 £ per sqm		£0 0	2 Bed house	75 sqm	1080 £ per sqm		£0
0 3 Bed House	90 sqm	1056 £ per sqm		£0 0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable Rent	55% Open Market	Value	_	Afforda	ble Rent	55% Open Marke	ot Valuo		
0 Apartments	65 sqm	1292.5 £ per sgm		£0 0	Apartments	65 sqm	1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0 0	2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm	1452 £ per sqm		£0 0	3 Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value			£25,759	100 Dovolos	Total Units oment Value				£25,759,800
			123,733						123,739,800
<b>Development Costs</b>				Develop	oment Costs				
Construction	65	40001		Constru			40001		
0 Apartments	65 sqm	1823 £ per sqm 1.15		£0 0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46 2B Houses	75 sqm	1242 £ per sqm	£4,284		2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15 3B Houses	90 sqm	1242 £ per sqm	£1,676		3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31 4B Houses	120 sqm	1242 £ per sqm	£4,620		4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8 5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm	£1,490	100 8 100	5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm		£1,490,400
100	9720 Total Sqm		_	100		9720 Total Sqiii			
Professional Fees		8.0% Build Cost	£965	779 Professi	onal Fees		8.0% Build Cost		£965,779
Legal Fees		0.5% GDV	£128	799 Legal Fe	es		0.5% GDV		£128,799
Statutory Fees		1.1% Build Cost	£132	795 Statuto			1.1% Build Cost		£132,795
Sales/Marketing Costs		2.0% Market Units Value	£515	L96 Sales/N	larketing Costs		2.0% Market Unit	ts Value	£515,196
Contingencies		3.0% Build Cost	£362				3.0% Build Cost		£362,167
Interest		2 Month Build 6	Mth Sale Void £550				12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee Development Profit	0.0% Cost  Market Hsg 20.09		£5,151		ment Fee oment Profit	0.0% Cost  Market Hsg 20.0	0% of GDV		£5,151,960
Total Cost	20.07	<u> </u>	£19,879			2010			£19,879,826
GROSS RESIDUAL LAND VA			£5,879		RESIDUAL LAND				£5,879,974
GROSS RESIDUAL LAND VA	ALUE PEK HA		£1,826	GKUSS	RESIDUAL LAND	VALUE PER HA			£1,826,889

	NCS	Re	sidential \	/iability /	Appra	isal
	MENT SCENAR		n 30 Dwellings		Apartments	0
	O VALUE SCEN				2 bed houses	11
	MENT LOCATIO		Affordable Housing		3 Bed houses	12
_	MENT DETAILS		30 Total Units		4 bed houses	6
Affordable	Proportion	10%	3 Affordable Units	:-I D	5 bed house	1
	ent Floorspace	50% ссно	0% Soc 2498 Sgm Market Housi		Affordable Rer Sqm Affordable	
Developm		=	2430 Sqiii Market Housi	rig ZZJ	Sqiii Ailordable	nousing
Market Ho						
0	Apartments	65 sqm	2350 £ p	er sam		£0
10	2 bed houses	75 sqm	2700 £ p	•		£2,004,750
11	3 Bed houses	90 sqm	2640 £ p			£2,566,080
5	4 bed houses	120 sqm	2640 £ p			£1,710,720
1	5 bed house	150 sqm	2550 £ p			£344,250
1.0110						
LCHO	Amortes	70% Open N		0.5 0.000		£10 116
0 1	Apartments	65 sqm 75 sqm	1645 f p 1890 f p	•		£48,116 £106,313
0	2 Bed house 3 Bed House	90 sqm	1848 £ p	•		£49,896
U	3 Bed House	JO SQIII	1040 Ερ	er sqiii		149,890
Social Ren		40% Open N	/Jarket Value			
0	Apartments	65 sqm	940 £ p	er sam		£0
0	2 Bed house	75 sqm	1080 £ p	•		£0
0	3 Bed House	90 sqm	1056 £ p	•		£0
Affordable	Rent	55% Open N	Market Value			
0	Apartments	65 sqm	1292.5 £ p	er sqm		£37,806
1	2 Bed house	75 sqm	1485 £ p	•		£83,531
0	3 Bed House	90 sqm	1452 £ p	er sqm		£39,204
30 <b>Developm</b>	Total Units ent Value					£6,990,666
Developm		0.51	027016			60
Land	Apartments	0 Plots	9378 £ p			£0
	2 Bed House	10 Plots	23446 f p 26795 f p			£232,114
	3 Bed House 4 Bed House	11 Plots 5 Plots	37513 £ p			£289,389 £202,572
	5 Bed House	1 Plots	46892 £ p		£766,279	£42,203
Stamp Dut		I FIOLS	4.0%	ei piot - Total Laliu	2100,219	£30,651
Constructi			4.070			130,031
1	Apartments	65 sqm	1823 £ p	er sqm 1.15	Gross/Net	£122,642
11	2B Houses	75 sqm	1242 £ p	· ·	,	£1,061,910
11	3B Houses	90 sqm	1242 £ p			£1,274,292
5	4B Houses	120 sqm	1242 £ p	er sqm		£804,816
1	5B Houses	150 sqm	1242 £ p	er sqm		£167,670
		hada a Land Cast				CEO CO7
		using Land Cost	0.00/ 5 :			£59,687
			8.0% Bui 0.5% GD			£274,506 £34,953
			1.1% Bui			£37,745
				rket Units Value		£132,516
			3.0% Bui			£104,731
				er Market Unit		£90,000
		5.0%	12 Month Build		Mth Sale Void	£223,797
		0.0% Cost			1	£0
		Market Hsg	20.0% of GDV	Aff Hsg 6.0%	of GDV	£1,347,052
Total Cost						£6,533,246

£457,420 £183

((NCS		Resid	lential	Viab	ility /	Appra	isal
DEVELOPMENT SCENAR		Urban 30 Dv	wellings			Apartments	0
BASE LAND VALUE SCEN		Greenfield				2 bed houses	11
DEVELOPMENT LOCATION DEVELOPMENT DETAILS			Total Units			3 Bed houses 4 bed houses	12 6
Affordable Proportion	20%	•	Affordable Uni	<b>+</b> c		5 bed houses	1
Affordable Mix		LCHO		Social Rent		Affordable Rer	
Development Floorspac			Sqm Market H			Sqm Affordable	
Development Value		2220	Sqiii ividi ketiri	ousning.	150	Sqminioradore	. 110431116
Market Houses							
0 Apartments	65	sqm	2350	£ per sqm			£C
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		sqm		£ per sqm			£1,520,640
1 5 bed house	150	sqm	2550	£ per sqm			£306,000
LCHO		Open Market V					000.000
1 Apartments		sqm		£ per sqm			£96,233
2 2 Bed house		sqm		£ per sqm			£212,625
1 3 Bed House	90	sqm	1848	£ per sqm			£99,792
Social Rent	40%	Onon Market V	/alua				
		Open Market V sqm		£ per sqm			£0
0 Apartments 0 2 Bed house		sqm		£ per sqm			£0
0 3 Bed House		sqm		£ per sqm			£0
3 Bea House	30	34111	1030	L per squi			20
Affordable Rent	55%	Open Market V	/alue				
1 Apartments		sqm		£ per sqm			£75,611
2 2 Bed house		sqm		£ per sqm			£167,063
1 3 Bed House	90	sqm	1452	£ per sqm			£78,408
30 Total Units  Development Value							£6,619,331
<b>Development Costs</b>							
<b>Land</b> Apartments	0	Plots	9378	£ per plot			£0
2 Bed House	9	Plots		£ per plot			£206,324
3 Bed House	10	Plots		£ per plot			£257,235
4 Bed House	5	Plots	37513	£ per plot			£180,064
5 Bed House	1	Plots	46892	£ per plot	<b>Total Land</b>	£681,137	£37,513
Stamp Duty Land Tax			4.0%				£27,245
Construction							
2 Apartments		sqm		£ per sqm	1.15	Gross/Net	£245,285
12 2B Houses		sqm		£ per sqm			£1,099,170
11 3B Houses		sqm		£ per sqm			£1,207,224
5 4B Houses		sqm		£ per sqm			£715,392
1 5B Houses		sqm	1242	£ per sqm			£149,040
50	using Land C	Total sqm					£119,373
	using Land C	OSC	8.0%	Build Cost			£273,289
			0.5%				£33,097
				Build Cost			£37,577
				Market Units	Value		£117,792
				Build Cost			£106,065
				£ per Market	Unit		£90,000
	5.0%	12	Month Build			Mth Sale Void	£217,997
	0.0%		•				£C
	Market Hsg	20.0%	of GDV	Aff Hs	6.0%	of GDV	£1,221,704
<b>Total Cost</b>							£6,341,385
POTENTIAL MARGIN FO POTENTIAL CIL RATE PEI		OF MARKET I	HOUSING				£277,946 £125

	NCS	Resid	lential Viak	oility Appra	isal		NCS	Res	idential Vial	oility Appra	isal
DEVELOPN	1ENT SCENARIO	Urban 30 Dv	wellings	Apartments	0	DEVELOP	MENT SCENAR	IO Urban 3	30 Dwellings	Apartments	0
-	VALUE SCENARIO			2 bed houses	11		ND VALUE SCEN			2 bed houses	11
	IENT LOCATION (ZO		ıble Housing	3 Bed houses	12		MENT LOCATION		ordable Housing	3 Bed houses	12
_	TENT DETAILS		Total Units	4 bed houses	6	_	MENT DETAILS		30 Total Units	4 bed houses	6
	Proportion		Affordable Units	5 bed house	1		le Proportion	20%	6 Affordable Units	5 bed house	1
Affordable		50% LCHO	0% Social Rent	50% Affordable Rer		Affordab		50% LCHO	0% Social Rent	50% Affordable Re	
	ent Floorspace	2498	Sqm Market Housing	225 Sqm Affordable	Housing		ment Floorspac	e 2	2220 Sqm Market Housing	450 Sqm Affordable	e Housing
Developme						Market H	ment Value				
Market Ho		651	2350 £ per sqm		£0	Market H		651	2350 £ per sqm		
0 10	Apartments	65 sqm 75 sqm	2700 £ per sqm		£2,004,750	9	Apartments	65 sqm 75 sqm	2700 £ per sqm		£1,7
10	2 bed houses 3 Bed houses	90 sqm	2640 £ per sqm		£2,566,080	10	2 bed houses 3 Bed houses	90 sqm	2640 £ per sqm		£2,2
5	4 bed houses	120 sqm	2640 £ per sqm		£1,710,720	5	4 bed houses	120 sqm	2640 £ per sqm		£1,5
1	5 bed house	150 sqm	2550 £ per sqm		£344,250	1	5 bed houses	150 sqm	2550 £ per sqm		£1,3
	5 bed flouse	sqiii	2330 E per sqiii		1344,230	1	5 Dea House	130 Sqiii	2330 E per sqiii		LJ
LCHO		70% Open Market V	'alue			LCHO		70% Open Ma	rket Value		
0	Apartments	65 sgm	1645 £ per sqm		£48,116	1	Apartments	65 sgm	1645 £ per sqm		f
1	2 Bed house	75 sgm	1890 £ per sqm		£106,313	2	2 Bed house	75 sqm	1890 £ per sqm		£2
0	3 Bed House	90 sqm	1848 £ per sqm		£49,896	1	3 Bed House	90 sqm	1848 £ per sqm		f
Social Rent		40% Open Market V				Social Re	nt	40% Open Ma			
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		
۸ <b></b>	David	FF0/1				Λ £€l - l- l	la Dant				
Affordable		55% Open Market V			C27 00C	Affordabl		55% Open Ma			
0	Apartments	65 sqm	1292.5 £ per sqm		£37,806	1	Apartments	65 sqm	1292.5 £ per sqm		Ė
1	2 Bed house	75 sqm	1485 £ per sqm		£83,531	2 1	2 Bed house	75 sqm	1485 £ per sqm		£1
0	3 Bed House	90 sqm	1452 £ per sqm		£39,204		3 Bed House	90 sqm	1452 £ per sqm		İ
30 <b>Developme</b>	Total Units ent Value				£6,990,666	30 <b>Developr</b>	Total Units ment Value				£6,6
Developme	ent Costs					Developr	ment Costs				
Land	Apartments	0 Plots	11403 £ per plot		£0	Land	Apartments	0 Plots	11403 £ per plot		
	2 Bed House	10 Plots	28508 £ per plot		£282,233		2 Bed House	9 Plots	28508 £ per plot		£2
	3 Bed House	11 Plots	32581 £ per plot		£351,875		3 Bed House	10 Plots	32581 £ per plot		£3
	4 Bed House	5 Plots	45613 £ per plot		£246,312		4 Bed House	5 Plots	45613 £ per plot		£2
	5 Bed House	1 Plots	57017 £ per plot	Total Land £931,736	£51,315		5 Bed House	1 Plots	57017 £ per plot	Total Land £828,209	
Stamp Duty	y Land Tax		0	,	£37,269	Stamp Du	ity Land Tax		4.0%	,	f
Construction						Construc					
1	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£122,642	2	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2
11	2B Houses	<b>75</b> sqm	1242 £ per sqm		£1,061,910	12	2B Houses	75 sqm	1242 £ per sqm	<del></del>	£1,0
11	3B Houses	90 sqm	1242 £ per sqm		£1,274,292	11	3B Houses	90 sqm	1242 £ per sqm		£1,2
5	4B Houses	120 sqm	1242 £ per sqm		£804,816	5	4B Houses	120 sqm	1242 £ per sqm		£7
1	5B Houses	150 sqm	1242 £ per sqm		£167,670	1	5B Houses	150 sqm	1242 £ per sqm		£1
						30		2688 Total sqm	1		
	using	g Land Cost			£72,574			using Land Cost			£1
			8.0% Build Cost		£274,506				8.0% Build Cost		£2
			0.5% GDV		£34,953				0.5% GDV		£
			1.1% Build Cost		£37,745				1.1% Build Cost		f
			2.0% Market Units	s Value	£132,516				2.0% Market Unit	s Value	£1
			3.0% Build Cost		£105,117				3.0% Build Cost		£1
		F 00/1 ::	3000 £ per Marke		£90,000			F 00/1	3000 £ per Marke		f
			Month Build	6 Mth Sale Void	£237,685			5.0%	12 Month Build	6 Mth Sale Void	£2
	M	0.0% Cost arket Hsg 20.0%	of GDV Aff H	sg 6.0% of GDV	£0 £1,347,052			0.0% Cost  Market Hsg 20	0.0% of GDV Aff I	Hsg 6.0% of GDV	£1,2
Total Cost					£6,732,484	Total Cos	t				£6,5
	L MARGIN FOR CIL L CIL RATE PER SO I	METRE OF MARKET I	HOUSING		£258,181 £103		AL MARGIN FO AL CIL RATE PEI	R CIL R SQ METRE OF MARI	KET HOUSING		f
	- JIL III II EN JQ I	The String Minister I									

12

6

£0

£1,782,000 £2,280,960 £1,520,640 £306,000

> £96,233 £212,625 £99,792

> £75,611 £167,063 £78,408

£6,619,331

£0 £250,874 £312,778 £218,944 £45,613

£33,128

£245,285 £1,099,170 £1,207,224 £715,392 £149,040

> £145,148 £273,289 £33,097 £37,577 £117,792 £106,838 £90,000 £230,915

£0

£1,221,704

£6,533,809

£85,523 £39

£0 £0

(NC	S	Residential \	/iability Appra	nisal		CS	Resider	itial Vial	oility Apprai	isal
		Urban 30 Dwellings	Apartments	0	<b>DEVELOPMENT S</b>	-	Urban 30 Dwellin	0	Apartments	0
DEVELOPMENT LOCA		Gross Residual Value	2 bed houses	11	BASE LAND VALU		Gross Residual Va		2 bed houses	11
DEVELOPMENT LOCAL DEVELOPMENT DETA		10% Affordable Housing 30 Total Units	0.91 Site Area 4 bed houses	12 6	DEVELOPMENT LO		20% Affordable H		3 Bed houses Site Area 4 bed houses	12 6
DEVELOT MICHT DETA	NIES	30 Total Offics	5 bed house	1	DEVELOT WILKED	LIAILS	<b>30</b> 10tai	0.51	5 bed house	1
Development Floors	pace	2775 Sqm Market Housi	ng		Development Flo	orspace	2775 Sqm	Market Housing		
<b>Development Value</b>					<b>Development Val</b>	lue				
Market Houses		225016		£0	Market Houses		F1	2250		CO
0 Apartment 11 2 bed hous		sqm 2350 £ pc sqm 2700 £ pc		£2,227,500			5 sqm 5 sqm	2350 £ per sqm 2700 £ per sqm		£2,227,500
12 3 Bed hous		sqm 2640 £ pc		£2,851,200			0 sqm	2640 £ per sqm		£2,851,200
6 4 bed hous				£1,900,800			0 sqm	2640 £ per sqm		£1,900,800
1 5 bed hous				£382,500	1 5 bed		0 sqm	2550 £ per sqm		£382,500
LCHO	70%	Open Market Value			LCHO	70%	6 Open Market Value			
0 Apartment		sqm 1645 £ pc	•	£0	0 Aparti		5 sqm	1645 £ per sqm		£0
0 2 Bed hous		sqm 1890 £ pc	•	£0			5 sqm	1890 £ per sqm		£0
0 3 Bed Hous	se 90	sqm 1848 £ pe	er sqm 	£0	0 3 Bed	House 90	0 sqm	1848 £ per sqm		£0
Social Rent	40%	Open Market Value			Social Rent	40%	6 Open Market Value			
0 Apartment		sqm 940 £ pe		£0	0 Aparti	ments 65	5 sqm	940 £ per sqm		£0
0 2 Bed hous		sqm 1080 £ pc		£0			5 sqm	1080 £ per sqm		£0
0 3 Bed Hous	se 90	sqm 1056 £ pc	er sqm	£0	0 3 Bed	House 90	0 sqm	1056 £ per sqm		£0
Affordable Rent	55%	Open Market Value			Affordable Rent	55%	6 Open Market Value			
0 Apartment		sqm 1292.5 £ pc	· · · · · ·	£0	0 Aparti		•	1292.5 £ per sqm		£0
0 2 Bed hous 0 3 Bed Hous		sqm 1485 £ pc	· · · · · · · · · · · · · · · · · · ·	£0 £0			5 sqm	1485 £ per sqm		£0 £0
0 3 Bed House		sqm 1452 £ pe	er sqm	£U	30 Total		0 sqm	1452 £ per sqm		£U
<b>Development Value</b>				£7,362,000	<b>Development Val</b>	lue				£7,362,000
<b>Development Costs</b>					<b>Development Cos</b>	sts				
Construction	_				Construction					
0 Apartment	ts 65	sqm 1823 £ pe	er sgm 1.15 Gross/Net	£0	0 Aparti	ments 6	5 sam	1823 £ per sqm	1.15 Gross/Net	£0
11 2B Houses		sqm 1242 £ pe		£1,024,650	11 2B Ho		5 sqm	1242 £ per sqm		£1,024,650
12 3B Houses	90	sqm 1242 £ pe		£1,341,360	12 3B Ho		0 sqm	1242 £ per sqm		£1,341,360
6 4B Houses				£894,240	6 4B Ho		0 sqm	1242 £ per sqm		£894,240
1 5B Houses			er sqm	£186,300	1 5B Ho		0 sqm	1242 £ per sqm		£186,300
30	2//5	Total sqm			30	2//:	5 Total sqm			
Professional Fees		8.0% Buil	d Cost	£275,724	<b>Professional Fees</b>			8.0% Build Cost		£275,724
Legal Fees		0.5% GDV		£36,810	Legal Fees			0.5% GDV		£36,810
Statutory Fees		1.1% Buil		£37,912	Statutory Fees			1.1% Build Cost		£37,912
Sales/Marketing Cost	CS .		rket Units Value	£147,240	Sales/Marketing (	Losts		2.0% Market Unit	s Value	£147,240
Contingencies		3.0% Buil	a Cost	£103,397	Contingencies		<del>                                     </del>	3.0% Build Cost		£103,397
Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283	Interest	5.0%		h Build	6 Mth Sale Void	£157,283
Arrangement Fee Development Profit	0.0% Market Hsg	Cost 20.0% of GDV		£0 £1,472,400	Arrangement Fee Development Pro		6 Cost 20.0% of GD			£0
Development Profit	iviarket Hsg	20.0% of GDV			Development Pro	fit Market Hs	ZU.U% OT GD	v		£1,472,400
Total Cost				£5,677,316	<b>Total Cost</b>					£5,677,316
GROSS RESIDUAL LA	ND VALUE			£1,684,684	<b>GROSS RESIDUAL</b>	LAND VALUE				£1,684,684
GROSS RESIDUAL LAN				£1,855,671		. LAND VALUE PER I				£1,855,671

	NCS	Resi	dential Viab	oility Appra	isal		yes	Resi	idential Viak	oility Appra	isal
DEVELOP	MENT SCENARIO	Rural 15 D	wellings	Apartments	0	DEVELOPN	IENT SCENARI	IO Rural 15 [	Dwellings	Apartments	0
_	D VALUE SCENARIO			2 bed houses	3	_	VALUE SCEN			2 bed houses	3
	MENT LOCATION (2		dable Housing	3 Bed houses	6		IENT LOCATIO		rdable Housing	3 Bed houses	6
_	MENT DETAILS		.5 Total Units	4 bed houses	6	_	IENT DETAILS		15 Total Units	4 bed houses	6
	e Proportion		2 Affordable Units	5 bed house	0		Proportion	20%	3 Affordable Units	5 bed house	0
Affordabl		50% ссно	0% Social Rent	50% Affordable Ren		Affordable		50% LCHO	0% Social Rent	50% Affordable Ren	
	ent Floorspace	133	Sqm Market Housing	113 Sqm Affordable	Housing		ent Floorspace	e 11	.88 Sqm Market Housing	225 Sqm Affordable	Housing
-	ent Value					Developm					
Market Ho		65 sqm	2350 £ per sqm		£0	Market Ho		651	2350 £ per sqm		£0
2	Apartments	75 sqm	2700 £ per sqm		£546,750	2	Apartments	65 sqm 75 sqm	2700 £ per sqm		£486,000
	2 bed houses 3 Bed houses	90 sqm	2640 £ per sqm		£1,283,040	5	2 bed houses 3 Bed houses	90 sqm	2640 £ per sqm		£1,140,480
5	4 bed houses	120 sqm	2640 £ per sqm		£1,710,720	5	4 bed houses	120 sqm	2640 £ per sqm		£1,520,640
0	5 bed house	150 sqm	2550 £ per sqm		£1,710,720 £0	0	5 bed houses	150 sqm	2550 £ per sqm		£1,320,040 £0
U	5 bed flouse	130 sqiii	2550 E per sqiii		10	U	5 Dea House	130 Sqiii	2330 E per sqiii		LO
LCHO		70% Open Market	t Value			LCHO		70% Open Marke	et Value		
0	Apartments	65 sgm	1645 £ per sgm		£24,058	0	Apartments	65 sqm	1645 £ per sgm		£48,116
0	2 Bed house	75 sqm	1890 £ per sqm		£53,156	1	2 Bed house	75 sqm	1890 £ per sqm		£106,313
0	3 Bed House	90 sqm	1848 £ per sqm		£24,948	0	3 Bed House	90 sqm	1848 £ per sqm		£49,896
	5 553 115436	- J Jqiii	20 10 1 pci 34iii		224,540		5 554 115450	30 3qm	20 10 1 pci 3qill		2 .5,556
Social Ren	t	40% Open Market	t Value			Social Rent		40% Open Marke	et Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sgm		£0
Ö	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
								·			
Affordable	e Rent	55% Open Market	t Value			Affordable	Rent	55% Open Marke	et Value		
0	Apartments	65 sqm	1292.5 £ per sqm		£18,903	0	Apartments	65 sqm	1292.5 £ per sqm		£37,806
0	2 Bed house	75 sqm	1485 £ per sqm		£41,766	1	2 Bed house	75 sqm	1485 £ per sqm		£83,531
0	3 Bed House	90 sqm	1452 £ per sqm		£19,602	0	3 Bed House	90 sqm	1452 £ per sqm		£39,204
15	Total Units	90 sqm	1452 £ per sqm	_		15	Total Units	90 sqm	1452 £ per sqm		
15		90 sqm	1452 £ per sqm		£19,602 £3,722,943		Total Units	90 sqm	1452 £ per sqm		£39,204 £3,511,986
15 Developm	Total Units nent Value	90 sqm	1452 £ per sqm			15 Developm	Total Units ent Value	90 sqm	1452 £ per sqm		
15 Developm Developm	Total Units nent Value nent Costs				£3,722,943	15 Developm Developm	Total Units ent Value ent Costs				£3,511,986
15 Developm	Total Units nent Value nent Costs Apartments	0 Plots	9321 £ per plot		<b>£3,722,943</b>	15 Developm	Total Units ent Value ent Costs Apartments	O Plots	9321 £ per plot		<b>£3,511,986</b>
15 Developm Developm	Total Units nent Value nent Costs Apartments 2 Bed House	O Plots 3 Plots	9321 £ per plot 23302 £ per plot		£3,722,943 £0 £62,917	15 Developm Developm	Total Units ent Value ent Costs Apartments 2 Bed House	O Plots 2 Plots	9321 £ per plot 23302 £ per plot		£3,511,986 £0 £55,926
15 Developm Developm	Total Units nent Value nent Costs Apartments 2 Bed House 3 Bed House	O Plots 3 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot		£3,722,943 £0 £62,917 £143,810	15 Developm Developm	Total Units ent Value ent Costs Apartments 2 Bed House 3 Bed House	O Plots 2 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot		£3,511,986 £0 £55,926 £127,831
15 Developm Developm	Total Units nent Value nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House	O Plots 3 Plots 5 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot	Total Land £408.060	£3,722,943 £0 £62,917	15 Developm Developm	Total Units ent Value ent Costs Apartments 2 Bed House 3 Bed House 4 Bed House	O Plots 2 Plots 5 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot	Total Land £362,720	£3,511,986 £0 £55,926 £127,831 £178,963
15 Developm Developm Land	Total Units nent Value  nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	O Plots 3 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot	Total Land £408,060	£3,722,943 £0 £62,917 £143,810 £201,334 £0	15 Developm Developm Land	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	O Plots 2 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot	Total Land £362,720	£3,511,986 £0 £55,926 £127,831 £178,963 £0
15 Developm Developm Land	Total Units nent Value  nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	O Plots 3 Plots 5 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot	Total Land £408,060	£3,722,943 £0 £62,917 £143,810 £201,334	Developm  Developm  Land  Stamp Dut	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	O Plots 2 Plots 5 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot	Total Land £362,720	£3,511,986 £0 £55,926 £127,831 £178,963
15 Developm Developm Land	Total Units nent Value  nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	O Plots 3 Plots 5 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot	Total Land £408,060	£3,722,943 £0 £62,917 £143,810 £201,334 £0	15 Developm Developm Land	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	O Plots 2 Plots 5 Plots 5 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot	Total Land £362,720	£3,511,986 £0 £55,926 £127,831 £178,963 £0
Developm Land  Stamp Du Construct	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion	O Plots 3 Plots 5 Plots 5 Plots 0 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 3.0%		£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242	Developm Developm Land Stamp Dut Constructi	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on	O Plots 2 Plots 5 Plots 5 Plots 0 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%		£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882
Developm Land  Stamp Du Construct	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments	O Plots 3 Plots 5 Plots 5 Plots 0 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm £ per sqm		£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242	Developm Developm Land Stamp Dut Constructi 1	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments	O Plots 2 Plots 5 Plots 5 Plots 0 Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm £ per sqm £ per sqm £ per sqm		£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882
Developm Land  Stamp Du Construct	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses	O Plots 3 Plots 5 Plots 5 Plots 0 Plots 0 Flots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm		£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242 £61,321 £321,368	Developm  Developm  Land  Stamp Dut  Constructi  1 4	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses	O Plots 2 Plots 5 Plots 6 Plots O Plots	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm		£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285
Developm Land  Stamp Du Construct	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses	O Plots 3 Plots 5 Plots 5 Plots 0 Plots 65 sqm 75 sqm 90 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm £ per sqm		£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242 £61,321 £321,368 £637,146	Developm  Developm  Land  Stamp Dut  Constructi  4  5  0	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses	O Plots 2 Plots 5 Plots 6 Plots O Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 3.0%  1823 £ per sqm 1242 £ per sqm		£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285 £603,612
Developm Land  Stamp Du Construct 0 3 6 5	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 3 Plots 5 Plots 5 Plots 0 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm 1242 £ per sqm		£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242 £61,321 £321,368 £637,146 £804,816 £0	Developm  Developm  Land  Stamp Dut  Constructi  4  5  5	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 2 Plots 5 Plots 6 Plots O Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm		£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285 £603,612 £715,392 £0
Developm Land  Stamp Du Construct 0 3 6 5	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 3 Plots 5 Plots 5 Plots 0 Plots  65 sqm 75 sqm 90 sqm 120 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm 1242 £ per sqm		£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242 £61,321 £321,368 £637,146 £804,816 £0 £29,661	Developm  Developm  Land  Stamp Dut  Constructi  4  5  0	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 2 Plots 5 Plots 6 Plots O Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm		£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285 £603,612 £715,392 £0 £59,322
Developm Land  Stamp Du Construct 0 3 6 5	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 3 Plots 5 Plots 5 Plots 0 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm Build Cost		£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242 £61,321 £321,368 £637,146 £804,816 £0 £29,661 £145,972	Developm  Developm  Land  Stamp Dut  Constructi  4  5  0	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 2 Plots 5 Plots 6 Plots O Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm Build Cost		£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285 £603,612 £715,392 £0 £59,322 £144,395
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Developm Land  Stamp Du Construct 0 3 6 5	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 3 Plots 5 Plots 5 Plots 0 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm £ per sqm £ per sqm 1242 £ per sqm £ per sqm 6 per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 8.0% 6 Do Squ 1.1% 8.0% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0% 9.0% 9	1.15 Gross/Net	£3,722,943 £0 £62,917 £143,810 £201,334 £0 £12,242 £61,321 £321,368 £637,146 £804,816 £0 £29,661 £145,972 £18,615 £20,071 £70,810 £55,629	Developm  Developm  Land  Stamp Dut  Constructi  4  5  0	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 2 Plots 5 Plots 6 Plots O Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm 1242 £ per sqm 8.0% 0.5% GDV 1.1% Build Cost Market Units 3.0% Build Cost	1.15 Gross/Net	£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285 £603,612 £715,392 £0 £59,322 £144,395 £17,560 £19,854 £62,942 £55,928
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Developm Land  Stamp Du Construct 0 3 6 5	Total Units nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  usin	O Plots 3 Plots 5 Plots 5 Plots O Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	9321 £ per plot 23302 £ per plot 26631 £ per plot 37284 £ per plot 46605 £ per plot 3.0%  1823 £ per sqm £ per sqm £ per sqm £ per sqm 1242 £ per sqm 1242 £ per sqm 8.0% E per sqm £ per sqm 1242 £ per sqm £ per sqm 8.0% GDV 1.1% Build Cost 0.5% GDV 1.1% Build Cost 3.0% Market Units 3.0% Build Cost £ per Market	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£3,722,943  £0 £62,917 £143,810 £201,334 £0 £12,242  £61,321 £321,368 £637,146 £804,816 £0  £29,661 £145,972 £18,615 £20,071 £70,810 £55,629 £45,000 £118,557 £0	Developm  Developm  Land  Stamp Dut  Constructi  4  5  0	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	O Plots 2 Plots 5 Plots 5 Plots 0 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 1422 Total sqm using Land Cost	9321 £ per plot 23302 26631 £ per plot 26631 37284 46605 3.0%  1823 £ per sqm	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£3,511,986 £0 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285 £603,612 £715,392 £0 £59,322 £144,395 £17,560 £19,854 £62,942 £55,928 £45,000 £114,909 £0
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Developm Land  Stamp Du Construct 0 3 6 5 0  Total Cost	Total Units nent Value  Nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Usin	0 Plots 3 Plots 5 Plots 5 Plots 0 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm  150 sqm  150 sqm	9321 f per plot 23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm f	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£3,722,943  £0 £62,917 £143,810 £201,334 £0 £12,242  £61,321 £321,368 £637,146 £804,816 £0  £29,661 £145,972 £18,615 £20,071 £70,810 £55,629 £45,000 £118,557 £0 £719,048	Developm Developm Land  Stamp Dut Constructi  1 4 5 0 15  Total Cost	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Houses 3B Houses 4B Houses 5B Houses	O Plots 2 Plots 5 Plots 5 Plots 0 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm using Land Cost	9321 f per plot 23302 26631 f per plot 37284 46605 3.0%  1823 f per sqm f pe	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£3,511,986 £55,926 £127,831 £178,963 £0 £10,882 £122,642 £363,285 £603,612 £715,392 £0 £59,322 £144,395 £17,560 £19,854 £62,942 £55,928 £45,000 £114,909 £0 £651,316

(NCS	Residential Via	bility Apprai	isal		ŅCS	Resid	dential Viab	oility Apprai	sal
DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0	DEVELOPA	IENT SCENARI			Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3		VALUE SCENA		3	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	6	_	IENT LOCATIO		dable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6		IENT DETAILS	,	5 Total Units	4 bed houses	6
Affordable Proportion 1	0% 2 Affordable Units	5 bed house	0	Affordable	Proportion	20%	3 Affordable Units	5 bed house	0
Affordable Mix 5	0% LCHO 0% Social Rent	50% Affordable Rent		<b>Affordable</b>		50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	1337 Sqm Market Housing	113 Sqm Affordable I	Housing		ent Floorspace	118	8 Sqm Market Housing	225 Sqm Affordable H	lousing
Development Value				Developm					
Market Houses				Market Ho	uses				
0 Apartments	65 sqm 2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
3 2 bed houses	75 sqm 2700 £ per sqm		£546,750	2	2 bed houses	75 sqm	2700 £ per sqm		£486,000
	90 sqm 2640 £ per sqm		£1,283,040	5	3 Bed houses	90 sqm	2640 £ per sqm		£1,140,480
	120 sqm 2640 £ per sqm		£1,710,720	5	4 bed houses	120 sqm	2640 £ per sqm		£1,520,640
0 5 bed house	L50 sqm 2550 £ per sqm		£0	0	5 bed house	150 sqm	2550 £ per sqm		£0
16110	80/1-			1.611.0		700/1-			
	O% Open Market Value		624.050	LCHO		70% Open Market			640.446
·	65 sqm 1645 £ per sqm		£24,058	0	Apartments	65 sqm	1645 £ per sqm		£48,116
	75 sqm 1890 £ per sqm		£53,156	1	2 Bed house	75 sqm	1890 £ per sqm		£106,313
0 3 Bed House	90 sqm 1848 £ per sqm		£24,948	0	3 Bed House	90 sqm	1848 £ per sqm		£49,896
Social Rent 4	0% Open Market Value			Social Rent		40% Open Market	Value		
	65 sqm 940 £ per sqm		50	O O		65 sqm	940 £ per sqm		60
	75 sqm 940 £ per sqm 1080 £ per sqm		£0 £0	0	Apartments 2 Bed house	75 sqm	1080 £ per sqm		£0 £0
	90 sqm 1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
O 3 Beu nouse	30 sqiii 1030 E per sqiii		LU	U	3 bed nouse	30 Sqiii	1030 £ per sqiii		10
Affordable Rent 5	5% Open Market Value			Affordable	Rent	55% Open Market	Value		
	65 sqm 1292.5 £ per sqm		£18,903	0	Apartments	65 sgm	1292.5 £ per sqm		£37,806
• • • • • • • • • • • • • • • • • • •	75 sqm 1485 £ per sqm		£41,766	1	2 Bed house	75 sqm	1485 £ per sqm		£83,531
	90 sqm 1452 £ per sqm		£19,602	0	3 Bed House	90 sqm	1452 £ per sqm		£39,204
15 Total Units	20 3qm		213,002	15	Total Units	30 sq.m	2 132 2 per 34		233,201
Development Value			£3,722,943	Developm					£3,511,986
<b>Development Costs</b>				Developm	ent Costs				
Land Apartments	0 Plots 11346 £ per plot		£0	Land	Apartments	0 Plots	11346 £ per plot		£0
2 Bed House	3 Plots 28365 £ per plot		£76,585		2 Bed House	2 Plots	28365 £ per plot		£68,076
3 Bed House	5 Plots 32417 £ per plot		£175,053		3 Bed House	5 Plots	32417 £ per plot		£155,602
4 Bed House	5 Plots 45384 £ per plot		£245,074		4 Bed House	5 Plots	45384 £ per plot		£217,843
5 Bed House	0 Plots 56730 £ per plot	Total Land £496,712	£0		5 Bed House	0 Plots	56730 £ per plot	Total Land £441,521	£0
Stamp Duty Land Tax	0		£14,901	Stamp Dut			3.0%	,,,	£13,246
Construction				Constructi					,
	65 sqm 1823 £ per sqm	1.15 Gross/Net	£61,321	1	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£122,642
•	75 sqm 1242 £ per sqm		£321,368	4	2B Houses	75 sqm	1242 £ per sqm		£363,285
6 3B Houses	90 sqm 1242 £ per sqm		£637,146	5	3B Houses	90 sqm	1242 £ per sqm		£603,612
5 4B Houses	L20 sqm 1242 £ per sqm		£804,816	5	4B Houses	120 sqm	1242 £ per sqm		£715,392
0 5B Houses	L50 sqm 1242 £ per sqm		£0	0	5B Houses	150 sqm	1242 £ per sqm		£0
				15		1422 Total sqm			
using Lan			£36,105			using Land Cost			£72,209
	8.0% Build Cost		£145,972				8.0% Build Cost		£144,395
	<b>0.5%</b> GDV		£18,615				0.5% GDV		£17,560
	1.1% Build Cost		£20,071				1.1% Build Cost		£19,854
	2.0% Market Un		£70,810				2.0% Market Units	Value	£62,942
	3.0% Build Cost		£55,823				3.0% Build Cost		£56,314
	3000 £ per Mark		£45,000			E 00/1	3000 £ per Market		£45,000
	0% 12 Month Build	6 Mth Sale Void	£125,911				2 Month Build	6 Mth Sale Void	£121,732
	0% Cost	6 60/1 -	£0			0.0% Cost	VI	6.00()	£0
Market	Hsg 20.0% of GDV Aff	Hsg 6.0% of GDV	£719,048			Market Hsg 20.09	of GDV Aff Hs	sg 6.0% of GDV	£651,316
Total Cost			£3,573,618	<b>Total Cost</b>					£3,451,021
POTENTIAL MARGIN FOR CIL			£149,325	POTENTIA	MARGIN FOR	R CIL			£60,964
POTENTIAL CIL RATE PER SQ METI	RE OF MARKET HOUSING		£112			SQ METRE OF MARKET	HOUSING		£51

	<u>y</u> cs		esidential Viak		nisal	DEVELOPMENT SCENARIO	Residential Viability Apprai	
	MENT LOCATION MENT DETAILS	Gro	al 15 Dwellings ss Residual Value  15 Total Units 0.49	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	3 6 6 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49  Site Area 4 bed houses 5 bed house	0 3 6 6 0
	ent Floorspace		1485 Sqm Market Housing			<b>Development Floorspace</b>	1485 Sqm Market Housing	
Developm						Development Value Market Houses		
Market Ho	Apartments	65 sqm	2350 £ per sqm		£0		55 sqm 2350 £ per sqm	£0
3	2 bed houses	75 sqm	2700 £ per sqm		£607,500		75 sqm 2700 £ per sqm	£607,500
6	3 Bed houses	90 sqm	2640 £ per sqm		£1,425,600		90 sqm 2640 £ per sqm	£1,425,600
6 0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£1,900,800 £0		20 sqm 2640 £ per sqm 50 sqm 2550 £ per sqm	£1,900,800 £0
U	3 bed nouse	130 sqm	2330 £ per sqm	_	LO	O 5 bed flouse 15	sqiii 2330 E per sqiii	EU
LCHO			n Market Value			LCHO 70	% Open Market Value	
0	Apartments	65 sqm			£0	•	55 sqm 1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1848 £ per sqm		LO	0 3 Bed House	90 sqm	EU
Social Ren	t		n Market Value			Social Rent 40	9% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm		£0	·	55 sqm 940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1056 £ per sqm		EU	0 3 Bed House	90 sqm	EU
Affordable	Rent	55% Oper	n Market Value			Affordable Rent 55	% Open Market Value	
0	Apartments	65 sqm	<b>1292.5</b> £ per sqm		£0	•	55 sqm 1292.5 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm	1485 £ per sqm 1452 £ per sqm		£0 £0		75 sqm	£0 £0
15	Total Units	90 sqm	1432 £ per sqm	_	LO	0 3 Bed House 9	50 sqiii 1432 E per sqiii	EU
Developm	ent Value				£3,933,900	<b>Development Value</b>		£3,933,900
Developm	ent Costs	_				<b>Development Costs</b>		
Developin	ent costs					Development Costs		
Constructi	on					Construction		
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0		55 sqm	£0
3 6	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£279,450 £670,680		75 sqm	£279,450 £670,680
6	4B Houses	120 sqm	1242 £ per sqm		£894,240		20 sqm	£894,240
0	5B Houses	150 sqm	1242 £ per sqm		£0	0 5B Houses 15	50 sqm 1242 £ per sqm	£0
15		1485 Tota	sqm			15 148	85 Total sqm	
Profession	al Fees		8.0% Build Cost		£147,550	Professional Fees	8.0% Build Cost	£147,550
Legal Fees			0.5% GDV		£19,670	Legal Fees	0.5% GDV	£19,670
Statutory I			1.1% Build Cost		£20,288	Statutory Fees	1.1% Build Cost	£20,288
	keting Costs		2.0% Market Unit	s Value	£78,678	Sales/Marketing Costs	2.0% Market Units Value	£78,678
Contingen	cies		3.0% Build Cost		£55,331	Contingencies	3.0% Build Cost	£55,331
Interest	_	5.0%	12 Month Build	6 Mth Sale Void	£84,162	Interest 5.0	% 12 Month Build 6 Mth Sale Void	£84,162
					£0		9% Cost	£0
Arrangeme		0.0% Cost						
Arrangeme Developme		0.0% Cost Market Hsg	20.0% of GDV		£786,780	Development Profit Market H	dsg 20.0% of GDV	£786,780
	ent Profit		20.0% of GDV			Development Profit Market H  Total Cost	dsg 20.0% of GDV	£786,780 £3,036,829
Developme Total Cost	ent Profit	Market Hsg	20.0% of GDV		£786,780		dsg 20.0% of GDV	
Total Cost	ent Profit	Market Hsg	20.0% of GDV		£786,780 £3,036,829	Total Cost		£3,036,829

	Do	sidential Viab	sility Appro	ical
	ne ne	Siueiitiai viat	mity Appra	1541
<b>DEVELOPMENT SCENARI</b>	O Apartr	nents	Apartments	20
BASE LAND VALUE SCENA	ARIO Green	field	2 bed houses	0
<b>DEVELOPMENT LOCATIO</b>	N (ZONE) 10% A	ffordable Housing	3 Bed houses	0
<b>DEVELOPMENT DETAILS</b>		20 Total Units	4 bed houses	0
Affordable Proportion	10%	2 Affordable Units	5 bed house	0
Affordable Mix	50% ссно	0% Social Rent	50% Affordable Ren	it
<b>Development Floorspace</b>	<u> </u>	1170 Sqm Market Housing	150 Sqm Affordable	Housing
Development Value				
Market Houses				
18 Apartments	65 sqm	2350 £ per sqm		£2,749,500
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 M	arket Value		
0 Apartments	65 sqm	1645 £ per sqm		£32,078
1 2 Bed house	75 sqm	1890 £ per sqm		£70,875
0 3 Bed House	90 sqm	1848 £ per sqm		£33,264
Social Rent	40% Open M			22
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 M	arket Value		
0 Apartments	65 sqm	1292.5 £ per sqm		£25,204
1 2 Bed house	75 sqm	1485 £ per sqm		£55,688
0 3 Bed House	90 sqm	1452 £ per sqm		£26,136
20 Total Units				
Development Value				£2,992,744
<b>Development Costs</b>				
<b>Land</b> Apartments	18 Plots	2100 £ per plot		£37,800
2 Bed House	O Plots	5250 £ per plot		£0
3 Bed House	O Plots	6000 £ per plot		£0
4 Bed House	O Plots	8400 £ per plot		£0
5 Bed House	O Plots	10500 £ per plot	Total Land £37,800	£0
Stamp Duty Land Tax		1.0%		£378
Construction				
19 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,534,608
1 2B Houses	75 sqm	1242 £ per sqm		£93,150
0 3B Houses	90 sqm	1242 £ per sqm		£44,712
0 4B Houses	120 sqm	1242 £ per sqm		£0
0 5B Houses	150 sqm	1242 £ per sqm		£0
	using Land Cost			£8,910
	J	8.0% Build Cost		£213,798
		0.5% gdv		£14,964
		1.1% Build Cost		£29,397
		2.0% Market Units	s Value	£54,990
		3.0% Build Cost		£80,441
		3000 £ per Market	t Unit	£60,000
	5.0%	12 Month Build	6 Mth Sale Void	£124,786
	0.0% Cost			£0
		20.0% of GDV Aff H	sg 6.0% of GDV	£564,495
T				62.062.652
Total Cost				£3,862,429

		NOG				•	•••		
			F	Resid	lential	Viak	oility A	pprai	isal
20	DEVELOPN	MENT SCENARI	O At	artments			Apa	artments	20
0		D VALUE SCEN		eenfield				ed houses	0
0	DEVELOP	MENT LOCATIO	N (ZONE)	% Afforda	able Housing		3 B	ed houses	0
0		MENT DETAILS	,		Total Units			ed houses	0
0	<b>Affordable</b>	Proportion	20%	4	Affordable Unit	ts	5 b	ed house	0
	Affordable		50% LC	НО	0%	Social Rent	50% Af	fordable Rent	
ng		ent Floorspace	:	1040	Sqm Market Ho	ousing	300 Sqr	n Affordable	Housing
	Developm							_	
	Market Ho								
£2,749,500	16	Apartments	65 sq			£ per sqm			£2,444,000
£0	0	2 bed houses	75 sq			£ per sqm			£0
£0	0	3 Bed houses	90 sq			£ per sqm			£0
£0	0	4 bed houses	120 sq			£ per sqm			£0
£0	0	5 bed house	<b>150</b> sq	m ————	2550	£ per sqm			£0
	LCHO		70%	en Market \	/alua				
£32,078	1	Apartmonts	65 sq			£ per sqm			£64,155
£70,875	1	Apartments 2 Bed house	75 sq			£ per sqm			£141,750
£33,264	0	3 Bed House	90 sq			£ per sqm			£66,528
133,204	U	3 Beu nouse	<b>90</b> sq	11	1040	r per sqiii		_	100,328
	Social Ren	t	40% Or	en Market \	/alue				
£0	0	Apartments	65 sq			£ per sqm			£0
£0	Ö	2 Bed house	75 sq			£ per sqm			£0
£0	0	3 Bed House	90 sq			£ per sqm			£0
						1000			
	Affordable	Rent	55% Op	en Market \					
£25,204	1	Apartments	<b>65</b> sq	m	1292.5	£ per sqm			£50,408
£55,688	1	2 Bed house	75 sq	m	1485	£ per sqm			£111,375
£26,136	0	3 Bed House	90 sq	m	1452	£ per sqm			£52,272
£2,992,744	20 <b>Developm</b>	Total Units ent Value							£2,930,488
	Developm								
£37,800	Land	Apartments	16 Plo			£ per plot			£33,600
£0		2 Bed House	0 Plo			£ per plot			£0
£0 £0		3 Bed House	0 Plo			£ per plot			£0 £0
£0		4 Bed House	0 Plo 0 Plo			£ per plot £ per plot	Tatalland	£33,600	£0
£378	Stamp Dut	5 Bed House cy Land Tax	U PIC	ots	1.0%	r per plot	Total Land	233,000	£336
1378	Constructi	•			1.070			_	1330
£2,534,608	17	Apartments	65 sq	m	18231	£ per sqm	1.15 Grd	oss/Net	£2,343,831
£93,150	2	2B Houses	75 sq			£ per sqm	1.15	,55,1100	£186,300
£44,712	1	3B Houses	90 sq			£ per sqm			£89,424
£0	0	4B Houses	120 sq			£ per sqm			£0
£0	0	5B Houses	150 sq		1242	£ per sqm			£0
	20		1508 To						
£8,910			using Land Cost						£17,820
£213,798					8.0%	Build Cost			£209,564
£14,964					0.5%	GDV			£14,652
£29,397					1.1%	Build Cost			£28,815
£54,990					2.0%	Market Units	s Value		£48,880
£80,441						Build Cost			£79,121
£60,000						£ per Market			£60,000
£124,786			5.0%		Month Build		6 Mt	h Sale Void	£122,258
£0			0.0% Co		_				£0
£564,495			Market Hsg	20.0%	of GDV	Aff H	sg 6.0% of 0	GDV	£517,989
£3,862,429	<b>Total Cost</b>								£3,752,592
COCO COE-	DOTENTIA		CII						C022-405-
£869,685 £743		L MARGIN FOR L CIL RATE PER	R CIL SQ METRE OF	MARKET	HOUSING				£822,105 £790

	NCS		Resid	entia	l Viab	ilitv A	pora	isal
	7		110010	Circia	· VICIO	micy / c	, pp i c.	
_	ENT SCENARI	_	Apartments			Ар	artments	20
_	VALUE SCEN	_	Brownfield				oed houses	0
	ENT LOCATIO	N (ZONE)	10% Afforda			3 E	Bed houses	0
	ENT DETAILS			Total Units			oed houses	0
Affordable	•	10%		Affordable Un	_		oed house	0
Affordable		50%			Social Rent		ffordable Ren	
	nt Floorspace	9	11/0	Sqm Market H	lousing	150 Sq	m Affordable	Housing
Developme								
Market Hou 18		651	l	2250	10			62 740 500
0	Apartments		sqm		£ per sqm			£2,749,500
0	2 bed houses		sqm sqm		£ per sqm £ per sqm			£0 £0
_	3 Bed houses							-
0	4 bed houses 5 bed house	120			£ per sqm			£0 £0
U	5 bed nouse	150	sqm	2550	£ per sqm			EU
LCHO		70%	Open Market V	/alue				
0	Apartments		sqm		£ per sqm			£32,078
1	2 Bed house		sqm		£ per sqm			£70,875
0	3 Bed House		sqm		£ per sqm			£33,264
U	3 Dea House	30	34111	1040	- per sqill			133,204
Social Rent		40%	Open Market V	/alue				
0	Apartments		sqm		£ per sam			£0
Ö	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
	3 Bea House	30	34111	1030	r per sqiii			10
Affordable F	Rent	55%	Open Market V	/alue				
0	Apartments		sqm		£ per sqm			£25,204
1	2 Bed house		sqm		£ per sqm			£55,688
0	3 Bed House		sqm		£ per sqm			£26,136
20	Total Units				2 per 34			==0,=00
Developme								£2,992,744
Davidania	nt Casta							
Developme		10	Dista	4125	le constat			C74 250
Land	Apartments	_	Plots		£ per plot			£74,250
	2 Bed House	· ·	Plots		£ per plot			£0
	3 Bed House		Plots Plots		£ per plot £ per plot			£0 £0
	4 Bed House 5 Bed House		Plots			Takaliland	C74.0E0	£0
Stamp Duty		U	PIOTS	20023	£ per plot	Total Land	£74,250	£743
Constructio								1/43
19	Apartments	65	sqm	1873	£ per sqm	1.15 Gr	oss/Net	£2,534,608
1	2B Houses		sqm		£ per sqm	1.13	OSS/ INCL	£93,150
0	3B Houses		sqm		£ per sqm			£44,712
0	4B Houses	120			£ per sqm			£0
0	5B Houses	150	•		£ per sqm			£0
	36 1100363	130	Jqiii	1272	I per sqiii	_		20
		using Land Co	ost		1			£17,502
				8.0%	Build Cost			£213,798
				0.5%				£14,964
					Build Cost			£29,397
					Market Units V	/alue		£54,990
					Build Cost			£80,699
					£ per Market U	Jnit		£60,000
				3000				,
		5.0%	12		]_		th Sale Void	£127.991
		5.0% 0.0%		Month Build	]		th Sale Void	£127,991 £0
		0.0%	Cost	Month Build	•	6 мі		£0
				Month Build	Aff Hsg	6 мі		·

ıl		yes	3	Re	esid	ential	Viab	ility /	<b>Appra</b>	isal
20	DEVELORM	ENT SCENARI	0	Anar	tments				Apartmonts	20
0		VALUE SCENARI			nfield				Apartments 2 bed houses	0
0		ENT LOCATIO				ole Housing			3 Bed houses	0
0		ENT DETAILS	/IT (20ITL)	2070		Total Units			4 bed houses	0
0	Affordable		20%			Affordable Uni	its		5 bed house	0
	Affordable			LCHO	Ī	0%	Social Rent	50%	Affordable Ren	nt
ng	Developme	ent Floorspace			1040	Sqm Market H			Sqm Affordable	
	Developme	ent Value								
	Market Hou	uses					_			
£2,749,500	16	Apartments		sqm			£ per sqm			£2,444,000
£0	0	2 bed houses		sqm			£ per sqm			£0
£0	0	3 Bed houses		sqm	L		£ per sqm			£0
£0 £0	0	4 bed houses 5 bed house	120		-		£ per sqm			£0 £0
EU	U	5 bed nouse	150	sqm		2550	£ per sqm			EU
	LCHO		70%	Onen	Market Va	lue				
£32,078	1	Apartments		sqm	iviaritet va		£ per sqm			£64,155
£70,875	1	2 Bed house		sqm			£ per sqm			£141,750
£33,264	0	3 Bed House		sqm			£ per sqm			£66,528
	Social Rent				Market Va	lue				
£0	0	Apartments		sqm			£ per sqm			£0
£0	0	2 Bed house		sqm			£ per sqm			£0
£0	0	3 Bed House	90	sqm		1056	£ per sqm			£0
	Affordable	Dont	FE0/	0	N 4 = -1 - = + \ / =	li.a				
£25,204	1	Apartments		sqm	Market Va		£ per sqm			£50,408
£55,688	1	2 Bed house		sqm			£ per sqm			£111,375
£26,136	0	3 Bed House		sqm			£ per sqm			£52,272
220,200	20	Total Units	30	34			2 pc. sq			202,212
£2,992,744	Developme	ent Value								£2,930,488
674.250	Developme		4.5		_	4425	T			666 000
£74,250 £0	Land	Apartments		Plots Plots			£ per plot			£66,000
£0		2 Bed House 3 Bed House	_	Plots	-		£ per plot £ per plot			£0 £0
£0		4 Bed House		Plots	H		£ per plot £ per plot			£0
£0		5 Bed House		Plots	F		£ per plot	Total Land	£66,000	£0
£743	Stamp Duty				F	1.0%	2 pc. p.o.		200,000	£660
	Construction									
£2,534,608	17	Apartments	65	sqm			£ per sqm	1.15	Gross/Net	£2,343,831
£93,150	2	2B Houses		sqm		1242	£ per sqm			£186,300
£44,712	1	3B Houses		sqm			£ per sqm			£89,424
£0	0	4B Houses	120	-			£ per sqm			£0
£0	0	5B Houses	150	-		1242	£ per sqm			£0
617 502	20		1508 using Land Co		sqm		ī			£3E 004
£17,502 £213,798			using Land Co	JSL		9 <b>0</b> %	Build Cost			£35,004 £209,564
£14,964					-	0.5%				£14,652
£29,397							Build Cost			£28,815
£54,990							Market Units	Value		£48,880
£80,699							Build Cost			£79,637
£60,000					F		£ per Market	: Unit		£60,000
£127,991			5.0%		12	Month Build	ı ·		Mth Sale Void	£125,489
£0			0.0%	Cost						£0
£564,495			Market Hsg		20.0%	of GDV	Aff H	sg 6.0%	of GDV	£517,989
£3,911,298	<b>Total Cost</b>									£3,806,246
£918,554 £785		. MARGIN FOR . CIL RATE PER		DF M <i>F</i>	ARKET H	OUSING				£875,759 £842

W.	NCS		sidential Vial			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS	Gross	ments Residual Value  Affordable Housing 20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value  20% Affordable Housing 20 Total Units 0.20 Site Area 4 bed houses 5 bed house	20 0 0 0 0
	ent Floorspace	•	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		65 sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0	0 2 bed houses	75 sqm 2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm		£0		90 sqm 2640 £ per sqm	£0
0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£0 £0		20 sqm         2640 f per sqm           50 sqm         2550 f per sqm	£0 £0
U	3 bed flouse	130 34111	2550 E per sqiii		LO	O 3 Ded House 15	2550 L per squi	10
LCHO		<b>70</b> % Open N					Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm		£0	-	65 sqm 1645 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	30 Sqiii	10+0 I bei sdu		10	O S DEU FIOUSE	20 3qiii 1040 E pei 3qiii	EU
Social Ren	t	40% Open N				Social Rent 40	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm		£0	·	65 sqm 940 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1056 £ per sqm		EU	O 3 Bed House	90 sqm	EU
Affordable	e Rent	55% Open N	Narket Value			Affordable Rent 55	Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm		£0	0 Apartments	65 sqm 1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0		75 sqm	£0
20	3 Bed House Total Units	90 sqm	1452 £ per sqm		£0	0 3 Bed House 9	90 sqm	£0
Developm					£3,055,000	Development Value		£2 0EE 000
Developm					, ,	Development value		£3,055,000
	ent Costs				, ,			13,055,000
	ent Costs					Development Costs		£3,033,000
	ent Costs							13,033,000
	ent Costs							15,055,000
	ent Costs							13,033,000
	ent Costs							13,033,000
Constructi	ion					Development Costs  Construction		
Constructi 20	<b>ion</b> Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385	Construction 20 Apartments	65 sqm	£2,725,385
Constructi	ion Apartments 2B Houses	75 sqm	1242 £ per sqm	1.15 Gross/Net	£0	Construction 20 Apartments 0 28 Houses	75 sqm 1242 £ per sqm	£2,725,385 £0
Constructi 20 0	<b>ion</b> Apartments		1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net		Construction 20 Apartments 0 28 Houses 0 38 Houses		£2,725,385
Constructi 20 0 0 0 0	ion Apartments 2B Houses 3B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0
Constructi 20 0 0 0	ion  Apartments 2B Houses 3B Houses 4B Houses	75 sqm 90 sqm 120 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
20 0 0 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 20 145	75 sqm	£2,725,385 £0 £0 £0 £0
20 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm		£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per		£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	### 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   1242   f. per sqm	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest 5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £218,031 £15,275 £29,979 £61,100 £81,762 £121,685
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm  Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm  Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000



#### 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%

<b>Housing Type</b>	& Size	Construction C	Construction Cost Sqm			
Apartments	65	sqm	1.15	Apartments	1823	sqm
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242	sqm
3 Bed houses	90	sqm		3 Bed houses	1242	sqm
4 bed houses	120	sqm		4 bed houses	1242	sqm
5 bed house	150	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	

<b>Residential Development Cost</b>	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential Sc</b>	enario 1		
Title	Urban 250 Dw	ellings	
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 Dw	ellings			
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 Dwel	llings				
Unit Numbers		0	Apartments			
		11	2 bed houses			
		12	3 Bed houses			
		6	4 bed houses			
		1	5 bed house			
			_			

<b>Residential So</b>	enario 4		
Title	Rural 15 Dwell	ings	
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		
			<u>—</u>		

### 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%		

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

	NCS	Res	sidential Viab	oility Appra	isal		yes	Resi	dential Viab	oility Appra	isal
DEVELOP	MENT SCENARIO	Urhan 3	250 Dwellings	Apartments	0	DEVELOPI	MENT SCENARIO	O Urhan 250	D Dwellings	Apartments	0
	D VALUE SCENAR			2 bed houses	40	_	D VALUE SCENA			2 bed houses	40
	MENT LOCATION (		fordable Housing	3 Bed houses	115		MENT LOCATIO		dable Housing	3 Bed houses	115
	MENT DETAILS	(20112)	250 Total Units	4 bed houses	90		MENT DETAILS	•	50 Total Units	4 bed houses	90
_	e Proportion	10%	25 Affordable Units	5 bed house	5	_	Proportion		50 Affordable Units	5 bed house	5
Affordable		50% ссно	0% Social Rent	50% Affordable Ren	-	Affordable		50% LCHO	0% Social Rent	50% Affordable Ren	-
	nent Floorspace		2410 Sqm Market Housing	1,875 Sqm Affordable			ent Floorspace		20 Sqm Market Housing	3,750 Sgm Affordable	
	nent Value			2,010 04	The same	Developm					
Market Ho				1		Market Ho					
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
36	2 bed houses	75 sqm	2700 £ per sqm		£7,290,000	32	2 bed houses	75 sqm	2700 £ per sqm		£6,480,000
104	3 Bed houses	90 sqm	2640 £ per sqm		£24,591,600	92	3 Bed houses	90 sqm	2640 £ per sqm		£21,859,200
81	4 bed houses	120 sqm	2640 £ per sqm		£25,660,800	72	4 bed houses	120 sqm	2640 £ per sqm		£22,809,600
5	5 bed house	150 sqm	2550 £ per sqm		£1,721,250	4	5 bed house	150 sqm	2550 £ per sqm		£1,530,000
LCHO		70% Open Ma				LCHO		70% Open Marke	et Value		
4	Apartments	65 sqm	1645 £ per sqm		£400,969	8	Apartments	65 sqm	1645 £ per sqm		£801,938
6	2 Bed house	75 sqm	1890 £ per sqm		£885,938	13	2 Bed house	75 sqm	1890 £ per sqm		£1,771,875
3	3 Bed House	90 sqm	1848 £ per sqm		£415,800	5	3 Bed House	90 sqm	1848 £ per sqm		£831,600
Social Ren	it	40% Open Ma				Social Ren	t [	40% Open Marke			
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
A.CC	_	550/				A.CC		FF0/1-			
Affordable		55% Open Ma			6245 047	Affordable	L	55% Open Marke			6630.004
4	Apartments	65 sqm	1292.5 £ per sqm		£315,047	8	Apartments	65 sqm	1292.5 £ per sqm		£630,094
6	2 Bed house	75 sqm	1485 £ per sqm		£696,094	13	2 Bed house	75 sqm	1485 £ per sqm		£1,392,188
3	3 Bed House	90 sqm	1452 £ per sqm		£326,700	5	3 Bed House	90 sqm	1452 £ per sqm		£653,400
Developm	Total Units nent Value				£62,304,197	Developm	Total Units ent Value				£58,759,894
Developm	nent Costs					Developm	ent Costs				
Land	Apartments	0 Plots	9290 £ per plot		£0	Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	36 Plots	23225 £ per plot		£836,113		2 Bed House	32 Plots	23225 £ per plot		£743,211
								<b>32</b> 110t3			
	3 Bed House	104 Plots	26543 £ per plot		£2,747,227		3 Bed House	92 Plots	26543 £ per plot		
	3 Bed House 4 Bed House	104 Plots 81 Plots			£2,747,227 £3,010,005		3 Bed House 4 Bed House		37161 £ per plot		£2,441,980 £2,675,560
			26543 £ per plot	Total Land £6,802,373				92 Plots	37161 £ per plot 46451 £ per plot	Total Land £6,046,554	£2,441,980
	4 Bed House 5 Bed House ty Land Tax	81 Plots	26543 £ per plot 37161 £ per plot	Total Land £6,802,373	£3,010,005	Stamp Dut	4 Bed House 5 Bed House	92 Plots 72 Plots		Total Land £6,046,554	£2,441,980 £2,675,560
Stamp Dut	4 Bed House 5 Bed House ty Land Tax	81 Plots	26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%		£3,010,005 £209,028 £272,095	Constructi	4 Bed House 5 Bed House ry Land Tax	92 Plots 72 Plots	37161 £ per plot 46451 £ per plot 4.0%	Total Land £6,046,554	£2,441,980 £2,675,560 £185,803 £241,862
	4 Bed House 5 Bed House ty Land Tax	81 Plots 5 Plots 65 sqm	26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%	Total Land £6,802,373  1.15 Gross/Net	£3,010,005 £209,028 £272,095 £1,022,019	Constructi 15	4 Bed House 5 Bed House ry Land Tax	92 Plots 72 Plots	37161 £ per plot 46451 £ per plot 4.0%	Total Land £6,046,554  1.15 Gross/Net	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039
Construct 8 49	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses	81 Plots 5 Plots 65 sqm 75 sqm	26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775	Constructi 15 57	4 Bed House 5 Bed House cy Land Tax on Apartments 2B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm	37161 £ per plot 46451 £ per plot 4.0% 1823 £ per sqm 1242 £ per sqm		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550
Construct 8	4 Bed House 5 Bed House ty Land Tax ion Apartments	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm	26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130	15 57 102	4 Bed House 5 Bed House cy Land Tax on Apartments	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm	37161 £ per plot 46451 £ per plot 4.0% 1823 £ per sqm 1242 £ per sqm 1242 £ per sqm		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560
Construct 8 49	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm	26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240	15 57 102 72	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm	26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	37161 £ per plot 46451 £ per plot 4.0% 1823 £ per sqm 1242 £ per sqm 1242 £ per sqm		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350	15 57 102 72	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm	26543 37161 £ per plot 46451 £ per plot 4.0% 1823 £ per sqm 1242 £ per sqm £ per sqm 1242 £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 8.0% Build Cost		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543 37161 46451 4.0%  1823 £ per sqm 1242 £ per sqm 1 per sqm		£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 6 per sqm 8.0% Build Cost 0.5% GDV		£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm f per sqm 6 per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost	1.15 Gross/Net	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 6 per sqm 1242 f per sqm 1	1.15 Gross/Net	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per	1.15 Gross/Net	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net s Value	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £1,125,000	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm using Land Cost	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  S Value	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £1,125,000
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £1,125,000 £2,003,397	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm using Land Cost	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per	1.15 Gross/Net	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £1,125,000 £1,941,094
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £1,125,000 £2,003,397 £0	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm using Land Cost	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  S Value  Unit 6 Mth Sale Void	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £1,125,000 £1,941,094
8 49 109	4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £1,125,000 £2,003,397	15 57 102 72 4	4 Bed House 5 Bed House by Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm using Land Cost	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £1,125,000 £1,941,094
8 49 109	4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses usi	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	26543	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £1,125,000 £2,003,397 £0	15 57 102 72 4	4 Bed House 5 Bed House ty Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm 23816 Total sqm using Land Cost	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  S Value  Unit 6 Mth Sale Void	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £1,125,000 £1,941,094
8 49 109 81 5	4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses usi	81 Plots 5 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm  5.0% 0.0% Cost  Market Hsg 2	26543	1.15 Gross/Net  s Value t Unit 6 Mth Sale Void	£3,010,005 £209,028 £272,095 £1,022,019 £4,517,775 £12,128,130 £12,072,240 £838,350 £492,709 £2,446,281 £311,521 £336,364 £1,185,273 £932,137 £1,125,000 £2,003,397 £0 £12,035,163	15 57 102 72 4 250	4 Bed House 5 Bed House ty Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	92 Plots 72 Plots 4 Plots  65 sqm 75 sqm 90 sqm 120 sqm 150 sqm using Land Cost	37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net  S Value  Unit 6 Mth Sale Void	£2,441,980 £2,675,560 £185,803 £241,862 £2,044,039 £5,309,550 £11,401,560 £10,730,880 £745,200 £985,418 £2,418,498 £293,799 £332,544 £1,053,576 £936,499 £1,125,000 £1,941,094 £0 £10,900,626

	ŅCS		Resid	ential	Viab	ility /	Appra	isal	
DEVELOR	MENT SCENARI	IO [	Urban 250 D	wollings			Apartments	0	DEVELOPME
	D VALUE SCEN		Brownfield	weilings			2 bed houses	40	BASE LAND
	MENT LOCATION	_		ble Housing			3 Bed houses	115	DEVELOPME
	MENT DETAILS	/N (ZONL)		Total Units			4 bed houses	90	DEVELOPMI
_	e Proportion	10%		Affordable Uni	+c		5 bed houses	5	Affordable I
Affordable		50%			Social Rent		Affordable Ren		Affordable I
	ent Floorspace			Sqm Market H			Sqm Affordable		Developme
	ent Value	-	22410	Sqiii iviai ket iii	ousing	1,075	Sqiii Airordable	Tiousing	Developmen
Market Ho									Market Hou
0	Apartments	65	sam	2350	£ per sqm			£0	0
36	2 bed houses	75			£ per sqm			£7,290,000	32
104	3 Bed houses	90			£ per sqm			£24,591,600	92
81	4 bed houses	120			£ per sqm			£25,660,800	72
5	5 bed house	150			£ per sqm			£1,721,250	4
J	3 bed flouse	150	oqiii	2330	L per sqiii			11,721,230	
LCHO		70%1	Open Market V	alue					LCHO
4	Apartments	65 s			£ per sqm			£400,969	8
6	2 Bed house	75 s			£ per sqm			£885,938	13
3	3 Bed House	90 s			£ per sqm			£415,800	5
3	3 Bed House	J0 s	sqiii	1040	L per sqiii			1413,800	3
Social Ren	ıt.	40%]	Open Market V	عايره					Social Rent
0	Apartments	65			£ per sqm			£0	0
0	2 Bed house	75 s			£ per sqm			£0	0
0	3 Bed House	90 s			£ per sqm			£0	0
U	3 Bed House	<del>30</del> s	sqm	1030	E per sqrii			LU	U
Affordable	a Rant	55%]	Open Market V	aluo					Affordable R
4	Apartments	65 9			£ per sqm			£315,047	8
6	2 Bed house							£696,094	13
3	3 Bed House	75 s 90 s			£ per sqm £ per sqm			£326,700	5
250	Total Units	90 9	sqm	1452	£ per sqm			1320,700	250
	nent Value							£62,304,197	Developmen
Developm	ant Costs								Developme
Land	Apartments		Plots	11215	£ per plot			£0	Land
Lanu	2 Bed House	36 1		11313	£ per plot £ per plot			£1,018,363	Lanu
	3 Bed House	104			£ per plot £ per plot			£3,346,049	
	4 Bed House	81 1			£ per plot £ per plot			£3,666,105	
		_				Totalland	CO 20E 407		
Stamp Du	5 Bed House	5 1	Plots	56576	£ per plot	Total Land	£8,285,107	£254,591	Stamp Duty
Construct	ty Land Tax			U				£331,404	Stamp Duty Construction
Construct 8		65	am	1022	£ per sqm	115	Gross/Net	£1,022,019	
	Apartments	65 s				1.15	Gross/Net		15 57
49	2B Houses	75 s			£ per sqm			£4,517,775	57 102
109	3B Houses	90 9			£ per sqm			£12,128,130	102
81	4B Houses	120 9	•		£ per sqm			£12,072,240	72
5	5B Houses	150 s	sqm ————————————————————————————————————	1242	£ per sqm			£838,350	4
		using Land Ca	ct					£600 107	250
		using Land Co	SL	0 00/	n:l.d. C:			£600,107	
					Build Cost			£2,446,281	
				0.5%				£311,521	
					Build Cost			£336,364	
					Market Units	value		£1,185,273	
					Build Cost			£935,359	
			,_		£ per Market			£1,125,000	
		5.0%		Month Build		6	Mth Sale Void	£2,127,537	
		0.0%						£0	
		Market Hsg	20.0%	of GDV	Aff Hs	6.0%	of GDV	£12,035,163	
Total Cost								£60,297,630	<b>Total Cost</b>
Total Cost								100,237,030	Total Cost

_									
	105		Re	sid	entia	l Viab	ility /	Annra	isal
						· · · · · · ·	cy <i>.</i>	трргс	
	ENT SCENARI				wellings			Apartments	0
	VALUE SCEN		_	nfield	la l			2 bed houses	40
	ENT LOCATIO	N (ZONE)	20%		ble Housing Total Units			3 Bed houses 4 bed houses	115 90
Affordable		20%			Affordable Un	itc		5 bed houses	5
Affordable		50%	LCHO	30	-	Social Rent	50%	Affordable Rer	_
	nt Floorspace			19920	Sqm Market H			Sqm Affordable	
Developme	nt Value								-
Market Hou	ıses					_			
0	Apartments		sqm			£ per sqm			£0
32	2 bed houses		sqm			£ per sqm			£6,480,000
92	3 Bed houses		sqm			£ per sqm			£21,859,200
72	4 bed houses	120				£ per sqm			£22,809,600
4	5 bed house	150	sqm		2550	£ per sqm			£1,530,000
LCHO		70%	Open	Market V	alue				
8	Apartments		sqm	ar Ket V		£ per sqm			£801,938
13	2 Bed house		sqm			£ per sqm			£1,771,875
5	3 Bed House		sqm			£ per sqm			£831,600
			·						
Social Rent				Market V	alue				
0	Apartments		sqm			£ per sqm			£0
0	2 Bed house		sqm			£ per sqm			£0
0	3 Bed House	90	sqm		1056	£ per sqm			£0
Affordable I	Dont	FE0/	0	N 4 = -1 - = + \ /	alica				
8	Apartments		sqm	Market V		£ per sqm			£630,094
13	2 Bed house		sqm			£ per sqm			£1,392,188
5	3 Bed House		sqm			£ per sqm			£653,400
250	Total Units	30	34111		1,32	z per sqiii			2033, 100
Developme	nt Value								£58,759,894
Developme	nt Costs								
Land	Apartments	0	Plots			£ per plot			£0
	2 Bed House	32	Plots			£ per plot			£905,211
	3 Bed House	_	Plots			£ per plot			£2,974,265
	4 Bed House		Plots			£ per plot			£3,258,760
C1 D 1	5 Bed House	4	Plots		56576	£ per plot	Total Land	£7,364,540	£226,303
Stamp Duty Construction					4.0%				£294,582
15	Apartments	65	sqm		1873	£ per sqm	1.15	Gross/Net	£2,044,039
57	2B Houses		sqm			£ per sqm	1.13	G1035/Net	£5,309,550
102	3B Houses		sqm			£ per sqm			£11,401,560
72	4B Houses	120				£ per sqm			£10,730,880
4	5B Houses	150	-			£ per sqm			£745,200
250		23816		sqm					
		using Land Co	ost						£1,200,213
						Build Cost			£2,418,498
					0.5%				£293,799
						Build Cost			£332,544
						Market Units	value		£1,053,576
						Build Cost £ per Market I	Init		£942,943 £1,125,000
		5.0%		12	Month Build	- per ividi ket i		Mth Sale Void	£2,056,217
		0.0%	Cost		The state of the s			Juic Void	£0
		Market Hsg		20.0%	of GDV	Aff Hs	g 6.0%	of GDV	£10,900,626
<b>Total Cost</b>									£58,213,767
DOTENTIAL									
	MARGIN FOR CIL RATE PER		DE MA	VBKETT	IOUSING				£546,127 £27
			71 IVI/	JAME I	DVIICOOT				TZ/

		_	_			_	_	_
	CS Re	esidential Viab	ility Appra	isal	(NC	Res	sidential Vial	bility Apprai
		Urban 250 Dwellings	Apartments	0	DEVELOPMENT SCENA	ARIO	Urban 250 Dwellings	Apartments
		Gross Residual Value	2 bed houses	40	<b>BASE LAND VALUE SC</b>		Gross Residual Value	2 bed houses
	LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115	<b>DEVELOPMENT LOCA</b>		20% Affordable Housing	3 Bed houses
DEVELOPMENT	DETAILS	250 Units 8.14	Site Area 4 bed houses	90	DEVELOPMENT DETA	ILS	250 Units 8.14	Site Area 4 bed houses
			5 bed house	5				5 bed house
Development Fl	norsnace	24900 Sqm Market Housing			Development Floorsp	ace 2	4900 Sqm Market Housing	
Development V		24300 Sqiii Warket Housing			Development Value	ucc	-500 Sqiii Market Housing	
Market Houses					Market Houses			
0 Apai	rtments 65 sqm	2350 £ per sqm		£0	0 Apartments	s 65 sqm	2350 £ per sqm	
40 2 be	d houses 75 sqm	2700 £ per sqm		£8,100,000	40 2 bed house		2700 £ per sqm	
	d houses 90 sqm	2640 £ per sqm		£27,324,000	115 3 Bed house		2640 £ per sqm	
90 4 be	d houses 120 sqm	2640 £ per sqm		£28,512,000	90 4 bed house		2640 £ per sqm	
5 5 be	d house 150 sqm	2550 £ per sqm		£1,912,500	5 5 bed house	e 150 sqm	2550 £ per sqm	
LCHO	700/10	Name of Value			LCHO	700/10	ulat Value	
		Market Value 1645 £ per sgm		£0	_	70% Open Ma	rket value 1645 £ per sqm	
	tments 65 sqm d house 75 sqm	1890 £ per sqm		£0		·	1890 £ per sqm	
	d House 75 sqm 90 sqm	1848 £ per sqm		£0	0 2 Bed house 0 3 Bed House	•	1848 £ per sqm	
0 3 60	u nouse 30 sqiii	1040 £ pei sqiii		10	O 5 Bed Hous	e 90 sqiii	1040 £ per sqiii	
Social Rent	40% Open	Market Value			Social Rent	40% Open Ma	rket Value	
0 Apai	rtments 65 sqm	940 £ per sqm		£0	0 Apartments		940 £ per sqm	
0 2 Be	d house 75 sqm	1080 £ per sqm		£0	0 2 Bed house	e 75 sqm	1080 £ per sqm	
0 3 Be	d House 90 sqm	1056 £ per sqm		£0	0 3 Bed Hous	e 90 sqm	1056 £ per sqm	
Afferdalala Dant	FF0/1-				Affandalda Dant	FF0/1a		
Affordable Rent		Market Value 1292.5 £ per sgm		£0	Affordable Rent  O Apartments	55% Open Ma 65 sgm	rket Value 1292.5 £ per sqm	
•	·				7.150.1110.110	·		
	d house 75 sqm	1485 £ per sqm		£0 £0	2 250 0 405	·	1485 £ per sqm	
	d House 90 sqm	1452 £ per sqm		EU	0 3 Bed Hous 250 Total Units	e 90 sqm	1452 £ per sqm	
Development V				£65,848,500	Development Value			
Development Co					Development Costs			
•	rtments				Land			
	d House	<u> </u>					<u> </u>	
	d House d House	<b>——</b>					<u> </u>	
	d House	<b>——</b>						
2 86	u House	<del>                                     </del>						
Construction					Construction			
0 Apai	rtments 65 sqm	1823 £ per sqm	1.15 Gross/Net	£0	0 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
	louses 75 sqm	1242 £ per sqm		£3,726,000	40 2B Houses	75 sqm	1242 £ per sqm	<del></del>
	louses 90 sqm	1242 £ per sqm		£12,854,700	115 3B Houses	90 sqm	1242 £ per sqm	
90 4B F	louses 120 sqm	1242 £ per sqm		£13,413,600	90 4B Houses	120 sqm	1242 £ per sqm	
	louses 150 sqm	1242 £ per sqm		£931,500	5 5B Houses	150 sqm	1242 £ per sqm	
250	24900 Total :	sqm			250	24900 Total sqn	1	
Drofossional		9 00/ 2 11 2		62 474 064	Drofossianal France		9 00/ 5 11 5	
Professional Fee	5	8.0% Build Cost		£2,474,064	Professional Fees		8.0% Build Cost	
Legal Fees		0.5% GDV		£329,243	Legal Fees		0.5% GDV	
Statutory Fees	Costs	1.1% Build Cost	/ala	£340,184	Statutory Fees		1.1% Build Cost	ta Malua
Sales/Marketing	COSIS	2.0% Market Units \	value	£1,316,970	Sales/Marketing Costs		2.0% Market Uni	ts value
Contingencies		3.0% Build Cost		£927,774	Contingencies		3.0% Build Cost	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£1,411,095	Interest	5.0%	12 Month Build	6 Mth Sale Void
Arrangement Fe		12 Month Bullu	o ivitii sale void	£0	Arrangement Fee	0.0% Cost	12 World Build	o with sale volu
	3.070 0030					2.270 0030		

Development Profit

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

Market Hsg

20.0% of GDV

Market Hsg

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

20.0% of GDV

£13,169,700 Development Profit

**Total Cost** 

£50,894,829

£14,953,671 £1,838,028 40

115

90

£8,100,000 £27,324,000 £28,512,000 £1,912,500

> £0 £0 £0

£0 £0

£0 £0 £0

£65,848,500

£3,726,000 £12,854,700 £13,413,600 £931,500

£2,474,064 £329,243 £340,184 £1,316,970 £927,774

£1,411,095

£13,169,700

£50,894,829

£14,953,671 £1,838,028

	NCS		Resid	lential	Vial	oility A	ppra	isal		Ŋ
DEVELOPA	ΛENT SCENAR	IO II	Urban 100 D	)wellings		Δn	artments	0	DEVELO	PMFN
	O VALUE SCEN		Greenfield	Weilings .			ed houses	46	BASE LA	
	MENT LOCATION	_		ble Housing			Bed houses	15	DEVELO	
	IENT DETAILS	•		Total Units			ed houses	31	DEVELO	
_	Proportion	10%		Affordable Uni	tc		ed houses	8	Affordat	
Affordable		50% L			Social Rent		fordable Ren		Affordat	
	ent Floorspace			Sqm Market Ho			m Affordable		Develop	
Developm			0740	3qiii warketiik	Justing	750 3q	iii Ailoidable	Tiousing	Develop	
Market Ho									Market H	
0	Apartments	65 s	am	2350	£ per sqm			£0	0	Ар
41	2 bed houses	75 s			£ per sqm			£8,383,500	37	2 b
14	3 Bed houses	90 s			£ per sqm			£3,207,600	12	3 E
28	4 bed houses	120 s			£ per sqm			£8,838,720	25	4 b
7	5 bed house	<b>150</b> s	sqm	2550	£ per sqm			£2,754,000	6	5 b
		300/1								
LCHO			Open Market V		_			04.00.000	LCHO	
2	Apartments	65 s	-		£ per sqm			£160,388	3	Ap
3	2 Bed house	<b>75</b> s			£ per sqm			£354,375	5	2 E
1	3 Bed House	90 s	sqm	1848	£ per sqm			£166,320	2	3 E
Social Rent	t		Open Market V						Social Re	ent
0	Apartments	65 s			£ per sqm			£0	0	Ар
0	2 Bed house	75 s	sqm	1080	£ per sqm			£0	0	2 B
0	3 Bed House	90 s	sqm	1056	£ per sqm			£0	0	3 B
Affordable	Rent	55%	Open Market V	/alue					Affordab	le Ren
2	Apartments	<b>65</b> s	sqm	1292.5	£ per sqm			£126,019	3	Ар
3	2 Bed house	75 s	sqm	1485	£ per sqm			£278,438	5	2 B
1	3 Bed House	90 s	sqm	1452	£ per sqm			£130,680	2	3 B
100	Total Units								100	Tot
Developm	ent Value							£24,400,039	Develop	ment \
Developm	ent Costs								Develop	ment (
Land	Apartments	0 F	Plots	9234	£ per plot			£0	Land	Ар
	2 Bed House	41 F			£ per plot			£955,765		2 B
	3 Bed House	14 F			£ per plot			£356,186		3 E
	4 Bed House	28 P			£ per plot			£1,030,564		4 B
	5 Bed House		Plots		£ per plot	Total Land	C2 674 055	£332,440		5 B
Ctamp Dut		/ F	PIOLS	4.0%	r per plot	TOLATLATIO	£2,074,955		Stamp D	
	y Land Tax			4.0%				£106,998	Stamp D	-
Constructi		CE.		10221	C	115 6	/21-1	C400 000	Construc	
3	Apartments	65 s			£ per sqm	1.15 Gr	oss/Net	£408,808	6	Ap
46	2B Houses	75 s		1242	£ per sqm			£4,322,160	47	2B
16	3B Houses	90 s			£ per sqm			£1,732,590	16	3B
28	4B Houses	<b>120</b> s			£ per sqm			£4,158,216	25	4B
7	5B Houses	<b>150</b> s	sqm	1242	£ per sqm			£1,341,360	6	5B
									100	
		using Land Co	st					£195,902		
					Build Cost			£957,051		
				0.5%				£122,000		
				1.1%	Build Cost			£131,594		
					Market Unit	s Value		£463,676		
					Build Cost			£364,771		
					£ per Marke	et Unit		£450,000		
		5.0%	12	Month Build	- pci ividike		h Sale Void	£785,401		
		0.0%		Indication pullo		UNI	ii Jaie VUIU	£765,401 £0		
				of GDV	Aff H	Hsg 6.0% of	CDV	£4,709,737		
		Market Hsg	20.0%	יאם אוס	AIT	13g 0.070 0T	0DV	L4,/U3,/3/		
Total Cost								£22,925,221	Total Co	st
. J.tai Cost									. Juli Co.	

	NCS		Pos	idontia	l Wiah	ility App	raical
			WES	luellua	Viau	mity App	ii aisai
DEVELOPM	IENT SCENARI	10	Urhan 1	00 Dwellings		Apartmer	nts 0
_	VALUE SCEN	_	Greenfie			2 bed hou	
	IENT LOCATIO			ordable Housing		3 Bed hou	
	IENT DETAILS	(====,		100 Total Units		4 bed hou	
	Proportion	20%		20 Affordable Un	its	5 bed hou	
<b>Affordable</b>	•	50%	LCHO	0%	Social Rent	50% Affordab	ole Rent
Developme	ent Floorspace			776 Sqm Market H		1,500 Sqm Affor	rdable Housing
Developme	ent Value						
Market Hou	uses						
0	Apartments	65	sqm		£ per sqm		£0
37	2 bed houses	75	sqm	2700	£ per sqm		£7,452,000
12	3 Bed houses		sqm		£ 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
LCUO		700/		d -1 M-1 -			
LCHO 3	Anartments		Open Mar sqm		£ per sqm		£320,775
5	Apartments 2 Bed house		sqm sqm		£ per sqm £ per sqm		£708,750
2	3 Bed House		sqm		£ per sqm £ per sqm		£332,640
	3 Deu nouse	30	sqiii	1040	r hei sdill		1332,040
Social Rent		40%	Open Mar	ket Value			
0	Apartments		sqm		£ per sqm		£0
Ö	2 Bed house		sqm		£ per sqm		£0
0	3 Bed House		sqm		£ per sqm		£0
					-		
Affordable	Rent	55%	Open Mar	ket 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						
Developme	ent Value						£23,040,278
Developme	ent Costs						
Land	Apartments	0	Plots	9234	£ per plot		£0
Luna	2 Bed House		Plots		£ per plot		£849,569
	3 Bed House	_	Plots		£ per plot		£316,610
	4 Bed House		Plots		£ per plot		£916,057
	5 Bed House		Plots		£ per plot	Total Land £2,377	
Stamp Duty				4.0%		2.2. 2 22,011	£95,110
Construction							===,==0
6	Apartments	65	sqm	1823	£ per sqm	1.15 Gross/Ne	£817,616
47	2B Houses		sqm		£ per sqm		£4,359,420
16	3B Houses	90	sqm		£ per sqm		£1,788,480
25	4B Houses	120		1242	£ per sqm		£3,696,192
6	5B Houses	150	-		£ per sqm		£1,192,320
100			Total sqm				
		using Land Co	ost		]		£391,804
					Build Cost		£948,322
				0.5%			£115,201
					Build Cost		£130,394
					Market Units	Value	£412,157
					Build Cost		£367,375
		F 00/	İ		£ per Market		£450,000
		5.0%	Casi	12 Month Build		6 Mth Sale	-
		0.0% Market Hsg		0.0% of GDV	Aff Hs	g 6.0% of GDV	£0 £4,267,514
		iviarket Hsg		7.070 OF GDV	ATT HS	g 0.0% of GDV	14,207,514
<b>Total Cost</b>							£22,171,844
DOTENTIAL	MARGIN FO	P CII					£868 433

	NCS	Res	sidential Viab	ility Appra	isal
DEVELOPN	IENT SCENAR	I <b>O</b> Urban	100 Dwellings	Apartments	0
<b>BASE LANI</b>	VALUE SCEN	ARIO Brown	ield	2 bed houses	46
DEVELOPI	IENT LOCATIO	N (ZONE) 10% Af	fordable Housing	3 Bed houses	15
	<b>MENT DETAILS</b>	, <u> </u>	100 Total Units	4 bed houses	31
	Proportion	10%	10 Affordable Units	5 bed house	8
Affordable		50% LCHO	0% Social Rent	50% Affordable Ren	
	ent Floorspace		8748 Sqm Market Housing	750 Sqm Affordable	
Developm		-	57 40 Squi Market Housing	750 Sqiii Ailordable	Tiousing
Market Ho					
0	Apartments	65 sqm	2350 £ per sqm		£0
41	·	75 sqm	2700 £ per sqm		£8,383,500
14	2 bed houses				
	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
1.6110		7007			
LCHO		70% Open Ma			64.60.000
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 Ren	t	40% Open Ma	rket 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 Ma	rket 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	<b>50</b> 54	_ 10 pe. sq		====
Developm					£24,400,039
					,
Developm	ent Costs				
Land	Apartments	0 Plots	11259 £ per plot		£0
	2 Bed House	41 Plots	28149 £ per plot		£1,165,353
	3 Bed House	14 Plots	32170 £ per plot		£434,293
	4 Bed House	28 Plots	45038 £ per plot		£1,256,554
	5 Bed House	7 Plots	56297 £ per plot	Total Land £3,261,540	£405,340
Stamp Dut	y Land Tax	7 1005	0	10tai Land £3,201,340	£130,462
					1130,402
Constructi		6E	102216	1.15 Gross/Net	£408,808
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	,
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
		using the LC i			6222.001
		using Land Cost			£238,861
			8.0% Build Cost		£957,051
			0.5% GDV		£122,000
			1.1% Build Cost		£131,594
			2.0% Market Units	Value	£463,676
			3.0% Build Cost		£366,060
			4500 £ per Market	Unit	£450,000
		5.0%	12 Month Build	6 Mth Sale Void	£834,531
		0.0% Cost	<del></del>		£0
		Market Hsg 2	0.0% of GDV Aff Hs	g 6.0% of GDV	£4,709,737
Total Cost		-			£23,628,646

	NCS		Doolo	loptiol	Michi	11345	l mana	ical
			Kesic	lential	Mabi	ility #	Appra	Isal
DEVELOPN	ΛΕΝΤ SCENARI	0	Urban 100 [	Owellings		ļ.	Apartments	0
BASE LAND	VALUE SCEN	ARIO	Brownfield	<u> </u>			bed houses	46
	MENT LOCATIO	N (ZONE)		able Housing		3	Bed houses	15
	MENT DETAILS		_	Total Units			l bed houses	31
	Proportion	20%		Affordable Uni			bed house	8
Affordable			LCHO		Social Rent		Affordable Ren	
	ent Floorspace ent Value	•	///6	Sqm Market H	ousing	1,500 8	Sqm Affordable	Housing
Лarket Ho								
0	Apartments	65	sqm	2350	£ per sqm			f
37	2 bed houses		sqm		£ per sqm			£7,452,00
12	3 Bed houses		sqm		£ per sqm			£2,851,20
25	4 bed houses	120			£ per sqm			£7,856,64
6	5 bed house	150			£ per sqm			£2,448,00
.CHO		70%	Open Market \	/alue				
3	Apartments		sqm		£ per sqm			£320,77
5	2 Bed house		sqm		£ per sqm			£708,7
2	3 Bed House	90	sqm	1848	£ per sqm			£332,6
ocial Rent			Open Market \					
0	Apartments		sqm		£ per sqm			i
0	2 Bed house		sqm		£ per sqm			:
0	3 Bed House	90	sqm	1056	£ per sqm			:
ffordable	Pont	FE0/	Onen Manket	/= l =				
3			Open Market \ sqm		£ per sqm			£252,03
5 5	Apartments 2 Bed house		sqm		£ per sqm £ per sqm			£556,8
2	3 Bed House		sqm		£ per sqm			£261,30
100	Total Units	30	34111	1132	z per sqiii			2201,30
Developm	ent Value							£23,040,27
Developm	ent Costs							
and .	Apartments	_	Plots		£ per plot			f
	2 Bed House	_	Plots		£ per plot			£1,035,8
	3 Bed House		Plots		£ per plot			£386,0
	4 Bed House		Plots		£ per plot			£1,116,9
·	5 Bed House	6	Plots		£ per plot	Total Land	£2,899,147	£360,3
•	y Land Tax			4.0%				£115,9
onstructi		65		1022	lc	115 7	Super/Nist	£017 £
6 47	Apartments		sqm sqm		£ per sqm £ per sqm	1.15	Gross/Net	£817,6 £4,359,4
16	2B Houses 3B Houses		sqm sqm		£ per sqm £ per sqm			£4,359,4 £1,788,4
25	4B Houses	120	-		£ per sqm £ per sqm			£3,696,1
6	5B Houses	150			£ per sqm			£1,192,3
100	3D Houses		Total sqm	1242	L per squi	_	_	L1,132,3
100		using Land C			Ī			£477,7
				8.0%	Build Cost			£948,3
				0.5%				£115,2
					Build Cost			£130,3
					Market Units V	alue		£412,1
					Build Cost			£369,9
					£ per Market U	nit		£450,0
		5.0%	12	Month Build	·		Mth Sale Void	£807,78
		0.0%		<u> </u>				,
		Market Hsg		of GDV	Aff Hsg	6.0%	of GDV	£4,267,5
otal Cost								£22,848,1
OTENTIA	I MARGIN FOR	P CII						£102-A
	L MARGIN FOF L CIL RATE PER		DE MARKET	HOUSING				£192,0 £
STENIA	L-CIL-NAILE ILIN	-eq-MEINE (						

(NCS	Resid	dential Viability A	Appraisal		NCS	Resi	dential Vial	bility Appra	isal
	Urban 100	9	Apartments 0		PMENT SCENAR		0 Dwellings	Apartments	0
	Gross Resid		2 bed houses 46	_	AND VALUE SCEN		sidual Value	2 bed houses	46
DEVELOPMENT LOCATION		O .	3 Bed houses 15		PMENT LOCATION		rdable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	10		4 bed houses 31 5 bed house 8	DEVELO	PMENT DETAILS	. 1	00 Total Units 3.22	Site Area 4 bed houses 5 bed house	31 8
Development Floorspace	972	0 Sqm Market Housing		Develor	oment Floorspac	<b>a</b> 97	20 Sqm Market Housing		
Development Value	372	O Squirwarket Housing			oment Value	<b>C</b> 37	20 Sqiii Warket Housing		
Market Houses				Market					
0 Apartments	65 sqm	2350 £ per sqm		£0 0	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses	75 sqm	2700 £ per sqm	£9,315	000 46	2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses	90 sqm	2640 £ per sqm	£3,564	000 15	3 Bed houses	90 sqm	2640 £ per sqm		£3,564,000
31 4 bed houses	120 sqm	2640 £ per sqm	£9,820	300 31	4 bed houses	120 sqm	2640 £ per sqm		£9,820,800
8 5 bed house	150 sqm	2550 £ per sqm	£3,060	000 8	5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market	Value		LCHO		70% Open Marke	et Value		
0 Apartments	65 sqm	1645 £ per sqm		£0 0	Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house	75 sqm	1890 £ per sqm		£0 0	2 Bed house	75 sqm	1890 £ per sqm		£0
0 3 Bed House	90 sqm	1848 £ per sqm		£0 0	3 Bed House	90 sqm	1848 £ per sqm		£0
Social Rent	40% Open Market	Value		Social R	ent	40% Open Marke	et Value		
0 Apartments	65 sqm	940 £ per sqm		£0 0	Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house	75 sqm	1080 £ per sqm		£0 0	2 Bed house	75 sqm	1080 £ per sqm		£0
0 3 Bed House	90 sqm	1056 £ per sqm		£0 0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable Rent	55% Open Market	Value	_	Afforda	ble Rent	55% Open Marke	ot Valuo		
0 Apartments	65 sqm	1292.5 £ per sgm		£0 0	Apartments	65 sqm	1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0 0	2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm	1452 £ per sqm		£0 0	3 Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value			£25,759	100 Dovolos	Total Units oment Value				£25,759,800
			123,733						123,739,800
<b>Development Costs</b>				Develop	oment Costs				
Construction	65	40001		Constru			40001		
0 Apartments	65 sqm	1823 £ per sqm 1.15		£0 0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46 2B Houses	75 sqm	1242 £ per sqm	£4,284		2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15 3B Houses	90 sqm	1242 £ per sqm	£1,676		3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31 4B Houses	120 sqm	1242 £ per sqm	£4,620		4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8 5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm	£1,490	100 8 100	5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm		£1,490,400
100	9720 Total Sqm		_	100		9720 Total Sqiii			
Professional Fees		8.0% Build Cost	£965	779 Professi	onal Fees		8.0% Build Cost		£965,779
Legal Fees		0.5% GDV	£128	799 Legal Fe	es		0.5% GDV		£128,799
Statutory Fees		1.1% Build Cost	£132	795 Statuto			1.1% Build Cost		£132,795
Sales/Marketing Costs		2.0% Market Units Value	£515	L96 Sales/N	larketing Costs		2.0% Market Unit	ts Value	£515,196
Contingencies		3.0% Build Cost	£362				3.0% Build Cost		£362,167
Interest		2 Month Build 6	Mth Sale Void £550				12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee Development Profit	0.0% Cost  Market Hsg 20.09		£5,151		ment Fee oment Profit	0.0% Cost  Market Hsg 20.0	0% of GDV		£5,151,960
Total Cost	20.07	<u> </u>	£19,879			2010			£19,879,826
GROSS RESIDUAL LAND VA			£5,879		RESIDUAL LAND				£5,879,974
GROSS RESIDUAL LAND VA	ALUE PEK HA		£1,826	GKUSS	RESIDUAL LAND	VALUE PER HA			£1,826,889

	ŅCS	Re	sidential Vi	ability Appra	isal
	IENT SCENAR		n 30 Dwellings	Apartments	0
	O VALUE SCEN			2 bed houses	11
	MENT LOCATIO		Affordable Housing	3 Bed houses	12
_	MENT DETAILS		30 Total Units	4 bed houses	6
Affordable	Proportion	10% 50% LCHO	3 Affordable Units 0% Social R	5 bed house ent 50% Affordable Rei	1
	ent Floorspace		2498 Sgm Market Housing	225 Sqm Affordable	
Developm			2490 Sqiii Market Housing	ZZ3 Sqiii Allordabie	e nousing
Market Ho					
0	Apartments	65 sqm	2350 £ per so	m	£0
10	2 bed houses	75 sqm	2700 £ per so	₹	£2,004,750
11	3 Bed houses	90 sqm	2640 £ per so		£2,566,080
5	4 bed houses	120 sqm	2640 £ per so		£1,710,720
1	5 bed house	150 sqm	2550 £ per so		£344,250
LCHO		70% Open N			640.446
0	Apartments	65 sqm	1645 £ per so	•	£48,116
1	2 Bed house	75 sqm	1890 £ per so	•	£106,313
0	3 Bed House	90 sqm	1848 £ per so	mp 	£49,896
Social Rent	·	40% Open N	Aarket Value		
0	Apartments	65 sqm	940 £ per so	m	£0
Ö	2 Bed house	75 sqm	1080 £ per so	·	£0
0	3 Bed House	90 sqm	1056 £ per so	₹	£0
Affordable	Rent	55% Open N	Market Value		
0	Apartments	65 sqm	<b>1292.5</b> £ per so	ηm	£37,806
1	2 Bed house	75 sqm	1485 £ per so	ηm	£83,531
0	3 Bed House	90 sqm	1452 £ per so	ηm	£39,204
30 <b>Developm</b>	Total Units ent Value				£6,990,666
Developm		0.51	0270		
Land	Apartments	0 Plots	9378 £ per p		£0
	2 Bed House	10 Plots	23446 £ per p		£232,114
	3 Bed House	11 Plots 5 Plots	26795 £ per pl 37513 £ per pl		£289,389
	4 Bed House	1 Plots	46892 £ per pl		£202,572 £42,203
Stamp Dut	5 Bed House v Land Tax	1 PIOUS	4.0%	ot Total Land £766,279	£30,651
Constructi			4.070		130,031
1	Apartments	65 sqm	1823 £ per so	qm 1.15 Gross/Net	£122,642
11	2B Houses	75 sqm	1242 £ per so		£1,061,910
11	3B Houses	90 sqm	1242 £ per so		£1,274,292
5	4B Houses	120 sqm	<b>1242</b> £ per so		£804,816
1	5B Houses	150 sqm	1242 £ per so		£167,670
					250 607
		using Land Cost	0.00/		£59,687
			8.0% Build Co	ost	£274,506
			0.5% GDV		£34,953
			1.1% Build Co 2.0% Market		£37,745 £132,516
			3.0% Build Co		£104,731
			4500 £ per M		£135,000
		5.0%	12 Month Build	6 Mth Sale Void	£225,545
		0.0% Cost	TZ WOTH DUIL	o with sale volu	£0
		Market Hsg	20.0% of GDV	Aff Hsg 6.0% of GDV	£1,347,052
Total Cost					£6,579,995
. 0 . 0. 00 3 0					_0,0,0,000

	AGS.		Re	esid	ential	Viab	ility /	<b>Appra</b>	isal
DEVELOPME	ENT SCENARI	0			vellings			Apartments	0
<b>BASE LAND</b>				nfield	<u> </u>			2 bed houses	11
<b>DEVELOPME</b>	NT LOCATIO	N (ZONE)	20%	Afforda	ble Housing			3 Bed houses	12
<b>DEVELOPME</b>	NT DETAILS	'		30	Total Units			4 bed houses	6
Affordable F		20%		6	Affordable Un			5 bed house	1
Affordable N			LCHO	2222		Social Rent		Affordable Ren	
Developmen		?		2220	Sqm Market H	ousing	450	Sqm Affordable	e Housing
<b>Developmer</b> Market House									
0	Apartments	65	sqm	ĺ	2350	£ per sqm			£0
9	2 bed houses		sqm			£ per sqm			£1,782,000
10	3 Bed houses		sqm			£ per sqm			£2,280,960
5	4 bed houses	120				£ per sqm			£1,520,640
1	5 bed house	150				£ per sqm			£306,000
LCHO				Market V	alue				
	Apartments		sqm			£ per sqm			£96,233
2	2 Bed house		sqm			£ per sqm			£212,625
1	3 Bed House	90	sqm		1848	£ per sqm			£99,792
Social Rent		400/							
ocial Kent	A		sqm	Market V		C			£0
0	Apartments 2 Bed house		sqm			£ per sqm £ per sqm			£0
0	3 Bed House		sqm			£ per sqm			£0
	3 Bed House	30	Jqiii		1030	I per sqiii			20
Affordable R	ent	55%	Open	Market V	alue				
1	Apartments		sqm			£ per sqm			£75,611
2	2 Bed house	75	sqm			£ per sqm			£167,063
1	3 Bed House	90	sqm		1452	£ per sqm			£78,408
30 <b>Developmer</b>	Total Units nt Value								£6,619,331
Developmen	nt Costs								
Land	Apartments	0	Plots		9378	£ per plot			£0
	2 Bed House	9	Plots		23446	£ per plot			£206,324
	3 Bed House		Plots			£ per plot			£257,235
	4 Bed House		Plots		37513	£ per plot			£180,064
_	5 Bed House	1	Plots			£ per plot	Total Land	£681,137	£37,513
Stamp Duty					4.0%				£27,245
Construction 2		65			1072	Cnorcam	1.15	Cross/Not	£24E 20E
12	Apartments 2B Houses		sqm sqm			£ per sqm £ per sqm	1.15	Gross/Net	£245,285 £1,099,170
11	3B Houses		sqm			£ per sqm			£1,207,224
5	4B Houses	120				£ per sqm			£715,392
1	5B Houses	150			1242	£ per sqm			£149,040
30		2688		sqm					
		using Land Co							£119,373
						Build Cost			£273,289
					0.5%				£33,097
						Build Cost			£37,577
						Market Units \	/alue		£117,792
						Build Cost	1		£106,065
		5.0%		12	Month Build	£ per Market l		Mth Sale Void	£135,000 £219,745
		0.0%	Cost	12	IVIOIILII BUIIU		0	Ivitii Sale VOID	£219,743
		Market Hsg	CUSL	20.0%	of GDV	Aff Hs	6.0%	of GDV	£1,221,704
Total Cost							,,		£6,388,134
POTENTIAL I					101101110				£231,197
POTENTIAL (	CIL RATÉ PÉR	R SQ METRE (	OF MA	ARKET I	IOUSING				£104

	NCS	Re	esidential	Viabi	lity Appra	nisal
DEVELOPI	MENT SCENARI	O Urha	n 30 Dwellings		Apartments	0
_	VALUE SCEN		nfield		2 bed houses	11
	MENT LOCATION		Affordable Housing		3 Bed houses	12
	MENT DETAILS	10/6 10/6	30 Total Units			6
		100/			4 bed houses	
	Proportion	10%	3 Affordable Unit		5 bed house	1
Affordable		50% ссно		Social Rent	50% Affordable Re	
	ent Floorspace	9	2498 Sqm Market Ho	ousing	225 Sqm Affordable	e Housing
Developm						
Market Ho						
0	Apartments	65 sqm		£ per sqm		£0
10	2 bed houses	75 sqm		£ per sqm		£2,004,750
11	3 Bed houses	90 sqm	2640	£ per sqm		£2,566,080
5	4 bed houses	120 sqm	2640	£ per sqm		£1,710,720
1	5 bed house	150 sqm	2550	£ per sqm		£344,250
LCHO		70% Open	Market Value			
0	Apartments	65 sqm		£ per sqm		£48,116
1	2 Bed house	75 sam		£ per sqm		£106,313
Ō	3 Bed House	90 sqm		£ per sqm		£49,896
0	J Dea House	<b>50</b> 3qiii	1040	L per sqrii		143,030
Social Rent		40% Onen	Market Value			
		65 sqm		6		£0
0	Apartments			£ per sqm		£0
0	2 Bed house	75 sqm		£ per sqm		_
0	3 Bed House	90 sqm	1056	£ per sqm		£0
	_	===				
Affordable			Market Value			
0	Apartments	65 sqm		£ 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
30	Total Units					
Developm	ent Value					£6,990,666
Developm	ent Costs					
Land	Apartments	0 Plots	11403	£ per plot		£0
	2 Bed House	10 Plots		£ per plot		£282,233
	3 Bed House	11 Plots		£ per plot		£351,875
	4 Bed House	5 Plots		£ per plot		£246,312
	5 Bed House	1 Plots		£ per plot	Total Land £931,736	
Stamp Dut	y Land Tax	11003	0	L per plot	70tai Laila 2001,700	£37,269
Constructi						137,203
1		65 sqm	10221	£ per sqm	1.15 Gross/Net	£122,642
	Apartments				1.13 G1055/Net	
11	2B Houses	75 sqm		£ per sqm		£1,061,910
11	3B Houses	90 sqm		£ per sqm		£1,274,292
5	4B Houses	120 sqm		£ per sqm		£804,816
1	5B Houses	150 sqm	1242	£ per sqm		£167,670
		using Land Cost				£72,574
				Build Cost		£274,506
			0.5%			£34,953
			1.1%	Build Cost		£37,745
			2.0%	Market Units Va	alue	£132,516
			3.0%	Build Cost		£105,117
				£ per Market U	nit	£135,000
		5.0%	12 Month Build	·	6 Mth Sale Void	£239,434
		0.0% Cost		l		£0
		Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£1,347,052
				,s <sub>E</sub>		==,5 .7,532
<b>Total Cost</b>						£6,779,233

ıl		ŅCS		Res	sidentia	l Vial	oility A	ppra	isal
0		MENT SCENARI			30 Dwellings			partments	0
11 12	_	D VALUE SCEN	_	Brown				bed houses	11
6		MENT LOCATION MENT DETAILS	IN (ZONE)	20% AI	fordable Housing 30 Total Units			Bed houses bed houses	12 6
1		Proportion	20%		6 Affordable Un	nits		bed houses	1
_	Affordable		50%	LCHO		Social Rent		Affordable Rer	
ng		ent Floorspace			2220 Sqm Market H			qm Affordable	
	Developm								
60	Market Ho		CE		2250	<b>a</b> .			60
£0 £2,004,750	0 9	Apartments		sqm sqm		£ per sqm £ per sqm			£0 £1,782,000
£2,566,080	10	2 bed houses 3 Bed houses		sqm		£ per sqm £ per sqm			£2,280,960
£1,710,720	5	4 bed houses	120			£ per sqm			£1,520,640
£344,250	1	5 bed house	150			£ per sqm			£306,000
	LCHO				arket Value				
£48,116	1	Apartments		sqm		£ per sqm			£96,233
£106,313	2	2 Bed house		sqm		£ per sqm			£212,625
£49,896	1	3 Bed House	90	sqm	1848	£ per sqm			£99,792
	Social Rent	t	40%	Open Ma	arket Value				
£0	0	Apartments		sqm		£ per sqm			£0
£0	0	2 Bed house		sqm		£ per sqm			£0
£0	0	3 Bed House	90	sqm	1056	£ per sqm			£0
627.006	Affordable				arket Value				675 644
£37,806	1	Apartments		sqm		£ per sqm			£75,611 £167,063
£83,531 £39,204	2 1	2 Bed house 3 Bed House		sqm sqm		£ per sqm £ per sqm			£78,408
133,204	30	Total Units	30	34111	1432	. I per sqiii			170,400
£6,990,666	Developm	ent Value							£6,619,331
	Developm	ant Costs							
£0	Land	Apartments	0	Plots	11403	£ per plot			£0
£282,233		2 Bed House		Plots		£ per plot			£250,874
£351,875		3 Bed House	10	Plots		£ per plot			£312,778
£246,312		4 Bed House	5	Plots		£ per plot			£218,944
£51,315	a. a .	5 Bed House	1	Plots		£ per plot	Total Land	£828,209	£45,613
£37,269		y Land Tax			4.0%	)			£33,128
£122,642	Constructi 2	Apartments	65	sqm	1823	£ per sqm	1.15 G	ross/Net	£245,285
£1,061,910	12	2B Houses		sqm		£ per sqm	1.13	1033/1461	£1,099,170
£1,274,292	11	3B Houses		sqm		£ per sqm			£1,207,224
£804,816	5	4B Houses	120			£ per sqm			£715,392
£167,670	1	5B Houses	150			£ per sqm			£149,040
	30			Total sqr	m				04.45.4.40
£72,574			using Land Co	ost	0.00				£145,148
£274,506 £34,953					0.5%	Build Cost			£273,289 £33,097
£37,745						Build Cost			£37,577
£132,516						Market Unit	s Value		£117,792
£105,117						Build Cost			£106,838
£135,000						£ per Marke	t Unit		£135,000
£239,434			5.0%		12 Month Build	<b>-</b>	6 N	Ith Sale Void	£232,664
£0			0.0%						£0
£1,347,052			Market Hsg	2	20.0% of GDV	Aff I	1sg 6.0% of	f GDV	£1,221,704
£6,779,233	<b>Total Cost</b>								£6,580,557
£211,433	POTENTIA	L MARGIN FOR	S CII						£38,774
£211,433 £85				OF MAR	RKET HOUSING				£17

(NCS	Res	idential Viabilit	ty Appra	isal		NC5		Resid	dential Vial	oility Apprai	isal
		Dwellings	Apartments	0	_	IENT SCENARI		Urban 30 D	•	Apartments	0
DEVELOPMENT LOCATION (7		sidual Value	2 bed houses	11	_	VALUE SCEN		Gross Resid		2 bed houses	11
DEVELOPMENT LOCATION (Z DEVELOPMENT DETAILS		rdable Housing  30 Total Units 0.91 Site	3 Bed houses Area 4 bed houses	12 6		MENT LOCATION TENT DETAILS			able Housing  O Total Units  0.91	3 Bed houses Site Area 4 bed houses	12 6
DEVELOPIVIENT DETAILS		Site	5 bed house	1	DEVELOPIN	ILINI DETAILS		30	O Total Offics 0.31	5 bed house	1
Development Floorspace	27	75 Sqm Market Housing			Developm	ent Floorspace	e	2775	5 Sqm Market Housing		
Development Value					Developm						
Market Houses	CE!	22521		50	Market Ho		C = 1		22501		
0 Apartments	65 sqm 75 sqm	2350 £ per sqm 2700 £ per sqm		£0 £2,227,500	0 11	Apartments 2 bed houses	75 ·		2350 £ per sqm 2700 £ per sqm		£2,227,500
12 3 Bed houses	90 sqm	2640 £ per sqm		£2,851,200	12	3 Bed houses	90		2640 £ per sqm		£2,851,200
6 4 bed houses	120 sqm	2640 £ per sqm		£1,900,800	6	4 bed houses	120		2640 £ per sqm		£1,900,800
1 5 bed house	150 sqm	2550 £ per sqm		£382,500	1	5 bed house	150		2550 £ per sqm		£382,500
СНО	70% Open Mark	et Value			LCHO		70%	Open Market	Value		
0 Apartments	65 sqm	1645 £ per sqm		£0	0	Apartments	65	-	1645 £ per sqm		£0
0 2 Bed house	75 sqm	1890 £ per sqm		£0	0	2 Bed house	75 :	•	1890 £ per sqm		£0
0 3 Bed House	90 sqm	1848 £ per sqm		£0	0	3 Bed House	90	sqm	1848 £ per sqm		£0
ocial Rent	40% Open Mark	et Value			Social Rent		40%	Open Market	Value		
0 Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65	-	940 £ per sqm		£0
0 2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75		1080 £ per sqm		£0
0 3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 :		1056 £ per sqm		£0
ffordable Rent	55% Open Mark	et Value			Affordable	Rent	55%	Open Market	Value		
0 Apartments	65 sqm	1292.5 £ per sqm		£0	0	Apartments	65	•	1292.5 £ per sqm		£C
0 2 Bed house	<b>75</b> sqm	1485 £ per sqm		£0	0	2 Bed house	75 :	sqm	1485 £ per sqm		£0
0 3 Bed House 30 Total Units	90 sqm	1452 £ per sqm		£0	30	3 Bed House	90	sqm	1452 £ per sqm		£0
30 Total Units  Development Value				£7,362,000	Developm	Total Units ent Value					£7,362,000
Development Costs					Developm	ent Costs					
Construction	65	1932 6	15   Constant	CO	Constructi		65		102216	1.15	
0 Apartments 11 2B Houses	65 sqm 75 sqm	1823 f per sqm 1 1242 f per sqm	.15 Gross/Net	£0 £1,024,650	0 11	Apartments 2B Houses	65 : 75 :	•	1823 f per sqm 1242 f per sqm	1.15 Gross/Net	£1,024,650
12 3B Houses	90 sqm	1242 £ per sqm		£1,024,030 £1,341,360	12	3B Houses	90	•	1242 £ per sqm		£1,341,360
6 4B Houses	120 sqm	1242 £ per sqm		£894,240	6	4B Houses	120	•	1242 £ per sqm		£894,240
1 5B Houses	150 sqm	1242 £ per sqm		£186,300	1	5B Houses	150	•	1242 £ per sqm		£186,300
30	2775 Total sqm				30	551104363		Total sqm	22 12 2 per 34		
rofessional Fees		8.0% Build Cost		£275,724	Profession	al Foor			8.0% Build Cost		£275,724
egal Fees		0.5% GDV		£36,810	Legal Fees	ui i ees			0.5% GDV		£36,810
Statutory Fees		1.1% Build Cost		£37,912	Statutory F	ees			1.1% Build Cost		£37,912
Sales/Marketing Costs		2.0% Market Units Value		£147,240		keting Costs			2.0% Market Unit	s Value	£147,240
Contingencies		3.0% Build Cost		£103,397	Contingen				3.0% Build Cost		£103,397
nterest	5.0%	12 Month Build	6 Mth Sale Void	£157,283	Interest		5.0%		2 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0% Cost			£0	Arrangeme	ent Fee	0.0%		<b>_</b>	<u> </u>	ÉC
Development Profit	Market Hsg 20.	0% of GDV		£1,472,400	Developmo	ent Profit	Market Hsg	20.0%	6 of GDV		£1,472,400
otal Cost				£5,677,316	<b>Total Cost</b>						£5,677,316
GROSS RESIDUAL LAND VALU	IF.			£1 694 694	GROSS DE		VALUE				£1 £94 £94
GROSS RESIDUAL LAND VALL				£1,684,684 £1,855,671		SIDUAL LAND ' SIDUAL LAND '		Α			£1,684,684 £1,855,671
SHOUS RESIDOAL LAND VALC	JE I EN HA			<u> </u>	ONOSS NE	JID CAL LAND	VALUE I EIVIII	_			

	NCS	Re	esidential Viabi	ility Appra	isal		ŅCS	Res	idential Viab	oility Apprai	sal
DEVELOR	MENT SCENARIO	Divina	45 Divellings		0	DEVELORA	ΛΕΝΤ SCENARI	O Dunel 15	Durallings		0
	D VALUE SCENARIO		15 Dwellings	Apartments 2 bed houses	<u>0</u> 3		D VALUE SCENARI		Dwellings	Apartments 2 bed houses	3
	MENT LOCATION (		Affordable Housing	3 Bed houses	6	_	MENT LOCATIO		ordable Housing	3 Bed houses	6
	MENT DETAILS	20NE) 10% F	15 Total Units	4 bed houses	6		MENT DETAILS	N (ZONE) ZO% ATIC	15 Total Units	4 bed houses	6
_	Proportion	10%	2 Affordable Units		0	_	Proportion	20%	3 Affordable Units		0
Affordable		50% LCHO	0% Social Rent	5 bed house 50% Affordable Ren	•	Affordable		50% LCHO	0% Social Rent	5 bed house 50% Affordable Rent	Ü
	ent Floorspace	30% LCHU	1337 Sqm Market Housing	113 Sqm Affordable			ent Floorspace		188 Sqm Market Housing	225 Sqm Affordable R	
Developm			1337 Sqift Market Housing	113 Sqiii Alloruable	nousing	Developm		;	100 Sqrii Market Housing	223 Sqm Anordable i	Tousing
Market Ho						Market Ho					
0	Apartments	65 sqm	2350 £ per sqm		£0	n n	Apartments	65 sqm	2350 £ per sqm		£0
3	2 bed houses	75 sqm	2700 £ per sqm		£546,750	2	2 bed houses	75 sqm	2700 £ per sqm		£486,000
5	3 Bed houses	90 sqm	2640 £ per sqm		£1,283,040	5	3 Bed houses	90 sqm	2640 £ per sqm		£1,140,480
5	4 bed houses	120 sqm	2640 £ per sqm		£1,710,720	5	4 bed houses	120 sqm	2640 £ per sqm		£1,520,640
0			2550 £ per sqm		£1,710,720 £0	0		150 sqm	2550 £ per sqm		
U	5 bed house	150 sqm	2550 £ per sqm		ΙŪ	U	5 bed house	130 sqm	2550 £ per sqm		£0
LCHO	_	70% Open N	(Applicat Malica			LCHO		70% Open Marl	ret Velice		
0	Anartmants	65 sgm	1645 £ per sgm		£24,058	0	Apartmonts	65 sgm	1645 £ per sqm		£48,116
0	Apartments	75 sqm	• •		£53,156	1	Apartments	75 sqm	1890 £ per sqm		£106,313
0	2 Bed house	90 sqm	1890 £ per sqm 1848 £ per sqm		£24,948	0	2 Bed house	90 sqm	1848 £ per sqm		£49,896
U	3 Bed House	90 sqm	1040 £ per sqm		124,946	U	3 Bed House	90 sqm	1646 £ per sqm		149,690
Social Ren	+	40% Open N	Market Value			Social Ren	<b>.</b>	40% Open Marl	vot Value		
					CO	Social Kell		■ · · · · · · · · · · · · · · · · · · ·			<b>CO</b>
0	Apartments	65 sqm	940 £ per sqm 1080 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 sqm			£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
U	3 Bed House	90 sqm	1056 £ per sqm		£0	U	3 Bed House	90 sqm	1056 £ per sqm		£0
A ff a walla la la	Dont	FF0/10 .				A ff a mala la la	Downt	FF0/10 M			
Affordable		55% Open N			C10 003	Affordable		55% Open Marl			C27 00C
0	Apartments	65 sqm	1292.5 £ per sqm		£18,903	0	Apartments	65 sqm	1292.5 £ per sqm		£37,806
0	2 Bed house	75 sqm	1485 £ per sqm		£41,766	1	2 Bed house	75 sqm	1485 £ per sqm		£83,531
0	3 Bed House	90 sqm	1452 £ per sqm		£19,602	0	3 Bed House	90 sqm	1452 £ per sqm		£39,204
Developm	Total Units ent Value				£3,722,943	Developm	Total Units ent Value				£3,511,986
Davelonm	ant Casts					Davalann	ant Casts				
Developm Land		0 Plots	9321 £ per plot		£0	Developm Land		0 Plots	9321 £ per plot		£0
Lanu	Apartments	3 Plots	23302 £ per plot		£62,917	Lanu	Apartments	2 Plots	23302 £ per plot		£55,926
	2 Bed House						2 Bed House				£127,831
	3 Bed House	5 Plots 5 Plots	26631 £ per plot 37284 £ per plot		£143,810		3 Bed House	5 Plots 5 Plots	26631 £ per plot 37284 £ per plot		
	4 Bed House			T-1-111 C400 000	£201,334 £0		4 Bed House			T-1-11-1-1 0202 720	£178,963
Stamp Dut	5 Bed House cy Land Tax	0 Plots	46605 £ per plot 3.0%	Total Land £408,060	£12,242	Stamp Dut	5 Bed House	0 Plots	46605 £ per plot 3.0%	Total Land £362,720	£0
Constructi			3.0%		112,242				3.0%		£10,882
		6E	1933	1 1E   Crees/Net	££1 221	Constructi		65	1932 6	1 1E   Caraca (Next	£122,642
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£61,321	1	Apartments	65 sqm	1823 £ per sqm 1242 £ per sqm	1.15 Gross/Net	
_	2B Houses	75 sqm	1242 £ per sqm		£321,368	4	2B Houses	75 sqm			£363,285
6	3B Houses	90 sqm	1242 £ per sqm		£637,146	5	3B Houses	90 sqm	1242 £ per sqm		£603,612
5	4B Houses	120 sqm	1242 £ per sqm		£804,816	5	4B Houses	120 sqm	1242 £ per sqm		£715,392
0	5B Houses	150 sqm	1242 £ per sqm		£0	0	5B Houses	150 sqm	1242 £ per sqm		£0
					520.664	15		1422 Total sqm			650 222
	usir	ng Land Cost	0.004		£29,661			using Land Cost	0.00/		£59,322
			8.0% Build Cost		£145,972				8.0% Build Cost		£144,395
			0.5% GDV		£18,615				0.5% GDV		£17,560
			1.1% Build Cost		£20,071				1.1% Build Cost		£19,854
			2.0% Market Units V	'alue	£70,810				2.0% Market Units	Value	£62,942
			3.0% Build Cost		£55,629				3.0% Build Cost		£55,928
			4500 £ per Market U		£67,500				4500 £ per Market		£67,500
		5.0%	12 Month Build	6 Mth Sale Void	£119,431			5.0%	12 Month Build	6 Mth Sale Void	£115,783
		0.0% Cost			£0			0.0% Cost			£0
		Market Hsg	20.0% of GDV Aff Hsg	6.0% of GDV	£719,048			Market Hsg 20	.0% of GDV Aff Hs	sg 6.0% of GDV	£651,316
<b>Total Cost</b>					£3,491,690	<b>Total Cost</b>					£3,373,132
POTENTIA	L MARGIN FOR CII				£231,253	POTENTIA	L MARGIN FOR	S CII			£138,854
	L CIL RATE PER SQ		ARKET HOUSING		£251,255 £173			R SQ METRE OF MARK	ET HOUSING		£117

	ŅCS	Res	sidential Viab	ility Appra	isal		ŅCS	Resi	dential Viab	oility Apprai	sal
DEVELOPIN	MENT SCENARIO	Rural 19	5 Dwellings	Apartments	0	DEVELOPA	ΛΕΝΤ SCENARI	O Rural 15	Dwellings	Apartments	0
	VALUE SCENAR			2 bed houses	3		O VALUE SCENA			2 bed houses	3
	MENT LOCATION		fordable Housing	3 Bed houses	6		MENT LOCATIO		rdable Housing	3 Bed houses	6
	MENT DETAILS	(	15 Total Units	4 bed houses	6		MENT DETAILS		15 Total Units	4 bed houses	6
_	Proportion	10%	2 Affordable Units	5 bed house	0	_	Proportion	20%	3 Affordable Units	5 bed house	0
Affordable		50% LCHO	0% Social Rent	50% Affordable Ren	-	Affordable		50% LCHO	0% Social Rent	50% Affordable Rent	
	ent Floorspace		1337 Sqm Market Housing	113 Sqm Affordable			ent Floorspace		88 Sqm Market Housing	225 Sgm Affordable H	
Developme			2007 04	220 0470.000.0		Developm			od odm marriet no asmig	<b></b>	
Market Ho						Market Ho					
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
3	2 bed houses	75 sqm	2700 £ per sqm		£546,750	2	2 bed houses	75 sqm	2700 £ per sqm		£486,000
5	3 Bed houses	90 sqm	2640 £ per sqm		£1,283,040	5	3 Bed houses	90 sqm	2640 £ per sqm		£1,140,480
5	4 bed houses	120 sqm	2640 £ per sqm		£1,710,720	5	4 bed houses	120 sqm	2640 £ per sqm		£1,520,640
0	5 bed house	150 sqm	2550 £ per sqm		£0	0	5 bed house	150 sqm	2550 £ per sqm		£0
								=== ===================================		_	
LCHO		70% Open Ma	rket Value			LCHO		70% Open Mark	et Value		
0	Apartments	65 sqm	1645 £ per sqm		£24,058	0	Apartments	65 sgm	1645 £ per sqm		£48,116
0	2 Bed house	75 sqm	1890 £ per sqm		£53,156	1	2 Bed house	75 sgm	1890 £ per sqm		£106,313
0	3 Bed House	90 sqm	1848 £ per sqm		£24,948	0	3 Bed House	90 sqm	1848 £ per sqm		£49,896
	5 200 110 000	<b>5</b> 5 4	<b>20 10</b> 2 per 34				0 200 110 000	<b>20</b> 34	20 10 1 per sq		2 .5,650
Social Rent		40% Open Ma	rket Value			Social Rent		40% Open Mark	et Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
	3 Bea House	<b>30</b> 34.11	1000 1 per sq		20		3 Bea House	30 3qm	2030 2 per 34m	_	20
Affordable	Rent	55% Open Ma	rket Value			Affordable	Rent	55% Open Mark	et Value		
0	Apartments	65 sgm	1292.5 £ per sqm		£18,903	0	Apartments	65 sqm	1292.5 £ per sqm		£37,806
0	2 Bed house	75 sqm	1485 £ per sqm		£41,766	1	2 Bed house	75 sqm	1485 £ per sqm		£83,531
0	3 Bed House	90 sqm	1452 £ per sqm		£19,602	0	3 Bed House	90 sqm	1452 £ per sqm		£39,204
15	Total Units	<b>30</b> 3qiii	1432 1 per 34m		113,002	15	Total Units	<b>30</b> 3qiii	1432 1 per 3qm		133,204
Developm					£3,722,943	Developm					£3,511,986
Developme	ent Costs			_		Developm	ent Costs			_	
Land	Apartments	0 Plots	11346 £ per plot		£0	Land	Apartments	0 Plots	11346 £ per plot		£0
	2 Bed House	3 Plots	28365 £ per plot		£76,585		2 Bed House	2 Plots	28365 £ per plot		£68,076
	3 Bed House	5 Plots	32417 £ per plot		£175,053		3 Bed House	5 Plots	32417 £ per plot		£155,602
	4 Bed House	5 Plots	45384 £ per plot		£245,074		4 Bed House	5 Plots	45384 £ per plot		£217,843
	5 Bed House	0 Plots	56730 £ per plot	Total Land £496,712	£0		5 Bed House	0 Plots	56730 £ per plot	Total Land £441,521	£0
Stamp Dut		• 1.005	0	2.00,: .2	£14,901	Stamp Dut		<b>0</b> 1.1013	3.0%	211,021	£13,246
Construction					211,501	Constructi			3.070		213,210
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£61,321	1	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£122,642
3	2B Houses	75 sqm	1242 £ per sqm	5.000/1100	£321,368	4	2B Houses	75 sqm	1242 £ per sqm	J. 555/ Net	£363,285
6	3B Houses	90 sqm	1242 £ per sqm		£637,146	5	3B Houses	90 sqm	1242 £ per sqm		£603,612
5	4B Houses	120 sqm	1242 £ per sqm		£804,816	5	4B Houses	120 sqm	1242 £ per sqm		£715,392
Ö	5B Houses	150 sqm	1242 £ per sqm		£0	Ö	5B Houses	150 sqm	1242 £ per sqm		£0
	35 1100363	130 3q.ii	12 12 2 per sq.		20	15	35 1100363	1422 Total sqm	22 12 2 per sq.m		20
	usi	ng Land Cost			£36,105	13		using Land Cost			£72,209
	usi		8.0% Build Cost		£145,972			Lana Cost	8.0% Build Cost		£144,395
			0.5% GDV		£18,615				0.5% GDV		£17,560
			1.1% Build Cost		£20,071				1.1% Build Cost		£19,854
			2.0% Market Units V	/alue	£70,810				2.0% Market Units	Value	£62,942
			3.0% Build Cost		£55,823				3.0% Build Cost		£56,314
			4500 £ per Market L	Init	£67,500				4500 £ per Market	Unit	£67,500
		5.0%	12 Month Build	6 Mth Sale Void	£126,785			5.0%	12 Month Build	6 Mth Sale Void	£122,607
		0.0% Cost	TZ WORLD BUILD	J With Sale Volu	£0,783			0.0% Cost	TE INOTICI BUILD	o with sale void	£0
			0.0% of GDV Aff Hsg	6.0% of GDV	£719,048				O% of GDV Aff Hs	6.0% of GDV	£651,316
		INIGI NET 1138 Z	o.o.o.o	0.070 01 000				iviai ket 113g 20.t	or GDV All his	0.070 OI GDV	
<b>Total Cost</b>					£3,596,992	<b>Total Cost</b>					£3,474,395
	L MARGIN FOR C				£125,951		L MARGIN FOR				£37,590
POTENTIA	L CIL RATE PER SC	Q METRE OF MAR	KET HOUSING		£94	POTENTIA	L CIL RATE PER	SQ METRE OF MARKE	T HOUSING		£32

	<u>y</u> cs		Residential Via		aisal	DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATION MENT DETAILS	<u>-</u>	ural 15 Dwellings ross Residual Value  15 Total Units 0.49	Apartments 2 bed houses 3 Bed houses Site Area 4 bed houses 5 bed house	3 6 6 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49 Site Area 4 bed houses 5 bed house	0 3 6 6 0
	ent Floorspace		1485 Sqm Market Housing			Development Floorspace	1485 Sqm Market Housing	
Developmo						Development Value Market Houses		
Market Ho	Apartments	65 sc	gm 2350 £ per sqm		£0		55 sqm 2350 £ per sqm	£0
3	2 bed houses	75 sc	ım 2700 £ per sqm		£607,500		75 sqm 2700 £ per sqm	£607,500
6	3 Bed houses	90 so			£1,425,600		gom 2640 £ per sqm	£1,425,600
6 0	4 bed houses	120 sc			£1,900,800		20 sqm 2640 £ per sqm	£1,900,800
U	5 bed house	<b>150</b> so	qm 2550 £ per sqm		£0	0 5 bed house 15	50 sqm 2550 £ per sqm	£0
LCHO			pen Market Value			LCHO 70	% Open Market Value	
0	Apartments	65 so			£0	•	55 sqm 1645 £ per sqm	£0
0	2 Bed house	75 sc			£0		75 sqm 1890 £ per sqm	£0
0	3 Bed House	90 so	qm 1848 £ per sqm		£0	0 3 Bed House	90 sqm	£0
Social Rent		<b>40</b> % o	pen Market Value			Social Rent 40	% Open Market Value	
0	Apartments	65 so			£0	·	55 sqm 940 £ per sqm	£0
0	2 Bed house	75 sc			£0		75 sqm	£0
0	3 Bed House	90 so	qm 1056 £ per sqm		£0	0 3 Bed House	90 sqm 1056 £ per sqm	£0
Affordable	Rent	55% o	pen Market Value			Affordable Rent 55	% Open Market Value	
0	Apartments	65 so	m 1292.5 £ per sqm		£0		55 sqm 1292.5 £ per sqm	£0
0	2 Bed house	75 sc			£0		75 sqm 1485 £ per sqm	£0
0 15	3 Bed House Total Units	90 so	qm 1452 £ per sqm		£0	0 3 Bed House 9	90 sqm 1452 £ per sqm	£0
Developme					£3,933,900	Development Value		£3,933,900
Developmo	ent Costs					<b>Development Costs</b>		
Construction	on					Construction		
0	Apartments	65 sc		1.15 Gross/Net	£0		55 sqm	£0
3 6	2B Houses 3B Houses	75 so 90 so			£279,450 £670,680		75 sqm	£279,450 £670,680
6	4B Houses	120 sc			£894,240		20 sqm	£894,240
0	5B Houses	150 so			£0		50 sqm 1242 £ per sqm	£0
15		1485 т	otal sqm			15 148	35 Total sqm	
Professiona Legal Fees Statutory F Sales/Mark Contingend	ees keting Costs		8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Uni 3.0% Build Cost	ts Value	£147,550 £19,670 £20,288 £78,678 £55,331	Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0%	£147,550 £19,670 £20,288 £78,678 £55,331
Interest		5.0%	12 Month Build	6 Mth Sale Void	£84,162	Interest 5.0	% 12 Month Build 6 Mth Sale Void	£84,162
Arrangeme		0.0% c	ost		£0	Arrangement Fee 0.0	% Cost	£0
Developme	ent Profit	Market Hsg	20.0% of GDV		£786,780	Development Profit Market H	lsg 20.0% of GDV	£786,780
<b>Total Cost</b>					£3,036,829	Total Cost		£3,036,829
	SIDUAL LAND VA				£897,071 £1,844,200	GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER	: HA	£897,071 £1,844,200

	ŅCS	R	esid	lential	Viab	ility A	\ppra	isal
DEVELOPA	AFNIT COFNIA DI							
	MENT SCENARI	·	artments				partments	20
	VALUE SCEN		eenfield				bed houses	0
	MENT LOCATIC MENT DETAILS			ble Housing			Bed houses	0
_	Proportion	10%		Total Units			bed houses	0
Affordable		50% LCH		Affordable Uni	Social Rent		bed house Affordable Ren	-
	ent Floorspace			Sqm Market H			qm Affordable	
Developme		-	1170	Sqiii iviai ket ii	ousing	130 30	qiii Aiioidable	riousing
Market Ho								
18	Apartments	65 sqm	1	2350	£ per sqm			£2,749,500
0	2 bed houses	75 sqm			£ per sqm			£0
0	3 Bed houses	90 sqm			£ per sqm			£0
0	4 bed houses	120 sqm			£ per sqm			£0
0	5 bed house	150 sqm			£ per sqm			£0
LCHO		<b>70</b> % Ope	en Market V	'alue				
0	Apartments	65 sqm	1		£ per sqm			£32,078
1	2 Bed house	75 sqm	1	1890	£ per sqm			£70,875
0	3 Bed House	90 sqm	1	1848	£ per sqm			£33,264
Social Rent			en Market V					
0	Apartments	65 sqm			£ per sqm			£0
0	2 Bed house	75 sqm			£ per sqm			£0
0	3 Bed House	90 sqm	1	1056	£ per sqm			£0
Affordable			en Market V					225 224
0	Apartments	65 sqm			£ per sqm			£25,204
1	2 Bed house	75 sqm			£ per sqm			£55,688
0	3 Bed House	90 sqm	1	1452	£ per sqm			£26,136
20	Total Units							62 002 744
Developm	ent value							£2,992,744
Developme	ent Costs		_					
Land	Apartments	18 Plot		2100	£ per plot			£37,800
Lanu	2 Bed House	0 Plot			£ per plot			£0
	3 Bed House	0 Plot			£ per plot			£0
	4 Bed House	0 Plot			£ per plot			£0
	5 Bed House	0 Plot			£ per plot	Total Land	£37,800	£0
Stamp Dut		0 1100	.3	1.0%	L per plot	Total Land	201,000	£378
Construction				1.070		_		2570
19	Apartments	65 sqm	1	1823	£ per sqm	1.15 G	ross/Net	£2,534,608
1	2B Houses	75 sqm			£ per sqm			£93,150
0	3B Houses	90 sqm			£ per sqm			£44,712
0	4B Houses	120 sqm			£ per sqm			£0
Ö	5B Houses	150 sqn			£ per sqm			£0
		using Land Cost						£8,910
		_		8.0%	Build Cost			£213,798
				0.5%	GDV			£14,964
					Build Cost			£29,397
				2.0%	Market Units	Value		£54,990
					Build Cost			£80,441
				4500	£ per Market	U <u>nit</u>		£90,000
		5.0%		Month Build	•	6 N	1th Sale Void	£125,952
		0.0% Cos		_				£0
		Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% o	f GDV	£564,495

**Total Cost** 

POTENTIAL MARGIN FOR CIL
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£3,893,594

£900,851 £770

			116	sidential Via		li 3 Gi
DEVELOPN	IENT SCENARI	10	Apartn	nents	Apartments	20
	VALUE SCEN	-	Green		2 bed houses	0
DEVELOPIV	IENT LOCATIO	N (ZONE)		ffordable Housing	3 Bed houses	0
DEVELOPIV	IENT DETAILS			20 Total Units	4 bed houses	0
	Proportion	20%		4 Affordable Units	5 bed house	0
Affordable			LCHO	0% Social Re		
	ent Floorspace	<b>e</b>		1040 Sqm Market Housing	300 Sqm Affordabl	e Housing
<b>Developme</b> Market Ho						
16	Apartments	65	sqm	2350 £ per sqr	n	£2,444,0
0	2 bed houses		sqm	2700 £ per sqr		12,444,0
0	3 Bed houses		sqm	2640 £ per sqr		
0	4 bed houses		sqm	2640 £ per sqr		
Ö	5 bed house		sqm	2550 £ per sqr		
			•			
LCHO				arket Value		
1	Apartments	65	sqm	1645 £ per sqr	m	£64,1
1	2 Bed house		sqm	1890 £ per sqr		£141,7
0	3 Bed House	90	sqm	1848 £ per sqr	n	£66,5
		100/				
Social Rent				arket Value		
0	Apartments		sqm	940 £ per sqr		f f
0	2 Bed house		sqm	1080 £ per sqr 1056 £ per sqr		í
U	3 Bed House	90	sqm	1036 £ per sqr	n	1
Affordable	Rent	55%	Onen M	arket Value		_
1	Apartments		sqm	1292.5 £ per sqr	n	£50,40
1	2 Bed house		sqm	1485 £ per sqr		£111,37
0	3 Bed House		sqm	1452 £ per sqr		£52,27
20	Total Units					C2 020 46
Developme	ent value					£2,930,48
•						
Developme Land	Apartments	_	Plots	2100 £ per plo		•
•	Apartments 2 Bed House	0	Plots	5250 £ per plo	ot	ŕ
-	Apartments 2 Bed House 3 Bed House	0	Plots Plots	5250 £ per plo 6000 £ per plo	ot ot	í
-	Apartments 2 Bed House 3 Bed House 4 Bed House	0 0	Plots Plots Plots	5250 £ per plo 6000 £ per plo 8400 £ per plo	ot ot ot	£33,66
Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	0 0	Plots Plots	5250 £ per plo 6000 £ per plo 8400 £ per plo 10500 £ per plo	ot ot ot	
Land Stamp Duty	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	0 0	Plots Plots Plots	5250 £ per plo 6000 £ per plo 8400 £ per plo	ot ot ot	
Land Stamp Duty Construction	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	0 0 0 0	Plots Plots Plots Plots	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%	ot ot ot Total Land £33,600	£33
Land  Stamp Duty Construction 17	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax Apartments	0 0 0 0	Plots Plots Plots Plots	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%	ot ot ot Total Land £33,600 m 1.15 Gross/Net	£2,343,8
Stamp Duty Construction 17 2	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses	0 0 0 0 65 75	Plots Plots Plots Plots Plots	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,83 £186,30
Stamp Duty Construction 17 2 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses	0 0 0 0 65 75 90	Plots Plots Plots Plots sqm sqm	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,88 £186,30 £89,4
Stamp Duty Construction 17 2	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses	0 0 0 0 65 75 90 120	Plots Plots Plots Plots sqm sqm sqm	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,83 £186,30 £89,43
Stamp Duty Construction 17 2 1 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses	0 0 0 0 65 75 90 120 150	Plots Plots Plots Plots sqm sqm	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,83 £186,30 £89,43
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	0 0 0 0 65 75 90 120 150	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total Sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,8. £186,31 £89,4.
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total Sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,8: £186,3: £89,4: £17,8: £209,5:
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total Sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,8: £186,3: £89,4: £17,8: £209,5: £14,6:
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total Sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 6 per sqr 1242 f per sqr 1243 f per sqr 6 per sqr 1244 f per sqr 1245 f per sqr 1246 f per sqr 1247 f per sqr 1248 f per sqr 1249 f per sqr 1241 f per sqr 1242 f per sqr 1243 f per sqr	ot ot ot ot ot ot ot ot ot ot ot ot ot o	£2,343,83 £186,30 £89,43 £17,83 £209,50 £14,63
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total Sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 6 per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr	ort ort ort ort ort ort ort ort ort ort	£2,343,8: £186,30 £89,4: £17,8: £209,5: £14,6: £28,8: £48,8:
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total Sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 6 per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr	ort ort ort ort ort ort ort ort ort ort	£2,343,8: £186,30 £89,4: £17,8: £209,5: £14,6: £28,8: £48,8: £79,1:
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508 using Land C	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total Sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 6 per sqr 1242 f per sqr	ort ort ort ort ort ort ort ort ort ort	£2,343,8 £186,3 £89,4 £17,8 £209,5 £14,6 £28,8 £48,8 £79,1 £90,0
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm Total sqi	5250 f per plo 6000 f per plo 8400 f per plo 10500 f per plo 1.0%  1823 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 6 per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr 1242 f per sqr	ort ort ort ort ort ort ort ort ort ort	£2,343,8 £186,3 £186,3 £89,4 £209,5 £14,6 £28,8 £48,8 £79,1 £90,0 £123,4
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm Total sqi Ost	## Summer	ort ort ort ort ort ort ort ort ort ort	£2,343,83 £186,30 £89,43 £17,83 £209,56 £14,63 £28,83 £48,83 £79,13 £90,00 £123,43
Stamp Duty Construction 17 2 1 0 0 20	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm Total sqi Ost	## Summer	ort ort ort ort ort ort ort ort ort ort	£2,343,83 £186,30 £89,42 £17,82 £209,56 £14,69 £28,83 £48,88 £79,12 £90,00 £123,42
Stamp Duty Construction 17 2 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 75 90 120 1508 using Land C	Plots Plots Plots Plots Plots sqm sqm sqm Total sqi Ost	## Summer	ort ort ort ort ort ort ort ort ort ort	i

Apartments		Resi	dential Viab	oility Appra	isal
SASE LAND VALUE SCENARIO   DEVELOPMENT LOCATION (20NE)   Forwithted   Development PLOCATION (20NE)   Development PLOCATION (20NE)   Development Ploorspace   Development Ploorspace   Development Ploorspace   Development Ploorspace   Development Value   Development Ploorspace   Development Ploorspace   Development Value   Development Value   Development Value   Development Value   Development Ploorspace   Development Value					
10% Affordable Housing					
Affordable Proportion   10%   50%   CHO   10%					-
Affordable Proportion   10%   50%   170   50%   50%   170   50%					-
CHO   Cho	_				-
Development Floorspace   1170   Sqm Market Housing   150   Sqm Affordable Housing   2020elopment Value					-
Market Houses   18	Development Value	11	70 Sqiii iviarket Housing	130 Sqm Affordable	nousing
18	Market Houses				
0 2 bed houses		65 sam	2350 f per sam		£2,749,500
0 3 Bed houses	·				
CHO					_
CCHO					
CCHO					
0 Apartments 1 2 Bed house 75 sqm 1890 € per sqm €33,264  Social Rent 0 Apartments 65 sqm 940 € per sqm €33,264  Social Rent 0 Apartments 0 2 Bed house 90 sqm 1080 € per sqm €0 0 3 Bed House 90 sqm 1080 € per sqm €0 0 Apartments 65 sqm 940 € per sqm €0 0 Apartments 65 sqm 1080 € per sqm €0 0 Apartments 65 sqm 1080 € per sqm €0 0 Apartments 1 2 Bed house 90 sqm 1292.5 € per sqm €25,204 1 2 Bed house 90 sqm 1485 € per sqm €25,204 1 2 Bed house 90 sqm 1485 € per sqm €25,688 0 3 Bed House 90 sqm 1452 € per sqm €25,688 2 Bed House 0 Plots 11786 € per plot 11786 €	5 Dea House	255 34111	2550 E per 34III		
0 Apartments 1 2 Bed house 75 sqm 1890 € per sqm € 532,078 175 sqm 1890 € per sqm € 532,078 € 75 sqm 1890 € per sqm € 533,264  Social Rent 0 Apartments 0 2 Bed house 75 sqm 1080 € per sqm € 0 0 3 Bed House 90 sqm 1080 € per sqm € 0 0 Apartments 65 sqm 940 € per sqm € 0 0 Apartments 65 sqm 1080 € per sqm € 0 0 Apartments 1 2 Bed house 90 sqm 1056 € per sqm € 556,688 1 2 29.5 € per sqm € 55,688 0 3 Bed House 90 sqm 1485 € per sqm € 55,688 0 3 Bed House 10 Apartments 2 Bed house 10 Fer sqm 1292.5 € per sqm € 55,688 1 2 29.5 € per sqm € 55,688 1 2 2 8 per sqm € 55,688 1 2 2 8 per sqm € 55,688 2 Bed House 0 Plots 11786 € per plot 11786 € per plot 11786 € per plot 11786 € per plot 11786 € per plot 11786 € per plot 11786 € per plot 12 Bed house 1 Plots 1 12 Bed house 1 12 Bed hous	LCHO	70% Open Marke	et Value		
1					£32.078
Social Rent	F	·			
Social Rent					
0 Apartments	5 Dea House	30 34III	10 10 1 per 34m		255,204
0 Apartments	Social Rent	40% Open Marke	et Value		
0 2 Bed house 90 sqm 1080 € per sqm €0 0 3 Bed House 90 sqm 1056 € per sqm €0  Affordable Rent 55% Open Market Value 65 sqm 1292.5 € per sqm £25,204 1 2 Bed house 90 sqm 1485 € per sqm £55,688 0 3 Bed House 90 sqm 1452 € per sqm £26,136  20 Total Units Development Value £2,992,744  Development Costs  and Apartments 18 Plots 10313 € per plot £74,250 2 Bed House 0 Plots 10313 € per plot £0 3 Bed House 0 Plots 11786 € per plot £0 5 Bed House 0 Plots 16500 € per plot £0 5 Bed House 0 Plots 16500 € per plot 7 Total Land £74,250 € £0 5 Bed House 0 Plots 16500 € per plot 7 Total Land £74,250 € £0 5 Bed House 0 Plots 12025 € per sqm 1.15 Gross/Net £2,534,608 1 2 B Houses 75 sqm 1242 € per sqm £44,712 0 4 B Houses 120 sqm 1242 € per sqm £44,712 0 4 B Houses 120 sqm 1242 € per sqm £44,712 0 4 B Houses 150 sqm 1242 € per sqm £60 0 5 B Houses 150 sqm 1242 € per sqm £60  Using Land Cost 8.0% Build Cost £213,798 0.0% Cost 45000 € per plot 5 Mth Sale Void £129,157 0.0% Cost 45000 € per plot 5 Mth Sale Void £129,157 0.0% Cost 45000 € per plot 5 Mth Sale Void £129,157 0.0% Cost 45000 € per plot 7 Total Land £74,250 € £0 0 Far sqm 1.15 Gross/Net £2,534,608 0 Far sqm 1.15 Gross/Net					fO
Affordable Rent  O Apartments O Apartments 1 2 Bed house O 3 Bed House O 3 Bed House O 3 Bed House O 3 Bed House O 3 Bed House O 4 Bed House O 55 sqm O 1485 £ per sqm E25,204 1 2 Bed house O 50 sqm O 1452 £ per sqm E26,136  20 Total Units Development Value  Development Value  Development Cost  and Apartments 2 Bed House O Plots O P	· ·				_
Affordable Rent  O Apartments 1 2 Bed house 75 sqm 1 1485 £ per sqm 1 255,688 0 3 Bed House 90 sqm 1 1452 £ per sqm 52,992,744  Development Value  E2,992,744  Development Cost  and Apartments 2 Bed House 0 Plots 1 1313 £ per plot 4 Bed House 0 Plots 1 11786 £ per plot 5 Bed House 0 Plots 1 16500 £ per plot 5 Bed House 0 Plots 2 Development Cost 4 Bed House 0 Plots 1 16500 £ per plot 5 Bed House 0 Plots 1 16500 £ per plot 5 Bed House 1 Plots 1 Bed House 1 Plots 1 Bed House 0 Plots 1 Bed House 1					
1 2 Bed house 90 sqm 1495 £ per sqm £25,204 1 2 Bed house 90 sqm 1485 £ per sqm £55,688 20 Total Units Development Value  Development Costs  Land Apartments 18 Plots 10313 £ per plot £74,250 2 Bed House 0 Plots 11786 3 Bed House 0 Plots 11786 £ per plot £ per sqm	5 Dea House	JJ Jqiii	1030 E per 34III		10
1 2 Bed house 90 sqm 1495 £ per sqm £25,204 1 2 Bed house 90 sqm 1485 £ per sqm £55,688 20 Total Units Development Value  Development Costs Land Apartments 18 Plots 10313 £ per plot £74,250 2 Bed House 0 Plots 11786 3 Bed House 0 Plots 11786 4 Bed House 0 Plots 16500 £ per plot £ per sqm £ p	Affordable Rent	55% Onen Marke	et Value		
1 2 Bed house 90 sqm 1485 £ per sqm £55,688 0 3 Bed House 90 sqm 1452 £ per sqm £26,136 20 Total Units Development Value £2,992,744 250 25 Bed House 0 Plots 10313 £ per plot £0 £ per p	_				£25 204
1452   Eper sqm   F26,136					
Development Value					
Sevelopment Value		JU Sqiii	T-72 T hei silli		120,130
## Apartments	Development Value				£2,992,744
Apartments   18 Plots   4125   £ per plot   £74,250	Development Costs				
2 Bed House   0 Plots   10313   £ per plot   £ for plot		18 Plots	4125 f ner nlot		£74 250
Stamp Duty Land Tax					
## Sed House   O Plots   Dept   E per plot					
Stamp Duty Land Tax					
Stamp Duty Land Tax				Total Land £74 250	
19		O FIULS		13tai Lailu - 214,230	
19 Apartments 65 sqm 1823 £ per sqm 1.15 Gross/Net £2,534,608 1 2B Houses 75 sqm 1242 £ per sqm £93,150 0 3B Houses 90 sqm 1242 £ per sqm £44,712 0 4B Houses 120 sqm 1242 £ per sqm £0 0 5B Houses 150 sqm 1242 £ per sqm £0 150 sqm 1242 £ per sqm £0 150 sqm 50   Using Land Cost 8.0% Build Cost £17,502  Build Cost £213,798  0.5% GDV £ f14,964  1.1% Build Cost £29,397  2.0% Market Units Value £54,990  3.0% Build Cost £80,699  4500 £ per Market Unit £90,000  5.0% Cost £00					1743
1 2B Houses 75 sqm 1242 £ per sqm £93,150 0 3B Houses 90 sqm 1242 £ per sqm £44,712 0 4B Houses 120 sqm 1242 £ per sqm £0 0 5B Houses 150 sqm 1242 £ per sqm £0  Using Land Cost 8.0% Build Cost £17,502  Build Cost £213,798  GDV £14,964  1.1% Build Cost £29,397  2.0% Market Units Value £54,990  3.0% Build Cost £80,699  4500 £ per Market Unit £90,000  5.0% Cost £0		65 sam	1823 f ner sam	1 15 Gross/Net	f2 534 608
0 3B Houses 90 sqm 1242 € per sqm €44,712 0 4B Houses 120 sqm 1242 € per sqm €0 5B Houses 150 sqm 1242 € per sqm €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0 €0				1.13 01033/ NEC	
120 sqm 1242 £ per sqm £0 150 sqm 1242 £ per sqm £0  using Land Cost					•
0 5B Houses 150 sqm 1242 f per sqm f0  using Land Cost		·			
Using Land Cost    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     4500   £ per Market Unit   £90,000     5.0%   Cost   £0   Mth Sale Void   £129,157     0.0%   Cost   £0					
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     4500   £ per Market Unit   £90,000     5.0%   12   Month Build   6   Mth Sale Void   £129,157   0.0%   Cost   £0	O SB Houses	TOO Sdm	1242 ± per sqm		ĘŪ
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     4500   £ per Market Unit   £90,000     5.0%   12   Month Build   6   Mth Sale Void   £129,157   0.0%   Cost   £0		Ising Land Cost			£17 502
0.5%   GDV   £14,964		asing Lanu Cost	8 0% Build Cost		
1.1%   Build Cost   £29,397					
2.0%   Market Units Value   £54,990     3.0%   Build Cost   £80,699     4500   £ per Market Unit   £90,000     5.0%   Cost   £0   Mth Sale Void   £129,157   £0.0%   Cost   £0					
3.0% Build Cost £80,699 4500 £ per Market Unit £90,000 5.0% 12 Month Build 6 Mth Sale Void £129,157 0.0% Cost £0				: Value	
4500   £ per Market Unit   £90,000     5.0%   12   Month Build   6   Mth Sale Void   £129,157     0.0%   Cost   £0				value	
5.0% 12 Month Build 6 Mth Sale Void £129,157 0.0% Cost £0				· I lait	
0.0% Cost £0			45001£ per Market		£90,000
		E 00/I		C MALL C L M C L	C120 1F7
Married Hard 20.00/ of CDV ACCUSE 6.00/ of CDV CECA 40E				6 Mth Sale Void	
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £564,495		0.0% Cost	12 Month Build		£0
Fotal Cost £3,942,463		0.0% Cost			

(NCS		Resid	lential	Viab	ility /	<b>Appra</b>	isal
DEVELOPMENT SCENARIO	0	Apartments				Apartments	20
BASE LAND VALUE SCENA		Brownfield				2 bed houses	0
DEVELOPMENT LOCATIO	N (ZONE)		able Housing			3 Bed houses	0
DEVELOPMENT DETAILS	200/		Total Units			4 bed houses	0
Affordable Proportion Affordable Mix	20%		Affordable Uni		E 00/1	5 bed house	0
Development Floorspace		LCHO 1040	Sqm Market H	Social Rent		Affordable Rer Sqm Affordable	
Development Value		1040	Sqiii Market n	ousing	300	Sqm Allordable	nousing
Market Houses							
16 Apartments	65	sqm	2350	£ per sqm			£2,444,000
0 2 bed houses		sqm		£ per sqm			£0
0 3 Bed houses		sqm		£ 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 \	/aluo				
1 Apartments		sqm		£ per sqm			£64,155
1 2 Bed house		sqm		£ per sqm			£141,750
0 3 Bed House		sqm		£ per sqm			£66,528
							,
Social Rent		Open Market \	/alue				
0 Apartments		sqm		£ per sqm			£0
0 2 Bed house		sqm		£ per sqm			£0
0 3 Bed House	90	sqm	1056	£ per sqm			£0
Affordable Rent	55%	Open Market \	/alue				
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
<b>Development Costs</b>							
Land Apartments	16	Plots	4125	£ per plot			£66,000
2 Bed House	0	Plots		£ per plot			£0
3 Bed House	0	Plots		£ per plot			£0
4 Bed House	_	Plots		£ per plot			£0
5 Bed House	0	Plots		£ per plot	Total Land	£66,000	£0
Stamp Duty Land Tax  Construction			1.0%				£660
17 Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£2,343,831
2 2B Houses		sqm		£ per sqm		0.000,	£186,300
1 3B Houses		sqm		£ per sqm			£89,424
0 4B Houses	120			£ per sqm			£0
0 5B Houses	150	sqm	1242	£ per sqm			£0
20		Total sqm					
· ·	using Land Co	ost	0.00/				£35,004
			0.5%	Build Cost			£209,564 £14,652
				Build Cost			£28,815
				Market Units	Value		£48,880
				Build Cost	varac		£79,637
				£ per Market	Unit		£90,000
	5.0%	12	Month Build	1		Mth Sale Void	£126,655
	0.0%		<b>_</b>		<u></u>		£0
	Market Hsg	20.0%	of GDV	Aff Hs	6.0%	of GDV	£517,989
Total Cost							£3,837,412
POTENTIAL MARGIN FOR	CII						£906,924
POTENTIAL MARGIN FOR		OF MARKET	HOUSING				£872

W.	NCS		sidential Vial			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS	Gross	ments Residual Value  Affordable Housing 20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value  20% Affordable Housing 20 Total Units  0.20 Site Area 4 bed houses 5 bed house	20 0 0 0 0
	ent Floorspace	•	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		65 sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0	0 2 bed houses	75 sqm 2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm		£0		90 sqm 2640 £ per sqm	£0
0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£0 £0		20 sqm         2640 f per sqm           50 sqm         2550 f per sqm	£0 £0
U	3 bed flouse	130 34111	2550 L per sqiii		LO	O 3 Ded House 15	2550 L per squi	10
LCHO		<b>70</b> % Open N					Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm		£0	-	65 sqm 1645 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	30 Sqiii	10+0 I bei sdu		10	O S DEU FIOUSE	20 3qiii 1040 E pei 3qiii	EU
Social Ren	t	40% Open N				Social Rent 40	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm		£0	·	65 sqm 940 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1056 £ per sqm		EU	O 3 Bed House	90 sqm	EU
Affordable	e Rent	55% Open N	Narket Value			Affordable Rent 55	Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm		£0	0 Apartments	65 sqm 1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0		75 sqm	£0
20	3 Bed House Total Units	90 sqm	1452 £ per sqm		£0	0 3 Bed House 9	90 sqm	£0
Developm					£3,055,000	Development Value		£2 0EE 000
Developm					, ,	Development value		£3,055,000
	ent Costs				, ,			13,055,000
	ent Costs					Development Costs		£3,033,000
	ent Costs							13,033,000
	ent Costs							15,055,000
	ent Costs							13,033,000
	ent Costs							13,033,000
Constructi	ion					Development Costs  Construction		
Constructi 20	<b>ion</b> Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385	Construction 20 Apartments	65 sqm	£2,725,385
Constructi	ion Apartments 2B Houses	75 sqm	1242 £ per sqm	1.15 Gross/Net	£0	Construction 20 Apartments 0 28 Houses	75 sqm 1242 £ per sqm	£2,725,385 £0
Constructi 20 0	<b>ion</b> Apartments		1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net		Construction 20 Apartments 0 28 Houses 0 38 Houses		£2,725,385
Constructi 20 0 0 0 0	ion Apartments 2B Houses 3B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0
Constructi 20 0 0 0	ion  Apartments 2B Houses 3B Houses 4B Houses	75 sqm 90 sqm 120 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
20 0 0 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 20 145	75 sqm	£2,725,385 £0 £0 £0 £0
20 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm		£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm	s Value	£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per		£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20 Profession Legal Fees Statutory I Sales/Mar Contingen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   1242   f. per sqm	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest 5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm  Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000



### Viability Model Appraisal Assumptions

# Residential Assumptions

Affordable Housing				
Sub Market/Charging Zone	rket/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%

<b>Housing Type</b>	& Size		Construction C	Construction Cost Sqm		
Apartments	65	sqm	1.15	Apartments	1823 sqm	
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242 sqm	
3 Bed houses	90	sqm		3 Bed houses	1242 sqm	
4 bed houses	120	sqm		4 bed houses	1242 sqm	
5 bed house	150	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	

<b>Residential Development Cost</b>	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	on 6 Mth Sales Void
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 Dw	Urban 250 Dwellings			
Unit Numbers		0	Apartments		
		40	2 bed houses		
		115	3 Bed houses		
		90	4 bed houses		
		5	5 bed house		
			_		

Residential So	Residential Scenario 2					
Title	Urban 100 Dw	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 Dwel	llings			
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 Dwell	ings			
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%		

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

# Maximum Residential CIL Rates per sqm

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

	ycs		Resid	lential Viak	oility Appra	isal		ycs		Resid	lential	Viab	ility #	/pp
DEVELOPI	MENT SCENARIO	)	Urban 250 I	Dwellings	Apartments	0	DEVELOPI	MENT SCENAR	IO [	Jrban 250 [	Dwellings		Α	Apartmen
	D VALUE SCENA		Greenfield		2 bed houses	40	<b>BASE LAN</b>	D VALUE SCEN		Greenfield			2	bed hou
DEVELOPI	MENT LOCATION	I (ZONE)	10% Afforda	able Housing	3 Bed houses	115	DEVELOPI	MENT LOCATION	ON (ZONE)	20% Afforda	able Housing		3	Bed hou
_	MENT DETAILS _			Total Units	4 bed houses	90	_	MENT DETAILS			Total Units			l bed hous
	e Proportion	10%		Affordable Units	5 bed house	5		e Proportion	20%		Affordable Units			bed hous
Affordable		50%		0% Social Rent	50% Affordable Ren		Affordable		50% l			ocial Rent		Affordable
	ent Floorspace		22410	Sqm Market Housing	1,875 Sqm Affordable	Housing		ent Floorspac	e	19920	Sqm Market Hou	ısing	<b>3,750</b> s	qm Afford
<b>Developm</b> Market Ho							<b>Developm</b> Market Ho							
0	Apartments	65	cam	2350 £ per sqm		£0	0	Apartments	65 s	am	2350 £	nor cam		
36	2 bed houses		sqm	2700 £ per sqm		£7,290,000	32	2 bed houses	75 s		2700 £			
104	3 Bed houses	90		2640 £ per sqm		£24,591,600	92	3 Bed houses	90 s		2640 £			
81	4 bed houses	120		2640 £ per sqm		£25,660,800	72	4 bed houses	120 s		2640 £			
5	5 bed house	150		2550 £ per sqm		£1,721,250	4	5 bed house	150 s		2550 £	per sam		
	5 500 110 030		<b>54</b>			,		5 204 110450				per sq		
LCHO		70%	Open Market \	Value			LCHO		70% 0	Open Market \	Value			
4	Apartments	65		1645 £ per sqm		£400,969	8	Apartments	65 s		1645 £	per sqm		
6	2 Bed house	75	•	1890 £ per sqm		£885,938	13	2 Bed house	75 s	•	1890 £			
3	3 Bed House	90		1848 £ per sqm		£415,800	5	3 Bed House	90 s	•	1848 £			
Social Ren	†	40%1	Open Market \	Value			Social Ren	t	40%]	Open Market \	Value			
0	Apartments	65		940 £ per sqm		£0	0	Apartments	65 s			per sqm		
0	2 Bed house	75	•	1080 £ per sqm		£0	0	2 Bed house	75 s		1080 £			
0	3 Bed House	90	•	1056 £ per sqm		£0	0	3 Bed House	90 s		1056 £			
			·											
Affordable	e Rent	55%	Open Market \	Value			Affordable	Rent	55% (	Open Market \	Value			
4	Apartments	65	-	1292.5 £ per sqm		£315,047	8	Apartments	65 s		1292.5 £			
6	2 Bed house	75	sqm	1485 £ per sqm		£696,094	13	2 Bed house	75 s		1485 £	per sqm		
3	3 Bed House	90	sqm	1452 £ per sqm		£326,700	5	3 Bed House	90 s	qm	1452 £	per sqm		
250 <b>Developm</b>	Total Units nent Value					£62,304,197	250 <b>Developm</b>	Total Units ent Value						
Developm						. , , .	Developm							_
Land	Apartments	0	Plots	9290 £ per plot		£0	Land	Apartments	0.5	Plots	9290 £	ner nlot		
_3	2 Bed House	_	Plots	23225 £ per plot		£836,113	20110	2 Bed House	32 F		23225 £			
	3 Bed House	104		26543 £ per plot		£2,747,227		3 Bed House	92 F		26543 £			
	4 Bed House	_	Plots	37161 £ per plot		£3,010,005		4 Bed House	72 F		37161 £			
	5 Bed House		Plots	46451 £ per plot	Total Land £6,802,373	£209,028		5 Bed House		Plots	46451 £		Total Land	£6,046
Stamp Dut	ty Land Tax			4.0%	-,,	£272,095	Stamp Dut	ty Land Tax			4.0%			, -
Constructi							Constructi							
8	Apartments	65	sqm	1823 £ per sqm	1.15 Gross/Net	£1,022,019	15	Apartments	65 s	qm	1823 £	per sqm	1.15 G	ross/Net
49	2B Houses	75	sqm	1242 £ per sqm		£4,517,775	57	2B Houses	75 s		1242 £	per sqm		
109	3B Houses	90	sqm	1242 £ per sqm		£12,128,130	102	3B Houses	90 s		1242 £	per sqm		
81	4B Houses	120		1242 £ per sqm		£12,072,240	72	4B Houses	<b>120</b> s	•	1242 £	per sqm		
5	5B Houses	150	sqm	1242 £ per sqm		£838,350	4	5B Houses	150 s		1242 £	per sqm		
							250		23816 1					
	us	sing Land Co	ost			£492,709			using Land Co	st				
				8.0% Build Cost		£2,446,281					8.0% B			
				<b>0.5%</b> GDV		£311,521					<b>0.5%</b> G			
				1.1% Build Cost		£336,364					1.1% B			
				2.0% Market Unit	s Value	£1,185,273						larket Units	Value	
				3.0% Build Cost	111.2	£932,137					3.0% B		11.2	
	_	E 00/I	4.0	6000 £ per Marke		£1,500,000			E 00/1	4.3		per Market		
		5.0%		Month Build	6 Mth Sale Void	£2,017,969			5.0%		Month Build		6 N	√th Sale \
		0.0% Market Hsg		of GDV Aff H	sg 6.0% of GDV	£0 £12,035,163			0.0% (		of GDV	Aff H	sg 6.0% o	of GDV
Total Cost						£58,910,399	<b>Total Cost</b>							
2 33. 3030														
	L MARGIN FOR ( LL CIL RATE PER S		E MARKET	HOUSING		£3,393,798 £151		L MARGIN FO	R CIL R SQ METRE O	E MARKET	HOUSING			
TOTENTIA	L CIL NATE PER S	JQ WILTRE C	A-WANKET	HOOSING -			POTENTIA	L-CIL NATE PEI	N SQ WILTRE U	INIAINET	HOUSING			

Apartments

2 bed houses

3 Bed houses

4 bed houses 5 bed house 50% Affordable Rent 3,750 Sqm Affordable Housing

Total Land £6,046,554

6 Mth Sale Void

40

115

90

£0

£6,480,000 £21,859,200 £22,809,600 £1,530,000

£801,938 £1,771,875 £831,600

£630,094 £1,392,188 £653,400

£58,759,894

£241,862

£2,044,039

£5,309,550 £11,401,560 £10,730,880 £745,200

£985,418 £2,418,498 £293,799 £332,544

£1,053,576 £936,499 £1,500,000 £1,955,666

£10,900,626

£56,896,272

£1,863,622 £94

£0

£0 £0 £0

£0 £743,211 £2,441,980 £2,675,560 £185,803

DEVELOPM	IENT SCENARI		Urban 250				Appra Apartments	0	DEVELOPN	MENT SCENAR	10		dentia  O Dwellings	
_	VALUE SCEN		Brownfield				2 bed houses	40	_	D VALUE SCEN	_	Brownfie		
	IENT LOCATIO			l <mark>able Housing</mark>		3	3 Bed houses	115		MENT LOCATION		20% Affo	rdable Housing	
_	MENT DETAILS			0 Total Units			4 bed houses	90	_	MENT DETAILS		_	.50 Total Units	
	Proportion	10%		5 Affordable U			5 bed house	5		Proportion	20%		50 Affordable Ur	
Affordable		50%			Social Rent		Affordable Ren		Affordable			LCHO	0%	
	ent Floorspace	e	22410	O Sqm Market I	Housing	1,875	Sqm Affordable	Housing		ent Floorspac	e	199	Sqm Market I	
Developme Market Hou									<b>Developm</b> Market Ho					
0	Apartments	651	sqm	2350	£ per sqm			£0	0	Apartments	65	sqm	2350	
36	2 bed houses		sqm		f per sqm			£7,290,000	32	2 bed houses		sqm	2700	
104	3 Bed houses		sqm		f per sqm			£24,591,600	92	3 Bed houses		sqm	2640	
81	4 bed houses	120			f per sqm			£25,660,800	72	4 bed houses	120		2640	
5	5 bed house	150			£ per sqm			£1,721,250	4	5 bed house		sqm	2550	
							_							
LCHO			Open Market						LCHO			Open Mark	et Value	
4	Apartments		sqm		£ per sqm			£400,969	8	Apartments		sqm	1645	
6	2 Bed house		sqm		£ per sqm			£885,938	13	2 Bed house		sqm	1890	
3	3 Bed House	90	sqm	1848	3 £ per sqm			£415,800	5	3 Bed House	90	sqm	1848	
Social Rent		40%	Open Market	Value					Social Ren	<del>t</del>	40%	Open Mark	at Value	
O 0			sqm		) £ per sqm			£0	0			sgm	et value 940	
0	Apartments 2 Bed house		sqm		£ per sqm			£0	0	Apartments 2 Bed house		sqm	1080	
0	3 Bed House		sqm		£ per sqm			£0	0	3 Bed House		sqm	1056	
	3 Bea House	30	Jq	103	z per squi			10		3 Bea House	30	34111	1030	
Affordable	Rent	55%	Open Market	Value					Affordable	Rent	55%	Open Mark	et Value	
4	Apartments	65	sqm	1292.5	£ per sqm			£315,047	8	Apartments		sqm	1292.5	
6	2 Bed house	75	sqm	1485	£ per sqm			£696,094	13	2 Bed house	75	sqm	1485	
3	3 Bed House	90	sqm	1452	2 £ per sqm			£326,700	5	3 Bed House	90	sqm	1452	
250	Total Units								250	Total Units				
Developme	ent Value							£62,304,197	Developm	ent Value				
Developme	ent Costs								Developm	ent Costs				
Land	Apartments	-	Plots		£ per plot			£0	Land	Apartments	-	Plots	11315	
	2 Bed House		Plots		£ per plot			£1,018,363		2 Bed House	_	Plots	28288	
	3 Bed House	104			£ per plot			£3,346,049		3 Bed House		Plots	32329	
	4 Bed House		Plots	45261	£ per plot			£3,666,105		4 Bed House		Plots	45261	
Ct	5 Bed House	5	Plots		£ per plot	Total Land	£8,285,107	£254,591	Chaman Dark	5 Bed House	4	Plots	56576	
Stamp Duty Construction					<u> </u>			£331,404	Stamp Dut Constructi				4.0%	
8	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£1,022,019	15	Apartments	65	sqm	1823	
49	2B Houses		sqm		£ per sqm	1.15	dioss/ivet	£4,517,775	57	2B Houses		sqm	1242	
109	3B Houses		sqm	1242	£ per sqm			£12,128,130	102	3B Houses		sqm	1242	
81	4B Houses	120		1242	£ per sqm			£12,072,240	72	4B Houses	120		1242	
5	5B Houses	150		1242	£ per sqm			£838,350	4	5B Houses	150	-	1242	
									250		23816	Total sqm		
		using Land Co	ost					£600,107			using Land C	ost		
					Build Cost			£2,446,281					8.0%	
					GDV			£311,521					0.5%	
					Build Cost			£336,364					1.1%	
					Market Unit	s Value		£1,185,273					2.0%	
					Build Cost			£935,359					3.0%	
		F 00/1	4		£ per Marke		NATION COLONIA	£1,500,000			F 00/		6000	
		5.0%		2 Month Build		ь	Mth Sale Void	£2,142,109 £0			5.0%		12 Month Build	
			Cost								Market Hsg		0% of GDV	
				% of CDV	v tt i i	lsg 6 0%	of GDV	£17 N35 162						
		Market Hsg		% of GDV	Aff H	lsg 6.0% (	of GDV	£12,035,163			Ivial Ket 113g	20.0	070 01 057	
Total Cost				of GDV	Aff H	6.0% (	of GDV	£12,035,163 £60,687,202	Total Cost		ivial ket 113g	20.0	or db v	
				% of GDV	Aff H	lsg 6.0%	of GDV	£12,035,163			IVIai Ket 113g	20.0	`	

	NCS		Resid	ential Viah	oility Appra	isal
			I Colo	Circiai vias	micy Applu	13ui
_	IENT SCENARI	_	Urban 250 D	wellings	Apartments	0
	VALUE SCEN		Brownfield		2 bed houses	40
	MENT LOCATIO	N (ZONE)	20% Afforda	Total Units	3 Bed houses 4 bed houses	115
_	MENT DETAILS Proportion	20%		90 5		
Affordable	•	50%		Affordable Units  0% Social Rent	5 bed house 50% Affordable Rer	
	ent Floorspace			Sqm Market Housing	3,750 Sqm Affordable	
Developm				1 0	, .	
Market Ho	uses					
0	Apartments		sqm	2350 £ per sqm		£0
32	2 bed houses		sqm	2700 £ per sqm		£6,480,000
92	3 Bed houses		sqm	2640 £ per sqm		£21,859,200
72 4	4 bed houses	120	-	2640 £ per sqm 2550 £ per sqm		£22,809,600
4	5 bed house	150	sqm	2550 £ per sqm		£1,530,000
LCHO		70%	Open Market V	alue		
8	Apartments		sqm	1645 £ per sqm		£801,938
13	2 Bed house		sqm	1890 £ per sqm		£1,771,875
5	3 Bed House		sqm	1848 £ per sqm		£831,600
Social Rent			Open Market V			
0	Apartments		sqm	940 £ per sqm		£0
0	2 Bed house		sqm	1080 £ per sqm		£0
0	3 Bed House	90	sqm	1056 £ per sqm		£0
Affordable	Pont	EE0/	Onen Market V	alua		
8	Apartments		Open Market V sqm	1292.5 £ per sqm		£630,094
13	2 Bed house		sqm	1485 £ per sqm		£1,392,188
5	3 Bed House		sqm	1452 £ per sqm		£653,400
250	Total Units			2 10 2 2 per 3 q.m		2000, 100
Developm	ent Value					£58,759,894
Developm	ent Costs					
Land	Apartments	0	Plots	11315 £ per plot		£0
	2 Bed House	_	Plots	28288 £ per plot		£905,211
	3 Bed House	-	Plots	32329 £ per plot		£2,974,265
	4 Bed House		Plots	45261 £ per plot		£3,258,760
	5 Bed House		Plots	56576 £ per plot	Total Land £7,364,540	£226,303
Stamp Dut	y Land Tax			4.0%		£294,582
Constructi	on					
15	Apartments		sqm	1823 £ per sqm	1.15 Gross/Net	£2,044,039
57	2B Houses		sqm	1242 £ per sqm		£5,309,550
102	3B Houses		sqm	1242 £ per sqm		£11,401,560
72 4	4B Houses	120		1242 £ per sqm 1242 £ per sqm		£10,730,880
250	5B Houses	150	Total sqm	1242 £ per sqm		£745,200
230		using Land Co				£1,200,213
		using Lana Co	230	8.0% Build Cost		£2,418,498
				0.5% GDV		£293,799
				1.1% Build Cost		£332,544
				2.0% Market Units	Value	£1,053,576
				3.0% Build Cost		£942,943
				6000 £ per Market		£1,500,000
		5.0%		Month Build	6 Mth Sale Void	£2,070,789
		0.0%		1 -	—	£0
		Market Hsg	20.0%	of GDV Aff H	sg 6.0% of GDV	£10,900,626
<b>Total Cost</b>						£58,603,339
	L MARGIN FOR					£156,555
POTENTIA	L CIL RATE PER	SQ METRE C	OF MARKET H	IOUSING		£8

		_	_			_	_	_
	CS Re	esidential Viab	ility Appra	isal	(NC	Res	sidential Vial	bility Apprai
		Urban 250 Dwellings	Apartments	0	DEVELOPMENT SCENA	ARIO	Urban 250 Dwellings	Apartments
		Gross Residual Value	2 bed houses	40	<b>BASE LAND VALUE SC</b>		Gross Residual Value	2 bed houses
	LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	115	<b>DEVELOPMENT LOCA</b>		20% Affordable Housing	3 Bed houses
DEVELOPMENT	DETAILS	250 Units 8.14	Site Area 4 bed houses	90	DEVELOPMENT DETA	ILS	250 Units 8.14	Site Area 4 bed houses
			5 bed house	5				5 bed house
Development Fl	norsnace	24900 Sqm Market Housing			Development Floorsp	ace 2	4900 Sqm Market Housing	
Development V		24300 Sqiii Warket Housing			Development Value	ucc	-500 Sqiii Market Housing	
Market Houses					Market Houses			
0 Apai	rtments 65 sqm	2350 £ per sqm		£0	0 Apartments	65 sqm	2350 £ per sqm	
40 2 be	d houses 75 sqm	2700 £ per sqm		£8,100,000	40 2 bed house		2700 £ per sqm	
	d houses 90 sqm	2640 £ per sqm		£27,324,000	115 3 Bed house		2640 £ per sqm	
90 4 be	d houses 120 sqm	2640 £ per sqm		£28,512,000	90 4 bed house		2640 £ per sqm	
5 5 be	d house 150 sqm	2550 £ per sqm		£1,912,500	5 5 bed house	e 150 sqm	2550 £ per sqm	
LCHO	700/10	Name of Value			LCHO	700/10	ulat Value	
		Market Value 1645 £ per sgm		£0	_	70% Open Ma	rket value 1645 £ per sqm	
	tments 65 sqm d house 75 sqm	1890 £ per sqm		£0		·	1890 £ per sqm	
	d House 75 sqm 90 sqm	1848 £ per sqm		£0	0 2 Bed house 0 3 Bed House	•	1848 £ per sqm	
0 3 60	u nouse 30 sqiii	1040 £ pei sqiii		10	O 5 Bed Hous	e 90 sqiii	1040 £ per sqiii	
Social Rent	40% Open	Market Value			Social Rent	40% Open Ma	rket Value	
0 Apai	rtments 65 sqm	940 £ per sqm		£0	0 Apartments		940 £ per sqm	
0 2 Be	d house 75 sqm	1080 £ per sqm		£0	0 2 Bed house	e 75 sqm	1080 £ per sqm	
0 3 Be	d House 90 sqm	1056 £ per sqm		£0	0 3 Bed Hous	e 90 sqm	1056 £ per sqm	
Afferdalala Dant	FF0/1-				Affandalda Dant	FF0/1a		
Affordable Rent		Market Value 1292.5 £ per sqm		£0	Affordable Rent  O Apartments	55% Open Ma 65 sgm	rket Value 1292.5 £ per sqm	
•	·				7.150.1110.110	·		
	d house 75 sqm	1485 £ per sqm		£0 £0	2 250 0 405	·	1485 £ per sqm	
	d House 90 sqm	1452 £ per sqm		EU	0 3 Bed Hous 250 Total Units	e 90 sqm	1452 £ per sqm	
Development V				£65,848,500	Development Value			
Development Co					Development Costs			
•	rtments				Land			
	d House	<u> </u>					<u> </u>	
	d House d House	<b>——</b>					<u> </u>	
	d House	<b>——</b>						
2 86	u House	<del>                                     </del>						
Construction					Construction			
0 Apai	rtments 65 sqm	1823 £ per sqm	1.15 Gross/Net	£0	0 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
	louses 75 sqm	1242 £ per sqm		£3,726,000	40 2B Houses	75 sqm	1242 £ per sqm	<del></del>
	louses 90 sqm	1242 £ per sqm		£12,854,700	115 3B Houses	90 sqm	1242 £ per sqm	
90 4B F	louses 120 sqm	1242 £ per sqm		£13,413,600	90 4B Houses	120 sqm	1242 £ per sqm	
	louses 150 sqm	1242 £ per sqm		£931,500	5 5B Houses	150 sqm	1242 £ per sqm	
250	24900 Total :	sqm			250	24900 Total sqn	1	
Drofossional		9 00/ 2 11 2		62 474 064	Drofossianal France		9 00/ 5 11 5	
Professional Fee	5	8.0% Build Cost		£2,474,064	Professional Fees		8.0% Build Cost	
Legal Fees		0.5% GDV		£329,243	Legal Fees		0.5% GDV	
Statutory Fees	Costs	1.1% Build Cost	/ala	£340,184	Statutory Fees		1.1% Build Cost	ta Malua
Sales/Marketing	COSIS	2.0% Market Units \	value	£1,316,970	Sales/Marketing Costs		2.0% Market Uni	ts value
Contingencies		3.0% Build Cost		£927,774	Contingencies		3.0% Build Cost	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£1,411,095	Interest	5.0%	12 Month Build	6 Mth Sale Void
Arrangement Fe		12 Month Bullu	o ivitii sale void	£0	Arrangement Fee	0.0% Cost	12 World Build	o with sale volu
	3.070 0030					2.270 0030		

Development Profit

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

Market Hsg

20.0% of GDV

Market Hsg

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

20.0% of GDV

£13,169,700 Development Profit

**Total Cost** 

£50,894,829

£14,953,671 £1,838,028 40

115

90

£8,100,000 £27,324,000 £28,512,000 £1,912,500

> £0 £0 £0

£0 £0

£0 £0 £0

£65,848,500

£3,726,000 £12,854,700 £13,413,600 £931,500

£2,474,064 £329,243 £340,184 £1,316,970 £927,774

£1,411,095

£13,169,700

£50,894,829

£14,953,671 £1,838,028

	NCS	Re	sidential Viab	oility Appra	isal
DEVELOPI	MENT SCENAR		n 100 Dwellings	Apartments	0
<b>BASE LAN</b>	D VALUE SCEN			2 bed houses	46
DEVELOP	MENT LOCATION	ON (ZONE) 10% A	Affordable Housing	3 Bed houses	15
DEVELOPI	MENT DETAILS		100 Total Units	31	
<b>Affordable</b>	e Proportion	10%	10 Affordable Units	5 bed house	8
<b>Affordable</b>	e Mix	50% LCHO	0% Social Rent	50% Affordable Rer	nt
Developm	ent Floorspac	e	8748 Sqm Market Housing	750 Sqm Affordable	e Housing
Developm	ent Value				
Market Ho	ouses				
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 N			
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 Ren		40% Open N			
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		55% Open N			
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 Developm					£24,400,039
Developm					
Land	Apartments	0 Plots	9234 £ per plot		£0
	2 Bed House	41 Plots	23086 £ per plot		£955,765
	3 Bed House	14 Plots	26384 £ per plot		£356,186
	4 Bed House	28 Plots	36938 £ per plot		£1,030,564
Chamara Duri	5 Bed House	7 Plots	46172 £ per plot	Total Land £2,674,955	£332,440
	ty Land Tax		4.0%		£106,998
Constructi		65	1933 6	1 1E   Cross/Not	£408,808
3 46	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,322,160
16	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£1,732,590
28		120 sqm	1242 £ per sqm		£4,158,216
7	4B Houses 5B Houses	150 sqm	1242 £ per sqm		£1,341,360
,	36 Houses	130 Sqiii	1242 E per sqiii		11,341,300
		using Land Cost			£195,902
		daning Editid Coat	8.0% Build Cost		£957,051
			0.5% GDV		£122,000
			1.1% Build Cost		£131,594
			2.0% Market Units	Value	£463,676
			3.0% Build Cost		£364,771
			6000 £ per Market	: Unit	£600,000
		5.0%	12 Month Build	6 Mth Sale Void	£791,230
		0.0% Cost			£0
			20.0% of GDV Aff H	sg 6.0% of GDV	£4,709,737
Total Cost					
<b>Total Cost</b>					£23,081,049

	NCS		Resid	lential	Viab	ility /	4ppra	isal
DEVELOPM	MENT SCENAR	10	Urban 100 [	Owellings			Apartments	0
	VALUE SCEN		Greenfield				2 bed houses	46
	MENT LOCATIO		20% Afforda	able Housing			3 Bed houses	15
	MENT DETAILS			Total Units	4 bed houses	31		
	Proportion	20%		Affordable Un	ts		5 bed house	8
Affordable		50%	LCHO	0%	Social Rent		Affordable Rer	
Developme	ent Floorspace			Sqm Market H	ousing		Sqm Affordable	
Developmo				·	, and the second	·		, and the second
Market Ho								
0	Apartments	65	sqm	2350	£ per sqm			£0
37	2 bed houses		sqm		£ per sqm			£7,452,000
12	3 Bed houses		sqm		£ per sqm			£2,851,200
25	4 bed houses	120			£ per sqm			£7,856,640
6	5 bed house	150			£ per sqm			£2,448,000
	5 200 110000				2 pc. sq			==, : :0,000
LCHO		70%	Open Market \	/alue				
3	Apartments		sqm		£ per sqm			£320,775
5	2 Bed house		sqm		£ per sqm			£708,750
2	3 Bed House		sqm		£ per sqm			£332,640
	3 Dea 11003e	30	34111	10-10	z per sqiii			1332,040
Social Rent		40%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
U	3 Deu nouse	90	Sqiii	1030	E per sqiii			LU
Affordable	Pont	EE0/	Open Market \	/alua				
3			sqm		£ per sqm			£252,038
5	Apartments		-					£556,875
2	2 Bed house		sqm sqm		£ per sqm			£261,360
100	3 Bed House	90	sqm	1432	£ per sqm			1201,300
Developme	Total Units							£23,040,278
Developing	ent value							123,040,276
Developme	ent Costs							
Land	Apartments	0	Plots	9234	£ per plot			£0
Lana	2 Bed House	_	Plots		£ per plot			£849,569
	3 Bed House	_	Plots		£ per plot			£316,610
	4 Bed House		Plots		£ per plot			£916,057
	5 Bed House		Plots		£ per plot	Total Land	£2,377,738	
Stamp Duty		0	PIOUS	4.0%	E per plot	TOTAL LATIU	£2,377,730	£95,110
Construction				4.070				193,110
6		65	sqm	1922	£ nor sam	115	Grass/Not	£017 616
47	Apartments		sqm		£ per sqm £ per sqm	1.15	Gross/Net	£817,616 £4,359,420
16	2B Houses		sqm sqm		£ per sqm £ per sqm			
	3B Houses		-					£1,788,480
25	4B Houses	120			£ per sqm			£3,696,192
6	5B Houses	150		1242	£ per sqm			£1,192,320
100			Total sqm					6204 004
		using Land Co	OST	0.00/				£391,804
					Build Cost			£948,322
				0.5%				£115,201
					Build Cost			£130,394
					Market Units	Value		£412,157
					Build Cost			£367,375
					£ per Market			£600,000
		5.0%		Month Build		6	Mth Sale Void	£768,030
		0.0%		=				£0
		Market Hsg	20.0%	of GDV	Aff Hs	6.0%	of GDV	£4,267,514
<b>Total Cost</b>								£22,327,673
	MARGIN FO	D 011						£712 605

	NCS	Re	sidential	Viabi	lity Appra	isal
DEVELOPM	IENT SCENARI	<b>O</b> Urba	n 100 Dwellings		Apartments	0
<b>BASE LAND</b>	VALUE SCEN		nfield		2 bed houses	46
	IENT LOCATIO		Affordable Housing		3 Bed houses	15
	IENT DETAILS	11 (20112)	100 Total Units		4 bed houses	31
	Proportion	10%	10 Affordable Units	8		
Affordable	•	50% LCHO		ocial Rent	5 bed house  50% Affordable Re	
	ent Floorspace		8748 Sqm Market Hou		750 Sqm Affordable	
Developm		<del>-</del>	6746 Sqiii Market not	asirig	750 Sqiii Ailoidabii	e nousing
Market Ho						
0		<u> </u>	225016			£0
_	Apartments	65 sqm		per sqm		-
41	2 bed houses	75 sqm		per sqm		£8,383,500
14	3 Bed houses	90 sqm		per sqm		£3,207,600
28	4 bed houses	120 sqm		per sqm		£8,838,720
7	5 bed house	150 sqm	2550 £	per sqm		£2,754,000
LCHO			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 I	Market Value			
0	Apartments	65 sqm		per sqm		£0
Ö	2 Bed house	75 sqm		per sqm		£0
0	3 Bed House	90 sqm		per sqm		£0
U	3 Dea House	JO Sqiii	1030 1	per sqrii		10
Affordable	Pont	FE% Ones I	Market Value			
						£126 010
2	Apartments	65 sqm	1292.5 £			£126,019
3	2 Bed house	75 sqm		per sqm		£278,438
1	3 Bed House	90 sqm	1452 £	per sqm		£130,680
100	Total Units					
Developm	ent value					£24,400,039
Developm						
Land	Apartments	0 Plots	11259 £			£0
	2 Bed House	41 Plots	28149 £			£1,165,353
	3 Bed House	14 Plots	32170 £			£434,293
	4 Bed House	28 Plots	45038 £	per plot		£1,256,554
	5 Bed House	7 Plots	56297 £	per plot	Total Land £3,261,540	
Stamp Dut	y Land Tax		0			£130,462
Construction	on					
3	Apartments	65 sqm	1823 £	per sqm	1.15 Gross/Net	£408,808
46	2B Houses	75 sqm		per sqm		£4,322,160
16	3B Houses	90 sqm		per sqm		£1,732,590
28	4B Houses	120 sqm		per sqm		£4,158,216
7	5B Houses	150 sqm		per sqm		£1,341,360
,	JD Houses	130 3qiii	1272	per sqiii		11,541,500
		using Land Cost				£238,861
		using Land Cost	0.00/ 6	uild Cost		
						£957,051
			0.5%			£122,000
				uild Cost		£131,594
				Market Units Va	alue	£463,676
				uild Cost		£366,060
				per Market U		£600,000
		5.0%	12 Month Build	ſ	6 Mth Sale Void	£840,360
		0.0% Cost		•		£0
		Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£4,709,737
Total Cost						£23,784,475

ıl		ŅCS		Re	side	ential	Viak	oility /	Appra	isal
					100.0					
0 46		MENT SCENARI D VALUE SCENA		Jrban Brown	100 Dw	/ellings			Apartments	0 46
15		MENT LOCATIO				le Housing			2 bed houses 3 Bed houses	15
31		MENT DETAILS	// (ZOIVE)	100 Total Units					4 bed houses	31
8		Proportion	20%	20 Affordable Units					5 bed house	8
	Affordable		50% ւ						Affordable Ren	
ng		ent Floorspace	•		7776	Sqm Market Ho	ousing	1,500	Sqm Affordable	Housing
	Developm									
£0	Market Ho 0	Apartments	65 s	am	г	2350	£ per sqm			£0
£8,383,500	37	2 bed houses	75 s		H		£ per sqm			£7,452,000
£3,207,600	12	3 Bed houses	90 s		H		£ per sqm			£2,851,200
£8,838,720	25	4 bed houses	120 s				£ per sqm			£7,856,640
£2,754,000	6	5 bed house	150 s	qm		2550	£ per sqm			£2,448,000
	1.6110		700/1							
£160,388	LCHO 3	Anartmants	70% o		larket Val		£ per sqm			£320,775
£354,375	5	Apartments 2 Bed house	75 s				£ per sqm £ per sqm			£708,750
£166,320	2	3 Bed House	90 s				£ per sqm			£332,640
2200,020	_			· •		20.0	2 pc. 5q			2002/010
	Social Rent	t			larket Val	ue				
£0	0	Apartments	65 s				£ per sqm			£0
£0	0	2 Bed house	75 s				£ per sqm			£0
£0	0	3 Bed House	90 s	qm		1056	£ per sqm			£0
	Affordable	Rent	55%](	nen M	larket Val	IIA				
£126,019	3	Apartments	65 s		iai ket vai		£ per sqm			£252,038
£278,438	5	2 Bed house	75 s				£ per sqm			£556,875
£130,680	2	3 Bed House	90 s	qm		1452	£ per sqm			£261,360
£ <b>24,400,03</b> 9	Developm	Total Units ent Value								£23,040,278
	Developm	ent Costs								
£0	Land	Apartments		Plots			£ per plot			£0
£1,165,353		2 Bed House	37 F				£ per plot			£1,035,869
£434,293		3 Bed House	12 F				£ per plot			£386,038
£1,256,554		4 Bed House	25 F				£ per plot	Takal Land	00 000 447	£1,116,937
£405,340 £130,462	Stamp Dut	5 Bed House v Land Tax	0 1	Plots	H	4.0%	£ per plot	Total Land	£2,899,147	£360,302 £115,966
2130,402	Constructi	•				4.070				1113,300
£408,808	6	Apartments	65 s	qm	Т		£ per sqm	1.15	Gross/Net	£817,616
£4,322,160	47	2B Houses	<b>75</b> s	-			£ per sqm	<u> </u>		£4,359,420
£1,732,590	16	3B Houses	90 s				£ per sqm			£1,788,480
£4,158,216	25	4B Houses	120 s		<u> </u>		£ per sqm			£3,696,192
£1,341,360	6 100	5B Houses	150 s 9335 1	-		1242	£ per sqm			£1,192,320
£238,861	100		using Land Co							£477,722
£957,051					F	8.0%	Build Cost			£948,322
£122,000						0.5%	GDV			£115,201
£131,594							Build Cost			£130,394
£463,676					L		Market Unit	s Value		£412,157
£366,060					L		Build Cost			£369,952
£600,000 £840,360			5.0%		12 1	10000 1000 Honth Build	£ per Marke		Mth Sale Void	£600,000 £813,611
£0			0.0%	Cost	12 10	TOTICIT DUITU			IVILLI JAIC VUIU	£0
£4,709,737			Market Hsg		20.0% o	f GDV	Aff H	lsg 6.0%	of GDV	£4,267,514
23,784,475	Total Cost									£23,004,015
£615,564 £70		L MARGIN FOR L CIL RATE PER		F MAF	RKET HO	DUSING				£36,263 £5

(NCS	Resid	dential Viability A	Appraisal		NCS	Resi	dential Vial	bility Appra	isal
	Urban 100	9	Apartments 0		PMENT SCENAR		0 Dwellings	Apartments	0
	Gross Resid		2 bed houses 46	_	AND VALUE SCEN		sidual Value	2 bed houses	46
DEVELOPMENT LOCATION		O .	3 Bed houses 15		PMENT LOCATION		rdable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	10		4 bed houses 31 5 bed house 8	DEVELO	PMENT DETAILS	. 1	00 Total Units 3.22	Site Area 4 bed houses 5 bed house	31 8
Development Floorspace	972	0 Sqm Market Housing		Develor	oment Floorspac	<b>a</b> 97	20 Sqm Market Housing		
Development Value	372	O Squirwarket Housing			oment Value	<b>C</b> 37	20 Sqiii Warket Housing		
Market Houses				Market					
0 Apartments	65 sqm	2350 £ per sqm		£0 0	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses	75 sqm	2700 £ per sqm	£9,315	000 46	2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses	90 sqm	2640 £ per sqm	£3,564	000 15	3 Bed houses	90 sqm	2640 £ per sqm		£3,564,000
31 4 bed houses	120 sqm	2640 £ per sqm	£9,820	300 31	4 bed houses	120 sqm	2640 £ per sqm		£9,820,800
8 5 bed house	150 sqm	2550 £ per sqm	£3,060	000 8	5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market	Value		LCHO		70% Open Marke	et Value		
0 Apartments	65 sqm	1645 £ per sqm		£0 0	Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house	75 sqm	1890 £ per sqm		£0 0	2 Bed house	75 sqm	1890 £ per sqm		£0
0 3 Bed House	90 sqm	1848 £ per sqm		£0 0	3 Bed House	90 sqm	1848 £ per sqm		£0
Social Rent	40% Open Market	Value		Social R	ent	40% Open Marke	et Value		
0 Apartments	65 sqm	940 £ per sqm		£0 0	Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house	75 sqm	1080 £ per sqm		£0 0	2 Bed house	75 sqm	1080 £ per sqm		£0
0 3 Bed House	90 sqm	1056 £ per sqm		£0 0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable Rent	55% Open Market	Value	_	Afforda	ble Rent	55% Open Marke	ot Valuo		
0 Apartments	65 sqm	1292.5 £ per sgm		£0 0	Apartments	65 sqm	1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0 0	2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm	1452 £ per sqm		£0 0	3 Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value			£25,759	100 Dovolos	Total Units oment Value				£25,759,800
			123,733						123,739,800
<b>Development Costs</b>				Develop	oment Costs				
Construction	65	40001		Constru			40001		
0 Apartments	65 sqm	1823 £ per sqm 1.15		£0 0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46 2B Houses	75 sqm	1242 £ per sqm	£4,284		2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15 3B Houses	90 sqm	1242 £ per sqm	£1,676		3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31 4B Houses	120 sqm	1242 £ per sqm	£4,620		4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8 5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm	£1,490	100 8 100	5B Houses	150 sqm 9720 Total sqm	1242 £ per sqm		£1,490,400
100	9720 Total Sqm		_	100		9720 Total Sqiii			
Professional Fees		8.0% Build Cost	£965	779 Professi	onal Fees		8.0% Build Cost		£965,779
Legal Fees		0.5% GDV	£128	799 Legal Fe	es		0.5% GDV		£128,799
Statutory Fees		1.1% Build Cost	£132	795 Statuto			1.1% Build Cost		£132,795
Sales/Marketing Costs		2.0% Market Units Value	£515	L96 Sales/N	larketing Costs		2.0% Market Unit	ts Value	£515,196
Contingencies		3.0% Build Cost	£362				3.0% Build Cost		£362,167
Interest		2 Month Build 6	Mth Sale Void £550				12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee Development Profit	0.0% Cost  Market Hsg 20.09		£5,151		ment Fee oment Profit	0.0% Cost  Market Hsg 20.0	0% of GDV		£5,151,960
Total Cost	20.07	<u> </u>	£19,879			2010			£19,879,826
GROSS RESIDUAL LAND VA			£5,879		RESIDUAL LAND				£5,879,974
GROSS RESIDUAL LAND VA	ALUE PEK HA		£1,826	GKUSS	RESIDUAL LAND	VALUE PER HA			£1,826,889

Residential Viabilit	
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% 3 Affordable Units	5 bed house 1
Affordable Mix 50% LCHO 0% Social Rent	50% Affordable Rent
Development Floorspace 2498 Sqm Market Housing	225 Sqm Affordable Housing
Development Value	
Market Houses	
0 Apartments 65 sqm 2350 £ per sqm	£0
10 2 bed houses 75 sqm 2700 £ per sqm	£2,004,750
11 3 Bed houses 90 sqm 2640 £ per sqm	£2,566,080
5 4 bed houses 120 sqm 2640 £ per sqm	£1,710,720
1 5 bed house 150 sqm 2550 £ per sqm	£344,250
1 3 bed flouse 130 sqfff 2330 E per sqfff	1344,230
LCHO 70% Open Market Value	
· ·	C40 11C
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	
O 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
30 Total Units	133,204
Development Value	£6,990,666
Development Costs	
Land Apartments 0 Plots 9378 £ per plot	£0
2 Bed House 10 Plots 23446 £ per plot	£232,114
3 Bed House 11 Plots 26795 £ per plot	£289,389
4 Bed House 5 Plots 37513 £ per plot	£202,572
	Land £766,279 £42,203
Stamp Duty Land Tax 4.0%	£30,651
Construction	45 10 (0.1
	15 Gross/Net £122,642
11 2B Houses 75 sqm 1242 £ per sqm	£1,061,910
11 3B Houses 90 sqm 1242 £ per sqm	£1,274,292
5 4B Houses 120 sqm 1242 £ per sqm	£804,816
1 5B Houses 150 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
	T U
0.0% Cost Market Hea 20.0% of CDV	
	5.0% of GDV £1,347,052

ıl		yes					Viab	ility <i>i</i>	4ppra	isal
0		IENT SCENARI		Urban 30 Dwellings Apart						0
11		VALUE SCEN		Greenfield					2 bed houses	11
12		IENT LOCATIO	N (ZONE)	20% Affordable Housing 3 Bed house						12
6		ENT DETAILS				Total Units			4 bed houses	6
1	Affordable		20%						5 bed house	1
	Affordable		50%	LCHO	2220		Social Rent	50%		
ng	Developme	ent Floorspace	•		2220	Sqm Market Ho	ousing	450	Sqm Affordable	Housing
	Market Hou									
£0	0	Apartments	651	sqm	г	2350	£ per sqm			£0
£2,004,750	9	2 bed houses		sqm	F		£ per sqm			£1,782,000
£2,566,080	10	3 Bed houses		sqm	l l		£ per sqm			£2,280,960
£1,710,720	5	4 bed houses	120		F		£ per sqm			£1,520,640
£344,250	1	5 bed house	150		-		£ per sqm			£306,000
					_					
	LCHO				Market Va					
£48,116	1	Apartments		sqm			£ per sqm			£96,233
£106,313	2	2 Bed house		sqm			£ per sqm			£212,625
£49,896	1	3 Bed House	90	sqm		1848	£ per sqm			£99,792
	Social Rent		40%	Open I	Market Va	lue				
£0	0	Apartments		sqm			£ per sqm			£0
£0	0	2 Bed house	75	sqm		1080	£ per sqm			£0
£0	0	3 Bed House	90	sqm		1056	£ per sqm			£0
007.006	Affordable				Market Va					075 644
£37,806	1	Apartments		sqm			£ per sqm			£75,611
£83,531	2	2 Bed house		sqm			£ per sqm			£167,063
£39,204	30	3 Bed House	90	sqm		1452	£ per sqm			£78,408
£6,990,666	Developme	Total Units								£6,619,331
20,550,000	Developine	value								20,023,002
	Developme	ent Costs								
£0	Land	Apartments	0	Plots	Г	9378	£ per plot			£0
£232,114		2 Bed House	9	Plots			£ per plot			£206,324
£289,389		3 Bed House	_	Plots			£ per plot			£257,235
£202,572		4 Bed House		Plots			£ per plot			£180,064
£42,203	s. s.	5 Bed House	1	Plots			£ per plot	Total Land	£681,137	£37,513
£30,651	Stamp Duty					4.0%				£27,245
£122 £42	Construction		6E			1022	C	115	Cuasa (Nat	C24E 20E
£122,642	2 12	Apartments		sqm			£ per sqm £ per sqm	1.15	Gross/Net	£245,285 £1,099,170
£1,061,910 £1,274,292	11	2B Houses 3B Houses		sqm sqm	-		£ per sqm £ per sqm			£1,207,224
£804,816	5	4B Houses	120	•	H		£ per sqm			£715,392
£167,670	1	5B Houses	150		-		£ per sqm			£149,040
2207,070	30	35 1100363	2688		sam <u>L</u>	12.12	z per squi			21 13,0 10
£59,687			using Land Co							£119,373
£274,506					-	8.0%	Build Cost			£273,289
£34,953					Ī	0.5%	GDV			£33,097
£37,745					Ī	1.1%	Build Cost			£37,577
£132,516						2.0%	Market Units	Value		£117,792
£104,731							Build Cost			£106,065
£180,000							£ per Market			£180,000
£227,294			5.0%		12	Month Build		6	Mth Sale Void	£221,494
£0			0.0%	Cost	20.007			6.007		£0
£1,347,052			Market Hsg		20.0%	of GDV	Aff Hs	g 6.0%	of GDV	£1,221,704
£6,626,743	<b>Total Cost</b>									£6,434,883
£363,922		MARGIN FOR								£184,449
£146	POTENTIAL	. CIL RATE PER	SQ METRE C	)F MA	ARKET H	OUSING				£83

	<b>NCS</b>		Resid	lential Viab	oility Appra	isal
DEVELOPIN	MENT SCENARI	0	Urban 30 Dv	vellings	Apartments	0
_	VALUE SCEN	_	Brownfield	veiiiig3	2 bed houses	11
				ble Housing		12
	MENT LOCATIO	IN (ZONE)			3 Bed houses	
	MENT DETAILS	4.00/		Total Units	4 bed houses	6
	Proportion	10%	3		5 bed house	1
Affordable			LCHO	0% Social Rent	50% Affordable Ren	
	ent Floorspace	•	2498	Sqm Market Housing	225 Sqm Affordable	Housing
Developm						
Market Ho	uses			_		
0	Apartments	65	sqm	2350 £ per sqm		£0
10	2 bed houses	75	sqm	2700 £ per sqm		£2,004,750
11	3 Bed houses		sqm	2640 £ per sqm		£2,566,080
5	4 bed houses	120	sam	2640 £ per sqm		£1,710,720
1	5 bed house	150		2550 £ per sqm		£344,250
_	5 554 115456					20 : 1,200
LCHO		70%	Open Market V	عبالد		
0	Apartments		sqm	1645 £ per sqm		£48,116
1	•		sqm	1890 £ per sqm		£106,313
0	2 Bed house					
U	3 Bed House	90	sqm	1848 £ per sqm		£49,896
		400/				
Social Rent			Open Market V			
0	Apartments		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 V	alue		
0	Apartments		sqm	1292.5 £ per sqm		£37,806
1	2 Bed house		sqm	1485 £ per sqm		£83,531
0	3 Bed House		sqm	1452 £ per sqm		£39,204
30	Total Units	30	34111	2 132 2 per 34		255,201
Developm						£6,990,666
Developini	ciit valuc					10,550,000
Developm	ont Costs					
Land		0	Plots	11402 6		£0
Land	Apartments	-		11403 £ per plot		
	2 Bed House		Plots	28508 £ per plot		£282,233
	3 Bed House		Plots	32581 £ per plot		£351,875
	4 Bed House	_	Plots	45613 £ per plot		£246,312
	5 Bed House	1	Plots	57017 £ per plot	Total Land £931,736	£51,315
Stamp Dut	y Land Tax			0		£37,269
Constructi	on					
1	Apartments	65	sqm	1823 £ per sqm	1.15 Gross/Net	£122,642
11	2B Houses		sqm	1242 £ per sqm		£1,061,910
11	3B Houses		sqm	1242 £ per sqm		£1,274,292
5	4B Houses	120		1242 £ per sqm		£804,816
1	5B Houses	150	•	1242 £ per sqm		£167,670
_	35 1104363	130	34111	12 12 2 per 34		2107,070
		using Land Co	nst			£72,574
		using Lana C	J3C	8.0% Build Cost		£274,506
				0.5% GDV		£34,953
				1.1% Build Cost	Malia	£37,745
				2.0% Market Units	value	£132,516
				3.0% Build Cost		£105,117
				6000 £ per Market		£180,000
		5.0%		Month Build	6 Mth Sale Void	£241,183
		0.0%	Cost	-		£0
		Market Hsg	20.0%	of GDV Aff Hs	sg 6.0% of GDV	£1,347,052
Total Cost						£6,825,982

ıl		yes		Re	sidentia	l Viak	oility A	ppra	isal
0	DEVELOPM	IENT SCENARI	0	Urban	30 Dwellings		Aı	partments	0
11	BASE LAND	VALUE SCEN	ARIO	Brown				bed houses	11
12	DEVELOPM	IENT LOCATIO			ffordable Housing	g	3	Bed houses	12
6		IENT DETAILS	` ′ '		30 Total Units			bed houses	6
1		Proportion	20%		6 Affordable L	nits	5	bed house	1
	<b>Affordable</b>	Mix	50%	LCHO	09	Social Rent	50% A	ffordable Rent	t
ng	Developme	ent Floorspace			2220 Sqm Market	Housing	450 Sc	m Affordable	Housing
	Developme	ent Value							
	Market Ho	uses							
£0	0	Apartments	65	sqm	235	0 £ per sqm			£0
£2,004,750	9	2 bed houses		sqm		0 £ per sqm			£1,782,000
£2,566,080	10	3 Bed houses		sqm	264	0 £ per sqm			£2,280,960
£1,710,720	5	4 bed houses	120			0 £ per sqm			£1,520,640
£344,250	1	5 bed house	150	sqm	255	0 £ per sqm			£306,000
040 446	LCHO				larket Value	_			
£48,116	1	Apartments		sqm		5 £ per sqm			£96,233
£106,313	2	2 Bed house		sqm		0 £ per sqm			£212,625
£49,896	1	3 Bed House	90	sqm	184	8 £ per sqm			£99,792
	Social Rent		40%	Onen M	larket Value				
£0	0			sqm		0 £ per sqm			£0
£0	0	Apartments 2 Bed house		sqm		0 £ per sqm			£0
£0	0	3 Bed House		sqm		6 £ per sqm			£0
10		3 Dea House	30	34111	103	O I per sqrii	_	_	LO
	Affordable	Rent	55%	Open M	larket Value				
£37,806	1	Apartments		sqm		5 £ per sqm			£75,611
£83,531	2	2 Bed house		sqm		5 £ per sqm			£167,063
£39,204	1	3 Bed House		sqm		2 £ per sqm			£78,408
	30	Total Units		Ė					
£6,990,666	Developme	ent Value							£6,619,331
	Developme				- 4440			_	20
£0	Land	Apartments	_	Plots		£ per plot			£0
£282,233		2 Bed House	_	Plots		£ per plot			£250,874
£351,875		3 Bed House	_	Plots		1 £ per plot			£312,778
£246,312		4 Bed House	_	Plots Plots		£ per plot	Tabelland	0000 000	£218,944
£51,315 £37,269	Stamp Duty	5 Bed House	1	PIOTS	4.0	7 £ per plot	Total Land	£828,209	£45,613 £33,128
137,209	Construction	=			4.0	70		_	133,120
£122,642	2	Apartments	65	sqm	182	3 £ per sqm	1.15 Gi	ross/Net	£245,285
£1,061,910	12	2B Houses		sqm		2 £ per sqm	0	200, . 100	£1,099,170
£1,274,292	11	3B Houses		sqm	124	2 £ per sqm			£1,207,224
£804,816	5	4B Houses	120			2 £ per sqm			£715,392
£167,670	1	5B Houses	150			2 £ per sqm			£149,040
	30			Total sq	ım				
£72,574			using Land Co			7			£145,148
£274,506					8.09	Build Cost			£273,289
£34,953					0.59	% GDV			£33,097
£37,745					1.19	Build Cost			£37,577
£132,516						Market Units	s Value		£117,792
£105,117						Build Cost			£106,838
£180,000						0 £ per Marke			£180,000
£241,183			5.0%		12 Month Build		6 м	th Sale Void	£234,413
£0			0.0%						£0
£1,347,052			Market Hsg		20.0% of GDV	Aff H	lsg 6.0% of	GDV	£1,221,704
£6,825,982	<b>Total Cost</b>								£6,627,306
£164,684		MARGIN FOR							£7,974
£66	POTENTIAL	L CIL RATE PER	SQ METRE C	OF MAI	RKET HOUSING				£4
_									<del></del> -

(NCS	Resi	idential Viabilit	ty Appra	isal		NC5		Resid	dential Vial	bility Appra	isal
		) Dwellings	Apartments	0	_	IENT SCENARI		Urban 30 D		Apartments	0
DEVELOPMENT LOCATION (7		sidual Value	2 bed houses	11	_	VALUE SCEN		Gross Resid		2 bed houses	11
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS		ordable Housing  30 Total Units 0.91 Site	3 Bed houses Area 4 bed houses	12 6		MENT LOCATION TENT DETAILS			able Housing  O Total Units  0.91	3 Bed houses Site Area 4 bed houses	12 6
DEVELOPINIENT DETAILS		So rotal offits 0.91 Site	5 bed house	1	DEVELOPIN	ILINI DETAILS		30	o Total Offits 0.31	5 bed house	1
Development Floorspace	27	775 Sqm Market Housing			Developm	ent Floorspace	e	2775	5 Sqm Market Housing		
Development Value					Developm						
Market Houses	CEI	22521		50	Market Ho		C = 1		22501-		
0 Apartments 11 2 bed houses	65 sqm 75 sqm	2350 £ per sqm 2700 £ per sqm		£0 £2,227,500	0 11	Apartments 2 bed houses	75 ·		2350 £ per sqm 2700 £ per sqm		£2,227,500
12 3 Bed houses	90 sqm	2640 £ per sqm		£2,851,200	12	3 Bed houses	90		2640 £ per sqm		£2,851,200
6 4 bed houses	120 sqm	2640 £ per sqm		£1,900,800	6	4 bed houses	120		2640 £ per sqm		£1,900,800
1 5 bed house	150 sqm	2550 £ per sqm		£382,500	1	5 bed house	150		2550 £ per sqm		£382,500
СНО	70% Open Mark	et Value			LCHO		70%	Open Market	Value		
0 Apartments	65 sqm	1645 £ per sqm		£0	0	Apartments	65	sqm	1645 £ per sqm		£0
0 2 Bed house	75 sqm	1890 £ per sqm		£0	0	2 Bed house	75 :	•	1890 £ per sqm		£0
0 3 Bed House	90 sqm	1848 £ per sqm		£0	0	3 Bed House	90	sqm	1848 £ per sqm		£0
Social Rent	40% Open Mark	set Value			Social Rent		40%	Open Market	Value		
0 Apartments	65 sqm	940 £ per sgm		£0	0	Apartments	65	-	940 £ per sqm		£C
0 2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 :	sqm	1080 £ per sqm		£C
0 3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 :		1056 £ per sqm		£0
Affordable Rent	55% Open Mark	et Value			Affordable	Rent	55%	Open Market	Value		
0 Apartments	65 sqm	1292.5 £ per sqm		£0	0	Apartments	65	sqm	1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0	0	2 Bed house	75 :	•	1485 £ per sqm		£0
0 3 Bed House 30 Total Units	90 sqm	1452 £ per sqm		£0	30	3 Bed House Total Units	90 :	sqm	1452 £ per sqm		£0
Development Value				£7,362,000	Developm						£7,362,000
Development Costs					Developm	ent Costs	_	_			_
Construction O Apartments	65 sqm	1823 £ per sqm 1.	.15 Gross/Net	£0	Constructi 0	<b>On</b> Apartments	65		1823 £ per sqm	1.15 Gross/Net	£C
0 Apartments 11 2B Houses	75 sqm	1242 £ per sqm	.13 Gross/Net	£1,024,650	11	2B Houses	75	•	1242 £ per sqm	1.13 Gross/Net	£1,024,650
12 3B Houses	90 sqm	1242 £ per sqm		£1,341,360	12	3B Houses	90	•	1242 £ per sqm		£1,341,360
6 4B Houses	120 sqm	1242 £ per sqm		£894,240	6	4B Houses	120	•	1242 £ per sqm		£894,240
1 5B Houses	150 sqm	1242 £ per sqm		£186,300	1	5B Houses	150	•	1242 £ per sqm		£186,300
30	2775 Total sqm				30			Total sqm			
Professional Fees		8.0% Build Cost		£275,724	Profession	al Fees			8.0% Build Cost		£275,724
egal Fees		0.5% GDV		£36,810	Legal Fees	ui 1 CC3			0.5% GDV		£36,810
statutory Fees		1.1% Build Cost		£37,912	Statutory F	ees			1.1% Build Cost		£37,912
Sales/Marketing Costs		2.0% Market Units Value		£147,240		keting Costs			2.0% Market Unit	ts Value	£147,240
Contingencies		3.0% Build Cost		£103,397	Contingen				3.0% Build Cost		£103,397
nterest	5.0%	12 Month Build	6 Mth Sale Void	£157,283	Interest		5.0%		2 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0% Cost			£0	Arrangeme		0.0%		<b>_</b>	<u> </u>	£C
Development Profit M	Market Hsg 20.	0% of GDV		£1,472,400	Developmo	ent Profit	Market Hsg	20.0%	6 of GDV		£1,472,400
otal Cost				£5,677,316	<b>Total Cost</b>						£5,677,316
	IF.						\/ALLE				
GROSS RESIDUAL LAND VALU GROSS RESIDUAL LAND VALU				£1,684,684 £1,855,671		SIDUAL LAND ' SIDUAL LAND '		Α			£1,684,684 £1,855,671
SNOSS RESIDUAL LAND VALU	SET ER HA			L1,055,071	GROSS RE	NOOAL LAIND	VALUE PEN III				L1,033,0/1

	NCS		Resid	lential Viab	ility Appra	isal		ŅCS	Resi	idential Viab	oility Apprai	isal
DEVELOPIN	MENT SCENARIO	T C	Rural 15 Dw	vellings	Anartments	0	DEVELOR	MENT SCENARI	O Rural 15 I	Dwellings	Anartments	0
	O VALUE SCENARIO		Greenfield	/eiiiigs	Apartments 2 bed houses	3		D VALUE SCENA			Apartments 2 bed houses	3
_	MENT LOCATION (2	_		able Housing	3 Bed houses	6	_	MENT LOCATIO		rdable Housing	3 Bed houses	6
	MENT DETAILS	LOIVE,		Total Units	4 bed houses	6		MENT DETAILS	•	15 Total Units	4 bed houses	6
_	Proportion	10%		Affordable Units	5 bed house	0	_	e Proportion	20%	3 Affordable Units	5 bed house	0
Affordable		50% L		0% Social Rent	50% Affordable Ren	•	Affordable		50% LCHO	0% Social Rent	50% Affordable Rent	-
	ent Floorspace			Sqm Market Housing	113 Sqm Affordable			ent Floorspace		.88 Sqm Market Housing	225 Sqm Affordable	
Developme							Developm					
Market Ho							Market Ho					
0	Apartments	<b>65</b> s	qm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
3	2 bed houses	75 s		2700 £ per sqm		£546,750	2	2 bed houses	75 sqm	2700 £ per sqm		£486,000
5	3 Bed houses	<b>90</b> s		2640 £ per sqm		£1,283,040	5	3 Bed houses	90 sqm	2640 £ per sqm		£1,140,480
5	4 bed houses	<b>120</b> s		2640 £ per sqm		£1,710,720	5	4 bed houses	120 sqm	2640 £ per sqm		£1,520,640
0	5 bed house	<b>150</b> s		2550 £ per sqm		£0	0	5 bed house	150 sqm	2550 £ per sqm		£0
			•						<u> </u>			
LCHO		70% (	) Dpen Market \	/alue			LCHO		70% Open Mark	et Value		
0	Apartments	<b>65</b> s		1645 £ per sqm		£24,058	0	Apartments	65 sqm	1645 £ per sqm		£48,116
0	2 Bed house	<b>75</b> s		1890 £ per sqm		£53,156	1	2 Bed house	75 sgm	1890 £ per sqm		£106,313
0	3 Bed House	<b>90</b> s		1848 £ per sqm		£24,948	0	3 Bed House	90 sgm	1848 £ per sqm		£49,896
												,
Social Rent		40% (	) Dpen Market \	/alue			Social Ren	t	40% Open Mark	et Value		
0	Apartments	<b>65</b> s		940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	<b>75</b> s	•	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	<b>90</b> s		1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
			•						·			
Affordable	Rent	55% (	) Dpen Market \	/alue			Affordable	e Rent	55% Open Mark	et Value		
0	Apartments	<b>65</b> s	qm	1292.5 £ per sqm		£18,903	0	Apartments	65 sqm	1292.5 £ per sqm		£37,806
0	2 Bed house	<b>75</b> s		<b>1485</b> £ per sqm		£41,766	1	2 Bed house	75 sqm	1485 £ per sqm		£83,531
0	3 Bed House	<b>90</b> s		1452 £ per sqm		£19,602	0	3 Bed House	90 sqm	1452 £ per sqm		£39,204
15	Total Units						15	Total Units				
Developme	ent Value					£3,722,943	Developm	ent Value				£3,511,986
Developme	ent Costs						Developm	ent Costs				
Land	Apartments	0 F	Plots	9321 £ per plot		£0	Land	Apartments	0 Plots	9321 £ per plot		£0
	2 Bed House	3 F	lots	23302 £ per plot		£62,917		2 Bed House	2 Plots	23302 £ per plot		£55,926
	3 Bed House	5 F	lots	26631 £ per plot		£143,810		3 Bed House	5 Plots	26631 £ per plot		£127,831
	4 Bed House	5 F	lots	37284 £ per plot		£201,334		4 Bed House	5 Plots	37284 £ per plot		£178,963
	5 Bed House	0 P	lots	46605 £ per plot	Total Land £408,060	£0		5 Bed House	0 Plots	46605 £ per plot	Total Land £362,720	£0
Stamp Duty	y Land Tax			3.0%	·	£12,242	Stamp Du	ty Land Tax		3.0%		£10,882
Construction							Construct					
0	Apartments	<b>65</b> s	qm	1823 £ per sqm	1.15 Gross/Net	£61,321	1	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£122,642
3	2B Houses	<b>75</b> s		1242 £ per sqm		£321,368	4	2B Houses	75 sqm	1242 £ per sqm		£363,285
6	3B Houses	<b>90</b> s		1242 £ per sqm		£637,146	5	3B Houses	90 sqm	1242 £ per sqm		£603,612
5	4B Houses	<b>120</b> s		1242 £ per sqm		£804,816	5	4B Houses	120 sqm	1242 £ per sqm		£715,392
0	5B Houses	<b>150</b> s		1242 £ per sqm		£0	0	5B Houses	150 sqm	1242 £ per sqm		£0
							15		1422 Total sqm			
	usin	g Land Co	st			£29,661			using Land Cost			£59,322
		J		8.0% Build Cost		£145,972				8.0% Build Cost		£144,395
				0.5% GDV		£18,615				0.5% GDV		£17,560
				1.1% Build Cost		£20,071				1.1% Build Cost		£19,854
				2.0% Market Units	Value	£70,810				2.0% Market Units	s Value	£62,942
				3.0% Build Cost		£55,629				3.0% Build Cost		£55,928
				6000 £ per Market	Unit	£90,000				6000 £ per Market	t Unit	£90,000
		5.0%	12	Month Build	6 Mth Sale Void	£120,305			5.0%	12 Month Build	6 Mth Sale Void	£116,657
		0.0%		<b>4</b>		£0			0.0% Cost			£0
	<u> </u>	Market Hsg		of GDV Aff Hs	g 6.0% of GDV	£719,048				0% of GDV Aff H	sg 6.0% of GDV	£651,316
Total Cost						£3,515,064	Total Cost					£3,396,506
	L MARGIN FOR CIL		E MADKET	HOLISING		£207,879		L MARGIN FOR		T HOUSING		£115,479
POTENTIAL	L CIL RATE PER SQ	WIETRE	FIVIARKET	HOUSING		£156	POTENTIA	CIL RATE PER	R SQ METRE OF MARKE	THOUSING		£97

	NCS	Re	esidential Viab	ility Appra	isal		NCS	R	lesidenti	al Vial	bility App	raisal
_	MENT SCENARIO		l 15 Dwellings	Apartments	0		MENT SCENAR		ral 15 Dwellings		Apartmen	
	ND VALUE SCENA		vnfield	2 bed houses	3	_	D VALUE SCEN		ownfield		2 bed hous	
	PMENT LOCATION  PMENT DETAILS	N (ZONE) 10%	Affordable Housing 15 Total Units	3 Bed houses 4 bed houses	6 6		MENT LOCATION TENT DETAILS		% Affordable Housi 15 Total Units		3 Bed hou: 4 bed hou:	
_	le Proportion	10%	2 Affordable Units	5 bed houses	0		Proportion	20%	3 Affordable		4 bed nous	
Affordab		50% LCHO		50% Affordable Ren	•	Affordable		50% LCH		Offics O% Social Rent	50% Affordable	
	ment Floorspace		1337 Sqm Market Housing	113 Sqm Affordable			ent Floorspac		1188 Sgm Mark		225 Sqm Afford	
	ment Value			·	, and the second	Developm			·		<u> </u>	
Market H						Market Ho	ouses		_			
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm		50 £ per sqm		£0
3	2 bed houses	75 sqm	2700 £ per sqm		£546,750	2	2 bed houses	75 sqm		00 £ per sqm		£486,000
5	3 Bed houses	90 sqm	2640 £ per sqm		£1,283,040	5 5	3 Bed houses	90 sqm		40 £ per sqm		£1,140,480
0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£1,710,720 £0	0	4 bed houses 5 bed house	120 sqm 150 sqm	20	40 £ per sqm 50 £ per sqm		£1,520,640 £0
U	3 bed flouse	130 Sqiii	2550 E per sqiii		LU	U	5 Dea House	130 Sqii	1 23	E per sqiii		10
LCHO		70% Open	Market Value			LCHO		70% Ope	en Market Value			
0	Apartments	65 sqm	1645 £ per sqm		£24,058	0	Apartments	65 sqm		45 £ per sqm		£48,116
0	2 Bed house	<b>75</b> sqm	1890 £ per sqm		£53,156	1	2 Bed house	<b>75</b> sqm		90 £ per sqm		£106,313
0	3 Bed House	90 sqm	1848 £ per sqm		£24,948	0	3 Bed House	90 sqm	n 18	48 £ per sqm		£49,896
Social Re	nt	<b>40</b> % Open	Market Value			Social Ren	t	40% Ope	en Market Value			
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	ո 9	40 £ per sqm		£0
0	2 Bed house	<b>75</b> sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm		80 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	n 10	56 £ per sqm		£0
A 55		550/1-				A 66 1 1 1		550/				_
Affordab	L		Market Value		C10 003	Affordable			en Market Value	2.5.0		C27 00C
0	Apartments 2 Bed house	65 sqm 75 sqm	1292.5 £ per sqm 1485 £ per sqm		£18,903 £41,766	0 1	Apartments 2 Bed house	65 sqm 75 sqm		2.5 £ per sqm 85 £ per sqm		£37,806 £83,531
0	3 Bed House	90 sqm	1452 £ per sqm		£19,602	0	3 Bed House	90 sqn		.52 £ per sqm		£39,204
15	Total Units	<b>30</b> 34111	1432 1 per 34m		113,002	15	Total Units	<b>30</b> 3qii	,	32 I per squi		133,204
Develop	ment Value				£3,722,943	Developm						£3,511,986
Develop	ment Costs					Developm	ent Costs					
Land	Apartments	0 Plots	11346 £ per plot		£0	Land	Apartments	0 Plot		46 £ per plot		£0
	2 Bed House	3 Plots	28365 £ per plot		£76,585		2 Bed House	2 Plot		65 £ per plot		£68,076
	3 Bed House	5 Plots	32417 £ per plot		£175,053		3 Bed House	5 Plot		17 £ per plot		£155,602
	4 Bed House	5 Plots	45384 £ per plot	Tabalia and 0400 740	£245,074		4 Bed House	5 Plot	ts 453	84 £ per plot	Tabaldanah C444	£217,843
Stamp Di	5 Bed House uty Land Tax	0 Plots	56730 £ per plot 0	Total Land £496,712	£0 £14,901	Stamp Dut	5 Bed House	0 Plot	307	30 £ per plot	Total Land £441	521 £0 £13,246
Construc					114,301	Constructi		_	<u> </u>	370		113,240
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£61,321	1	Apartments	65 sqm	n 18	23 £ per sqm	1.15 Gross/Net	£122,642
3	2B Houses	75 sqm	1242 £ per sqm		£321,368	4	2B Houses	75 sqm	n 12	42 £ per sqm		£363,285
6	3B Houses	<b>90</b> sqm	1242 £ per sqm		£637,146	5	3B Houses	90 sqm	n 12	42 £ per sqm		£603,612
5	4B Houses	120 sqm	1242 £ per sqm		£804,816	5	4B Houses	120 sqm		42 £ per sqm		£715,392
0	5B Houses	150 sqm	1242 £ per sqm		£0	0	5B Houses	150 sqm		42 £ per sqm		£0
		using Land Cost			C2C 10F	15		1422 Tota	al sqm			672 200
	•	using Land Cost	8.0% Build Cost		£36,105 £145,972			using Land Cost	0	0% Build Cost		£72,209
			0.5% GDV		£145,972 £18,615					5% GDV		£144,395 £17,560
			1.1% Build Cost		£20,071					1% Build Cost		£19,854
			2.0% Market Units	Value	£70,810					0% Market Uni	ts Value	£62,942
			3.0% Build Cost		£55,823				3.	0% Build Cost		£56,314
			6000 £ per Market	Unit	£90,000				60	00 £ per Marke		£90,000
		5.0%	12 Month Build	6 Mth Sale Void	£127,659			5.0%	12 Month Buil	d	6 Mth Sale V	
		0.0% Cost Market Hsg	20.0% of GDV Aff Hs	g 6.0% of GDV	£0 £719,048			0.0% Cos	t 20.0% of GDV	Aff	Hsg 6.0% of GDV	£0 £651,316
Total Cos	st	<u> </u>			£3,620,366	<b>Total Cost</b>						£3,497,770
POTENTI POTENTI	<b>AL MARGIN FOR</b>	CIL			£102,576	POTENTIA	L MARGIN FO	R CIL				£14,216

	<u>y</u> cs		esidential Viak		nisal	DEVELOPMENT SCENARIO	Residential Viability Apprai	
	MENT LOCATION MENT DETAILS	Gro	al 15 Dwellings ss Residual Value  15 Total Units 0.49	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	3 6 6 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49  Site Area 4 bed houses 5 bed house	0 3 6 6 0
	ent Floorspace		1485 Sqm Market Housing			<b>Development Floorspace</b>	1485 Sqm Market Housing	
Developm						Development Value Market Houses		
Market Ho	Apartments	65 sqm	2350 £ per sqm		£0		55 sqm 2350 £ per sqm	£0
3	2 bed houses	75 sqm	2700 £ per sqm		£607,500		75 sqm 2700 £ per sqm	£607,500
6	3 Bed houses	90 sqm	2640 £ per sqm		£1,425,600		90 sqm 2640 £ per sqm	£1,425,600
6 0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£1,900,800 £0		20 sqm 2640 £ per sqm 50 sqm 2550 £ per sqm	£1,900,800 £0
U	3 bed nouse	130 sqm	2330 £ per sqm	_	LO	O 5 bed flouse 15	sqiii 2330 E per sqiii	EU
LCHO			n Market Value			LCHO 70	% Open Market Value	
0	Apartments	65 sqm			£0	•	55 sqm 1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1848 £ per sqm		LO	0 3 Bed House	90 sqm	EU
Social Ren	t		n Market Value			Social Rent 40	9% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm		£0	·	55 sqm 940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1056 £ per sqm		EU	0 3 Bed House	90 sqm	EU
Affordable	Rent	55% Oper	n Market Value			Affordable Rent 55	% Open Market Value	
0	Apartments	65 sqm	<b>1292.5</b> £ per sqm		£0	•	55 sqm 1292.5 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm	1485 £ per sqm 1452 £ per sqm		£0 £0		75 sqm	£0 £0
15	Total Units	90 sqm	1432 £ per sqm	_	LO	0 3 Bed House 9	50 sqiii 1432 E per sqiii	EU
Developm	ent Value				£3,933,900	<b>Development Value</b>		£3,933,900
Developm	ent Costs	_				<b>Development Costs</b>		
Developin	ent costs					Development Costs		
Constructi	on					Construction		
0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0		55 sqm	£0
3 6	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£279,450 £670,680		75 sqm	£279,450 £670,680
6	4B Houses	120 sqm	1242 £ per sqm		£894,240		20 sqm	£894,240
0	5B Houses	150 sqm	1242 £ per sqm		£0	0 5B Houses 15	50 sqm 1242 £ per sqm	£0
15		1485 Tota	sqm			15 148	85 Total sqm	
Profession	al Fees		8.0% Build Cost		£147,550	Professional Fees	8.0% Build Cost	£147,550
Legal Fees			0.5% GDV		£19,670	Legal Fees	0.5% GDV	£19,670
Statutory I			1.1% Build Cost		£20,288	Statutory Fees	1.1% Build Cost	£20,288
	keting Costs		2.0% Market Unit	s Value	£78,678	Sales/Marketing Costs	2.0% Market Units Value	£78,678
Contingen	cies		3.0% Build Cost		£55,331	Contingencies	3.0% Build Cost	£55,331
Interest	_	5.0%	12 Month Build	6 Mth Sale Void	£84,162	Interest 5.0	% 12 Month Build 6 Mth Sale Void	£84,162
					£0		9% Cost	£0
Arrangeme		0.0% Cost						
Arrangeme Developme		0.0% Cost Market Hsg	20.0% of GDV		£786,780	Development Profit Market H	dsg 20.0% of GDV	£786,780
	ent Profit		20.0% of GDV			Development Profit Market H  Total Cost	dsg 20.0% of GDV	£786,780 £3,036,829
Developme Total Cost	ent Profit	Market Hsg	20.0% of GDV		£786,780		dsg 20.0% of GDV	
Total Cost	ent Profit	Market Hsg	20.0% of GDV		£786,780 £3,036,829	Total Cost		£3,036,829

	NCS	Po	cidontial	Wiebi	lity Appra	vical
		Ne	Siuellillai	Viabi	ility Appra	lisai
DEVELOPI	MENT SCENARI	O Apartr	nents		Apartments	20
<b>BASE LAN</b>	D VALUE SCEN				2 bed houses	0
DEVELOPI	MENT LOCATIO	N (ZONE) 10% A	ffordable Housing		3 Bed houses	0
DEVELOPI	MENT DETAILS	· · · · ·	20 Total Units		4 bed houses	0
Affordable	e Proportion	10%	2 Affordable Unit	:s	5 bed house	0
Affordable	e Mix	50% ссно	0%	Social Rent	50% Affordable Re	nt
	ent Floorspace		1170 Sqm Market Ho	ousing	150 Sqm Affordable	e Housing
Developm	ent Value					
Market Ho	ouses					
18	Apartments	65 sqm		£ per sqm		£2,749,500
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 M				
0	Apartments	65 sqm		£ per sqm		£32,078
1	2 Bed house	75 sqm		£ per sqm		£70,875
0	3 Bed House	90 sqm	1848	£ per sqm		£33,264
Social Ren	it	40% Open M				
0	Apartments	65 sqm		£ per sqm		£0
0	2 Bed house	75 sqm		£ per sqm		£0
0	3 Bed House	90 sqm	1056	£ per sqm		£0
Affordable	e Rent	55% Open M				
0	Apartments	65 sqm		£ per sqm		£25,204
1	2 Bed house	75 sqm		£ per sqm		£55,688
0	3 Bed House	90 sqm	1452	£ per sqm		£26,136
20	Total Units					
Developm	nent Value					£2,992,744
Developm	ent Costs					
Land	Apartments	18 Plots		£ per plot		£37,800
	2 Bed House	0 Plots		£ per plot		£0
	3 Bed House	O Plots		£ per plot		£0
	4 Bed House	0 Plots		£ per plot		£0
	5 Bed House	0 Plots		£ per plot	Total Land £37,800	
	ty Land Tax		1.0%			£378
Construct						
19	Apartments	65 sqm		£ per sqm	1.15 Gross/Net	£2,534,608
1	2B Houses	75 sqm		£ per sqm		£93,150
0	3B Houses	90 sqm		£ per sqm		£44,712
0	4B Houses	120 sqm		£ per sqm		£0
0	5B Houses	150 sqm	1242	£ per sqm		£0
		using Land Cost				£8,910
			8.0%	Build Cost		£213,798
			0.5%			£14,964
				Build Cost		£29,397
				Market Units V	alue	£54,990
				Build Cost		£80,441
				£ per Market U	nit	£120,000
		5.0%	12 Month Build		6 Mth Sale Void	£127,118
		0.0% Cost			50.0 7010	£0
			20.0% of GDV	Aff Hsg	6.0% of GDV	£564,495
		3		-0		
<b>Total Cost</b>						£3,924,760

£932,016 £797

DEVELOPI			Re	sidentia	I Viab	ility A	ppra	Isal
DEVELOT IN	ΛΕΝΤ SCENARI	0	Apartr	ments		Ap	artments	20
BASE LAND	D VALUE SCEN	ARIO	Green	field			ed houses	0
DEVELOPI	MENT LOCATIO	N (ZONE)	20% A	ffordable Housing		3 E	Bed houses	0
	MENT DETAILS			20 Total Units		4 k	ed houses	0
	Proportion	20%		4 Affordable Ur			ed house	0
Affordable			LCHO		Social Rent		ffordable Rer	
	ent Floorspace	<b>:</b>		1040 Sqm Market H	lousing	300 Sq	m Affordable	Housing
Developm								
Market Ho		65	l	2250	16			£2 444 0C
16 0	Apartments		sqm sqm		£ per sqm £ per sqm			£2,444,00
0	2 bed houses 3 Bed houses		sqm		£ per sqm £ per sqm			£
0	4 bed houses	120	-		£ per sqm			£
0	5 bed houses		sqm		£ per sqm			f
U	5 Ded House	130	Sqiii	2330	E per sqiii			-
_CHO		70%	Open N	larket Value				
1	Apartments		sqm		£ per sqm			£64,15
1	2 Bed house		sqm		£ per sqm			£141,75
0	3 Bed House		sqm		£ per sqm			£66,52
								ŕ
Social Rent	t	40%	Open M	larket Value				
0	Apartments		sqm		£ per sqm			£
0	2 Bed house	75	sqm	1080	£ per sqm			£
0	3 Bed House		sqm	1056	£ per sqm			£
Affordable	Rent		-	larket Value				
1	Apartments		sqm	1292.5	£ per sqm			£50,40
1	2 Bed house		sqm		£ per sqm			£111,37
0	3 Bed House	90	sqm	1452	£ per sqm			£52,27
20 <b>Developm</b> e	Total Units ent Value							£2,930,48
Developm	ent Costs							
Land	Apartments	16	Plots	2100	£ per plot			£33,60
	2 Bed House	_	Plots		£ per plot			£ £
	3 Bed House		Plots		£ per plot			£
	4 Bed House	_	Plots	8400	£ per plot			£
	5 Bed House		Plots	10500	£ per plot	Total Land	£33,600	£
Stamp Dut	y Land Tax			1.0%			200,000	£33
Constructi			sqm	1823	£ per sqm	1.15 Gr	oss/Net	£2,343,83
Construction 17	Apartments	65						£186,30
	Apartments 2B Houses	65 75	sqm		£ per sqm			
17	•	75	sqm sqm		£ per sqm £ per sqm			£89,42
17 2	2B Houses	75	sqm	1242				·
17 2 1	2B Houses 3B Houses	75 90	sqm sqm	1242 1242	£ per sqm			£
17 2 1 0	2B Houses 3B Houses 4B Houses	75 90 120 150	sqm sqm	1242 1242 1242	£ per sqm £ per sqm			£
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150	sqm sqm sqm Total sq	1242 1242 1242	£ per sqm £ per sqm			£
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508	sqm sqm sqm Total sq	1242 1242 1242 1242 8.0%	£ per sqm £ per sqm £ per sqm Build Cost	_	_	£17,82 £209,56
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508	sqm sqm sqm Total sq	1242 1242 1242 1242 8.0% 0.5%	£ per sqm £ per sqm £ per sqm Build Cost	_	_	£17,82 £209,56 £14,65
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508	sqm sqm sqm Total sq	1242 1242 1242 1243 8.0% 0.5% 1.1%	£ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost		_	£17,82 £209,56 £14,65 £28,81
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508	sqm sqm sqm Total sq	1242 1242 1242 1242 8.0% 0.5% 1.1% 2.0%	£ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units V	'alue	_	£17,82 £209,56 £14,65 £28,81 £48,88
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508	sqm sqm sqm Total sq	1242 1242 1242 1242 1242 1242 1242 1242	£ per sqm £ per sqm £ per sqm  Build Cost GDV Build Cost Market Units V Build Cost			£17,82 £209,56 £14,65 £28,81 £48,88 £79,12
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508 using Land Co	sqm sqm sqm Total sq	1242 1242 1242 1242 1242 1242 1242 1242	£ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units V	Jnit		£17,82 £209,56 £14,65 £28,81 £48,88 £79,12 £120,00
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508 using Land Co	sqm sqm sqm Total sq ost	1242 1242 1242 1242 1242 1242 1242 1242	£ per sqm £ per sqm £ per sqm  Build Cost GDV Build Cost Market Units V Build Cost	Jnit	ch Sale Void	£17,82 £209,56 £14,65 £28,81 £48,88 £79,12 £120,00 £124,59
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508 using Land Co 5.0% 0.0%	sqm sqm sqm Total sq ost	1242 1242 1242 1242 1242 1242 1242 1242	£ per sqm £ per sqm f per sqm  Build Cost GDV Build Cost Market Units V Build Cost £ per Market U	Jnit 6 Mt		£17,82 £209,56 £14,65 £28,81 £48,88 £79,12 £120,00 £124,59
17 2 1 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508 using Land Co	sqm sqm sqm Total sq ost	1242 1242 1242 1242 1242 1242 1242 1242	£ per sqm £ per sqm £ per sqm  Build Cost GDV Build Cost Market Units V Build Cost	Jnit 6 Mt		£17,82 £209,56 £14,65 £28,81 £48,88 £79,12 £120,00 £124,59
2 1 0 0	2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1508 using Land Co 5.0% 0.0%	sqm sqm sqm Total sq ost	1242 1242 1242 1242 1242 1242 1242 1242	£ per sqm £ per sqm f per sqm  Build Cost GDV Build Cost Market Units V Build Cost £ per Market U	Jnit 6 Mt		£89,42- £17,82- £209,56- £14,65- £28,81- £48,88- £79,12- £120,00- £124,59- £1517,98- £3,814,92-

	NCS	Re	sidential Vial	bility Appra	isal
DEVELOPI	MENT SCENARI			Apartments	20
	D VALUE SCEN			2 bed houses	0
<b>DEVELOPI</b>	MENT LOCATIO	N (ZONE) 10% A	ffordable Housing	3 Bed houses	0
DEVELOPI	MENT DETAILS		20 Total Units	4 bed houses	0
	e Proportion	10%	2 Affordable Units	5 bed house	0
Affordable	~	50% LCHO	0% Social Rent	50% Affordable Rer	nt
	ent Floorspace		1170 Sqm Market Housing	150 Sqm Affordable	Housing
	ent Value				
Market Ho	ouses				
18	Apartments	65 sqm	2350 £ per sqm		£2,749,500
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 M	larket Value		
0	Apartments	65 sqm	1645 £ per sqm		£32,078
1	2 Bed house	75 sqm	1890 £ per sqm		£70,875
0	3 Bed House	90 sqm	1848 £ per sqm		£33,264
Social Ren	it	40% Open M	larket Value		
0	Apartments	65 sqm	940 £ per sgm		£0
0	2 Bed house	75 sqm	1080 £ per sgm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0
	3 Dea House	30 3qm	1030 1 per 34		
Affordable	Rent	55% Open M	larket Value		
0	Apartments	65 sqm	1292.5 £ per sqm		£25,204
1	2 Bed house	75 sqm	1485 £ per sqm		£55,688
0	3 Bed House	90 sqm	1452 £ per sqm		£26,136
20	Total Units	30 3qm	1132 1 per 34		220,130
	nent Value				£2,992,744
Developm	ent Costs				
Land	Apartments	18 Plots	4125 £ per plot		£74,250
Laria	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 £74,250	£0
Stamp Du	ty Land Tax	U PIOLS	0	10tai Lailu - £74,230	£743
Construct					1743
19		65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,534,608
19	Apartments	75 sqm	1242 £ per sqm	T.T.J GIOSS/NEC	£2,534,608 £93,150
	2B Houses	· ·			
0	3B Houses	90 sqm	1242 £ per sqm		£44,712
0	4B Houses	120 sqm	1242 £ per sqm		£0
0	5B Houses	150 sqm	1242 £ per sqm		£0
		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 Uni	ts Value	£54,990
			3.0% Build Cost	is value	£80,699
				at I Init	
		E 00/I	6000 £ per Marke		£120,000
		5.0%	12 Month Build	6 Mth Sale Void	£130,322
		0.0% Cost	20.09/	6.00/	£0
		Market Hsg	of GDV Aff	Hsg 6.0% of GDV	£564,495
Total Cost					£3,973,629

£980,885 £838

	NCS		Dooid	امتعمما	l Viabi	1:4		ical
			Resid	lential	Mabi	ility 🔑	Appra	Isal
DEVELORM	INT CCENIA DI	0	A se a sebasa a se ba					20
_	ENT SCENARI VALUE SCEN	_	Apartments Brownfield				Apartments 2 bed houses	20 0
	ENT LOCATIO			able Housing			Bed houses	0
	ENT DETAILS	(20.112)		Total Units			bed houses	0
Affordable F		20%		Affordable Uni	ts		bed house	0
Affordable I	Mix	50%	LCHO	0%	Social Rent	50%	Affordable Ren	t
	nt Floorspace		1040	Sqm Market H	ousing	<b>300</b> s	iqm Affordable	Housing
Developme								
Market Hou			•		•			
16	Apartments		sqm		£ per sqm			£2,444,000
0	2 bed houses		sqm		£ per sqm			£0 £0
0 0	3 Bed houses 4 bed houses	120	sqm		£ per sqm			£C
0	5 bed house	150	-		£ per sqm £ per sqm			£C
0	5 bed flouse	130	Sqiii	2330	r per sqiii			T.C
LCHO		70%	Open Market \	/alue				
1	Apartments		sqm		£ per sqm			£64,155
1	2 Bed house		sqm		£ per sqm			£141,750
0	3 Bed House		sqm		£ per sqm			£66,528
Social Rent			Open Market \					
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House	90	sqm	1056	£ per sqm			£C
Afferdable D	) - m t	FF0/		, .				
Affordable R			Open Market \		C			£EO 409
1 1	Apartments 2 Bed house		sqm sqm		£ per sqm £ per sqm			£50,408 £111,375
0	3 Bed House		sqm		£ per sqm £ per sqm			£52,272
20	Total Units	30	Sqiii	1432	r per sqrii	_		132,272
Developme								£2,930,488
Developme	nt Costs							
Land	Apartments	16	Plots	4125	£ per plot			£66,000
	2 Bed House	0	Plots	10313	£ per plot			£C
	3 Bed House	0	Plots		£ per plot			£C
	4 Bed House	_	Plots		£ per plot			£C
	5 Bed House	0	Plots		£ per plot	Total Land	£66,000	£0
Stamp Duty				1.0%				£660
Construction		CE		1022	l a	1 1 1 1 1		C2 242 024
17	Apartments		sqm		£ per sqm	1.15	Gross/Net	£2,343,831
2 1	2B Houses		sqm sqm		£ per sqm			£186,300 £89,424
0	3B Houses 4B Houses	120			£ per sqm £ per sqm			£89,424 £0
0	5B Houses	150			£ per sqm			£0
20	3B Houses		Total sqm	1242	r per sqiii	_		10
20		using Land Co						£35,004
		J	-	8.0%	Build Cost			£209,564
				0.5%				£14,652
					Build Cost			£28,815
					Market Units V	alue		£48,880
					Build Cost			£79,637
					£ per Market U			£120,000
		5.0%		Month Build		6	Ath Sale Void	£127,821
		0.0%		1		C 00/		£0
		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£517,989
<b>Total Cost</b>								£3,868,578
POTENTIAL	MARGIN FOR	R CIL						£938,090
	CIL RATE PER		OF MARKET I	HOUSING				£902

W.	NCS		sidential Vial			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS	Gross	ments Residual Value  Affordable Housing 20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value  20% Affordable Housing 20 Total Units  0.20 Site Area 4 bed houses 5 bed house	20 0 0 0 0
	ent Floorspace	•	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		65 sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0	0 2 bed houses	75 sqm 2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm		£0		90 sqm 2640 £ per sqm	£0
0	4 bed houses 5 bed house	120 sqm 150 sqm	2640 £ per sqm 2550 £ per sqm		£0 £0		20 sqm         2640 f per sqm           50 sqm         2550 f per sqm	£0 £0
U	3 bed flouse	130 34111	2550 L per sqiii		LO	O 3 Ded House 15	2550 L per squi	10
LCHO		<b>70</b> % Open N					Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm		£0	-	65 sqm 1645 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	30 Sqiii	10+0 I bei sdu		10	O S DEU FIOUSE	20 3qiii 1040 E pei 3qiii	EU
Social Ren	t	40% Open N				Social Rent 40	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm		£0	·	65 sqm 940 £ per sqm	£0
0	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm		£0 £0		75 sqm	£0 £0
U	3 Bed House	90 sqm	1056 £ per sqm		EU	O 3 Bed House	90 sqm	EU
Affordable	e Rent	55% Open N	Narket Value			Affordable Rent 55	Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm		£0	0 Apartments	65 sqm 1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0		75 sqm	£0
20	3 Bed House Total Units	90 sqm	1452 £ per sqm		£0	0 3 Bed House 9	90 sqm	£0
Developm					£3,055,000	Development Value		£2 0EE 000
Developm					, ,	Development value		£3,055,000
	ent Costs				, ,			13,055,000
	ent Costs					Development Costs		£3,033,000
	ent Costs							13,033,000
	ent Costs							15,055,000
	ent Costs							13,033,000
	ent Costs							13,033,000
Constructi	ion					Development Costs  Construction		
Constructi 20	<b>ion</b> Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385	Construction 20 Apartments	65 sqm	£2,725,385
Constructi	ion Apartments 2B Houses	75 sqm	1242 £ per sqm	1.15 Gross/Net	£0	Construction 20 Apartments 0 28 Houses	75 sqm 1242 £ per sqm	£2,725,385 £0
Constructi 20 0	<b>ion</b> Apartments		1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net		Construction 20 Apartments 0 28 Houses 0 38 Houses		£2,725,385
Constructi 20 0 0 0 0	ion Apartments 2B Houses 3B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0
Constructi 20 0 0 0	ion  Apartments 2B Houses 3B Houses 4B Houses	75 sqm 90 sqm 120 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
20 0 0 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 20 145	75 sqm	£2,725,385 £0 £0 £0 £0
20 0 0 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Net	£0 £0 £0	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses	75 sqm	£2,725,385 £0 £0 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm		£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% ger sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£218,031 £15,275 £29,979	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar	Apartments 2B Houses 3B Houses 4B Houses 5B Houses all Fees Fees keting Costs	75 sqm 90 sqm 120 sqm 150 sqm	### 1242   f. per sqm	s Value	£218,031 £15,275 £29,979 £61,100	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per		£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20 Profession Legal Fees Statutory I Sales/Mar Contingen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs cies  ent Fee	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   1242   f. per sqm	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies Interest 5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762	Construction  20 Apartments 0 2B Houses 0 3B Houses 0 4B Houses 12 0 5B Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee  5.0	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm  Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £0 £18,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000
Constructi 20 0 0 0 20  Profession Legal Fees Statutory I Sales/Mar Contingen Interest Arrangemen Developm Total Cost	Apartments 2B Houses 3B Houses 4B Houses 5B Houses  all Fees keting Costs icies  ent Fee ent Profit	75 sqm 90 sqm 120 sqm 150 sqm 1495 Total so  5.0% 0.0% Cost Market Hsg	## 1242   f. per sqm   1242   f. per sqm   1242   f. per sqm   f. per	s Value	£218,031 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000	Construction  20 Apartments 0 28 Houses 0 38 Houses 0 48 Houses 12 0 58 Houses 15 20 145  Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies  Interest Arrangement Fee Development Profit  Market H	75 sqm	£2,725,385 £0 £0 £0 £0 £0 £15,275 £29,979 £61,100 £81,762 £121,685 £0 £611,000



### 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%					

<b>Housing Type</b>	& Size			Construction C	Cost Sqm	
Apartments	65	sqm	1.15	Apartments	1823	sqm
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242	sqm
3 Bed houses	90	sqm		3 Bed houses	1242	sqm
4 bed houses	120	sqm		4 bed houses	1242	sqm
5 bed house	150	sqm		5 bed house	1242	sqm
		_				

Sales Values					
Charging Zone			Sales Value £s	qm	
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	2350	2700	2640	2640	2550
Brownfield	2350	2700	2640	2640	2550

<b>Residential Development Cost</b>	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential So</b>	enario 1		
Title	Urban 250 Dw	ellings	
Unit Numbers		0	Apartments
		40	2 bed houses
		115	3 Bed houses
		90	4 bed houses
		5	5 bed house
			_

<b>Residential Sc</b>	enario 2		
Title	Urban 100 Dw	ellings	
Unit Numbers		0	Apartments
		46	2 bed houses
		15	3 Bed houses
		31	4 bed houses
		8	5 bed house
			_

<b>Residential Sc</b>	enario 3		
Title	Urban 30 Dwe	llings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

<b>Residential Sc</b>	enario 4		
Title	Rural 15 Dwell	ings	
Unit Numbers		0	Apartments
		3	2 bed houses
		6	3 Bed houses
		6	4 bed houses
		0	5 bed house

<b>Residential So</b>	cenario 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%		

Density per Ha	1			
Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

		Maximum	Residentia	I 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

Development Value           Market Houses         65 sqm         2350 ft per sqm           30         2 bed houses         75 sqm         2700 ft per sqm           86         3 Bed houses         90 sqm         2640 ft per sqm           68         4 bed houses         120 sqm         2640 ft per sqm           4         5 bed house         150 sqm         2550 ft per sqm	£6,075,00 £20,493,00 £21,384,00	2 bed houses 3 Bed houses 4 bed houses 5 bed house	Total Units Affordable Units 0% Social Rent Sqm Market Housing	Greenfield Greenfield 250 63 LCHO	ARIO N (ZONE) 25% 50%	O VALUE SCEN MENT LOCATIO MENT DETAILS	
DEVELOPMENT DETAILS  Affordable Proportion  Affordable Mix  Development Floorspace  Development Value  Market Houses  O Apartments 30 2 bed houses 86 3 Bed houses 86 3 Bed houses 90 sqm 68 4 bed houses 4 bed houses 120 Total Units 9 day Affordable Units 9 day Affordable Rent 9 day Affordable Rent 9 day Affordable Houses 9 day Affordable Hou	90 5 using £6,075,00 £20,493,00 £21,384,00	4 bed houses 5 bed house 50% Affordable Rent	Affordable Units 0% Social Rent Sqm Market Housing	250 % 63 % LCHO	25% 50%	MENT DETAILS	DEVELOP
Affordable Proportion Affordable Mix 50% LCHO 0% Social Rent 50% Affordable Rent 600 600 600 600 600 600 600 600 600 60	5 using  £ 6,075,00 £20,493,00 £21,384,00	5 bed house 50% Affordable Rent	Affordable Units 0% Social Rent Sqm Market Housing	% 63 % LCHO	50%		
Affordable Mix  Development Floorspace  Development Value  Market Houses  O Apartments 30 2 bed houses 86 3 Bed houses 68 4 bed houses 4 5 bed house  120 3 Open Market Value  LCHO  Development Value  Market Houses  O Apartments 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 50% Affordable Rent 65% Sqm Market Housing 65 sqm 2350 £ per sqm 6 per sqm	£6,075,00 £20,493,00 £21,384,00	50% Affordable Rent	0% Social Rent Sqm Market Housing	% LCHO	50%	Droportion	
Development Floorspace         18675         Sqm Market Housing         4,688         Sqm Affordable Houses           Development Value         Market Houses         4,688         Sqm Affordable Houses           Market Houses         5         Sqm         2350 £ per sqm           30         2 bed houses         5         Sqm         2700 £ per sqm           86         3 Bed houses         90 sqm         2640 £ per sqm           68         4 bed houses         120 sqm         2540 £ per sqm           4         5 bed house         150 sqm         2550 £ per sqm           LCHO         70% Open Market Value	£6,075,00 £20,493,00 £21,384,00		Sqm Market Housing				
Development Value           Market Houses         65         sqm         2350 f per sqm           30         2 bed houses         75         sqm         2700 f per sqm           86         3 Bed houses         90         sqm         2640 f per sqm           68         4 bed houses         120 g per sqm         f per sqm           4         5 bed house         150 g per sqm         2550 f per sqm	£6,075,00 £20,493,00 £21,384,00	,,ooo sq.ii/ailoidable iloa		20075			
Market Houses           0         Apartments         65         sqm         2350         £ per sqm           30         2 bed houses         75         sqm         2700         £ per sqm           86         3 Bed houses         90         sqm         2640         £ per sqm           68         4 bed houses         120         sqm         2640         £ per sqm           4         5 bed house         150         open Market Value	£6,075,00 £20,493,00 £21,384,00						
30     2 bed houses     75       86     3 Bed houses     90       68     4 bed houses     120       4     5 bed house     150       CHO     70% Open Market Value         2700     £ per sqm	£6,075,00 £20,493,00 £21,384,00						
30     2 bed houses     75       86     3 Bed houses     90       68     4 bed houses     120       4     5 bed house     150       CHO     70%     Open Market Value             2700         £ per sqm           £ per sqm         2640         £ per sqm           £ per sqm         2550         £ per sqm	£20,493,00 £21,384,00		2350 £ per sqm	5 sqm	65	Apartments	0
68         4 bed houses         120 sqm         2640 f per sqm           4         5 bed house         150 sqm         2550 f per sqm           LCHO         70% Open Market Value	£21,384,00		2700 £ per sqm			2 bed houses	30
4 5 bed house 150 sqm 2550 £ per sqm  LCHO 70% Open Market Value			2640 £ per sqm			3 Bed houses	86
LCHO 70% Open Market Value	C1 424 27		2640 £ per sqm			4 bed houses	
	£1,434,37		2550 £ per sqm	oO sqm	150	5 bed house	4
9 Apartments 65 sgm 1645 f per sgm							
	£1,002,42		· · · · · · · · · · · · · · · · · · ·			Apartments	_
16 2 Bed house 75 sqm 1890 £ per sqm	£2,214,84			•			_
6 3 Bed House 90 sqm 1848 £ per sqm	£1,039,50		1848 £ per sqm	90 sqm	90	3 Bed House	6
Social Rent 40% Open Market Value				0/ Onor \$45 delice	400/		Social Bank
· ·	£						
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 3 Bed House 50 Sqiii 1030 E pei Sqiii	L	_	1030 £ per sqiii	o sqiii	30	3 Beu House	U
Affordable Rent 55% Open Market Value			ue	% Open Market Va	55%	Rent	Affordable
9 Apartments 65 sqm 1292.5 £ per sqm	£787,61						
16 2 Bed house 75 sqm 1485 £ per sqm	£1,740,23					•	
6 3 Bed House 90 sqm 1452 £ per sqm	£816,75						
250 Total Units			- 1 1		90		
Development Value	£56,987,74			. <b></b> 54	90		250
				, o sq.m	90	Total Units	
Development Costs	_			34	90	Total Units ent Value	Developme
	£					Total Units ent Value	Developme Developme
		_	9290 £ per plot	O Plots	0	Total Units ent Value ent Costs Apartments	Developme
	£696,76	_	23225 £ per plot	O Plots 80 Plots	0 30	Total Units ent Value ent Costs Apartments 2 Bed House	Developme Developme
3 Bed House 86 Plots 26543 £ per plot	£696,76 £2,289,35	_	23225 £ per plot 26543 £ per plot	O Plots 80 Plots 86 Plots	0 30 86	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House	Developme Developme
3 Bed House 86 Plots 26543 £ per plot 4 Bed House 68 Plots 37161 £ per plot	£696,76 £2,289,35 £2,508,33		23225 £ per plot 26543 £ per plot 37161 £ per plot	O Plots 30 Plots 36 Plots 58 Plots	0 30 86 68	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House	Developme Developme
3 Bed House       86 Plots       26543 £ per plot         4 Bed House       68 Plots       37161 £ per plot         5 Bed House       4 Plots       46451 £ per plot       Total Land       £5,668,645	£696,76 £2,289,35 £2,508,33 £174,19	Total Land £5,668,645	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot	O Plots 30 Plots 36 Plots 58 Plots	0 30 86 68	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	Developme Developme Land
3 Bed House 86 Plots 26543 £ per plot 4 Bed House 68 Plots 37161 £ per plot 5 Bed House 4 Plots 46451 Stamp Duty Land Tax 4.0%	£696,76 £2,289,35 £2,508,33	Total Land £5,668,645	23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot	O Plots 30 Plots 36 Plots 58 Plots	0 30 86 68	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	Developme Land
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74		23225 £ per plot 26543 £ per plot 37161 £ per plot 46451 £ per plot 4.0%	O Plots 30 Plots 36 Plots 58 Plots 4 Plots	0 30 86 68 4	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on	Developme Land  Stamp Duty Construction
3 Bed House 4 Bed House 68 Plots 37161 £ per plot 5 Bed House 5 Bed House 4 Plots 46451 £ per plot Total Land £5,668,645 Stamp Duty Land Tax 4.0%  Construction  19 Apartments 65 sqm 1823 £ per sqm 1.15 Gross/Net	£696,76 £2,289,35 £2,508,33 £174,19 £226,74		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%	O Plots 30 Plots 36 Plots 58 Plots 4 Plots	0 30 86 68 4	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments	Developme Land  Stamp Duty Construction 19
3 Bed House 4 Bed House 68 Plots 37161 f per plot f per plot 5 Bed House 4 Plots 46451 f per plot 4 F per plot 5 Bed House 5 Stamp Duty Land Tax 4.0%  Construction  19 Apartments 65 sqm 1823 f per sqm 1.15 Gross/Net f per sqm	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm	O Plots 30 Plots 36 Plots 68 Plots 4 Plots 55 sqm 75 sqm	0 30 86 68 4	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses	Developme Land  Stamp Duty Construction 19 61
3 Bed House 4 Bed House 68 Plots 37161 f per plot f per	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm	O Plots 30 Plots 36 Plots 68 Plots 4 Plots 65 sqm 75 sqm 90 sqm	0 30 86 68 4 65 75 90	ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses	Developme Land  Stamp Duty Construction 19 61 99
3 Bed House 4 Bed House 68 Plots 37161 £ per plot £ per	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm	0 30 86 68 4 65 75 90 120	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	Developme Land  Stamp Duty Construction 19 61 99 68
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	O Plots 30 Plots 36 Plots 58 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 90 sqm	0 30 86 68 4 65 75 90 120 150	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses	Developme Land  Stamp Duty Construction 19 61 99 68 4
3 Bed House       86 Plots       26543       £ per plot       £ per sqm	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 15 sqm 15 Total sqm	0 30 86 68 4 65 75 90 120 150 23545	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	Developme Land  Stamp Duty Construction 19 61 99 68 4 250
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 15 sqm 15 Total sqm	0 30 86 68 4 65 75 90 120 150 23545	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	Developme Land  Stamp Duty Construction 19 61 99 68 4 250 Additional
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 15 sqm 15 Total sqm	0 30 86 68 4 65 75 90 120 150 23545	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93		23225 f per plot 26543 f per plot 37161 f per plot 46451 f per plot 4.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1245 f per sqm 1246 f per sqm 1247 f per sqm 1247 f per sqm 1248 f per sqm 1249 f per sqm	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 15 sqm 15 Total sqm	0 30 86 68 4 65 75 90 120 150 23545	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable Ho al Fees	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63	1.15 Gross/Net	23225	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 15 sqm 15 Total sqm	0 30 86 68 4 65 75 90 120 150 23545	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5Fed Houses	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63 £987,72	1.15 Gross/Net	23225	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 90 sqm 95 sqm	0 30 86 68 4 65 75 90 120 150 23545	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5B Houses	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F Sales/Mark
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63 £987,72 £938,68	1.15 Gross/Net	23225	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 90 sqm 95 sqm	0 30 86 68 4 65 75 90 120 150 23545	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5F Houses	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F Sales/Mark Contingence
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63 £987,72 £938,68 £875,00	1.15 Gross/Net  Value Unit	23225	O Plots 30 Plots 36 Plots 48 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 95 sqm 75 sqm 76 sqm 77 sqm 90 sqm 90 sqm	0 30 86 68 4 65 75 90 120 150 23545 using Land Co	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5F Houses	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F Sales/Mark Contingence Planning O
3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 4 Plots  46451 4.0%  Construction  19 Apartments 61 2B Houses 75 sqm 99 3B Houses 90 sqm 1242 68 4B Houses 120 sqm 1242 4 5B Houses 150 sqm 250  Additional Affordable Housing Land Cost Professional Fees Legal Fees Sales/Marketing Costs Contingencies Planning Obligations  86 Plots 26543 £ per plot £ per plot £ per plot £ per sqm 1.15 Gross/Net £ per sqm 1.15 Gross/Net £ per sqm 2 f per sqm £ per sqm	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63 £987,72 £938,68	1.15 Gross/Net  Value Unit	23225	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm 50 sqm Cost	0 30 86 68 4 65 75 90 120 150 23545 using Land Co	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Fees Keting Costs Cies Ibligations	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F Sales/Mark Contingence Planning O Interest
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63 £987,72 £938,68 £875,00 £1,900,22	Value Unit 6 Mth Sale Void	23225	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm Cosqm Cost 12	0 30 86 68 4 65 75 90 120 150 23545 using Land Co	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5C Houses  Affordable Ho al Fees  Fees keting Costs cies ciels cent Fee	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F Sales/Mark Contingence Planning O Interest Arrangement
3 Bed House 4 Bed House 5 Bed House 5 Bed House 5 Bed House 5 Bed House 4 Plots  4 Plots  4 Plots  4 Feer plot 5 per plot 6 per plot 7 total Land 6 per plot 6 per plot 6 per plot 7 total Land 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 7 total Land 6 per plot 7 per plot 8 per plot 8 per plot 8 per plot 9 per pl	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63 £987,72 £938,68 £875,00 £1,900,22 £	Value Unit 6 Mth Sale Void	23225	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm Cosqm Cost 12	0 30 86 68 4 65 75 90 120 150 23545 using Land Co	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House 5 Bed House 5 Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses 5C Houses  Affordable Ho al Fees  Fees keting Costs cies ciels cent Fee	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F Sales/Mark Contingency Planning O Interest Arrangement Development
3 Bed House	£696,76 £2,289,35 £2,508,33 £174,19 £226,74 £2,555,04 £5,705,43 £11,038,27 £10,060,20 £698,62 £1,231,77 £2,404,60 £284,93 £330,63 £987,72 £938,68 £875,00 £1,900,22 £	Value Unit 6 Mth Sale Void	23225	O Plots 30 Plots 36 Plots 38 Plots 4 Plots 4 Plots 55 sqm 75 sqm 90 sqm 90 sqm Cosqm Cost 12	0 30 86 68 4 65 75 90 120 150 23545 using Land Co	Total Units ent Value  ent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Affordable Ho al Fees Fees keting Costs cies ciels ent Fee ent Profit	Developme Land  Stamp Dute Construction 19 61 99 68 4 250 Additional Professional Legal Fees Statutory F Sales/Mark Contingency Planning O Interest Arrangement Development

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	100	K	eside	ntial	Viabi	ility 🏄	Appra	Isal
DEVELOR	AFNIT COENIA DI	0 [1]	250 Duvel	linas				0
_	MENT SCENARI D VALUE SCENA		oan 250 Dwel wnfield	iings			Apartments 2 bed houses	0 40
	MENT LOCATIO		enfield				Bed houses	115
	MENT DETAILS	11 (20112)	250 Tota	al Units			4 bed houses	90
	Proportion	20%		ordable Uni	ts		5 bed house	5
<b>Affordable</b>	Mix	50% ссн	0	0%	Social Rent	50%	Affordable Rer	nt
	ent Floorspace		19920 Sqn	n Market H	ousing	3,750	Sqm Affordable	e Housing
Developm								
Market Ho		C.E.I		22501	l_			
0	Apartments	65 sqm			£ per sqm			£0
32 92	2 bed houses 3 Bed houses	75 sqm 90 sqm			£ per sqm £ per sqm			£6,480,000 £21,859,200
72	4 bed houses	120 sqm			£ per sqm £ per sqm			£21,839,200 £22,809,600
4	5 bed house	150 sqn			£ per sqm			£1,530,000
_	3 Bed House	150 3411		2330	r per sqiii			11,550,000
LCHO		70% Ope	n Market Value					
8	Apartments	65 sqm		1645	£ per sqm			£801,938
13	2 Bed house	75 sqm			£ per sqm			£1,771,875
5	3 Bed House	<b>90</b> sqm		1848	£ per sqm			£831,600
Social Rent			n Market Value					
0	Apartments	65 sqm			£ per sqm			£0
0	2 Bed house	<b>75</b> sqm			£ per sqm			£0
0	3 Bed House	90 sqm		1056	£ per sqm			£0
0 ff =l = l = l =	David	FF0/1-						
Affordable			n Market Value	1202 E	C			£620.004
8 13	Apartments	65 sqm 75 sqm			£ per sqm £ per sqm			£630,094 £1,392,188
5	2 Bed house 3 Bed House	90 sqm			£ per sqm			£653,400
250	Total Units	JO sqii		1432	r per sqrii		_	1033,400
Developm								£58,759,894
								,,
Developm	ent Costs							
Land	Apartments	0 Plot	S	11315	£ per plot			£0
	2 Bed House	32 Plot	s		£ per plot			£905,211
	3 Bed House	92 Plot			£ per plot			£2,974,265
	4 Bed House	72 Plot			£ per plot			£3,258,760
s. s	5 Bed House	4 Plot	s		£ per plot	Total Land	£7,364,540	£226,303
Stamp Dut				0				£294,582
Constructi		6E		1022	Cnorse	115	Cross/N=+	£2 044 020
15 57	Apartments 2B Houses	65 sqm 75 sqm			£ per sqm £ per sqm	1.15	Gross/Net	£2,044,039 £5,309,550
102	3B Houses	90 sqm			£ per sqm £ per sqm			£11,401,560
72	4B Houses	120 sqm			£ per sqm			£10,730,880
4	5B Houses	150 sqn			£ per sqm			£745,200
250	35 1100303	23816 Tota		12.12	z per sqiii			27 13,200
	Affordable Ho	using Land Cost						£1,200,213
Profession		J		8.0%	Build Cost			£2,418,498
<b>Legal Fees</b>				0.5%	GDV			£293,799
Statutory F					Build Cost			£332,544
	keting Costs				Market Units V	'alue		£1,053,576
Contingen					Build Cost			£942,943
Planning O	bligations				£ per Market U			£875,000
Interest		5.0%	12 Mon	ith Build		6	Mth Sale Void	£2,046,503
Arrangeme		0.0% Cos		<b>5</b> 17		C 00/1		£0
Developme	ent Profit	Market Hsg	20.0% of G	ν	Aff Hsg	6.0%	of GDV	£10,900,626
<b>Total Cost</b>								£57,954,052

£805,842 £40

#### **Residential Viability Appraisal DEVELOPMENT SCENARIO** Urban 250 Dwellings Apartments 40 **BASE LAND VALUE SCENARIO** Gross Residual Value 2 bed houses **DEVELOPMENT LOCATION (ZONE)** 3 Bed houses 115 90 **DEVELOPMENT DETAILS** 250 Units 8.14 4 bed houses Site Area 5 5 bed house **Development Floorspace** 24900 Sqm Market Housing **Development Value Market Houses** 2350 £ per sqm £0 **Apartments** 65 sam £8,100,000 40 75 2700 £ per sqm 2 bed houses sqm 90 £27,324,000 115 3 Bed houses sqm 2640 £ per sqm 2640 £ per sqm £28,512,000 90 120 4 bed houses sqm 2550 £ per sqm 5 5 bed house **150** sqm £1,912,500 **LCHO** 70% Open Market Value £0 0 **Apartments** 65 sqm 1645 £ per sqm £0 0 **75** sqm 1890 £ per sqm 2 Bed house 90 sqm 0 1848 £ per sqm £0 3 Bed House Social Rent 40% Open Market Value £0 0 **Apartments** 65 sqm 940 £ per sqm **75** sqm 0 £0 1080 £ per sqm 2 Bed house 0 £0 3 Bed House 90 sqm 1056 £ per sqm Affordable Rent 55% Open Market Value **Apartments** 65 sqm 1292.5 £ per sqm £0 0 2 Bed house 75 sqm 1485 £ per sqm £0 90 sqm **1452** £ per sqm 0 £0 3 Bed House 250 Total Units £65,848,500 **Development Value Development Costs** Land **Apartments** 2 Bed House 3 Bed House 4 Bed House 5 Bed House Construction 0 **Apartments** 65 sqm 1823 £ per sqm Gross/Net £0 40 2B Houses **75** sqm 1242 £ per sqm £3,726,000 115 90 sqm £12,854,700 3B Houses 1242 £ per sqm 1242 £ per sqm £13,413,600 90 120 sqm 4B Houses 1242 £ per sqm 5 150 sqm £931,500 5B Houses 250 24900 Total sqm **Professional Fees** 8.0% Build Cost £2,474,064 0.5% GDV £329,243 **Legal Fees 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 6 Mth Sale Void £1,411,095 5.0% 12 Month Build Arrangement Fee 0.0% Cost £0 20.0% of GDV **Development Profit** £13,169,700 Market Hsg **Total Cost** £50,894,829

GROSS RESIDUAL LAND VALUE
GROSS RESIDUAL LAND VALUE PER HA

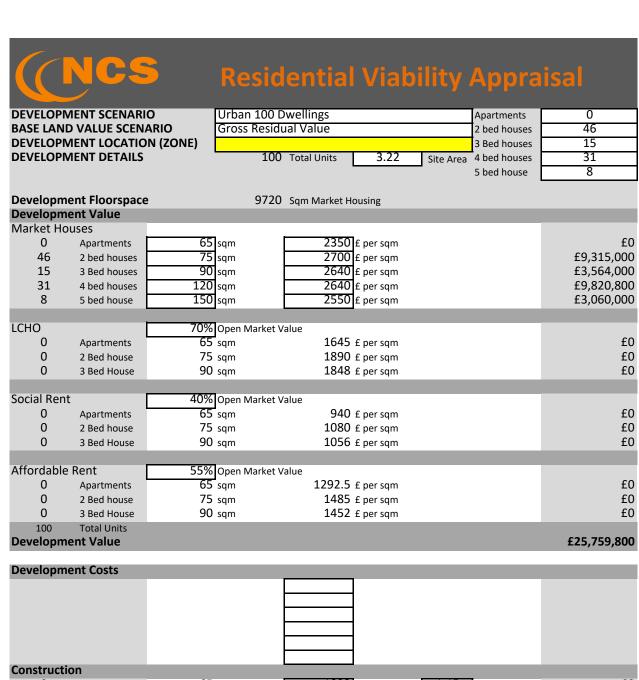
£14,953,671 £1,838,028

	NCS		Resid	lential	Viab	ility .	Appra	isal
DEVELOPM	IENT SCENARI	0	Urban 100 [	Owellings			Apartments	0
BASE LAND	VALUE SCEN	ARIO	Greenfield				2 bed houses	46
DEVELOPM	IENT LOCATIO	N (ZONE)	Greenfield				3 Bed houses	15
	IENT DETAILS			Total Units			4 bed houses	31
<b>Affordable</b>	Proportion	25%	25	Affordable Uni	ts		5 bed house	8
<b>Affordable</b>	Mix	50%	LCHO	0%	Social Rent	50%	Affordable Rer	nt
	ent Floorspace		7290	Sqm Market Ho	ousing	1,875	Sqm Affordable	e Housing
Developme								
Market Ho	uses							
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 \	/alue				
4	Apartments		sqm		£ per sqm			£400,969
6	2 Bed house	75	sqm	1890	£ per sqm			£885,938
3	3 Bed House		sqm		£ per sqm			£415,800
			1		1			-,
Social Rent		40%	Open Market \	/alue				
0	Apartments		sqm		£ per sqm			£0
Ö	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
U	3 Dea House	30	sqiii	1030	r per sqrii			10
Affordable	Rent	55%	Open Market \	/aluo				
4			sqm		£ per sqm			£315,047
6	Apartments		-					£696,094
3	2 Bed house		sqm		£ per sqm			·
_	3 Bed House	90	sqm	1452	£ per sqm			£326,700
100 <b>Developm</b> e	Total Units							£22,360,397
Developing	ent value							122,300,337
Developme	ent Costs							
Land	Apartments	0	Plots	923/1	£ per plot			£0
Laria	2 Bed House	_	Plots		£ per plot			£796,471
			Plots		£ per plot			£296,821
	3 Bed House		Plots		£ per plot			£858,803
	4 Bed House	_	Plots			Takaliand	CO 220 420	·
Stamp Dut	5 Bed House	0	PIOTS	4.0%	£ per plot	Total Land	£2,229,129	£277,033
Stamp Dut				4.0%				£89,165
Construction		CF		1022	•	111	[	C1 022 010
8	Apartments		sqm		£ per sqm	1.15	Gross/Net	£1,022,019
47	2B Houses		sqm		£ per sqm			£4,378,050
16	3B Houses		sqm		£ per sqm			£1,816,425
23	4B Houses		sqm		£ per sqm			£3,465,180
6	5B Houses		sqm	1242	£ per sqm			£1,117,800
100			Total sqm					
	Affordable Ho	using Land C	ost					£489,755
Professiona	al Fees				Build Cost			£943,958
Legal Fees				0.5%				£111,802
Statutory F				1.1%	Build Cost			£129,794
Sales/Mark	ceting Costs			2.0%	Market Units	Value		£386,397
Contingend	cies			3.0%	Build Cost			£368,677
Planning O	bligations			3500	£ per Market	Unit		£350,000
Interest		5.0%	12	Month Build		6	Mth Sale Void	£746,715
Arrangeme	ent Fee	0.0%		4				£0
Developme		Market Hsg		of GDV	Aff Hs	6.0%	of GDV	£4,046,403
Total Cost								£21,691,270

£669,127 £92

((NCS	Re	esidential Vial	oility Appra	isal
DEVELOPMENT SCENARIO		n 100 Dwellings	Apartments	0
BASE LAND VALUE SCENA		nfield	2 bed houses	46
DEVELOPMENT LOCATION	(ZONE) Gree	nfield	3 Bed houses	15
DEVELOPMENT DETAILS Affordable Proportion	20%	100 Total Units 20 Affordable Units	4 bed houses 5 bed house	31 8
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rer	
Development Floorspace	3070 ECITO	7776 Sqm Market Housing	1,500 Sqm Affordable	
Development Value		, , , e eq.,, , , , a, , , , , , , , , , , , , , ,	<b>2,000</b> 5476.44	
Market Houses				
O 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%10000	Market Value		
3 Apartments	65 sqm	viarket value 1645 £ per sgm		£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
A55 1.11 B	550/1-			
Affordable Rent		Market Value		(252,020
3 Apartments 5 2 Bed house	65 sqm	1292.5 £ per sqm		£252,038 £556,875
5 2 Bed house 2 3 Bed House	75 sqm 90 sqm	1485 £ per sqm 1452 £ per sqm		£261,360
100 Total Units	JO Sqiii	1432 I per sqiii		1201,300
Development Value				£23,040,278
				, ,
<b>Development Costs</b>				
<b>Land</b> Apartments	0 Plots	11259 £ per plot		£0
2 Bed House	37 Plots	28149 £ per plot		£1,035,869
3 Bed House	12 Plots	32170 £ per plot		£386,038
4 Bed House	25 Plots	45038 £ per plot	T	£1,116,937
5 Bed House Stamp Duty Land Tax	6 Plots	56297 £ per plot	Total Land £2,899,147	£360,302 £115,966
Construction		0		1115,900
6 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£817,616
47 2B Houses	75 sqm	1242 £ per sqm	0.000/1100	£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	<b>150</b> sqm	1242 £ per sqm		£1,192,320
100	9335 Total s	qm		
Additional Affordable Hou	sing 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	to Value	£130,394 £412,157
Sales/Marketing Costs Contingencies		2.0% Market Unit 3.0% Build Cost	is value	£369,952
Planning Obligations		3500 £ per Marke	et linit	£350,000
Interest	5.0%	12 Month Build	6 Mth Sale Void	£803,897
Arrangement Fee	0.0% Cost		- Intel Sale Vold	£0
Development Profit	Market Hsg	20.0% of GDV Aff F	Hsg 6.0% of GDV	£4,267,514
•				

£295,977 £38



<b>Development Costs</b>			
C			
Construction	<b>6</b> Γ	1922   1 15   6 / 1 15	CO
0 Apartments 46 2B Houses	65 sqm	1823 £ per sqm	£0
46 2B Houses 15 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm	£4,284,900 £1,676,700
31 4B Houses	90 sqm 120 sqm	1242 £ per sqm	£4,620,240
8 5B Houses	150 sqm	1242 E per sqm	£1,490,400
100	9720 Total sqm	E per sqrii	11,490,400
100	3720 Total 34111		
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		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

£5,879,974

£1,826,889

**GROSS RESIDUAL LAND VALUE** 

**GROSS RESIDUAL LAND VALUE PER HA** 

	MAG	, i	Resid	ential	Viabi	ility A	\ppra	isal
_	MENT SCENARI		rban 30 Dv	vellings			partments	0
	O VALUE SCENA		reenfield				bed houses	11
	ΛΕΝΤ LOCATIO ΛΕΝΤ DETAILS	N (ZONE)	reenfield	Total Units			Bed houses	12 6
	Proportion	25%		Affordable Uni	te		bed houses bed house	1
Affordable		50% LC	_		Social Rent		Affordable Rer	
	ent Floorspace			Sqm Market Ho			qm Affordable	
Developm	ent Value			oqmameern	, usg		4,	
Market Ho								
0	Apartments	65 sq	m	2350	£ per sqm			£0
8	2 bed houses	<b>75</b> sq		2700	£ per sqm			£1,670,625
9	3 Bed houses	<b>90</b> sq		2640	£ per sqm			£2,138,400
5	4 bed houses	<b>120</b> sq			£ per sqm			£1,425,600
1	5 bed house	<b>150</b> sq	m	2550	£ per sqm			£286,875
LCHO			oen Market V		_			0400.05
1	Apartments	65 sq			£ per sqm			£120,291
2	2 Bed house	75 sq			£ per sqm			£265,781
1	3 Bed House	<b>90</b> sq	m	1848	£ per sqm			£124,740
Cocial Daniel		400/1-		-1				
Social Rent	-	40% Or 65 sa	oen Market V		C			60
0	Apartments				£ per sqm £ per sqm			£0 £0
0	2 Bed house	75 sq						£0
U	3 Bed House	90 sq	m	1036	£ per sqm	_	_	EU
Affordable	Pont	55%	oen Market V	aluo				
1	Apartments	65 sq			£ per sqm			£94,514
2	2 Bed house	75 sq			£ per sqm			£208,828
1	3 Bed House	90 sq			£ per sqm			£98,010
30	Total Units	<b>50</b> 34		1432	z per sqrii	_	_	150,010
	ent Value							66 433 664
Developiii								£6.433.664
Developin	chit value							£6,433,664
			_	_	_	_	_	±6,433,664
Developm Land		0 Plo	ots	9378	£ per plot	-		£6,433,664 £0
Developm	ent Costs	0 Plo 8 Plo			£ per plot £ per plot	=		
Developm	ent Costs Apartments	_	ots	23446		=	-	£0
Developm	ent Costs  Apartments 2 Bed House	8 PI	ots ots	23446 26795 37513	£ per plot £ per plot £ per plot		=	£0 £193,429
Developm	ent Costs  Apartments 2 Bed House 3 Bed House	8 Plo 9 Plo	ots ots ots	23446 26795 37513	£ per plot £ per plot £ per plot	Total Land	£638,565	£0 £193,429 £241,158
Developm	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	8 Pla 9 Pla 5 Pla	ots ots ots	23446 26795 37513	£ per plot £ per plot	Total Land	£638,565	£0 £193,429 £241,158 £168,810
Developm Land	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	8 Pla 9 Pla 5 Pla 1 Pla	ots ots ots ots	23446 26795 37513 46892	£ per plot £ per plot £ per plot	Total Land	£638,565	£0 £193,429 £241,158 £168,810 £35,169 £25,543
Developm Land	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax	8 Pla 9 Pla 5 Pla	ots ots ots ots	23446 26795 37513 46892 4.0%	f per plot f per plot f per plot f per plot f per plot f per sqm		£638,565	£0 £193,429 £241,158 £168,810 £35,169
Developm Land  Stamp Dut Constructi 2 12	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on	8 Pla 9 Pla 5 Pla 1 Pla	ots ots ots ots	23446 26795 37513 46892 4.0%	f per plot f per plot f per plot f per plot		_	£0 £193,429 £241,158 £168,810 £35,169 £25,543
Developm Land  Stamp Dut Constructi 2	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments	8 Pla 9 Pla 5 Pla 1 Pla 65 sq	obts obts obts obts obts obts om m	23446 26795 37513 46892 4.0% 1823 1242	f per plot f per plot f per plot f per plot f per sqm f per sqm f per sqm f per sqm		_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690
Developm Land  Stamp Dut Constructi 2 12 11 5	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on Apartments 2B Houses	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq	obts obts obts obts obts m m m m	23446 26795 37513 46892 4.0% 1823 1242 1242	f per plot f per plot f per plot f per plot f per sqm f per sqm f per sqm f per sqm f per sqm f per sqm		_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680
Developm Land  Stamp Dut Constructi 2 12 11 5 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses	8 Plo 9 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq	obts obts obts obts om m m m m m	23446 26795 37513 46892 4.0% 1823 1242 1242	f per plot f per plot f per plot f per plot f per sqm f per sqm f per sqm f per sqm		_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690
Stamp Dut Constructi 2 12 11 5 1 30	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax  On  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To	m m m m m mu mutal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242	f per plot f per plot f per plot f per plot f per sqm f per sqm f per sqm f per sqm f per sqm f per sqm		_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725
Stamp Dut Constructi 2 12 11 5 1 30 Additional	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	8 Plo 9 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq	m m m m m mu mutal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on Apartments 2B Houses 3B Houses 4B Houses 5B Houses	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To	m m m m m mu mutal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 8.0%	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		_	£193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable Hotal	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To	m m m m m mu mutal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 8.0% 0.5%	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Affordable Hotal Fees	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To	m m m m m mu mutal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 0.5% 0.5%	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Affordable House Tees  Eees Keting Costs	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To	m m m m m mu mutal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 0.5% 0.5% 1.1% 2.0%	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl Contingence	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Affordable House Fees Keting Costs cies	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To	m m m m m mu mutal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 1.142 8.0% 0.5% 1.1% 2.0% 3.0%	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430 £106,732
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl Contingence Planning O	ent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Affordable House Fees Keting Costs cies	8 Pla 9 Pla 5 Pla 1 Pla 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To using Land Cost	m m m m m m m	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 1.242 2.0% 3.0% 3500	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	ross/Net	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430 £106,732 £105,000
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl Contingene Planning O Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Affordable House al Fees  Fees keting Costs cies abligations	8 Pla 9 Pla 5 Pla 1 Pla 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To using Land Cost	obts obts obts obts  m m m m m tal sqm t	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 1.142 8.0% 0.5% 1.1% 2.0% 3.0%	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	_	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430 £1106,732 £105,000 £215,679
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl Contingence Planning O Interest Arrangement	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable House al Fees Fees keting Costs cies abligations ent Fee	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To using Land Cost	m m m m m m m m tal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 1242 1242 0.5% 1.1% 2.0% 3.0% 3500 Month Build	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	ross/Net	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430 £106,732 £105,000 £215,679 £0
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl Contingene Planning O Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable House al Fees Fees keting Costs cies abligations ent Fee	8 Pla 9 Pla 5 Pla 1 Pla 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To using Land Cost	obts obts obts obts  m m m m m tal sqm t	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 1242 1242 0.5% 1.1% 2.0% 3.0% 3500 Month Build	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G /alue /alue	ross/Net	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430 £1106,732 £105,000 £215,679
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl Contingence Planning O Interest Arrangement	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable House al Fees Fees keting Costs cies obligations ent Fee ent Profit	8 Plo 9 Plo 5 Plo 1 Plo 65 sq 75 sq 90 sq 120 sq 150 sq 2666 To using Land Cost	m m m m m m m m tal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 1242 1242 0.5% 1.1% 2.0% 3.0% 3500 Month Build	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	ross/Net	£0 £193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430 £106,732 £105,000 £215,679 £0
Stamp Dut Constructi 2 12 11 5 1 30 Additional Profession Legal Fees Statutory F Sales/Marl Contingent Planning O Interest Arrangeme Developme	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House 5 Bed House y Land Tax on  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable House al Fees Fees keting Costs cies obligations ent Fee ent Profit	8 Plo 9 Plo 5 Plo 1 Plo	m m m m m m m m tal sqm	23446 26795 37513 46892 4.0% 1823 1242 1242 1242 1242 1242 1242 1242 0.5% 1.1% 2.0% 3.0% 3500 Month Build	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 G	ross/Net	£193,429 £241,158 £168,810 £35,169 £25,543 £306,606 £1,117,800 £1,173,690 £670,680 £139,725 £149,216 £272,680 £32,168 £37,494 £110,430 £106,732 £105,000 £215,679 £0 £1,159,030

	KARI	dential Wiak	allity Annra	isal
	TICS!	dential Vial	omey Appla	ISGI
<b>DEVELOPMENT SCENARIO</b>	Urban 30	Dwellings	Apartments	0
<b>BASE LAND VALUE SCENA</b>	RIO Brownfiel	d	2 bed houses	11
<b>DEVELOPMENT LOCATION</b>	(ZONE) Greenfield		3 Bed houses	12
<b>DEVELOPMENT DETAILS</b>		30 Total Units	4 bed houses	6
Affordable Proportion	20%	6 Affordable Units	5 bed house	1
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rer	nt
<b>Development Floorspace</b>	222	20 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 Marke			
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 Marke			
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 Marke			
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				
<b>Development Value</b>				£6,619,331
Development Costs	0	444021		60
Land Apartments	0 Plots	11403 £ per plot		£0
2 Bed House	9 Plots	28508 £ per plot		£250,874
3 Bed House	10 Plots	32581 £ per plot		£312,778
4 Bed House	5 Plots	45613 £ per plot		£218,944
5 Bed House	1 Plots	57017 £ per plot	Total Land £828,209	£45,613
Stamp Duty Land Tax		0		£33,128
Construction	CE	403315	445 6 6	C24F 2CF
2 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£245,285
12 2B Houses	75 sqm	1242 £ per sqm		£1,099,170
11 3B Houses	90 sqm	1242 £ per sqm		£1,207,224
5 4B Houses	120 sqm	1242 £ per sqm		£715,392
1 5B Houses	150 sqm	1242 £ per sqm		£149,040
30	2688 Total sqm			C1.4E 4.4C
Additional Affordable Hou	sing Land Cost	0.00/		£145,148
Professional Fees		8.0% Build Cost		£273,289
Legal Fees		0.5% GDV		£33,097
Statutory Fees		1.1% Build Cost	a Malua	£37,577
Sales/Marketing Costs		2.0% Market Unit	s value	£117,792
Contingencies		3.0% Build Cost	1.11.25	£106,838
Planning Obligations	F 00/1	3500 £ per Marke		£105,000
Interest Arrangement Fee		12 Month Build	6 Mth Sale Void	£231,498
ALIANDENT FED	0.0% Cost			£0
	Mankat Has	10/ -t CD//		
Development Profit	Market Hsg 20.0	of GDV Aff F	Hsg 6.0% of GDV	£1,221,704

£69,940 £32

#### **Residential Viability Appraisal DEVELOPMENT SCENARIO Urban 30 Dwellings** Apartments Gross Residual Value **BASE LAND VALUE SCENARIO** 2 bed houses 11 **DEVELOPMENT LOCATION (ZONE)** 3 Bed houses 12 **DEVELOPMENT DETAILS** 30 Total Units 0.91 4 bed houses 6 Site Area 5 bed house **Development Floorspace** 2775 Sqm Market Housing **Development Value** Market Houses Apartments 65 sqm 2350 £ per sqm £0 11 2 bed houses 75 2700 £ per sqm £2,227,500 sqm 90 2640 £ per sqm £2,851,200 12 3 Bed houses sqm 2640 £ per sqm £1,900,800 6 120 4 bed houses sqm 150 sqm 2550 £ per sqm 1 5 bed house £382,500 **LCHO** 70% Open Market Value £0 0 **Apartments** 65 sqm 1645 £ per sqm **75** sqm £0 0 1890 £ per sqm 2 Bed house 0 90 sqm 1848 £ per sqm £0 3 Bed House Social Rent 40% Open Market Value £0 Apartments 65 sqm 940 £ per sqm 0 75 sqm £0 1080 £ per sqm 2 Bed house 0 £0 3 Bed House 90 sqm 1056 £ per sqm Affordable Rent 55% Open Market Value **Apartments** 65 sqm 1292.5 £ per sqm £0 0 2 Bed house 75 sqm 1485 £ per sqm £0 90 sqm 0 1452 £ per sqm £0 3 Bed House 30 Total Units £7,362,000 **Development Value Development Costs** Construction 0 **Apartments** 65 sqm 1823 £ per sqm Gross/Net 11 2B Houses **75** sqm 1242 £ per sqm £1,024,650 90 sqm £1,341,360 12 3B Houses 1242 £ per sqm 1242 £ per sqm £894,240 6 120 sqm 4B Houses 1242 £ per sqm £186,300 1 150 sqm 5B Houses 30 2775 Total sqm

	, ,
GROSS RESIDUAL LAND VALUE	£1,684,684
GROSS RESIDUAL LAND VALUE PER HA	£1,855,671

12 Month Build

20.0% of GDV

8.0% Build Cost

3.0% Build Cost

**Build Cost** 

2.0% Market Units Value

0.5% GDV

1.1%

£275,724 £36,810

£37,912

£147,240

£103,397

£157,283

£1,472,400

£5,677,316

£0

6 Mth Sale Void

**Professional Fees** 

Sales/Marketing Costs

5.0%

Market Hsg

0.0% Cost

**Statutory Fees** 

Contingencies

Arrangement Fee

**Development Profit** 

**Legal Fees** 

Interest

**Total Cost** 

	NCS	Re	esidential	Viab	ility Appra	isal
_	MENT SCENARI		15 Dwellings		Apartments	0
	D VALUE SCEN		nfield		2 bed houses	3
	MENT LOCATIO	N (ZONE)	15		3 Bed houses	6
	MENT DETAILS e Proportion	25%	15 Total Units 4 Affordable Uni		4 bed houses	6 0
Affordable	_	50% LCHO		Social Rent	5 bed house  50% Affordable Rei	
	ent Floorspace		1114 Sqm Market H		281 Sqm Affordable	
Developm			1111 Squi Market II	ousning.	201 341171110144510	2 Trousing
Market Ho						
0	Apartments	65 sqm	2350	£ per sqm		£0
2	2 bed houses	75 sqm	2700	£ per sqm		£455,625
5	3 Bed houses	90 sqm	2640	£ per sqm		£1,069,200
5	4 bed houses	120 sqm		£ per sqm		£1,425,600
0	5 bed house	150 sqm	2550	£ per sqm		£0
LCHO		700/10				
LCHO 1	Anartmants	70% Open 65 sqm	Market Value	£ per sqm		£60,145
1	Apartments 2 Bed house	75 sqm		£ per sqm £ per sqm		£132,891
0	3 Bed House	90 sqm		£ per sqm £ per sqm		£62,370
U	3 Beu nouse	30 Sqiii	1040	E per sqiii		102,370
Social Ren	t	40% Open	Market Value			
0	Apartments	65 sam		£ per sqm		£0
0	2 Bed house	75 sqm		£ per sqm		£0
0	3 Bed House	90 sqm		£ per sqm		£0
		·				
Affordable	Rent	55% Open	Market Value			
1	Apartments	65 sqm	1292.5	£ per sqm		£47,257
1	2 Bed house	75 sqm		£ per sqm		£104,414
0	3 Bed House	90 sqm	1452	£ per sqm		£49,005
15 <b>Developm</b>	Total Units ent Value					£3,406,507
Developm	ent Costs					
Land	Apartments	0 Plots		£ per plot		£0
	2 Bed House	2 Plots		£ per plot		£52,431
	3 Bed House	5 Plots		£ per plot		£119,841
	4 Bed House	5 Plots		£ per plot		£167,778
c. 5	5 Bed House	0 Plots		£ per plot	Total Land £340,050	
	ty Land Tax		3.0%			£10,202
Constructi		65 sqm	1022	£ per sqm	1.15 Gross/Net	£153,303
4	Apartments	75 sqm		£ per sqm £ per sqm	1.15 Gross/Net	£384,244
5	2B Houses 3B Houses	90 sqm		£ per sqm		£586,845
5	4B Houses	120 sqm		£ per sqm		£670,680
0	5B Houses	150 sqm		£ per sqm		£070,000
15	521104363	1406 Total s		_ pc. sq		
	Affordable Ho	using Land Cost	4			£74,152
Profession			8.0%	Build Cost		£143,606
Legal Fees			0.5%	GDV		£17,033
Statutory				Build Cost		£19,746
	keting Costs			Market Units V	/alue	£59,009
Contingen				Build Cost		£56,077
	Obligations			£ per Market U		£52,500
Interest		5.0%	12 Month Build		6 Mth Sale Void	£113,376
Arrangem Developm		0.0% Cost  Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£0 £617,450
		INIGI KET 1138	20.070 01 000	All 115g	0.070 01 000	
<b>Total Cost</b>						£3,298,270

£108,237

	NCS	R	esidenti	al Viab	ility Appra	nisal
DEVELOP	ΛΕΝΤ SCENARI	O Rui	al 15 Dwellings		Apartments	0
<b>BASE LAN</b>	D VALUE SCEN		wnfield		2 bed houses	3
DEVELOPI	MENT LOCATIO	N (ZONE)			3 Bed houses	6
	MENT DETAILS	` ′	15 Total Unit	S	4 bed houses	6
	Proportion	20%	3 Affordable	e Units	5 bed house	0
Affordable	<u> </u>	50% LCH	0	0% Social Rent	50% Affordable Re	nt
Developm	ent Floorspace		1188 Sqm Mark	et Housing	225 Sqm Affordable	e Housing
Developm	ent Value					
Market Ho	uses					
0	Apartments	65 sqm	23	350 £ per sqm		£0
2	2 bed houses	75 sqm		700 £ per sqm		£486,000
5	3 Bed houses	90 sqm	20	540 £ per sqm		£1,140,480
5	4 bed houses	120 sqm	20	540 £ per sqm		£1,520,640
0	5 bed house	<b>150</b> sqm	2.5	550 £ per sqm		£0
LCHO		<b>70%</b> Ope	n Market Value			
0	Apartments	65 sqm	10	645 £ per sqm		£48,116
1	2 Bed house	75 sqm	18	390 £ per sqm		£106,313
0	3 Bed House	90 sqm	18	348 £ per sqm		£49,896
Social Ren	t	40% Ope	n Market Value			
0	Apartments	65 sqm	<u>(</u>	940 £ per sqm		£0
0	2 Bed house	75 sqm	10	080 £ per sqm		£0
0	3 Bed House	90 sqm	10	056 £ per sqm		£0
Affordable	Rent	55% Ope	n Market Value			
0	Apartments	65 sqm	129	2.5 £ per sqm		£37,806
1	2 Bed house	75 sqm		485 £ per sqm		£83,531
0	3 Bed House	90 sqm	14	452 £ per sqm		£39,204
15	Total Units					
Developm	ent Value					£3,511,986
Developm	ent Costs					
Land	Apartments	0 Plot	s 113	346 £ per plot		£0
	2 Bed House	2 Plot	s 283	365 £ per plot		£68,076
	3 Bed House	5 Plot	s 324	417 £ per plot		£155,602
	4 Bed House	5 Plot	s 453	384 £ per plot		£217,843
	5 Bed House	0 Plot	s 56	730 £ per plot	Total Land £441,521	
Stamp Dut	y Land Tax			0		£13,246
Constructi	on					
1	Apartments	65 sqm		823 £ per sqm	1.15 Gross/Net	£122,642
4	2B Houses	<b>75</b> sqm		242 £ per sqm		£363,285
5	3B Houses	90 sqm	12	242 £ per sqm		£603,612
5	4B Houses	120 sqm	12	242 £ per sqm		£715,392
0	5B Houses	<b>150</b> sqm	12	242 £ per sqm		£0
15		1422 Tota	ıl sqm			
Additional	Affordable Ho	using Land Cost				£72,209
Profession	al Fees		8.	.0% Build Cost		£144,395
<b>Legal Fees</b>			0.	.5% GDV		£17,560
Statutory I			1.	.1% Build Cost		£19,854
Sales/Mar	keting Costs		2.	.0% Market Units	Value	£62,942
Contingen	cies			.0% Build Cost		£56,314
Planning C	bligations		3!	£ per Market	Unit	£52,500
Interest		5.0%	12 Month Bui		6 Mth Sale Void	£122,024
Arrangem	ent Fee	0.0% Cos				£0
Developm	ent Profit	Market Hsg	20.0% of GDV	Aff Hs	g 6.0% of GDV	£651,316
<b>Total Cost</b>						£3,458,813

£53,173 £45

DEVELOPMENT SCENARIO BASE LAND VALUE SCENA	inc.		Miah	ility Annra	ical
BASE LAND VALUE SCENA	Rural 1	5 Dwellings	VIAN	Apartments	0
	RIO Gross I	Residual Value		2 bed houses	3
DEVELOPMENT LOCATION DEVELOPMENT DETAILS	I (ZONE) 0	15 Total Units	0.40	3 Bed houses	6
DEVELOPIVIENT DETAILS		15 Total Units	0.49	Site Area 4 bed houses 5 bed house	6 0
Daniela and Flancis		1405			
Development Floorspace Development Value		1485 Sqm Market H	ousing		
Market Houses					
0 Apartments	65 sqm	2350	£ per sqm		£0
3 2 bed houses	75 sqm		£ per sqm		£607,500
6 3 Bed houses	90 sqm		£ per sqm		£1,425,600
6 4 bed houses 0 5 bed house	120 sqm		£ per sqm £ per sqm		£1,900,800 £0
0 5 bed house	150 sqm	2550	£ per sqm		EU
LCHO	70% Open M	arket Value			
0 Apartments	65 sqm		£ per sqm		£0
0 2 Bed house	75 sqm		£ per sqm		£0
0 3 Bed House	90 sqm	1848	£ per sqm		£0
Social Rent	40% Open M	arket Value			
0 Apartments	65 sgm		£ 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 M	arkat Valua			
0 Apartments	65 sqm		£ per sqm		£0
0 2 Bed house	75 sgm		£ per sqm		£0
0 3 Bed House	90 sqm		£ per sqm		£0
15 Total Units					
Development Value					£3,933,900
<b>Development Costs</b>					
Construction					
0 Apartments	65 sqm	1823	£ per sqm	1.15 Gross/Net	£0
3 2B Houses	75 sqm		£ per sqm		£279,450
6 3B Houses	90 sqm		£ per sqm		£670,680
6 4B Houses	120 sqm		£ per sqm		£894,240
0 5B Houses	150 sqm 1485 Total sqi		£ per sqm		£0
13	1100 TOTAL SAL				
Professional Fees		8.0%	Build Cost		£147,550
Legal Fees		0.5%	1		£19,670
Statutory Fees			Build Cost		£20,288
Sales/Marketing Costs			Market Units \	/alue	£78,678
Contingencies		3.0%	Build Cost		£55,331
Interest	5.0%	12 Month Build	I	6 Mth Sale Void	£84,162
Arrangement Fee	0.0% Cost			Januar Saic Void	£0
Development Profit		0.0% of GDV			£786,780

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

£897,071 £1,844,200

£3,036,829

			Resid	ential Viab	ility Appra	isal
DEVELOPA	MENT SCENARI	0	Apartments		Apartments	20
_	D VALUE SCENA		Greenfield		2 bed houses	0
_	MENT LOCATIO		0.00		3 Bed houses	0
	MENT DETAILS	(20.112,	20	Total Units	4 bed houses	0
	Proportion	25%		Affordable Units	5 bed house	0
Affordable		50% ı		0% Social Rent	50% Affordable Rer	
Developm	ent Floorspace			Sqm Market Housing	375 Sqm Affordable	
Developm						
Market Ho	ouses					
15	Apartments	65	sqm	2350 £ per sqm		£2,291,250
0	2 bed houses	75		2700 £ per sqm		£0
0	3 Bed houses	90		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 V	alue		
1	Apartments	65	•	1645 £ per sqm		£80,194
1	2 Bed house	<b>75</b> s	sqm	1890 £ per sqm		£177,188
1	3 Bed House	90 s	sqm	1848 £ per sqm		£83,160
Social Ren	t	40%	Open Market V	alue		
0	Apartments	65	sqm	940 £ per sqm		£0
0	2 Bed house	<b>75</b> s	sqm	1080 £ per sqm		£0
0	3 Bed House	90 s	sqm	1056 £ per sqm		£0
Affordable	Rent	55%	Open Market V			
1	Apartments	65	sqm	1292.5 £ per sqm		£63,009
1	2 Bed house	<b>75</b> s	sqm	1485 £ per sqm		£139,219
1	3 Bed House	90 s	sqm	1452 £ per sqm		£65,340
20 <b>Developm</b>	Total Units ent Value					£2,899,359
Develonm	ent Costs					
Developm Land		15 :	Plots	2100 f ner plot		£31 500
Developm Land	Apartments	_	Plots	2100 £ per plot		£31,500
-	Apartments 2 Bed House	0 1	Plots	5250 £ per plot		£0
_	Apartments 2 Bed House 3 Bed House	0 1	Plots Plots	5250 £ per plot 6000 £ per plot		£0 £0
_	Apartments 2 Bed House 3 Bed House 4 Bed House	0 i 0 i	Plots Plots Plots	5250 £ per plot 6000 £ per plot 8400 £ per plot	Total Land £31 500	£0 £0 £0
Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	0 i 0 i	Plots Plots	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot	Total Land £31,500	£0 £0 £0
Land Stamp Dut	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 i 0 i	Plots Plots Plots	5250 £ per plot 6000 £ per plot 8400 £ per plot	Total Land £31,500	£0 £0 £0
Stamp Dut Constructi	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	0 i 0 i 0 i	Plots Plots Plots Plots	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%		£0 £0 £0 £0 £315
Stamp Dut Constructi 17	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments	0 i 0 i 0 i	Plots Plots Plots Plots	5250 f per plot 6000 f per plot 8400 f per plot 10500 f per plot 1.0%	Total Land £31,500	£0 £0 £0 £315 £2,248,443
Stamp Dut Constructi 17 3	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses	0 i 0 i 0 i 65 s 75 s	Plots Plots Plots Plots Sqm	5250 f per plot 6000 f per plot 8400 f per plot 10500 f per plot 1.0%  1823 f per sqm 1242 f per sqm		£0 £0 £0 £315 £2,248,443 £232,875
Stamp Dut Constructi 17 3 1	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	0 i 0 i 0 i 65 s 75 s 90 s	Plots Plots Plots Plots Plots sqm sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm		£0,248,443 £232,875 £111,780
Stamp Dut Constructi 17 3 1 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax on Apartments 2B Houses 3B Houses 4B Houses	0 i 0 i 0 i 65 s 75 s 90 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm		£0,248,443 £232,875 £111,780 £0
Stamp Dut Constructi 17 3 1 0 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm		£0,248,443 £232,875 £111,780
Stamp Dut Constructi 17 3 1 0 0 20	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm		£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0
Stamp Dut Constructi 17 3 1 0 0 Additional	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm		£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0
Stamp Dut Constructi 17 3 1 0 0 Additional Profession	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable House	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm		£0 £0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0
Stamp Dut Constructi 17 3 1 0 0 Additional Profession Legal Fees	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable House	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1245 £ per sqm 1246 £ per sqm 1247 £ per sqm 1248 £ per sqm		£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0 £22,275 £207,448 £14,497
Stamp Dut Constructi 17 3 1 0 0 Additional Profession Legal Fees Statutory I	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses Fees	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 6 per sqm 1242 £ per sqm 1243 £ per sqm 1244 £ per sqm 1245 £ per sqm 1246 £ per sqm 1247 £ per sqm 1248 £ per sqm 1249 £ per sqm	1.15 Gross/Net	£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0 £22,275 £207,448 £14,497 £28,524
Stamp Dut Constructi 17 3 1 0 20 Additional Profession Legal Fees Statutory I Sales/Mar	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Fees keting Costs	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net	£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0 £22,275 £207,448 £14,497 £28,524 £45,825
Stamp Dut Constructi 17 3 1 0 20 Additional Profession Legal Fees Statutory I Sales/Mar Contingen	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Fees keting Costs cies	65 s 75 s 90 s 120 s	Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm Sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net  Value	£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0 £22,275 £207,448 £14,497 £28,524 £45,825 £78,461
Stamp Dut Constructi 17 3 1 0 20 Additional Profession Legal Fees Statutory I Sales/Mar Contingen Planning C	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Fees keting Costs cies	0 i 0 i 0 i 65 s 75 s 90 s 120 s 1511 s using Land Co	Plots Plots Plots Plots Plots sqm sqm sqm sqm sqm stan Total sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 4 per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net  Value	£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0 £22,275 £207,448 £14,497 £28,524 £45,825 £78,461 £70,000
Stamp Dut Constructi 17 3 1 0 20 Additional Profession Legal Fees Statutory I Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses Affordable Housel Fees keting Costs cies Obligations	0 i 0 i 0 i 65 s 75 s 90 s 120 s 1511 t using Land Co	Plots Plots Plots Plots Plots  sqm sqm sqm sqm Sqm Stan Stan Total sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm	1.15 Gross/Net  Value	£0,248,443 £232,875 £111,780 £0 £22,275 £207,448 £14,497 £28,524 £45,825 £78,461 £70,000 £121,383
Stamp Dut Constructi 17 3 1 0 20 Additional Profession Legal Fees Statutory I Sales/Mar Contingen Planning C Interest Arrangeme	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses  Affordable Housel Fees keting Costs cies Obligations ent Fee	0 1 0 1 0 1 65 9 75 9 120 9 150 9 1511 1 using Land Co	Plots Plots Plots Plots Plots  sqm sqm sqm sqm Total sqm st	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 4 per sqm 500 Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 3.0% Build Cost 4 per Market 5 per Market 5 per Market	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0,248,443 £232,875 £111,780 £0 £22,275 £207,448 £14,497 £28,524 £45,825 £78,461 £70,000 £121,383 £0
Stamp Dut Constructi 17 3 1 0 20 Additional Profession Legal Fees Statutory I Sales/Mar Contingen Planning C Interest	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax  ion  Apartments 2B Houses 3B Houses 4B Houses Fees Affordable House al Fees  Fees keting Costs cies Obligations  ent Fee ent Profit	0 i 0 i 0 i 65 s 75 s 90 s 120 s 1511 t using Land Co	Plots Plots Plots Plots Plots  sqm sqm sqm sqm Sqm Stan Stan Total sqm	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 4 per sqm 5 per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 4 per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 3.0% Build Cost 4 per Market Month Build	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0 £22,275 £207,448 £14,497 £28,524 £45,825 £78,461 £70,000 £121,383
Stamp Dut Constructi 17 3 1 0 20 Additional Profession Legal Fees Statutory I Sales/Mar Contingen Planning C Interest Arrangeme Developm Total Cost	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax  ion  Apartments 2B Houses 3B Houses 4B Houses Fees Affordable House al Fees  Fees keting Costs cies Obligations  ent Fee ent Profit	0 s 0 s 0 s 0 s 65 s 75 s 90 s 120 s 1511 s using Land Co	Plots Plots Plots Plots Plots  sqm sqm sqm sqm Total sqm st	5250 £ per plot 6000 £ per plot 8400 £ per plot 10500 £ per plot 1.0%  1823 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 1242 £ per sqm 4 per sqm 500 Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 3.0% Build Cost 4 per Market 5 per Market 5 per Market	1.15 Gross/Net  Value  Unit 6 Mth Sale Void	£0 £0 £0 £315 £2,248,443 £232,875 £111,780 £0 £0 £22,275 £207,448 £14,497 £28,524 £45,825 £78,461 £70,000 £121,383 £0 £494,737

	NCS	Re	esidential	Viabi	lity Appra	isal
_	ЛENT SCENARI		ments		Apartments	20
	D VALUE SCEN		nfield		2 bed houses	0
	MENT LOCATIO	N (ZONE) Gree	nfield		3 Bed houses	0
	MENT DETAILS	200/1	20 Total Units		4 bed houses	0
Affordable	Proportion	20% 50% LCHO	4 Affordable Uni	ts Social Rent	5 bed house 50% Affordable Rei	
	ent Floorspace		1040 Sqm Market H		300 Sqm Affordable	
Developm			10 10 Sqiii Markee ii	ousing .	300 Sqiii Airor aabid	2 Trousing
Market Ho						
16	Apartments	65 sqm	2350	£ per sqm		£2,444,000
0	2 bed houses	75 sqm		£ per sqm		£0
0	3 Bed houses	90 sqm		£ per sqm		£0
0	4 bed houses	120 sqm		£ per sqm		£0
0	5 bed house	150 sqm	2550	£ per sqm		£0
LCHO		709/10	Maylest Malera			
1	Apartments	65 sqm	Market Value	£ per sqm		£64,155
1	2 Bed house	75 sqm		£ per sqm		£141,750
0	3 Bed House	90 sqm		£ per sqm		£66,528
	5 Bed House	<b>50</b> 3qm	10-10	r per sqrii		100,320
Social Ren	t	40% Open	Market Value			
0	Apartments	65 sgm		£ per sqm		£0
0	2 Bed house	75 sqm		£ per sqm		£0
0	3 Bed House	90 sqm	1056	£ per sqm		£0
Affordable	Rent		Market Value			
1	Apartments	65 sqm		£ per sqm		£50,408
1	2 Bed house	75 sqm		£ per sqm		£111,375
0	3 Bed House	90 sqm	1452	£ per sqm		£52,272
20	Total Units					C2 020 400
Developm	ent value					£2,930,488
Developm	ent Costs	_		_		
Land	Apartments	16 Plots	4125	£ per plot		£66,000
	2 Bed House	0 Plots		£ 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		£ per plot	Total Land £66,000	
	y Land Tax		0			£660
Constructi						
17	Apartments	65 sqm		£ per sqm	1.15 Gross/Net	£2,343,831
2	2B Houses	75 sqm		£ per sqm		£186,300
1	3B Houses	90 sqm		£ per sqm		£89,424
0	4B Houses	120 sqm 150 sqm		£ per sqm £ per sqm		0± 0±
20	5B Houses	150 sqm		r per sqrii		LU
	Affordable Ho	using Land Cost	qiii	i		£35,004
Profession		asing Lana Cost	8.0%	Build Cost		£209,564
Legal Fees			0.5%			£14,652
Statutory F				Build Cost		£28,815
	keting Costs			Market Units V	alue	£48,880
Contingen	cies			Build Cost		£79,637
Planning C	bligations			£ per Market U	nit	£70,000
Interest		5.0%	12 Month Build		6 Mth Sale Void	£125,878
Arrangeme		0.0% Cost				£0
Developm	ent Profit	Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£517,989
<b>Total Cost</b>						£3,816,635

POTENTIAL MARGIN FOR CIL POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

£886,147

#### **Residential Viability Appraisal DEVELOPMENT SCENARIO Apartments** Apartments Gross Residual Value **BASE LAND VALUE SCENARIO** 2 bed houses **DEVELOPMENT LOCATION (ZONE)** 0 3 Bed houses **DEVELOPMENT DETAILS** 0 20 Total Units 0.20 4 bed houses Site Area 0 5 bed house **Development Floorspace** 1300 Sqm Market Housing **Development Value Market Houses** 2350 £ per sqm 20 £3,055,000 Apartments 65 sqm 75 0 2 bed houses sqm 2700 £ per sqm £0 90 0 2640 £ per sqm £0 3 Bed houses sqm 0 120 sqm 2640 £ per sqm 4 bed houses £0 150 sqm 2550 £ per sqm 0 5 bed house £0 **LCHO** 70% Open Market Value £0 0 **Apartments** 65 sqm 1645 £ per sqm 0 75 sqm 1890 £ per sqm £0 2 Bed house 0 90 sqm 1848 £ per sqm £0 3 Bed House Social Rent 40% Open Market Value £0 0 Apartments 65 sqm 940 £ per sqm 0 75 sqm £0 1080 £ per sqm 2 Bed house 0 90 sqm £0 3 Bed House 1056 £ per sqm Affordable Rent 55% Open Market Value Apartments 65 sqm 1292.5 £ per sqm £0 0 75 sqm £0 2 Bed house 1485 £ per sqm 0 90 sqm 1452 £ per sqm £0 3 Bed House 20 Total Units £3,055,000 **Development Value Development Costs** Construction 20 **Apartments** 65 sqm 1823 £ per sqm Gross/Net £2,725,385 0 2B Houses **75** sqm 1242 £ per sqm £0 90 sqm £0 1242 £ per sgm 3B Houses

J	3D Houses	<b>30</b> 341		1272	L per squi			
0	4B Houses	<b>120</b> sqr	n		£ per sqm			£0
0	5B Houses	<b>150</b> sqr	n	1242	£ per sqm			£0
20		1495 Tot	al sqm					
Professional	Fees			8.0%	Build Cost			£218,031
Legal Fees				0.5%	GDV			£15,275
Statutory Fee	es			1.1%	Build Cost			£29,979
Sales/Marke	ting Costs			2.0%	Market Units Va	lue		£61,100
Contingencie	es			3.0%	Build Cost			£81,762
Interest		5.0%	12	Month Build	·		6 Mth Sale Void	£121,685
Arrangemen	t Fee	0.0% Cos	it	_	-			£0
Developmen	t Profit	Market Hsg	20.0%	of GDV				£611,000
<b>Total Cost</b>								£3,864,217

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

£809,217 £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%

<b>Housing Type</b>	& Size			Construction C	ost Sqm	
Apartments	65	sqm	1.15	Apartments	1823 sqm	
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242 sqm	
3 Bed houses	90	sqm		3 Bed houses	1242 sqm	
4 bed houses	120	sqm		4 bed houses	1242 sqm	
5 bed house	150	sqm		5 bed house	1242 sqm	

Sales Values					
Charging Zone			Sales Value £s	qm	
	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

<b>Residential Development Cost</b>	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential So</b>	enario 1		
Title	Urban 250 Dw	ellings	
Unit Numbers		0	Apartments
		40	2 bed houses
		115	3 Bed houses
		90	4 bed houses
		5	5 bed house
			_

<b>Residential Sc</b>	enario 2		
Title	Urban 100 Dw	ellings	
Unit Numbers		0	Apartments
		46	2 bed houses
		15	3 Bed houses
		31	4 bed houses
		8	5 bed house
			_

<b>Residential Sc</b>	enario 3		
Title	Urban 30 Dwel	llings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

<b>Residential Sc</b>	enario 4		
Title	Rural 15 Dwell	ings	
Unit Numbers		0	Apartments
		3	2 bed houses
		6	3 Bed houses
		6	4 bed houses
		0	5 bed house

<b>Residential So</b>	enario 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%		

Density per Ha	1			
Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

#### 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

-£133

-£108

-£980

-£117

-£111

Brownfield

	NCS		Resident	tial Viab	oility Appra	isal		NCS	Res	sidential Viab	oility Appra	isal
DEVELOPA	IENT CCENIA DIO						DEVELOP	AFNIT COENIA DI				
	IENT SCENARIO		rban 250 Dwelling	gs	Apartments	0		MENT SCENARI		250 Dwellings	Apartments	0
	VALUE SCENA		reenfield		2 bed houses	40		VALUE SCEN			2 bed houses	40
	IENT LOCATION	N (ZONE)	0% Affordable Ho		3 Bed houses	115		MENT LOCATIO	N (ZONE) 40% Af	fordable Housing	3 Bed houses	115
	IENT DETAILS		250 Total U		4 bed houses	90		MENT DETAILS		250 Total Units	4 bed houses	90
<b>Affordable</b>	Proportion	30%	75 Afforda	able Units	5 bed house	5	Affordable	Proportion	40%	100 Affordable Units	5 bed house	5
<b>Affordable</b>	Mix	50% և	СНО	0% Social Rent	50% Affordable Ren	t	<b>Affordable</b>	Mix	50% LCHO	0% Social Rent	50% Affordable Ren	t
Developme	ent Floorspace		17430 Sqm M	larket Housing	5,625 Sqm Affordable	Housing	Developm	ent Floorspace	14	4940 Sqm Market Housing	7,500 Sqm Affordable	Housing
Developme			·	, and the second	, ,		<b>Developm</b>			, ,	, .	
Market Ho							Market Ho					
0	Apartments	65 so	ım	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
28	2 bed houses	75 sc		2700 £ per sqm		£5,670,000	24	2 bed houses	75 sqm	2700 £ per sqm		£4,860,000
81		90 sc		2640 £ per sqm		£19,126,800	69		90 sqm	2640 £ per sqm		£16,394,400
_	3 Bed houses							3 Bed houses	90 sqm			
63	4 bed houses	120 so		2640 £ per sqm		£19,958,400	54	4 bed houses	120 sqm	2640 £ per sqm		£17,107,200
4	5 bed house	150 so	ım	2550 £ per sqm		£1,338,750	3	5 bed house	150 sqm	2550 £ per sqm		£1,147,500
LCHO			pen Market Value				LCHO		70% Open Ma			
11	Apartments	65 sc	ηm	1645 £ per sqm		£1,202,906	15	Apartments	65 sqm	1645 £ per sqm		£1,603,875
19	2 Bed house	<b>75</b> so		1890 £ per sqm		£2,657,813	25	2 Bed house	75 sqm	1890 £ per sgm		£3,543,750
8	3 Bed House	90 so		1848 £ per sqm		£1,247,400	10	3 Bed House	90 sqm	1848 £ per sqm		£1,663,200
			1									,000,_00
Social Rent		40%10	pen Market Value				Social Rent		40% Open Ma	rket Value		
0				940 £ per sgm		£O	O Clar Kerri			940 £ per sqm		50
_	Apartments	65 sc				£0	0	Apartments	65 sqm			£0
0	2 Bed house	75 so		1080 £ per sqm		£0	Ü	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 so	ηm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable	Rent	55% o	pen Market Value				Affordable	Rent	55% Open Ma			
11	Apartments	65 sc	ηm 1	.292.5 £ per sqm		£945,141	15	Apartments	65 sqm	1292.5 £ per sqm		£1,260,188
19	2 Bed house	75 sc	ım	1485 £ per sqm		£2,088,281	25	2 Bed house	75 sqm	1485 £ per sgm		£2,784,375
8	3 Bed House	90 so		1452 £ per sqm		£980,100	10	3 Bed House	90 sqm	1452 £ per sqm		£1,306,800
250	Total Units		1				250	Total Units		o po. oq		,_,
Developme						£55,215,591	Developm					£51,671,288
Developme	ent Costs		_	_	_		Developm	ent Costs	_		_	
Land	Apartments	0 P	ots	9290 £ per plot		£0	Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	28 P	ots	23225 £ per plot		£650,310		2 Bed House	24 Plots	23225 £ per plot		£557,408
	3 Bed House	81 P		26543 £ per plot		£2,136,732		3 Bed House	69 Plots	26543 £ per plot		£1,831,485
	4 Bed House	63 P		37161 £ per plot		£2,341,115		4 Bed House	54 Plots	37161 £ per plot		£2,006,670
		_			Tataliand CE 200 725				_		Tatal Land C4 E34 O46	
C+ D. +	5 Bed House	4 P	ots	46451 £ per plot	Total Land £5,290,735	£162,577	Characa Doub	5 Bed House	3 Plots	46451 £ per plot	Total Land £4,534,916	£139,352
Stamp Duty				4.0%		£211,629	Stamp Dut			4.0%		£181,397
Construction							Constructi					
23	Apartments	65 sc		1823 £ per sqm	1.15 Gross/Net	£3,066,058	30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
66	2B Houses	<b>75</b> so	ım mı	1242 £ per sqm	· <del></del>	£6,101,325	74	2B Houses	75 sqm	1242 £ per sqm	· ———	£6,893,100
96	3B Houses	90 so	m m	1242 £ per sqm		£10,674,990	89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
63	4B Houses	120 so		1242 £ per sqm		£9,389,520	54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
4	5B Houses	150 sc		1242 £ per sqm		£652,050	3	5B Houses	150 sqm	1242 £ per sqm		£558,900
	55 110 uses					2002,000	250	321100363	22733 Total sqn			2000,000
		sing Land Cos	+			£1,478,128	230		using Land Cost	'		£1,970,837
	u	ising Land COS		9 00/ 0 11 0					using Lanu COSt	9 007		
				8.0% Build Cost		£2,390,715				8.0% Build Cost		£2,362,933
				0.5% GDV		£276,078				0.5% GDV		£258,356
				1.1% Build Cost		£328,723				1.1% Build Cost		£324,903
				2.0% Market Units	Value	£921,879				2.0% Market Units	Value	£790,182
				3.0% Build Cost		£940,862				3.0% Build Cost		£945,225
				1750 £ per Market	Unit	£437,500				1750 £ per Market	Unit	£437,500
		5.0%	12 Month		6 Mth Sale Void	£1,852,077			5.0%	12 Month Build	6 Mth Sale Void	£1,789,774
		0.0% C		Dalla	o ivitii sale volu	£0			0.0% Cost	TZ MONUT BUILD	U Ivitii Jaie volu	£0
				* 55 · ·	6.00/					0.00/	6.00/1-1.000	
		Market Hsg	20.0% of GDV	Aff H	sg 6.0% of GDV	£9,766,088			Market Hsg 2	0.0% of GDV Aff H	sg 6.0% of GDV	£8,631,551
Total Cost						£53,778,358	<b>Total Cost</b>					£51,764,231
	MARGIN FOR					£1,437,233		L MARGIN FOR				£92,943
<b>POTENTIAL</b>	. CIL RATE PER S	SQ METRE OF	MARKET HOUSIN	NG		£82	<b>POTENTIA</b>	L CIL RATE PER	SQ METRE OF MAR	KET HOUSING		£6

	<u>NCS</u>		esident						yc:
	MENT SCENARI		an 250 Dwellings			Apartments	0		MENT SCENA
	ID VALUE SCEN		wnfield	-1		2 bed houses	40		D VALUE SC
	MENT LOCATIO MENT DETAILS	ON (20NE) 30%	Affordable House 250 Total Uni			3 Bed houses	115 90		MENT LOCA <sup>.</sup> MENT DETAI
	e Proportion	30%	75 Affordab			4 bed houses 5 bed house	5		e Proportion
Affordabl		50% LCHC	_	0% Social Rent		Affordable Rer	_	Affordabl	
	nent Floorspace		17430 Sqm Mar			Sqm Affordable			ent Floorspa
	nent Value				,,,,,				nent Value
Market H								Market Ho	
0	Apartments	65 sqm		2350 £ per sqm			£0	0	Apartments
28	2 bed houses	75 sqm		2700 £ per sqm			£5,670,000	24	2 bed house
81	3 Bed houses	90 sqm		£ per sqm			£19,126,800	69	3 Bed house
63	4 bed houses	120 sqm		£ per sqm			£19,958,400	54	4 bed house
4	5 bed house	<b>150</b> sqm	2	£ per sqm			£1,338,750	3	5 bed house
LCHO		700/10						LCHO	
LCHO 11	Anartmanta		n Market Value 1	645 6 222 2222			£1 202 006	LCHO 15	Apartus
19	Apartments 2 Bed house	65 sqm 75 sqm		.645 £ per sqm .890 £ per sqm			£1,202,906 £2,657,813	25	Apartments 2 Bed house
8	3 Bed House	90 sqm		.848 £ per sqm			£1,247,400	10	3 Bed House
0	3 Bed House	JO Sqiii		1040 I per sqiii			11,247,400	10	3 Bed House
Social Ren	nt	40% Oper	n Market Value					Social Ren	nt
0	Apartments	65 sgm		940 £ per sqm			£0	0	Apartments
0	2 Bed house	75 sqm	1	.080 £ per sqm			£0	0	2 Bed house
0	3 Bed House	90 sqm		.056 £ per sqm			£0	0	3 Bed House
Affordable	e Rent		n Market Value					Affordable	e Rent
11	Apartments	65 sqm		92.5 £ per sqm			£945,141	15	Apartments
19	2 Bed house	75 sqm		.485 £ per sqm			£2,088,281	25	2 Bed house
8	3 Bed House	90 sqm	1	.452 £ per sqm			£980,100	10	3 Bed House
250	Total Units						CEE 21E E01	250	Total Units
Developii	nent Value						£55,215,591	Developii	nent Value
Developm	nent Costs							Developm	nent Costs
Land	Apartments	0 Plots	11	.315 £ per plot			£0	Land	Apartments
	2 Bed House	28 Plots	28	288 £ per plot			£792,060		2 Bed House
	3 Bed House	81 Plots	32	2329 £ per plot			£2,602,482		3 Bed House
	4 Bed House	63 Plots	45	261 £ per plot			£2,851,415		4 Bed House
	5 Bed House	4 Plots	56	576 £ per plot	Total Land	£6,443,972	£198,015		5 Bed House
	ity Land Tax			0			£257,759		ty Land Tax
Construct								Construct	
23	Apartments	65 sqm		£ per sqm	1.15	Gross/Net	£3,066,058	30	Apartments
66	2B Houses	75 sqm		.242 £ per sqm			£6,101,325	74	2B Houses
96	3B Houses	90 sqm		.242 £ per sqm			£10,674,990	89	3B Houses
63	4B Houses	120 sqm		£ per sqm			£9,389,520	54	4B Houses
4	5B Houses	150 sqm		£ per sqm			£652,050	3 250	5B Houses
		using Land Cost					£1,800,320	250	
		using Land Cost	Q	.0% Build Cost			£2,390,715		
				.5% GDV			£276,078		
				.1% Build Cost			£328,723		
				.0% Market Units	Value		£921,879		
				.0% Build Cost	<del>-</del>		£950,528		
				750 £ per Market	Unit		£437,500		
		5.0%	12 Month Bu			Mth Sale Void	£1,958,182		
		0.0% Cost					£0		
		Market Hsg	20.0% of GDV	Aff Hs	sg 6.0%	of GDV	£9,766,088		
Total Cost	t						£55,415,688	Total Cost	
							,,		

	NEG		Pocid	ontial	Wiah	ilita /	<b>Nonra</b>	ical
			Kesiu	ential	Vian	mity #	Appra	li5dl
DEVELOPA	MENT SCENAR	ю Г	Urban 250 D	wellings			Apartments	0
_	D VALUE SCEN		Brownfield				2 bed houses	40
	MENT LOCATIO		40% Afforda	ble Housing			Bed houses	115
	MENT DETAILS	` <u> </u>		Total Units			4 bed houses	90
Affordable	Proportion	40%	100	Affordable Uni	ts		5 bed house	5
<b>Affordable</b>	e Mix	50% ו	_CHO	0%	Social Rent	50%	Affordable Rer	nt
	ent Floorspace	e	14940	Sqm Market H	ousing	7,500	Sqm Affordable	e Housing
Developm	ent Value							
Market Ho	ouses							
0	Apartments	65	•		£ per sqm			£0
24	2 bed houses	75			£ per sqm			£4,860,000
69	3 Bed houses	90			£ per sqm			£16,394,400
54	4 bed houses	120			£ per sqm			£17,107,200
3	5 bed house	150	sqm	2550	£ per sqm			£1,147,500
1.0110		700/						
LCHO			Open Market V		_			64 602 075
15	Apartments	65	•		£ per sqm			£1,603,875
25	2 Bed house	75 9			£ per sqm			£3,543,750
10	3 Bed House	90 9	sqm	1848	£ per sqm			£1,663,200
Social Ren	+	400/1	2 N4	-1				
0			Open Market V		C			£0
0	Apartments 2 Bed house	65 s 75 s			£ per sqm £ per sqm			£0
0	3 Bed House	90 9	•		£ per sqm			£0
U	3 Bed House	<del>90</del> s	sqm	1030	E per sqrn			LU
Affordable	Rent	55%	Open Market V	عاريم				
15	Apartments	65			£ per sqm			£1,260,188
25	2 Bed house	75 9			£ per sqm			£2,784,375
10	3 Bed House	90 9			£ per sqm			£1,306,800
250	Total Units				= p =			,
Developm								£51,671,288
Developm	ent Costs							
Land	Apartments	0 1	Plots		£ per plot			£0
	2 Bed House	24 1	Plots		£ per plot			£678,908
	3 Bed House	69 ו	Plots		£ per plot			£2,230,699
	4 Bed House	54 (	Plots		£ per plot			£2,444,070
	5 Bed House	3 (	Plots		£ per plot	Total Land	£5,523,405	·
	y Land Tax			4.0%				£220,936
Constructi		65		4000				04.000.070
30	Apartments	65 9			£ per sqm	1.15	Gross/Net	£4,088,078
74	2B Houses	75 9			£ per sqm			£6,893,100
89	3B Houses	90 9			£ per sqm			£9,948,420
54	4B Houses	120 9	•		£ per sqm			£8,048,160
3	5B Houses	150 s	•	1242	£ per sqm			£558,900
250			Total sqm					£2,400,426
		using Land Co	St	9 00/	Build Cost			£2,400,426 £2,362,933
				0.5%				£258,356
					Build Cost			£324,903
					Market Units	Value		£790,182
					Build Cost			£958,113
					£ per Market	Unit		£437,500
		5.0%	12	Month Build			Mth Sale Void	£1,886,862
		0.0%		1				£0
		Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% d	of GDV	£8,631,551
		3_						
<b>Total Cost</b>								£53,331,825
DOTENTIA	I MARGIN FOI	P CII						£1 660 538

(NCS	Residential Viability A	\ppraisal	NCS Residential Viability Appraisa	al
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS	Urban 250 Dwellings A Gross Residual Value 2 30% Affordable Housing 3 250 Units 8.14 Site Area 4	Apartments 0 2 bed houses 40 3 Bed houses 115 4 bed houses 90 5 bed house 5	DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS  Urban 250 Dwellings Gross Residual Value 2 bed houses 40% Affordable Housing 3 Bed houses 5 bed houses 5 bed house	0 40 115 90 5
Development Floorspace Development Value  Market Houses  0 Apartments 40 2 bed houses 115 3 Bed houses 90 4 bed houses 5 5 bed house	24900 Sqm Market Housing  65 sqm	£0 £8,100,000 £27,324,000 £28,512,000 £1,912,500	115       3 Bed houses       90 sqm       2640 £ per sqm       £ per sqm       £ per sqm         90       4 bed houses       120 sqm       2640 £ per sqm       £ per sqm	£0 £8,100,000 £27,324,000 £28,512,000 £1,912,500
LCHO  O Apartments O 2 Bed house O 3 Bed House	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 £0 £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
O Apartments O 2 Bed house O 3 Bed House  Affordable Rent	65 sqm 940 £ per sqm 75 sqm 1080 £ per sqm 90 sqm 1056 £ per sqm	£0 £0 £0	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	£0 £0
0 Apartments 0 2 Bed house 0 3 Bed House 250 Total Units  Development Value	65 sqm 1292.5 £ per sqm 75 sqm 1485 £ per sqm 90 sqm 1452 £ per sqm	£0 £0 £0	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         250       Total Units	£0 £0 £0
Development Costs Land Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House			Development Costs Land	
Construction  O Apartments  40 2B Houses  115 3B Houses  90 4B Houses  5 5B Houses  250	65 sqm 1823 £ per sqm 1.15 6 75 sqm 1242 £ per sqm 90 sqm 1242 £ per sqm 120 sqm 1242 £ per sqm 150 sqm 1242 £ per sqm 150 sqm 1242 £ per sqm 150 sqm 1242 £ per sqm	Fross/Net £0 £3,726,000 £12,854,700 £13,413,600 £931,500	115 3B Houses 90 sqm 1242 £ per sqm	£0,726,000 £3,726,000 £12,854,700 £13,413,600 £931,500
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0% 0.5% GDV 1.1% Build Cost 2.0% Market Units Value Build Cost	£2,474,064 £329,243 £340,184 £1,316,970 £927,774	Legal Fees0.5% GDVStatutory Fees1.1% Build CostSales/Marketing Costs2.0% Market Units Value	£2,474,064 £329,243 £340,184 £1,316,970 £927,774
Interest Arrangement Fee Development Profit Mai	5.0% 12 Month Build 6 N 0.0% Cost rket Hsg 20.0% of GDV	with Sale Void £1,411,095 £0 £13,169,700	Arrangement Fee 0.0% Cost	£1,411,095 £0 £13,169,700

£50,894,829

£14,953,671 £1,838,028

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

£50,894,829

£14,953,671 £1,838,028

	NCS		Resid	lential Viab	oility Appra	isal
DEVELOPN	/IENT SCENARI	0	Urban 100 D	Owellings	Apartments	0
_	O VALUE SCEN	_	Greenfield		2 bed houses	46
DEVELOPI	MENT LOCATIO	N (ZONE)		ble Housing	3 Bed houses	15
	<b>MENT DETAILS</b>	, ,		Total Units	4 bed houses	31
	Proportion	30%	30	Affordable Units	5 bed house	8
<b>Affordable</b>	Mix	50%	LCHO	0% Social Rent	50% Affordable Ren	t
Developm	ent Floorspace	2	6804	Sqm Market Housing	2,250 Sqm Affordable	Housing
Developm	ent Value					
Market Ho	uses			_		
0	Apartments		sqm	2350 £ per sqm		£0
32	2 bed houses		sqm	2700 £ per sqm		£6,520,500
11	3 Bed houses		sqm	2640 £ per sqm		£2,494,800
22	4 bed houses	120		2640 £ per sqm		£6,874,560
6	5 bed house	150	sqm	2550 £ per sqm		£2,142,000
LCHO			Open Market V			
5	Apartments		sqm	1645 £ per sqm		£481,163
8	2 Bed house		sqm	1890 £ per sqm		£1,063,125
3	3 Bed House	90	sqm	1848 £ per sqm		£498,960
		100/				
Social Ren			Open Market V			20
0	Apartments		sqm	940 £ per sqm		£0
0	2 Bed house		sqm	1080 £ per sqm		£0
0	3 Bed House	90	sqm	1056 £ per sqm		£0
A.CC		550/				
Affordable			Open Market V			6270.056
5	Apartments		sqm	1292.5 £ per sqm		£378,056
8	2 Bed house		sqm	1485 £ per sqm		£835,313
3	3 Bed House	90	sqm	1452 £ per sqm		£392,040
100	Total Units					624 600 546
Developm	ent value					£21,680,516
Developm	ant Costs					
Land		0	Plots	9234 £ per plot		£0
Lailu	Apartments 2 Bed House		Plots	23086 £ per plot		£743,373
	3 Bed House	_	Plots	26384 £ per plot		£277,033
	4 Bed House		Plots	36938 £ per plot		£801,550
			Plots	46172 £ per plot	Total Land £2,080,521	£258,564
Stamp Dut	5 Bed House y Land Tax	0	PIOLS	4.0%	Total Land £2,080,521	£83,221
Constructi				4.070		103,221
9	Apartments	65	sqm	1823 £ per sqm	1.15 Gross/Net	£1,226,423
47	2B Houses		sqm	1242 £ per sqm	1.10 01035/ NET	£4,396,680
17	3B Houses		sqm	1242 £ per sqm		£1,844,370
22	4B Houses	120		1242 £ per sqm		£3,234,168
6	5B Houses	150		1242 £ per sqm		£1,043,280
U	JB Houses	130	34111	1242 L per sqiii		11,043,200
		using Land Co	ost			£587,707
		asing Lana et	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	8.0% Build Cost		£939,594
				0.5% GDV		£108,403
				1.1% Build Cost		£129,194
				2.0% Market Units	: Value	£360,637
				3.0% Build Cost		£369,979
				1750 £ per Market	Unit	£175,000
		5.0%	12	Month Build	6 Mth Sale Void	£728,314
		0.0%		Month Build	Vitti Sale Volu	£0
		Market Hsg		of GDV Aff H	sg 6.0% of GDV	£3,825,291
		23636				-,3,-3
<b>Total Cost</b>						£21,132,781

					al Viak			
	MENT SCENARI			100 Dwellings			Apartments	0
_	O VALUE SCENA MENT LOCATIO	_	Greenf	fordable Hous	ing		2 bed houses 3 Bed houses	46 15
	MENT DETAILS	iv (ZOIVL)	4070 AT	100 Total Unit			4 bed houses	31
_	Proportion	40%		40 Affordabl			5 bed house	8
Affordable		50%	LCHO		0% Social Rent		Affordable Rer	nt
	ent Floorspace			5832 Sqm Marl		3,000	Sqm Affordable	e Housing
Developm								
Market Ho			ı	-				
0	Apartments		sqm		350 £ per sqm			
28	2 bed houses		sqm		700 £ per sqm			£5,589,0
9	3 Bed houses		sqm		£ per sqm			£2,138,4
19 5	4 bed houses	120			640 £ per sqm			£5,892,4
<u> </u>	5 bed house	150	sqm		550 £ per sqm			£1,836,0
.СНО		70%	Open Ma	arket Value				
6	Apartments		sqm		645 £ per sqm			£641,5
10	2 Bed house		sqm		890 £ per sqm			£1,417,5
4	3 Bed House	90	sqm	1	848 £ per sqm			£665,2
Social Rent				arket Value				
0	Apartments		sqm		940 £ per sqm			:
0	2 Bed house		sqm		080 £ per sqm			
0	3 Bed House	90	sqm	1	056 £ per sqm			
Affordable	Rent	55%	Onen Ma	arket Value				
6	Apartments		sqm		2.5 £ per sqm			£504,0
10	2 Bed house		sqm		485 £ per sqm			£1,113,7
4	3 Bed House		sqm		452 £ per sqm			£522,7
100 <b>Developm</b> e	Total Units ent Value							£20,320,7
Developmo								
Land	Apartments	0	Plots	9	234 £ per plot			
.a.ia	2 Bed House	_	Plots		086 £ per plot			£637,1
	3 Bed House	_	Plots		384 £ per plot			£237,4
	4 Bed House	19	Plots		938 £ per plot			£687,0
	5 Bed House	5	Plots		172 £ per plot	Total Land	£1,783,303	£221,6
	y Land Tax			4	.0%			£71,3
Construction								
12	Apartments		sqm		£ per sqm	1.15	Gross/Net	£1,635,2
48	2B Houses		sqm		£ per sqm			£4,433,9
17	3B Houses		sqm		£ per sqm			£1,900,2
19 5	4B Houses 5B Houses	120 150		1	£ per sqm 242 £ per sqm			£2,772,1 £894,2
100	3B nouses		Total sqn		z4z E per sqiii			1094,2
100		using Land Co						£783,6
				8	.0% Build Cost			£930,8
				0	.5% GDV			£101,6
					.1% Build Cost			£127,9
				2	.0% Market Unit	s Value		£309,1
					.0% Build Cost			£372,5
					750 £ per Marke			£175,0
		5.0%		12 Month Bui	ld	6	Mth Sale Void	£705,1
		0.0%		0.00/		6.00/		62 202 0
		Market Hsg		0.0% of GDV	Aff H	lsg 6.0% (	of GDV	£3,383,0
Total Cost		Widi Ket 113g						£20,379,4

	NCS		Resid	ential Viab	oility Appra	isal
DEVELOP	<b>MENT SCENARI</b>	0	Urban 100 D	wellings	Apartments	0
<b>BASE LANI</b>	D VALUE SCEN	ARIO	Brownfield	-	2 bed houses	46
DEVELOP	MENT LOCATIO	N (ZONE)	30% Afforda	ble Housing	3 Bed houses	15
	<b>MENT DETAILS</b>	` ' '		Total Units	4 bed houses	31
Affordable	Proportion	30%	30	Affordable Units	5 bed house	8
Affordable	<u> </u>	50%	LCHO	0% Social Rent	50% Affordable Ren	t
Developm	ent Floorspace	2	6804	Sqm Market Housing	2,250 Sqm Affordable	Housing
Developm	ent Value					
Market Ho	uses					
0	Apartments	65	sqm	2350 £ per sqm		£0
32	2 bed houses	75	sqm	2700 £ per sqm		£6,520,500
11	3 Bed houses		sqm	2640 £ per sqm		£2,494,800
22	4 bed houses	120		2640 £ per sqm		£6,874,560
6	5 bed house	150		2550 £ per sqm		£2,142,000
	3 200 110000		<b>54</b>			
LCHO		70%	Open Market V	alue		
5	Apartments		sqm	1645 £ per sqm		£481,163
8	2 Bed house		sqm	1890 £ per sqm		£1,063,125
3	3 Bed House		sqm	1848 £ per sqm		£498,960
3	3 Den House	30	34111	TO40 I bei sdiil		1430,300
Social Ren	t .	40%	Open Market V	aluo		
			sqm			£0
0	Apartments			940 £ per sqm		
0	2 Bed house		sqm	1080 £ per sqm		£0
0	3 Bed House	90	sqm	1056 £ per sqm		£0
A 66  -  -  -  -	David					
Affordable			Open Market V			6270.056
5	Apartments		sqm	1292.5 £ per sqm		£378,056
8	2 Bed house		sqm	1485 £ per sqm		£835,313
3	3 Bed House	90	sqm	1452 £ per sqm		£392,040
100	Total Units					
Developm	ent Value					£21,680,516
Developm						
Land	Apartments	-	Plots	11259 £ per plot		£0
	2 Bed House	32	Plots	28149 £ per plot		£906,385
	3 Bed House		Plots	32170 £ per plot		£337,783
	4 Bed House	22	Plots	45038 £ per plot		£977,320
	5 Bed House	6	Plots	56297 £ per plot	Total Land £2,536,753	£315,264
Stamp Dut	y Land Tax			0		£101,470
Constructi	on					
9	Apartments	65	sqm	1823 £ per sqm	1.15 Gross/Net	£1,226,423
47	2B Houses		sqm	1242 £ per sqm		£4,396,680
17	3B Houses		sqm	1242 £ per sqm		£1,844,370
22	4B Houses	120	-	1242 £ per sqm		£3,234,168
6	5B Houses	150		1242 £ per sqm		£1,043,280
		using Land Co	ost			£716,583
				8.0% Build Cost		£939,594
				0.5% GDV		£108,403
				1.1% Build Cost		£129,194
				2.0% Market Units	Value	£360,637
				3.0% Build Cost	value	£373,845
					Unit	£175,000
		F 00/1	12	1750 £ per Market		
		5.0%		Month Build	6 Mth Sale Void	£770,347
		0.0%		-1	6.00/146.00/	£0
		Market Hsg	20.0%	of GDV Aff H	of GDV	£3,825,291
<b>Total Cost</b>						£21,782,039

	NOS							
			Resi	identia	l Viak	oility <i>i</i>	Appra	isal
DEVELOPIN	IENT SCENARI	10	Urhan 10	0 Dwellings			Apartments	0
_	VALUE SCEN	_	Brownfie				2 bed houses	46
	IENT LOCATIO			rdable Housing	Ţ		3 Bed houses	15
	IENT DETAILS			.00 Total Units			4 bed houses	31
<b>Affordable</b>	Proportion	40%		40 Affordable U	nits		5 bed house	8
<b>Affordable</b>	Mix	50%	LCHO	09	6 Social Rent		Affordable Ren	
	ent Floorspace	e	58	32 Sqm Market	Housing	3,000	Sqm Affordable	Housing
Developme								
Market Ho			-					
0	Apartments		sqm		0 £ per sqm			£C
28	2 bed houses		sqm		0 £ per sqm			£5,589,000
9	3 Bed houses		sqm		0 £ per sqm			£2,138,400
19	4 bed houses		sqm		0 £ per sqm			£5,892,480
5	5 bed house	150	sqm	2550	0 £ per sqm			£1,836,000
LCHO		700/	10	-1.V-1				
LCHO 6	Apartments		Open Mark sqm		5 £ per sqm			£641,550
10	2 Bed house		sqm		Off per sqm			£1,417,500
4	3 Bed House		sqm		8 £ per sqm			£665,280
_	3 Dea House	50	34111	10-10	D I per squi	_		1003,200
Social Rent		40%	Open Mark	et Value				
0	Apartments		sqm		0 £ per sqm			£0
0	2 Bed house		sqm		0 £ per sqm			£0
0	3 Bed House		sqm		6 £ per sqm			£0
Affordable	Rent	55%	Open Mark					
6	Apartments		sqm	1292.	5 £ per sqm			£504,075
10	2 Bed house		sqm		5 £ per sqm			£1,113,750
4	3 Bed House	90	sqm	145	2 £ per sqm			£522,720
100 Developme	Total Units ent Value							£20,320,755
_								
Developme		0	Distri	1125	016			CO
Land	Apartments	-	Plots Plots		9 £ per plot 9 £ per plot			£0 £776,902
	2 Bed House 3 Bed House		Plots		0 £ per plot			£289,529
	4 Bed House	_	Plots		8 £ per plot			£837,703
	5 Bed House	_	Plots		7 £ per plot	Total Land	£2,174,360	•
Stamp Duty			11003	4.09		Total Land	22,174,000	£86,974
Construction				1.07	<u> </u>			200,57
12	Apartments	65	sqm	182	3 £ per sqm	1.15	Gross/Net	£1,635,231
48	2B Houses		sqm		2 £ per sqm		,	£4,433,940
17	3B Houses		sqm		2 £ per sqm			£1,900,260
19	4B Houses		sqm		2 £ per sqm			£2,772,144
5	5B Houses		sqm		2 £ per sqm			£894,240
100			Total sqm					
		using Land Co	ost		7			£955,444
				8.0%	6 Build Cost			£930,865
					6 GDV			£101,604
					6 Build Cost			£127,994
					6 Market Unit	s Value		£309,118
					6 Build Cost			£377,738
					0 £ per Marke			£175,000
		5.0%		12 Month Build		6	Mth Sale Void	£743,598
		0.0%		00/1-1-00/		C 00/	- ( CD; '	£0
		Market Hsg	20.0	of GDV	Aff H	isg 6.0%	of GDV	£3,383,069
<b>Total Cost</b>								£21,001,579
	MARGIN FOI	- 011						£680 82 <i>4</i>

(NCS	Reside	ntial Viability	Apprais	sal		ycs	Resid	ential Viak	oility Apprai	isal
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS		Value	Apartments 2 bed houses 3 Bed houses 4 bed houses	0 46 15 31	BASE LAND DEVELOPM	ENT SCENARIO VALUE SCENAR ENT LOCATION ENT DETAILS	(ZONE) 40% Afforda	ıal Value	Apartments 2 bed houses 3 Bed houses Site Area 4 bed houses	0 46 15 31
DEVELOT WEIGH DETAILS	100 10	Site Are	5 bed house	8	DEVELOT IV	ENT DETAILS	100	3.22	5 bed house	8
Development Floorspace Development Value	<b>9720</b> Sq	m Market Housing			Developme Developme	nt Floorspace	9720	Sqm Market Housing		
Market Houses					Market Hou					
0 Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses	75 sqm	2700 £ per sqm		£9,315,000	46	2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses 31 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£3,564,000 £9,820,800	15 31	3 Bed houses 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£3,564,000 £9,820,800
8 5 bed house	150 sqm	2550 £ per sqm		£3,060,000	8	5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market Value	2	_		LCHO		70% Open Market V	alue		
0 Apartments	65 sqm	1645 £ per sqm		£0	0	Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house 0 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0	0	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0
o s deu riouse	JU sqiii	TO-TO I hel sdill		10		3 Deu House	20 Sqiii	±040 ± per sqrfi		10
Social Rent	40% Open Market Value	2			Social Rent		40% Open Market V	alue		
0 Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house 0 3 Bed House	75 sqm 90 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0	0	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0
					A ff a walla la la					
Affordable Rent  O Apartments	55% Open Market Value	e 1292.5 £ per sgm		£0	Affordable I	Rent Apartments	55% Open Market V 65 sgm	alue 1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0	ő	2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm	1452 £ per sqm		£0	0	3 Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value				£25,759,800	Developme	Total Units nt Value				£25,759,800
<b>Development Costs</b>			_		Developme	nt Costs				
Construction			_		Constructio	n				
0 Apartments	65 sqm		Gross/Net	£0	0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46 2B Houses 15 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£4,284,900 £1,676,700	46 15	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£4,284,900 £1,676,700
31 4B Houses	120 sqm	1242 £ per sqm		£4,620,240	31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8 5B Houses	150 sqm	1242 £ per sqm		£1,490,400	8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100	9720 Total sqm				100		9720 Total sqm			
Professional Fees		8.0% Build Cost		£965,779	Professiona	l Fees		8.0% Build Cost		£965,779
Legal Fees		0.5% GDV		£128,799	Legal Fees			0.5% GDV		£128,799
Statutory Fees		1.1% Build Cost		£132,795	Statutory Fe			1.1% Build Cost		£132,795
Sales/Marketing Costs Contingencies	_	2.0% Market Units Value 3.0% Build Cost		£515,196 £362,167	Sales/Marke Contingence			2.0% Market Units 3.0% Build Cost	s Value	£515,196 £362,167
	5.00/		Class	·			5.00/1			·
Interest Arrangement Fee	5.0% 12 Mc	onth Build	6 Mth Sale Void	£550,890 £0	Interest Arrangeme	nt Fee	5.0% 12 0.0% Cost	Month Build	6 Mth Sale Void	£550,890 £0
	larket Hsg 20.0% of	GDV		£5,151,960	Developme		Market Hsg 20.0%	of GDV		£5,151,960
Total Cost				£19,879,826	<b>Total Cost</b>					£19,879,826
GROSS RESIDUAL LAND VALU	JE			£5,879,974	GROSS RES	DUAL LAND VA	LUE			£5,879,974
GROSS RESIDUAL LAND VALU	E PER HA			£1,826,889	<b>GROSS RES</b>	DUAL LAND VA	LUE PER HA			£1,826,889

(NCS	Resi	dential Viab	ility Appra	isal		<b>VCS</b>	Res	idential Viab	oility Apprai	isal
DEVELOPMENT SCENARIO		Dwellings	Apartments	0	DEVELORM	ENT SCENARIO	Urhan 2	0 Dwellings	Apartments	0
ASE LAND VALUE SCENARIO			2 bed houses	11	_	VALUE SCENA			2 bed houses	11
EVELOPMENT LOCATION (Z	•	rdable Housing	3 Bed houses	12		ENT LOCATION	(20NE) 40% Aff	ordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS		30 Total Units	4 bed houses	6		ENT DETAILS		30 Total Units	4 bed houses	6
Affordable Proportion	30%	9 Affordable Units	5 bed house	1		Proportion	40%	12 Affordable Units	5 bed house	1
Affordable Mix	50% ссно	0% Social Rent	50% Affordable Rent		Affordable		50% ссно	0% Social Rent	50% Affordable Rent	
evelopment Floorspace	19	43 Sqm Market Housing	675 Sqm Affordable	Housing	Developme	nt Floorspace	1	665 Sqm Market Housing	900 Sqm Affordable	Housing
evelopment Value					Developme	nt Value				
Market Houses					Market Ho	uses				
0 Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		
8 2 bed houses	75 sqm	2700 £ per sqm		£1,559,250	7	2 bed houses	75 sqm	2700 £ per sqm		£1,336,5
8 3 Bed houses	90 sqm	2640 £ per sqm		£1,995,840	7	3 Bed houses	90 sqm	2640 £ per sqm		£1,710,7
4 4 bed houses	120 sgm	2640 £ per sqm		£1,330,560	1	_	120 sqm	2640 £ per sqm		£1,140,4
					1	4 bed houses				
1 5 bed house	150 sqm	2550 £ per sqm		£267,750	1	5 bed house	150 sqm	2550 £ per sqm		£229,50
	===/1						= 3.77			
СНО	70% Open Marke				LCHO		70% Open Mar			
1 Apartments	65 sqm	1645 £ per sqm		£144,349	2	Apartments	65 sqm	1645 £ per sqm		£192,40
2 2 Bed house	75 sqm	1890 £ per sqm		£318,938	3	2 Bed house	75 sqm	1890 £ per sqm		£425,2
1 3 Bed House	90 sqm	1848 £ per sqm		£149,688	1	3 Bed House	90 sqm	1848 £ per sqm		£199,58
				,			·			· · ·
ocial Rent	40% Open Marke	et Value			Social Rent		40% Open Mar	ket Value		
0 Apartments	65 sgm	940 £ per sgm		£0	0	Apartments	65 sqm	940 £ per sam		:
0 2 Bed house	75 sqm	1080 £ per sqm		£0	0	•	75 sgm	1080 £ per sqm		
					0	2 Bed house	•			
0 3 Bed House	90 sqm	1056 £ per sqm		£0	U	3 Bed House	90 sqm	1056 £ per sqm		:
ffordable Rent	EE9/ On an Marily	at Malica			Affordable	Pont -	EE9/I On an Mari	link Valina	_	
	55% Open Marke			6442 447	Affordable		55% Open Mar			6454.3
1 Apartments	65 sqm	1292.5 £ per sqm		£113,417	2	Apartments	65 sqm	<b>1292.5</b> £ per sqm		£151,22
2 2 Bed house	75 sqm	1485 £ per sqm		£250,594	3	2 Bed house	75 sqm	1485 £ per sqm		£334,12
1 3 Bed House	90 sqm	1452 £ per sqm		£117,612	1	3 Bed House	90 sqm	1452 £ per sqm		£156,83
30 Total Units Development Value				£6,247,997	30 <b>Developme</b>	Total Units ent Value				£5,876,6
Pevelopment Costs					Developme	ent Costs				
and Apartments	0 Plots	9378 £ per plot		£0	Land	Apartments	0 Plots	9378 £ per plot		-
2 Bed House	8 Plots	23446 £ per plot		£180,533		2 Bed House	7 Plots	23446 £ per plot		£154,7
3 Bed House	8 Plots	26795 £ per plot		£225,081		3 Bed House	7 Plots	26795 £ per plot		£192,9
4 Bed House	4 Plots	37513 £ per plot		£157,556		4 Bed House	4 Plots	37513 £ per plot		£135,0
5 Bed House	1 Plots	46892 £ per plot	Total Land £595,994	£32,824		5 Bed House	1 Plots	46892 £ per plot	Total Land £510,852	£28,1
	1 PIOLS		10tai Lanu £393,994		Stamp Duty		1 11013		10tai Land £310,632	
tamp Duty Land Tax		4.0%		£23,840	Stamp Duty			4.0%		£20,4
onstruction	<u> </u>			22.57.027	Construction		65			
3 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£367,927	4	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£490,5
12 2B Houses	75 sqm	1242 £ per sqm		£1,136,430	13	2B Houses	75 sqm	1242 £ per sqm		£1,173,6
10 3B Houses	90 sqm	1242 £ per sqm		£1,140,156	10	3B Houses	90 sqm	1242 £ per sqm		£1,073,0
4 4B Houses	120 sqm	1242 £ per sqm		£625,968	4	4B Houses	120 sqm	1242 £ per sqm		£536,5
1 5B Houses	150 sqm	1242 £ per sqm		£130,410	1	5B Houses	150 sqm	1242 £ per sqm		£111,7
_					30		2600 Total sqm			
lising	g Land Cost			£179,060		119	sing Land Cost			£238,7
231118	, <del></del>	8.0% Build Cost		£272,071		<b>U</b> .	- 0	8.0% Build Cost		£270,8
		0.5% GDV		£31,240				0.5% GDV		£29,3
		1.1% Build Cost		£37,410				1.1% Build Cost		£37,2
		2.0% Market Units \	value	£103,068				2.0% Market Units	value	£88,3
		3.0% Build Cost		£107,399				3.0% Build Cost		£108,7
		1750 £ per Market l	U <u>nit</u>	£52,500				1750 £ per Market	U <u>nit</u>	£52,5
		12 Month Build	6 Mth Sale Void	£210,739			5.0%	12 Month Build	6 Mth Sale Void	£204,9
	0.0% Cost	<del></del>		£0			0.0% Cost			ŕ
M		0% of GDV Aff Hsg	g 6.0% of GDV	£1,096,356				.0% of GDV Aff H	6.0% of GDV	£971,0
otal Cost	<u> </u>			£6,110,568	Total Cost					£5,918,7
rtu. Cost				10,110,300	Total Cost					13,310,7

	NCS	Res	idential Viab	ility Appra	isal		NCS	Resid	dential Viab	oility Appra	isal
	MENT SCENARIO		0 Dwellings	Apartments	0		MENT SCENARIO	Urban 30 D	-	Apartments	0
	D VALUE SCENARI			2 bed houses	11		D VALUE SCENAR			2 bed houses	11
	MENT LOCATION (	<b>ZONE)</b> 30% Aff	ordable Housing	3 Bed houses	12		MENT LOCATION	(ZONE) 40% Afford	lable Housing	3 Bed houses	12
DEVELOP	MENT DETAILS		30 Total Units	4 bed houses	6	DEVELOP	MENT DETAILS	30	0 Total Units	4 bed houses	6
<b>Affordable</b>	e Proportion	30%	9 Affordable Units	5 bed house	1	<b>Affordable</b>	e Proportion	40% 12	2 Affordable Units	5 bed house	1
Affordable	e Mix	50% ссно	0% Social Rent	50% Affordable Ren	t	Affordable	e Mix	50% LCHO	0% Social Rent	50% Affordable Ren	t
Developm	nent Floorspace		.943 Sgm Market Housing	675 Sgm Affordable		Developm	ent Floorspace		5 Sqm Market Housing	900 Sqm Affordable	
	nent Value			or or orquire		Developm				555 54	
Market Ho						Market Ho					
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£C
8		75 sqm	2700 £ per sqm			7	2 bed houses	75 sqm	2700 £ per sqm		£1,336,500
_	2 bed houses				£1,559,250	7					
8	3 Bed houses	90 sqm	2640 £ per sqm		£1,995,840	/	3 Bed houses	90 sqm	2640 £ per sqm		£1,710,720
4	4 bed houses	120 sqm	2640 £ per sqm		£1,330,560	4	4 bed houses	120 sqm	2640 £ per sqm		£1,140,480
1	5 bed house	150 sqm	2550 £ per sqm		£267,750	1	5 bed house	150 sqm	2550 £ per sqm		£229,500
LCHO		70% Open Mar				LCHO		70% Open Market			
1	Apartments	65 sqm	1645 £ per sqm		£144,349	2	Apartments	65 sqm	1645 £ per sqm		£192,465
2	2 Bed house	75 sqm	1890 £ per sgm		£318,938	3	2 Bed house	<b>75</b> sqm	1890 £ per sqm		£425,250
1	3 Bed House	90 sgm	1848 £ per sam		£149,688	1	3 Bed House	90 sgm	1848 £ per sam		£199,584
					-,						
Social Ren	nt	40% Open Mar	ket Value			Social Ren	t	40% Open Market	Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	•	75 sqm	1080 £ per sqm		£0	0	•	75 sqm	1080 £ per sqm		£0
~	2 Bed house					0	2 Bed house		· · ·		
0	3 Bed House	90 sqm	1056 £ per sqm		£0	U	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable	e Rent	55% Open Mar	ket Value			Affordable	Rent	55% Open Market	Value		
1	Apartments	65 sam	1292.5 £ per sqm		£113,417	2	Apartments	65 sqm	1292.5 £ per sqm		£151,223
2	2 Bed house	75 sqm	1485 £ per sqm		£250,594	3	2 Bed house	75 sqm	1485 £ per sqm		£334,125
1		90 sqm				1		90 sqm			
30	3 Bed House	90 sqm	1452 £ per sqm		£117,612	30	3 Bed House	90 sqm	1452 £ per sqm		£156,816
	Total Units nent Value				£6,247,997	Developm	Total Units nent Value				£5,876,663
Developm	nent Costs					Developm	nent Costs				
Land	Apartments	0 Plots	11403 £ per plot		£0	Land	Apartments	0 Plots	11403 £ per plot		£0
	2 Bed House	8 Plots	28508 £ per plot		£219,515		2 Bed House	7 Plots	28508 £ per plot		£188,155
	3 Bed House	8 Plots	32581 £ per plot		£273,681		3 Bed House	7 Plots	32581 £ per plot		£234,583
	4 Bed House	4 Plots	45613 £ per plot		£191,576		4 Bed House	4 Plots	45613 £ per plot		£164,208
			57017 £ per plot	T-1-111 0704 000					57017 £ per plot	T-1-111 CC04 457	
Ctomp Du	5 Bed House	1 Plots	57017 E per plot	Total Land £724,683	£39,912	Ctomp Dut	5 Bed House	1 Plots	37017 E per plot	Total Land £621,157	£34,210
	ty Land Tax		U		£28,987				4.0%		£24,846
Construct		<u> </u>			2227.227	Construct		65			0.400 5.50
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£367,927	4	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£490,569
12	2B Houses	75 sqm	1242 £ per sqm		£1,136,430	13	2B Houses	75 sqm	1242 £ per sqm		£1,173,690
10	3B Houses	90 sqm	1242 £ per sqm		£1,140,156	10	3B Houses	90 sqm	1242 £ per sqm		£1,073,088
4	4B Houses	120 sqm	1242 £ per sqm		£625,968	4	4B Houses	120 sqm	1242 £ per sqm		£536,544
1	5B Houses	150 sqm	1242 £ per sqm		£130,410	1	5B Houses	150 sqm	1242 £ per sqm		£111,780
					,	30		2600 Total sqm			
	usir	ng Land Cost			£217,723		us	ing Land Cost			£290,297
		<b>U</b> = 2.222	8.0% Build Cost		£272,071		0.0	5	8.0% Build Cost		£270,854
			0.5% GDV		£31,240				0.5% GDV		£29,383
			1.1% Build Cost		£37,410				1.1% Build Cost		£37,242
				/alua						Value	
			2.0% Market Units V	value	£103,068				2.0% Market Units	value	£88,344
			3.0% Build Cost		£108,558				3.0% Build Cost		£110,279
		- C-/1	1750 £ per Market L		£52,500			E 60''	1750 £ per Market		£52,500
		5.0%	12 Month Build	6 Mth Sale Void	£222,688				2 Month Build	6 Mth Sale Void	£215,918
		0.0% Cost			£0			0.0% Cost			£0
		Market Hsg 20	0.0% of GDV Aff Hsg	g 6.0% of GDV	£1,096,356			Market Hsg 20.0%	of GDV Aff Hs	6.0% of GDV	£971,008
Total Cost					£6,296,176	<b>Total Cost</b>					£6,097,500
	AL MARGIN FOR CI	L NAMETRE OF MARK			£48,179		L MARGIN FOR C	CIL O METRE OF MARKET			£220,837

12   3 Bed house   90   5 sam   2640   6 per sqm   £2,851,200   12   3 Bed house   170   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2650   6 per sqm   £1,90   5 sqm   2550   6 sqm   2550   6 sqm   2550   6 sqm   2550   25 sqm   2550	(NCS	Resid	lential Viabilit	y Appraisa	il		JCS	Resid	ential Viak	oility Apprai	isal
Development Value	•	Gross Resid  ZONE) 30% Afforda	ual Value able Housing	2 bed houses 3 Bed houses Area 4 bed houses	11 12 6	BASE LAND V DEVELOPMEN	ALUE SCENARION (Z	Gross Residu  20NE) 40% Afforda	ial Value ble Housing	2 bed houses 3 Bed houses Site Area 4 bed houses	11 12 6
Market Houses		2775	Sqm Market Housing					2775	Sqm Market Housing		
O Apartments	•										
1		65 sqm	2350 £ per sqm		£0			65 sqm	2350 £ per sqm		£0
6   4 bed house   120   sm	11 2 bed houses	75 sqm					2 bed houses	75 sqm			£2,227,500
1   5 bed house   150   sqm   2550   \$\varphi\$   \$\v											£2,851,200
CHO						-					£1,900,800
O Apartments	1 5 bed house	150 sqm	2550 £ per sqm	_	£382,500	1 5	bed house	150 sqm	2550 £ per sqm		£382,500
O Apartments	LCHO	70% Open Market \	Value			LCHO		70% Open Market V	alue		
Social Rent		·			£0		Apartments				£0
Social Rent		•			-			•			£0
O Apartments	0 3 Bed House	90 sqm	1848 £ per sqm		£0	0 3	3 Bed House	90 sqm	1848 £ per sqm		£0
O Apartments	Social Rent	40% Open Market V	Value			Social Rent		40% Open Market V	aluo		
0 2 Bed house 90 sqm 1080 € per sqm 60 0 2 Bed house 90 sqm 1080 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1292.5 € per sqm 60 0 4 Apartments 65 sqm 1292.5 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,034 € per sqm		·			fO		Apartments	■			£0
Affordable Rent		•	·				•	•			£0
1	0 3 Bed House	90 sqm	1056 £ per sqm		£0	0 3	Bed House	90 sqm	1056 £ per sqm		£0
1	A.CC	550/1-				ACC		FF0/1-			
0 2 Bed house 75 sqm 1485 € per sqm 1 d52 € per sqm 1485 € per sqm 1452 € per sq					50						£0
0 3 Bed House 90 sqm 1452 £ per sqm £0 30 Total Units  Development Value  E7,362,000  Development Costs  Development Costs  Development Costs  Development Costs  Development Costs  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 11 2B Houses 75 sqm 1242 £ per sqm £1,024,650 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 Sqm 1242 £ per			·				•	•	· · · · · · · · · · · · · · · · · · ·		£0
Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000		· · · · · · · · · · · · · · · · · · ·	The state of the s			-					£0
Development Costs   Deve					£7.362.000						£7,362,000
Construction						•					, ,
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     f     0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f     f     11 2B Houses     75 sqm     1242 f per sqm     f       12     3B Houses     90 sqm     1242 f per sqm     f     f     12 3B Houses     90 sqm     1242 f per sqm     f       6     4B Houses     120 sqm     1242 f per sqm     f     f     4B Houses     120 sqm     1242 f per sqm     f       1     5B Houses     150 sqm     1242 f per sqm     f     f     188											
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     60 Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f1,024,650     11 2B Houses     75 sqm     1242 f per sqm     f1,02       12     3B Houses     90 sqm     1242 f per sqm     f1,341,360     12 3B Houses     90 sqm     1242 f per sqm     f1,34       6     4B Houses     120 sqm     1242 f per sqm     f894,240     6 4B Houses     120 sqm     1242 f per sqm     f89       1     5B Houses     150 sqm     1242 f per sqm     f186,300     1 5B Houses     150 sqm     1242 f per sqm     f188	Construction					Construction	_				
12     3B Houses     90 sqm     1242 f per sqm     £1,341,360     12     3B Houses     90 sqm     1242 f per sqm     £1,344       6     4B Houses     120 sqm     1242 f per sqm     £894,240     6     4B Houses     120 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £18		65 sqm	1823 £ per sqm 1.1	.5 Gross/Net	£0			65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
6 4B Houses 120 sqm 1242 f per sqm f894,240 6 4B Houses 120 sqm 1242 f per sqm f89 1 5B Houses 150 sqm 1242 f per sqm f186,300 1 5B Houses 150 sqm 1242 f per sqm f18	11 2B Houses	75 sqm	1242 £ per sqm			11 2	2B Houses	75 sqm	1242 £ per sqm		£1,024,650
1 5B Houses 150 sqm 1242 £ per sqm £186,300 1 5B Houses 150 sqm 1242 £ per sqm £18		•						•			£1,341,360
						_			1242 £ per sqm		£894,240
	<b>2</b> 35 110 a3 c3	·	1242 £ per sqm	_	£186,300		5B Houses		1242 £ per sqm		£186,300
2773 Total 34III	30	2773 Total Sqiii				30		2773 Total sqill			
	Professional Fees		8.0% Build Cost		£275,724	Professional I	Fees				£275,724
	_					_					£36,810
											£37,912
										s value	£147,240 £103,397
	Contingencies		3.070 Build Cost			Contingencie	3		3.070 Build Cost		·
			Month Build	6 Mth Sale Void			_		Month Build	6 Mth Sale Void	£157,283
Arrangement Fee 0.0% Cost £0 Arrangement Fee 0.0% Cost  Development Profit Market Hsg 20.0% of GDV £1,472,400 Development Profit Market Hsg 20.0% of GDV £1,472,400			Tot CDV						of CDV		£0
		viai ket nsg 20.0%	סט טטע				riont	viai ket nsg 20.0%	עעט וט		£1,472,400
	LOTAL COST				£5,6/7,316	Total Cost					£5,677,316
GROSS RESIDUAL LAND VALUE £1,684,684 GROSS RESIDUAL LAND VALUE £1,685,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA											

2			R
BASE LAND VALUE SCENARIO   DEVELOPMENT IOCATION (ZONE)   30% Affordable Housing   30% Affordable Units   50% Inches   6   50% Affordable Mix   50% Inches   15 Total Units   5 Affordable Units   5 Affordable Housing   338 Sqm Affordable Housing   2350   5 per sqm   50% Inches   2			
DEVELOPMENT LOCATION (ZONE)   30% Affordable Housing   15 Total Units   15 Methods   15 Total Units   15 Methods   15 Methods   15 Methods   15 Methods   15 Methods   16 Me		_	
Affordable Proportion			
Affordable Nix			
Affordable Mix			
Development Value			
Development Value			
Market Houses			
O Apartments			
2 2 bed houses			
4 3 Bed houses	0		
4   4   bed houses   120   sqm   2640   fper sqm   fp	2		
CHO	4	•	
LCHO	4	-	
1 Apartments	0	)	
1 Apartments	HO		
1 2 Bed house	пО 1		
Social Rent			
Social Rent	2 1		
0 Apartments 0 2 Bed house 75 sqm 1080 € per sqm €0 0 3 Bed House 90 sqm 1056 € per sqm €0 Affordable Rent 1 Apartments 55 sqm 1292.5 € per sqm €156,708 1 2 Bed house 90 sqm 1485 € per sqm €156,708 15 Total Units Development Value  Development Costs Land Apartments 0 Plots 9321 € per plot 2 Bed House 4 Plots 2 Plots 3 Bed House 4 Plots 5 Bed House 5 Bed House 5 Bed House 4 Plots 5 Bed House 5 Bed House 5 Bed House 7 S sqm 1292.5 € per sqm 6 55,708			
0 Apartments 0 2 Bed house 75 sqm 1080 € per sqm €0 0 3 Bed House 90 sqm 1056 € per sqm €0 Affordable Rent 1 Apartments 55 sqm 1292.5 € per sqm €156,708 1 2 Bed house 90 sqm 1485 € per sqm €156,708 15 Total Units Development Value  Development Costs Land Apartments 0 Plots 9321 € per plot 2 Bed House 4 Plots 2 Plots 3 Bed House 4 Plots 5 Bed House 5 Bed House 5 Bed House 4 Plots 5 Bed House 5 Bed House 5 Bed House 7 S sqm 1292.5 € per sqm 6 55,708	cial [	Ror	nt
0 2 Bed house 0 90 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 90 sqm 1485 € per sqm £125,297 0 3 Bed House 90 sqm 1485 € per sqm £58,806  15 Total Units Development Value	0		
Affordable Rent    1	0		
Affordable Rent  1	0		
1 Apartments 65 sqm 1292.5 £ per sqm £556,708 1 2 Bed house 75 sqm 1485 £ per sqm £125,297 0 3 Bed House 90 sqm 1452 £ per plot £3,301,028	U	,	
1 Apartments 65 sqm 1292.5 £ per sqm £556,708 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 Development Value £3,301,028  Development Costs  Land Apartments 0 Plots 9321 £ per plot £48,935 3 Bed House 2 Plots 23302 £ per plot £48,935 4 Bed House 4 Plots 37284 £ per plot £111,852 4 Bed House 4 Plots 37284 £ per plot £111,852 4 Bed House 5 Bed House 7 Plots 7 Sqm 1242 £ per sqm 1.15 Gross/Net £183,963 5 Bed Houses 75 sqm 1242 £ per sqm £570,078 4 4 B Houses 90 sqm 1242 £ per sqm £570,078 4 4 B Houses 120 sqm 1242 £ per sqm £625,968 0 5B Houses 150 sqm 1242 £ per sqm £625,968	orda	abl	le R
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    Development Value    Development Costs  Land Apartments 0 Plots 9321 £ per plot £48,935   3 Bed House 2 Plots 23302 £ per plot £48,935   4 Bed House 4 Plots 37284 £ per plot £111,852   4 Bed House 4 Plots 37284 £ per plot 5 £111,852   4 Bed House 5 Plots 37284 £ per plot 7 Total Land £317,380 £ 0    Stamp Duty Land Tax 3.0% £ per plot 7 Total Land £317,380 £ 0    Construction  1 Apartments 65 sqm 1823 £ per sqm 1.15 Gross/Net £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 £570,078   4 4B Houses 120 sqm 1242 £ per sqm £ per sqm £625,968   0 5B Houses 150 sqm 1242 £ per sqm £ per sqm £ f625,968   0 Using Land Cost 8.80% Build Cost £88,982   8.0% Build Cost £88,982	1		٠.,
1452 f per sqm	2		
Development Value	1		
Development Value	15		
Development Costs			nei
Land         Apartments         0 Plots         9321 f per plot         £ per plot         £ 48,935 f per plot         £ 48,935 f per plot         £ 48,935 f per plot         £ 48,935 f per plot         £ 48,935 f per plot         £ 48,935 f per plot         £ 5,593 f per plot         £ 5,593 f per plot         £ 5,593 f per plot         £ 5,593 f per plot         £ 5,593 f per plot         £ 5,593 f per plot         £ 6,593 f per plot         £ 6,595 f per plot         £ 7,003 f		-	
2 Bed House 2 Plots 23302 f per plot 5 f48,935 d per plot 6 f111,852 d per plot 6 f111,852 d per plot 6 f111,852 d per plot 6 f111,852 d per plot 6 f111,852 d per plot 6 f111,852 d per plot 6 f156,593 d per plot 6 f156,593 d per plot 7 fotal Land 6 f17,380 d per plot 6 f156,593 d per plot 7 fotal Land 6 f17,380 d per plot 7 f18,380 d per plot		opn	ner
Stamp Duty Land Tax   Stamp Duty Land Tax	nd		
4 Bed House     4 Plots     37284 f per plot     f per plo			
S Bed House     O Plots     46605 ft per plot     Total Land     £317,380     £0 ft.       Stamp Duty Land Tax       Construction       1 Apartments     65 sqm     1823 ft per sqm     1.15 Gross/Net     £183,963 ft.       4 2B Houses     75 sqm     1242 ft.     per sqm     £405,203 ft.       5 3B Houses     90 sqm     1242 ft.     per sqm     £570,078 ft.       4 4B Houses     120 sqm     1242 ft.     per sqm     £625,968 ft.       0 5B Houses     150 sqm     1242 ft.     per sqm     f0       using Land Cost    ### Build Cost			
Stamp Duty Land Tax     3.0%     £9,521     Stamp Construction       1     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     £183,963       4     2B Houses     75 sqm     1242 f per sqm     £405,203       5     3B Houses     90 sqm     1242 f per sqm     £570,078       4     4B Houses     120 sqm     1242 f per sqm     £625,968       0     5B Houses     150 sqm     1242 f per sqm     £0       using Land Cost       8.0%     Build Cost     £142,817			
Construction       1     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     £183,963       4     2B Houses     75 sqm     1242 f per sqm     £405,203       5     3B Houses     90 sqm     1242 f per sqm     £570,078       4     4B Houses     120 sqm     1242 f per sqm     £625,968       0     5B Houses     150 sqm     1242 f per sqm     £0       using Land Cost       8.0%     Build Cost     £142,817			
1     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     £183,963       4     2B Houses     75 sqm     1242 f per sqm     £405,203       5     3B Houses     90 sqm     1242 f per sqm     £570,078       4     4B Houses     120 sqm     1242 f per sqm     £625,968       0     5B Houses     150 sqm     1242 f per sqm     £0       using Land Cost       8.0%     Build Cost     £142,817	mp	Du	ıty
4     2B Houses     75 sqm     1242 f per sqm     £405,203       5     3B Houses     90 sqm     1242 f per sqm     £570,078       4     4B Houses     120 sqm     1242 f per sqm     £625,968       0     5B Houses     150 sqm     1242 f per sqm     £0       using Land Cost       8.0%     Build Cost     £142,817	nstr	ruct	tior
5     3B Houses     90 sqm     1242 f per sqm     £ 570,078       4     4B Houses     120 sqm     1242 f per sqm     £ 625,968       0     5B Houses     150 sqm     1242 f per sqm     £ 0       using Land Cost       8.0%     Build Cost     £88,982 f 142,817	2		
4 4B Houses 120 sqm 1242 f per sqm f625,968 0 5B Houses 150 sqm 1242 f per sqm f0 1242 f per sqm 1242 f per sqm 1242 f per sqm f0 1242 f p	5		
0 5B Houses 150 sqm 1242 f per sqm f0  using Land Cost	5	,	
using Land Cost £88,982 8.0% Build Cost £142,817	4	ļ.	
using Land Cost £88,982 8.0% Build Cost £142,817	0		
8.0% Build Cost £142,817	15	5	
· ·			
0.5% GDV £16.505			
210,503			
1.1% Build Cost £19,637			
2.0% Market Units Value £55,075			
3.0% Build Cost £56,226			
1750 £ per Market Unit £26,250			
5.0% 12 Month Build 6 Mth Sale Void £110,532			
0.0% Cost £0			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £583,584			
Total Cost £3,211,722 Total	tal C	Cost	t

£89,307 £86

_	MENT SCENARI	_		l 15 Dw	ellings			Apartments	0
_	D VALUE SCEN	_		nfield				2 bed houses	3
	MENT LOCATIO	N (ZONE)	40%		ble Housing			3 Bed houses	6 6
	MENT DETAILS e Proportion	40%		15	Total Units Affordable Uni	<b>+</b> c		4 bed houses 5 bed house	0
ffordable			LCHO	_		Social Rent		Affordable Ren	<u>~</u>
	ent Floorspace		1200		Sqm Market H			Sqm Affordable	
	ent Value								
/larket Ho	ouses								
0	Apartments		sqm			£ per sqm			
2	2 bed houses		sqm			£ per sqm			£364,5
4	3 Bed houses		sqm			£ per sqm			£855,3
4	4 bed houses	120	-			£ per sqm			£1,140,4
0	5 bed house	150	sqm		2550	£ per sqm			
СНО		70%	Onon	Market V	aluo				
спо 1	Apartments		sam	iviai KEL V		£ per sgm			£96,2
2	2 Bed house		sqm			£ per sqm			£212,6
1	3 Bed House		sqm			£ per sqm			£99,7
		30	- 4		10.0	P 04			233,7
ocial Ren	t	40%	Open	Market V	alue				
0	Apartments		sqm			£ per sqm			
0	2 Bed house	75	sqm			£ per sqm			
0	3 Bed House	90	sqm		1056	£ per sqm			
ffordable	e Rent			Market V					
1	Apartments		sqm			£ per sqm			£75,6
2	2 Bed house		sqm			£ per sqm			£167,0
1	3 Bed House	90	sqm		1452	£ per sqm			£78,4
15 Pevelopm	Total Units nent Value								£3,090,0
evelopm	ent Costs								
and .	Apartments	0	Plots		9321	£ per plot			
	2 Bed House	2	Plots			£ per plot			£41,9
	3 Bed House	4	Plots		26631	£ per plot			£95,8
	4 Bed House	4	Plots			£ per plot			£134,2
	5 Bed House	0	Plots			£ per plot	<b>Total Land</b>	£272,040	
	ty Land Tax				3.0%				£8,1
onstruct									
2	Apartments		sqm			£ per sqm	1.15	Gross/Net	£245,2
5	2B Houses		sqm			£ per sqm			£447,1
5	3B Houses		sqm			£ per sqm			£536,5
4	4B Houses	120				£ per sqm			£536,5
0 15	5B Houses	150 1359		cam	1242	£ per sqm			
13		using Land Co		sqiii					£118,6
		using Lanu Ci	JJL		8 N%	Build Cost			£141,2
					0.5%				£15,4
						Build Cost			£19,4
						Market Units V	alue		£47,2
						Build Cost			£56,5
						£ per Market U	nit		£26,2
		5.0%		12	Month Build	1		Mth Sale Void	£106,8
		0.0%	Cost		1				
		Market Hsg		20.0%	of GDV	Aff Hsg	6.0%	of GDV	£515,8
otal Cost									£3,093,1

	NGS		Resid	lential	Viab	ility A	\ppra	isal
DEVELOPN	MENT SCENARI	0	Rural 15 Dw	rellings		Δ	partments	0
_	VALUE SCEN	_	Brownfield	0-			bed houses	3
_	MENT LOCATIO	_		able Housing			Bed houses	6
	MENT DETAILS			Total Units		4	bed houses	6
<b>Affordable</b>	Proportion	30%	5	Affordable Units		5	bed house	0
Affordable			LCHO	0% s	ocial Rent		Affordable Ren	
	ent Floorspace	9	1040	Sqm Market Hou	ising	338 S	qm Affordable	Housing
Developm								
Market Ho		<u> </u>		22501				60
0	Apartments		sqm	2350 £				£0
2 4	2 bed houses		sqm	2700 £				£425,250
4	3 Bed houses 4 bed houses	120	sqm	2640 £ 2640 £				£997,920 £1,330,560
0	5 bed houses	150		2550 £				£1,330,300 £0
U	3 bed flouse	130	sqiii	255011	per squii	_	_	10
LCHO		70%	Open Market V					
1	Apartments		sqm	1645 £	per sqm			£72,174
1	2 Bed house		sqm	1890 £	per sqm			£159,469
0	3 Bed House	90	sqm	1848 £	per sqm			£74,844
Social Ren	t		Open Market V					
0	Apartments		sqm		per sqm			£0
0	2 Bed house		sqm	1080 £				£0
0	3 Bed House	90	sqm	1056 £	per sqm			£0
0 ffl - l- l -	Donat	FE0/						
Affordable			Open Market V					CE 6 709
1 1	Apartments		sqm	1292.5 £				£56,708
0	2 Bed house 3 Bed House		sqm sqm	1485 £ 1452 £				£125,297 £58,806
15	Total Units	90	sqm	1432 £	per sqm			138,800
Developm								£3,301,028
								_0,00_,0_0
Developm	ent Costs							
Land	Apartments	0	Plots	11346 £	per plot			£0
	2 Bed House	2	Plots	28365 £	per plot			£59,566
	3 Bed House	4	Plots	32417 £				£136,152
	4 Bed House	4	Plots	45384 £				£190,613
	5 Bed House	0	Plots	56730 £	per plot	Total Land	£386,331	£0
-	y Land Tax			0				£11,590
Constructi		<u></u>		40331-		145 -		C102.0C2
1	Apartments		sqm	1823 £		1.15 G	ross/Net	£183,963
4	2B Houses		sqm	1242 £				£405,203
5 4	3B Houses		sqm	1242 £				£570,078
0	4B Houses 5B Houses	120 150	•	1242 £ 1242 £				£625,968 £0
U	36 Houses	130	Sqiii	1242	per sqiii			LU
		using Land C	ost					£108,314
				8.0% в	uild Cost			£142,817
				0.5% G				£16,505
				1.1% B				£19,637
				2.0% N	larket Units \	/alue		£55,075
					uild Cost			£56,806
					per Market l			£26,250
		5.0%		Month Build		6 N	1th Sale Void	£116,825
		0.0%		7		0.654		£0
		Market Hsg	20.0%	of GDV	Aff Hsg	6.0% o	f GDV	£583,584
<b>Total Cost</b>								£3,308,946

	JCS		Resid	lential	Viab	ility <i>F</i>	\ppra	isal
DEVELOPME			Rural 15 Dv	vellings		Α	partments	0
BASE LAND \		_	Brownfield			2	bed houses	3
DEVELOPME		N (ZONE)		able Housing		1000	Bed houses	6
DEVELOPME			_	Total Units			bed houses	6
Affordable P		40%					bed house	0
Affordable N			LCHO		Social Rent		Affordable Rer	
Developmen		•	891	L Sqm Market H	ousing	450 s	qm Affordable	e Housing
Developmen								
Market Hous		CE	Ī	2250	1 _			co
	Apartments		sqm		£ per sqm			£0
_	2 bed houses		sqm		£ per sqm			£364,500
	3 Bed houses		sqm		£ per sqm			£855,360
	4 bed houses	120			£ per sqm			£1,140,480
0	5 bed house	150	sqm	2550	£ per sqm			£0
LCHO		700/	Omara Namilian	Value				
	A t t		Open Market ' sqm		£ per sqm			506 222
_	Apartments							£96,233
	2 Bed house 3 Bed House		sqm		£ per sqm			£212,625 £99,792
т .	3 Bea House	90	sqm	1040	£ per sqm	_	_	199,792
Social Rent		40%	Open Market	Value				
	Apartments		sqm		£ per sqm			£0
<u> </u>	2 Bed house		sqm		£ per sqm			£0
<u> </u>	3 Bed House		sqm		£ per sqm			£0
0	3 Bed House	50	sqiii	1030	L per sqiii			10
Affordable R	ent	55%	Open Market	Value				
	Apartments		sqm		£ per sqm			£75,611
_	2 Bed house		sqm		£ per sqm			£167,063
	3 Bed House		sqm		£ per sqm			£78,408
_	Total Units	30	34111	1.02	z per sqiii	_	_	270,100
Developmen								£3,090,071
- Сесториной								
Developmen	t Costs							
	Apartments	0	Plots	11346	£ per plot			£0
	2 Bed House	2	Plots		£ per plot			£51,057
	3 Bed House	4	Plots		£ per plot			£116,702
	4 Bed House	4	Plots		£ per plot			£163,382
	5 Bed House	0	Plots		£ per plot	Total Land	£331,141	£0
Stamp Duty I	Land Tax			3.0%	1 ' '		,	£9,934
Construction	1							
2 .	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£245,285
5	2B Houses	75	sqm	1242	£ per sqm	<u> </u>		£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
15			Total sqm					
		using Land Co	ost					£144,418
					Build Cost			£141,239
				0.5%	GDV			£15,450
					Build Cost			£19,420
					Market Units	Value		£47,207
					Build Cost			£57,297
					£ per Market			£26,250
		5.0%		Month Build		6 N	∕Ith Sale Void	£112,647
		0.0%		=				£0
		Market Hsg	20.0%	of GDV	Aff Hs	sg 6.0% o	of GDV	£515,852
T-4-10								62.406.646
<b>Total Cost</b>								£3,186,349
DOTENITIAL N	AARCIN FOR	) CII						£06 279

(NCS	Residential Viability Appra		NCS	Residential Viability Apprais	
DEVELOPMENT LOCATION (ZONE DEVELOPMENT DETAILS	Rural 15 Dwellings  Gross Residual Value  2 bed houses 3 Bed houses 4 bed houses 5 bed house	3 BASE I 6 DEVEL	OPMENT SCENARIO AND VALUE SCENARIO OPMENT LOCATION (ZONE) OPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49 Site Area 4 bed houses 5 bed house	0 3 6 6 0
Development Floorspace Development Value	1485 Sqm Market Housing		ppment Floorspace	1485 Sqm Market Housing	
	65 sqm     2350 f per sqm       75 sqm     2700 f per sqm       90 sqm     2640 f per sqm       120 sqm     2640 f per sqm       150 sqm     2550 f per sqm	£607,500 3 £1,425,600 £1,900,800 £0	2 bed houses 3 Bed houses 4 bed houses 1	65 sqm       2350 £ per sqm         75 sqm       2700 £ per sqm         90 sqm       2640 £ per sqm         20 sqm       2640 £ per sqm         50 sqm       2550 £ per sqm	£607,500 £1,425,600 £1,900,800 £0
	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 C £0 C	Apartments 2 Bed house	0%       Open Market Value         65       sqm       1645 £ per sqm         75       sqm       1890 £ per sqm         90       sqm       1848 £ per sqm	£0 £0 £0
Social Rent  O Apartments  O 2 Bed house  O 3 Bed House	40% Open Market Value         65 sqm       940 £ per sqm         75 sqm       1080 £ per sqm         90 sqm       1056 £ per sqm	Social £0 0 £0 0 £0 0	Apartments 2 Bed house	Open Market Value 65 sqm 940 £ per sqm 75 sqm 1080 £ per sqm 90 sqm 1056 £ per sqm	£0 £0 £0
0 Apartments 0 2 Bed house 0 3 Bed House 15 Total Units	65% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 C £0 C	Apartments 2 Bed house 3 Bed House Total Units	5% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 £0 £0
Development Value  Development Costs			opment Value opment Costs		£3,933,900
		- Development of the second of	pinent costs		
0 5B Houses	65 sqm	£0 Consti £279,450 3 £670,680 6 £894,240 6 £0 0	Apartments 2B Houses 3B Houses 4B Houses 15B Houses	65 sqm	£0 £279,450 £670,680 £894,240 £0
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost	£19,670 Legal I £20,288 Statut £78,678 Sales/	sional Fees Fees Dry Fees Marketing Costs gencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost	£147,550 £19,670 £20,288 £78,678 £55,331
	.0% 12 Month Build 6 Mth Sale Voic 1.0% Cost t Hsg 20.0% of GDV	£0 Arrang		0% Cost	£84,162 £0 £786,780
Total Cost		£3,036,829 Total (	Cost		£3,036,829
GROSS RESIDUAL LAND VALUE		£897,071 GROSS	RESIDUAL LAND VALUE		£897,071

	NCS	Re	sidential Viak	oility Appra	isal
DEVELOPI	MENT SCENAR	IO Apart	ments	Apartments	20
	D VALUE SCEN			2 bed houses	0
	MENT LOCATION		Affordable Housing	3 Bed houses	0
	MENT DETAILS		20 Total Units	4 bed houses	0
_	Proportion	30%	6 Affordable Units	5 bed house	0
Affordable		50% LCHO	0% Social Rent	50% Affordable Ren	
Developm	ent Floorspac		910 Sqm Market Housing	450 Sqm Affordable	
Developm					
Market Ho					
14	Apartments	65 sqm	2350 £ per sqm		£2,138,500
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 N			
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 Ren	t	40% Open N			
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		55% Open N			075 644
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
Developm					£2,868,231
Developm		14 84 .	2100		C20, 400
Land	Apartments	14 Plots	2100 £ per plot		£29,400 £0
	2 Bed House	0 Plots	5250 £ per plot		£0
	3 Bed House 4 Bed House	0 Plots 0 Plots	6000 £ per plot 8400 £ per plot		£0
	5 Bed House	0 Plots	10500 £ per plot	Total Land £29,400	£0
Stamp Dut	ty Land Tax	O FIOLS	1.0%	10tai Lailu 229,400	£294
Constructi		_	1.070		2254
16	Apartments	65 sgm	1823 £ per sqm	1.15 Gross/Net	£2,153,054
3	2B Houses	75 sqm	1242 £ per sqm	0.000,	£279,450
1	3B Houses	90 sqm	1242 £ per sqm		£134,136
0	4B Houses	120 sqm	1242 £ per sqm		£0
0	5B Houses	150 sqm	1242 £ per sqm		£0
		using Land Cost			£26,730
			8.0% Build Cost		£205,331
			0.5% GDV		£14,341
			1.1% Build Cost		£28,233
			2.0% Market Units	s Value	£42,770
			3.0% Build Cost		£77,801
		F 00/1	1750 £ per Marke		£35,000
		5.0%	12 Month Build	6 Mth Sale Void	£118,759
		0.0% Cost	20.0% of GDV Aff H	lsg 6.0% of GDV	£0
		Market Hsg	of GDV Aff H	or GDV	£471,484
<b>Total Cost</b>					£3,616,784

£748,553 £823

				dentia				
_	IENT SCENARI	_	Apartmen				partments	20
	VALUE SCEN		Greenfield				bed houses	0
	IENT LOCATIO IENT DETAILS	IN (ZONE)		dable Housing Total Units			Bed houses bed houses	0
	Proportion	40%		8 Affordable Un	i+c		bed houses bed house	0
ffordable			LCHO		Social Rent		affordable Rent	
	ent Floorspace			30 Sqm Market H			m Affordable H	ousing
evelopme								
1arket Ho	uses		_		_			
12	Apartments		sqm		£ per sqm			£1,833,00
0	2 bed houses		sqm		£ per sqm			1
0	3 Bed houses		sqm		£ per sqm			1
0	4 bed houses 5 bed house	120 150	-		£ per sqm £ per sqm			1
0	5 bed nouse	130	sqm	2330	£ per sqm		_	
СНО		70%	Open Marke	t Value				
1	Apartments		sqm		£ per sqm			£128,3
2	2 Bed house		sqm		£ per sqm			£283,50
1	3 Bed House		sqm		£ per sqm			£133,0
ocial Rent			Open Marke					
0	Apartments		sqm		£ per sqm			i
0	2 Bed house		sqm		£ per sqm			f
0	3 Bed House	90	sqm	1056	£ per sqm		_	<u> </u>
ffordable	Ront	55%	Open Marke	t Value			_	
1	Apartments		sqm		£ per sqm			£100,8
2	2 Bed house		sqm		£ per sqm			£222,75
1	3 Bed House		sqm		£ per sqm			£104,54
20	Total Units			_	1		_	- ,-
evelopme	ent Value							£2,805,97
evelopme	ent Costs							
and .	Apartments	12	Plots	2100	£ per plot			£25,20
	2 Bed House	0	Plots		£ per plot			i
	3 Bed House		Plots		£ per plot			t
	4 Bed House		Plots		£ per plot			1
	5 Bed House	0	Plots		£ per plot	Total Land	£25,200	621
camp Duty <b>onstructio</b>	/ Land Tax			1.0%			_	£2.
14	Apartments	65	sqm	1823	£ per sqm	1.15 G	ross/Net	£1,962,2
4	2B Houses		sqm		£ per sqm	1.15	033/ NCL	£372,6
2	3B Houses		sqm		£ per sqm			£178,8
0	4B Houses	120			£ per sqm			1
0	5B Houses	150			£ per sqm			i
20			Total sqm					
		using Land C	ost					£35,6
					Build Cost			£201,0
				0.5%				£14,03
					Build Cost	alua		£27,65
					Market Units V Build Cost	aiue		£36,66 £76,48
					£ per Market U	nit		£35,00
		5.0%	1	12 Month Build	- per ivial ket U		th Sale Void	£116,2
		0.0%		IVIOIIIII Dullu		U IVI	an Juic Volu	1110,2
		Market Hsg		% of GDV	Aff Hsg	6.0% of	GDV	£424,9
otal Cast								
otal Cost								£3,506,9

	NCS		Posic	dentia	l Wiak	silits/	Annrai	ical
			Nesit	aciitia	VICIL	illey i	Appia	ISAI
	IENT SCENARI		Apartment				Apartments	20
	VALUE SCEN		Brownfield				2 bed houses	0
DEVELOPN	IENT LOCATIO	N (ZONE)		able Housing			3 Bed houses	0
_	IENT DETAILS			O Total Units			4 bed houses	0
	Proportion	30%		6 Affordable Un			5 bed house	0
Affordable		50%	LCHO	0%	Social Rent		Affordable Rent	
	ent Floorspace	2	910	O Sqm Market F	lousing	450	Sqm Affordable	Housing
	ent Value							
∕larket Ho	uses				_			
14	Apartments		sqm		£ per sqm			£2,138,500
0	2 bed houses		sqm		£ per sqm			£0
0	3 Bed houses		sqm		£ per sqm			£0
0	4 bed houses	120			£ per sqm			£0
0	5 bed house	150	sqm	2550	£ per sqm			£0
CLIO		7007						
CHO			Open Market		6			000 222
1	Apartments		sqm		£ per sqm			£96,233
2	2 Bed house		sqm		£ per sqm			£212,625
1	3 Bed House	90	sqm	1848	£ per sqm			£99,792
ocial Rent		400/1	O N4!	\/alice				
			Open Market					60
0	Apartments		sqm		£ per sqm			£0 £0
0	2 Bed house		sqm		£ per sqm			
0	3 Bed House	90	sqm	1056	£ per sqm			£0
ffordable	Pont	FE0/	O N4	\/al				
1			Open Market		C			C7E C11
2	Apartments		sqm		£ per sqm			£75,611
1	2 Bed house		sqm		£ per sqm			£167,063
20	3 Bed House Total Units	90	sqm	1432	£ per sqm			£78,408
	ent Value							£2,868,231
evelopm	ent Costs							
and	Apartments	14	Plots	4125	£ per plot			£57,750
	2 Bed House		Plots		£ per plot			£0
	3 Bed House	_	Plots		£ per plot			£0
	4 Bed House	_	Plots	16500	£ per plot			£0
	5 Bed House	0	Plots	20625	£ per plot	Total Land	£57,750	£0
tamp Dut	y Land Tax			0			, - 1	£578
onstructi								
16	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£2,153,054
3	2B Houses		sqm		£ per sqm	1		£279,450
1	3B Houses		sqm		£ per sqm			£134,136
0	4B Houses	120		1242	£ per sqm			£0
0	5B Houses	150			£ per sqm			£0
		using Land Co	ost					£52,505
					Build Cost			£205,331
				0.5%				£14,341
					Build Cost			£28,233
				2.0%	Market Units	S Value		£42,770
				3.0%	Build Cost			£78,574
				1750	£ per Market	Unit		£35,000
		5.0%	1.	2 Month Build	=	6	Mth Sale Void	£122,016
		0.0%						£0
		Market Hsg	20.0%	of GDV	Aff H	sg 6.0%	of GDV	£471,484
otal Cost								£3,675,223
rai Cust								13,073,223

£806,992 £887

_	MENT SCENARI	_	Apartm					Apartments	20
_	VALUE SCEN	_	Brownfi		ble Housing			2 bed houses	0
	MENT LOCATION SENT DETAILS	IN (ZONE)	40% AII		Total Units			Bed houses bed houses	0
	Proportion	40%			Affordable Uni	its		5 bed house	0
ffordable			LCHO	Ŭ		Social Rent		Affordable Ren	-
	ent Floorspace			780	Sqm Market H			Sqm Affordable	
	ent Value								
larket Ho			1			-			
12	Apartments		sqm			£ per sqm			£1,833,0
0	2 bed houses		sqm			£ per sqm			
0	3 Bed houses 4 bed houses	120	sqm			£ per sqm £ per sqm			
0	5 bed houses	150	-			£ per sqm			
-	J bed flouse	130	SHIII	-	2330	r per sqiii	_	_	
СНО		70%	Open Mai	rket V	'alue				
1	Apartments	65	sqm		1645	£ per sqm			£128,3
2	2 Bed house		sqm		1890	£ per sqm			£283,5
1	3 Bed House	90	sqm		1848	£ per sqm			£133,0
ocial Rent			Open Mai	rket V		<b>C</b>			
0	Apartments		sqm			£ per sqm			
0	2 Bed house 3 Bed House		sqm sqm			£ per sqm £ per sqm			
0	3 Bed House	90	sqm		1036	£ per sqm			
ffordable	Rent	55%	Open Mai	rket V	'alue				
1	Apartments		sqm	ince v		£ per sqm			£100,8
2	2 Bed house		sqm			£ per sqm			£222,7
1	3 Bed House		sqm			£ per sqm			£104,5
20	Total Units								
evelopm	ent Value								£2,805,9
evelopm	ent Costs								
and	Apartments	12	Plots			£ per plot			£49,5
	2 Bed House		Plots			£ per plot			
	3 Bed House	_	Plots			£ per plot			
	4 Bed House		Plots			£ per plot		0.40 =00	
tama Dut	5 Bed House y Land Tax	U	Plots		1.0%	£ per plot	Total Land	£49,500	£4
onstructi					1.070				14
14	Apartments	65	sqm		1823	£ per sqm	1.15	Gross/Net	£1,962,2
4	2B Houses		sqm			£ per sqm		,	£372,6
2	3B Houses		sqm			£ per sqm			£178,8
0	4B Houses	120			1242	£ per sqm			
0	5B Houses	150			1242	£ per sqm			
20			Total sqm	1					070
		using Land Co	ost		0.007	D 114 C			£70,0
					0.5%	Build Cost			£201,0 £14,0
						Build Cost			£14,0 £27,6
						Market Units V	alue		£36,6
						Build Cost			£77,5
						£ per Market U	nit		£35,0
		5.0%		12	Month Build			Mth Sale Void	£119,5
		0.0%	Cost	•	1				,
		Market Hsg		0.0%	of GDV	Aff Hsg	6.0%	of GDV	£424,9
otal Cost									£3,570,1

	<u>NCS</u>		sidential Viak			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS		Residual Value  iffordable Housing  20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value 2 bed houses 40% Affordable Housing 20 Total Units 0.20 Site Area 4 bed houses 5 bed house	20 0 0 0
	ent Floorspace	!	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		5 sqm 2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0		5 sqm 2700 £ per sqm	£0
0	3 Bed houses 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£0 £0		0 sqm 2640 £ per sqm 0 sqm 2640 £ per sqm	£0 £0
0	5 bed houses	150 sqm	2550 £ per sqm		£0		0 sqm	£0
LCHO		70% Open M					Open Market Value	
0	Apartments 2 Bed house	65 sqm 75 sqm	1645 £ per sqm 1890 £ per sqm		£0 £0	-	5 sqm 1645 £ per sqm 5 sqm 1890 £ per sqm	£0 £0
0	3 Bed House	90 sqm	1848 £ per sqm		£0	2 224	0 sqm	£0
Social Ren		40% Open M 65 sgm	larket Value 940 £ per sgm		£0		7 Open Market Value 5 sgm 940 £ per sgm	£O
0	Apartments 2 Bed house	75 sqm	1080 £ per sqm		£0	·	5 sqm 940 £ per sqm 5 sqm	£0 £0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	2 250 110000	0 sqm	£0
A. C.C		550/1				A.C	-	
Affordable 0	Rent Apartments	55% Open M 65 sgm	larket Value 1292.5 £ per sgm		£0		<sup>7</sup> ⁄ <sub>6</sub> Open Market Value 5 sqm 1292.5 ₤ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0	·	5 sqm 1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm		£0		0 sqm	£0
20 <b>Developm</b>	Total Units				£3,055,000	20 Total Units  Development Value		£3,055,000
					_5,555,555	•		25,555,555
Developm	ent Costs					Development Costs		
Constructi	on					Construction		
20	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385		5 sqm 1823 f per sqm 1.15 Gross/Net	£2,725,385
0	2B Houses 3B Houses	75 sqm 90 sqm	1242 f per sqm 1242 f per sqm		£0 £0		5 sqm	£0 £0
0	4B Houses	120 sqm	1242 £ per sqm		£0		0 sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm		£0	0 5B Houses 15	0 sqm 1242 £ per sqm	£0
20		1495 Total sq	ım			20 149	5 Total sqm	
Profession	al Fees		8.0% Build Cost		£218,031	Professional Fees	8.0% Build Cost	£218,031
Legal Fees			0.5% GDV		£15,275	Legal Fees	0.5% GDV	£15,275
Statutory I			1.1% Build Cost		£29,979	Statutory Fees	1.1% Build Cost	£29,979
	keting Costs		2.0% Market Units 3.0% Build Cost	S Value	£61,100	Sales/Marketing Costs	2.0% Market Units Value	£61,100
Contingen	cies		5.0% Build Cost		£81,762	Contingencies	3.0% Build Cost	£81,762
Interest		5.0%	12 Month Build	6 Mth Sale Void	£121,685	Interest 5.0		£121,685
Arrangem		0.0% Cost			£0		% Cost	£0
Developm	ent Profit	Market Hsg	20.0% of GDV		£611,000	Development Profit Market H.	sg 20.0% of GDV	£611,000
<b>Total Cost</b>					£3,864,217	Total Cost		£3,864,217
GROSS RE	SIDUAL LAND \	/ALUE			£809,217	GROSS RESIDUAL LAND VALUE		£809,217
GROSS RE	SIDUAL LAND \	/ALUE PER HA			£4,046,085	<b>GROSS RESIDUAL LAND VALUE PER</b>	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%

<b>Housing Type</b>	& Size			Construction C	ost Sqm	
Apartments	65	sqm	1.15	Apartments	1823 sqm	
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242 sqm	
3 Bed houses	90	sqm		3 Bed houses	1242 sqm	
4 bed houses	120	sqm		4 bed houses	1242 sqm	
5 bed house	150	sqm		5 bed house	1242 sqm	

Sales Values					
Charging Zone			Sales Value £s	qm	
	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

<b>Residential Development Cost</b>	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential So</b>	enario 1		
Title	Urban 250 Dw	ellings	
Unit Numbers		0	Apartments
		40	2 bed houses
		115	3 Bed houses
		90	4 bed houses
		5	5 bed house
			_

<b>Residential Sc</b>	enario 2		
Title	Urban 100 Dw	ellings	
Unit Numbers		0	Apartments
		46	2 bed houses
		15	3 Bed houses
		31	4 bed houses
		8	5 bed house
			_

<b>Residential Sc</b>	enario 3		
Title	Urban 30 Dwe	llings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

<b>Residential Sc</b>	enario 4		
Title	Rural 15 Dwell	ings	
Unit Numbers		0	Apartments
		3	2 bed houses
		6	3 Bed houses
		6	4 bed houses
		0	5 bed house

<b>Residential So</b>	cenario 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%		

Density per Ha	1			
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%

<b>Housing Type</b>	& Size		Construction C	Construction Cost Sqm			
Apartments	65	sqm	1.15	Apartments	1823 sqm		
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242 sqm		
3 Bed houses	90	sqm		3 Bed houses	1242 sqm		
4 bed houses	120	sqm		4 bed houses	1242 sqm		
5 bed house	150	sqm		5 bed house	1242 sqm		

Sales Values									
Charging Zone	Sales Value £sqm								
	Apartment	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				

<b>Residential Development Cost</b>	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential So</b>	enario 1				
Title	Urban 250 Dw	Urban 250 Dwellings			
Unit Numbers		0	Apartments		
		40	2 bed houses		
		115	3 Bed houses		
		90	4 bed houses		
		5	5 bed house		
			_		

<b>Residential Sc</b>	enario 2		
Title	Urban 100 Dw	ellings	
Unit Numbers		0	Apartments
		46	2 bed houses
		15	3 Bed houses
		31	4 bed houses
		8	5 bed house
			_

<b>Residential Sc</b>	enario 3		
Title	Urban 30 Dwe	llings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

<b>Residential Sc</b>	enario 4		
Title	Rural 15 Dwell	ings	
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			
Affordable Housing Land Value	•		
Proportion of OM Plot Value			

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

#### 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

-£156

-£130

-£1,013

-£139

-£133

Brownfield

	NCS		Resid	lential	Viak	oility /	Appra	isal		N
DEVELOP	MENT SCENAR		Urban 250 🗅	Owellings			Apartments	0	DEVELO	PMEN
<b>BASE LAN</b>	<b>D VALUE SCEN</b>	_	Greenfield				2 bed houses	40	<b>BASE LA</b>	ND V
DEVELOP	MENT LOCATIO	ON (ZONE)	30% Afforda	able Housing			3 Bed houses	115	<b>DEVELO</b> I	PMEN
DEVELOP	MENT DETAILS		250	Total Units			4 bed houses	90	DEVELO	PMEN
Affordabl	e Proportion	30%		Affordable Uni	ts		5 bed house	5	<b>Affordat</b>	
Affordabl	e Mix	50%	LCHO	0%	Social Rent	50%	Affordable Rer	nt	<b>Affordal</b>	ole M
	nent Floorspace	e	17430	Sqm Market H	ousing	5,625	Sqm Affordable	e Housing	<b>Develop</b>	
Developm	nent Value								Develop	ment
Market Ho	ouses								Market I	House
0	Apartments	65	sqm	2350	£ per sqm			£0	0	Α
28	2 bed houses	75	sqm	2700	£ per sqm			£5,670,000	24	2
81	3 Bed houses	90	sqm	2640	£ per sqm			£19,126,800	69	3
63	4 bed houses	120	sqm	2640	£ per sqm			£19,958,400	54	4
4	5 bed house	150	sqm		£ per sqm			£1,338,750	3	5
LCHO		70%	Open Market V	/alue					LCHO	
11	Apartments	65	sqm	1645	£ per sqm			£1,202,906	15	Α
19	2 Bed house	75 9		1890	£ per sqm			£2,657,813	25	2
8	3 Bed House	90 s			£ per sqm			£1,247,400	10	3
Social Ren	nt	40%	Open Market V	/alue					Social Re	ent
0	Apartments	65			£ per sqm			£0	0	A
0	2 Bed house	75 9		1080	£ per sqm			£0	0	2
0	3 Bed House	90 9		1056	£ per sqm			£0	0	3
Affordable	e Rent	55%	Open Market V	/alue					Affordab	ole Re
11	Apartments	65			£ per sqm			£945,141	15	Α
19	2 Bed house	75 9			£ per sqm			£2,088,281	25	2
8	3 Bed House	90 9			£ per sqm			£980,100	10	3
250	Total Units		,	_	, , , ,				250	To
Developm	nent Value							£55,215,591	Develop	ment
Developn	nent Costs								Develop	ment
Land	Apartments	0 1	Plots	9290	£ per plot			£0	Land	A
	2 Bed House	28 ו	Plots		£ per plot			£650,310		2
	3 Bed House	81 1	Plots	26543	£ per plot			£2,136,732		3
	4 Bed House	63 ו	Plots		£ per plot			£2,341,115		4
	5 Bed House	4 1	Plots	46451	£ per plot	Total Land	£5,290,735	£162,577		5
Stamp Du	ty Land Tax			4.0%	•			£211,629	Stamp D	uty La
Construct									Construc	-
23	Apartments	65 9	sqm	1823	£ per sqm	1.15	Gross/Net	£3,066,058	30	Α
66	2B Houses	75 9	sqm	1242	£ per sqm			£6,101,325	74	2
96	3B Houses	90 9	•		£ per sqm			£10,674,990	89	31
63	4B Houses	120 s			£ per sqm			£9,389,520	54	4
4	5B Houses	150			£ per sqm			£652,050	3	5
					•				250	
		using Land Co	ost	0.007				£1,478,128		
					Build Cost			£2,390,715		
				0.5%				£276,078		
					Build Cost			£328,723		
					Market Unit	s Value		£921,879		
					Build Cost			£940,862		
			_		£ per Marke			£750,000		
		5.0%		Month Build		6	Mth Sale Void	£1,864,220		
		0.0% (	Cost 20.0%	of GDV	Aff H	lsg 6.0%	of GDV	£9,766,088		
		ivial Ret 113g	20.070	15, 55,	AIL	3.070				
Total Cost								£54,103,001	<b>Total Co</b>	st

	NCS		Resid	lentia	l Viab	ility /	Appra	isal
_	MENT SCENARI	_	Urban 250 E	Owellings			Apartments	0
	VALUE SCEN		Greenfield				2 bed houses	40
				ble Housing			3 Bed houses	115
	MENT DETAILS	100/	_	Total Units			4 bed houses	90
	Proportion	40%		Affordable Un			5 bed house	5
Affordable			LCHO		Social Rent		Affordable Ren	
Developm	ent Floorspace	•	14940	Sqm Market H	ousing	7,500	Sqm Affordable	Housing
Market Ho								
0	Apartments	65	sqm	2350	£ per sqm			£0
24	2 bed houses		sqm		£ per sqm			£4,860,000
69	3 Bed houses		sqm		£ per sqm			£16,394,400
54	4 bed houses		sqm		£ per sqm			£17,107,200
3	5 bed house		sqm		£ per sqm			£1,147,500
			- 4		_ por oq			
LCHO		70%	Open Market V	'alue				
15	Apartments		sqm		£ per sqm			£1,603,875
25	2 Bed house	75	sqm		£ per sqm			£3,543,750
10	3 Bed House		sqm	1848	£ per sqm			£1,663,200
Social Rent	i	40%	Open Market V	'alue				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house	75	sqm		£ per sqm			£0
0	3 Bed House	90	sqm	1056	£ per sqm			£0
Affordable	Rent		Open Market V					
15	Apartments		sqm		£ per sqm			£1,260,188
25	2 Bed house		sqm		£ per sqm			£2,784,375
10	3 Bed House	90	sqm	1452	£ per sqm			£1,306,800
250 <b>Developm</b>	Total Units ent Value							£51,671,288
								- <b>,</b> , ,
Developm	ent Costs							
Land	Apartments	_	Plots		£ per plot			£0
	2 Bed House		Plots		£ per plot			£557,408
	3 Bed House		Plots		£ per plot			£1,831,485
	4 Bed House		Plots		£ per plot			£2,006,670
Ct D. t	5 Bed House	3	Plots		£ per plot	Total Land	£4,534,916	£139,352
Stamp Dut				4.0%				£181,397
Construction		C.F.		1022	16	T 1 1 F T	Caraca (Nat	C4 000 070
30 74	Apartments		sqm		£ per sqm £ per sqm	1.15	Gross/Net	£4,088,078 £6,893,100
89	2B Houses 3B Houses		sqm sqm		£ per sqm £ per sqm			£9,948,420
54	4B Houses	120			£ per sqm			£8,048,160
3	5B Houses	150			£ per sqm			£558,900
250	3B Houses		Total sqm	12-72	r per sqiii			1330,300
230		using Land C			1			£1,970,837
		208		8.0%	Build Cost			£2,362,933
				0.5%				£258,356
					Build Cost			£324,903
					Market Units	Value		£790,182
					Build Cost			£945,225
					£ per Market	Unit		£750,000
		5.0%		Month Build	=	6	Mth Sale Void	£1,801,917
		0.0%		-				£0
		Market Hsg	20.0%	of GDV	Aff Hs	g 6.0%	of GDV	£8,631,551
<b>Total Cost</b>								£52,088,874
Total Cost								132,088,874
BOTENITIA	I MARCIN FOR	CII						C/17 F07

2.8 2 short-hance		yes	R	esidential Viabi	ility Apprai	isal		yes	Resid	dential Viab	oility Apprai	sal
Performance   1997	DEVELOPN	MENT SCENARIO	Urba	an 250 Dwellings	Apartments	0	DEVELOPN	MENT SCENARIO	Urban 250	Dwellings	Apartments	0
Performance   Performance	BASE LAND	D VALUE SCENAR	RIO Brov	wnfield	2 bed houses	40	<b>BASE LANI</b>	VALUE SCENA	ARIO Brownfield		2 bed houses	40
	DEVELOPI	<b>MENT LOCATION</b>	(ZONE) 30%	Affordable Housing	3 Bed houses	115	<b>DEVELOPN</b>	<b>MENT LOCATIO</b>	N (ZONE) 40% Afford	able Housing	3 Bed houses	115
Affordable Nitk	DEVELOPN	IENT DETAILS		250 Total Units	4 bed houses	90	<b>DEVELOPN</b>	MENT DETAILS	250	Total Units	4 bed houses	90
Affordable Nitk	Affordable	Proportion	30%	75 Affordable Units	5 bed house	5	<b>Affordable</b>	Proportion	40% 100	Affordable Units	5 bed house	5
Development Floorspace   1/2-00   Square Antonia Provided   1/2-00   Square Antonia	Affordable	Mix	50% LCHC	0% Social Rent	50% Affordable Rent				50% LCHO	0% Social Rent	50% Affordable Rent	
Development Value   Advantage   April   Apri	Developm	ent Floorspace					Developm	ent Floorspace		Sgm Market Housing		
0 Apartments					<u> </u>							
0 Apartments	Market Ho	uses					Market Ho	uses				
2.8 2 Pack dauses		·	65 sgm	2350 £ per sgm		£0			65 sgm	2350 £ per sam		£
\$1 3 Bechnoses	28	· · · · · · · · · · · · · · · · · · ·					24					£4.860.00
6 8 bed bloose												
4 5 bed house												
CHO							_					
11 Apartments	4	5 bed flouse	130 sqm	2330 £ per sqiii		11,336,730	3	5 bed nouse	130 Sqm	2330 £ per sqm		11,147,30
11 Apartments	ICHO		70% Onon	Market Value			LCHO	1	70% Open Market	Value		
19 2 Pet house		Apartmonts				£1 202 00C		Apartmants				£1 602 971
8 3 864 House		•	•					·	•			
Social Rent									•			
0 Apartments	8	3 Bed House	90 sqm	1848 £ per sqm		£1,247,400	10	3 Bed House	90 sqm	1848 £ per sqm		£1,663,20
0 Apartments	C:   C		4007				6- 115		40071 -			
0 3 8ed House 90 sam 1080 £ per sam £ 0 0 3 8ed House 90 sam 1056 £ per sam £ £ 0 0 2 bes house 75 sam 1080 £ per sam £ £ 0 0 3 8ed House 75 sam 1080 £ per sam £ £ 0 155% Open Market Value								L				_
April   Company   Compan	_	•	•	·			_	·				£0
Affordable Rent   11   Apartments   15   Sym   129.5   per sqm   1485	0	2 Bed house		1080 £ per sqm		£0	0	2 Bed house				£0
11   Apartments   55 sqm   1292.5   Eper sqm   1485   Eper sqm	0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
11   Apartments   55 sqm   1292.5   Eper sqm   1485   Eper sqm												
11   Apartments   55 sqm   1292.5   Eper sqm   1485   Eper sqm	Affordable	Rent	55% Open	Market Value			Affordable	Rent	55% Open Market	Value		
8 3 Sed House 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 21 Sed House 21 Sed House 22 Sed House 23 Sed House 3 Sed House 4 Sed House 4 Sed House 5 Sed House 5 Sed House 5 Sed House 5 Sed House 6 Stamp Duty Land Tax Construction 23 Apartments 6 Stam 1823 E per spm 1242 E per spm 1243 E per spm 1244 E per	11	Apartments	65 sqm	1292.5 £ per sqm		£945,141	15	Apartments				£1,260,188
8 3 Sed House 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 20 Total Units 21 Sed House 21 Sed House 22 Sed House 23 Sed House 3 Sed House 4 Sed House 4 Sed House 5 Sed House 5 Sed House 5 Sed House 5 Sed House 6 Stamp Duty Land Tax Construction 23 Apartments 6 Stam 1823 E per spm 1242 E per spm 1243 E per spm 1244 E per	19	2 Bed house	75 sgm	1485 £ per sgm		£2,088,281	25	2 Bed house	75 sgm	1485 £ per sgm		£2,784,375
200   Total Units   Development Value	8	3 Bed House						3 Bed House				
Development Value	250	Total Units		- P			250	Total Units		- 1		,,,,,,,,,
Apartments						£55,215,591						£51,671,288
2 Red House 28 Plots 2828 f per plot 523339 f per plot 523339 f per plot 523339 f per plot 523339 f per plot 52339 f per plot 5230,680,482 f per plot 5 pe	Developm	ent Costs					Developm	ent Costs				
3 Bed House 8.1 Plots 32329   per plot 4 Bed House 63 Plots 63 Plots 58245   per plot 5824,812   per plot 5824,812   per plot 5824,814   per plot	Land	Apartments	0 Plots	11315 £ per plot		-	Land	Apartments	0 Plots			£0
4 Bed House 63 Plots 55676 £ per plot 561 Land £6,443,972 £198,015 5 Bed House 14 Plots 56576 £ per plot Total Land £6,443,972 £198,015 5 Bed House 3 Plots 56576 £ per plot Total Land £6,443,972 £198,015 5 Bed House 3 Plots 56576 £ per plot Total Land £5,523,405 £159,775		2 Bed House	28 Plots	28288 £ per plot		£792,060		2 Bed House	24 Plots	28288 £ per plot		£678,908
4 Bed House 63 Plots 55676 £ per plot 561 Land £6,443,972 £198,015 5 Bed House 14 Plots 56576 £ per plot Total Land £6,443,972 £198,015 5 Bed House 3 Plots 56576 £ per plot Total Land £6,443,972 £198,015 5 Bed House 3 Plots 56576 £ per plot Total Land £5,523,405 £159,775		3 Bed House	81 Plots	32329 £ per plot		£2,602,482		3 Bed House	69 Plots	32329 £ per plot		£2,230,699
Seed House   4 Plots   56576   E per plot   Total Land £6,443,972   £198,015   £257,759   £257,75		4 Bed House	63 Plots	45261 £ per plot		£2,851,415		4 Bed House	54 Plots			
Stamp Duty Land Tax		5 Bed House		56576 £ per plot	Total Land £6.443.972			5 Bed House	3 Plots	56576 £ per plot	Total Land £5.523.405	
Construction   Cons	Stamp Dut			0	20,110,012		Stamp Dut		<b>3</b>	4.0%	20,020,100	
23 Apartments 65 sqm												
Fig. 28 Houses   Fig.			65 sam	1823 f ner sam	1 15 Gross/Net	f3 066 058			65 sam	1823 f ner sam	1 15 Gross/Net	£4 088 078
96 3B Houses 90 sqm 1242		•	•		2.25			•			2.22	
63				12/12   L per sqrii								
4 5B Houses 150 sqm 1242 £ per sqm £652,050 3 5B Houses 150 sqm 1242 £ per sqm £558,90  Using Land Cost										1242 E per sqin		
Using Land Cost												
Using Land Cost	4	2R Honses	150 sqm	1242 £ per sqm		±052,050	_	2R Houses		1242 ± per sqm		£558,900
S.0%   Build Cost   F2,390,715   GDV   F276,078   GDV   F258,355   GDV							250					
1.1%   Build Cost   f.328,723		us	sing Land Cost						using Land Cost			
1.1%   Build Cost   £328,723												£2,362,933
2.0%   Market Units Value   £921,879   3.0%   Build Cost   £950,528   £950,528   £950,528   £950,528   £950,000   £9750,000												£258,356
2.0%   Market Units Value   £921,879   3.0%   Build Cost   £950,528   £950,528   £950,528   £950,528   £950,000   £9750,000				1.1% Build Cost		£328,723				1.1% Build Cost		£324,903
3.0%   8uild Cost   £950,528   £750,000   5.0%   12   Month Build   6   Mth Sale Void   £1,970,325   £0   0.0%   Cost   £0   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £9,766,088   £55,740,332   £55,740,332   £55,740,332   £0   Cost   £0   Cost   £0   Cost   £0   Cost   £0   Cost   £0   Cost   £55,740,332					alue					2.0% Market Units	Value	£790,182
3000   f per Market Unit   £750,000   5.0%   12   Month Build   6   Mth Sale Void   £1,970,325   5.0%   12   Month Build   6   Mth Sale Void   £1,970,325   5.0%   12   Month Build   6   Mth Sale Void   £1,899,00												£958,113
S.0%   12   Month Build   6   Mth Sale Void   £1,970,325   6   Mth Sale Void   £1,970,325   6   Mth Sale Void   £1,899,000   6   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £8,631,55   6.0%   6   Mth Sale Void   £1,899,000   6   Mth Sale Void   £1,89					nit						Unit	
0.0%   Cost			5.0%						5.0% 13			
Market Hsg         20.0% of GDV         Aff Hsg         6.0% of GDV         £9,766,088         Market Hsg         20.0% of GDV         Aff Hsg         6.0% of GDV         £8,631,55           Fotal Cost         £55,740,332         Total Cost         £53,656,46           POTENTIAL MARGIN FOR CIL         £524,741         POTENTIAL MARGIN FOR CIL         £1,985,18				TZ Month Balla	Jivitii Jaie volu					- International Control of the Contr	- With Sale Volu	£(,655,005
Total Cost £55,740,332 Total Cost £53,656,46 POTENTIAL MARGIN FOR CIL £524,741 POTENTIAL MARGIN FOR CIL £1,985,18				20.0% of CDV	6.0% of CDV					Affer Affer	6 0% of CDV	
POTENTIAL MARGIN FOR CIL £524,741 POTENTIAL MARGIN FOR CIL £1,985,18			iviarket Hsg	20.0% of GDV Aff Hsg	O.U% OT GDV	19,700,088			iviarket Hsg 20.0%	O OT GDV Aff H	g o.u% of GDV	18,031,55
	Total Cost					£55,740,332	<b>Total Cost</b>					£53,656,468
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £30 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £13						•						£1,985,181
	POTENTIA	L CIL RATE PER S	Q METRE OF M	ARKET HOUSING		£30	<b>POTENTIA</b>	L CIL RATE PER	SQ METRE OF MARKET	HOUSING		£133

(NCS	Residential Viability A	ppraisal	NCS Residential Viability Appraisa	ıl
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS	Urban 250 Dwellings Ap Gross Residual Value 2 b  30% Affordable Housing 3 B  250 Units 8.14 Site Area 4 b	partments 0 ped houses 40 Bed houses 115	DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS  Urban 250 Dwellings Gross Residual Value 2 bed houses 40% Affordable Housing 3 Bed houses 4 bed houses 5 bed house	0 40 115 90 5
Development Floorspace Development Value  Market Houses  0 Apartments 40 2 bed houses 115 3 Bed houses 90 4 bed houses 5 5 bed house	24900 Sqm Market Housing    65	£8,100,000 £27,324,000 £28,512,000 £1,912,500	115       3 Bed houses       90 sqm       2640 f per sqm       f per sqm         90       4 bed houses       120 sqm       2640 f per sqm       f per sqm	£0, £8,100,000 £27,324,000 £28,512,000 £1,912,500
LCHO  O Apartments O 2 Bed house O 3 Bed House	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 £0 £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           Social Rent         40% Open Market Value	£0 £0 £0
O Apartments O 2 Bed house O 3 Bed House  Affordable Rent	65 sqm 940 £ per sqm 75 sqm 1080 £ per sqm 90 sqm 1056 £ per sqm	£0 £0 £0	O         Apartments         65 sqm         940 £ per sqm           O         2 Bed house         75 sqm         1080 £ per sqm           O         3 Bed House         90 sqm         1056 £ per sqm    Affordable Rent  55% Open Market Value	£0 £0
0	65 sqm 1292.5 £ per sqm 75 sqm 1485 £ per sqm 90 sqm 1452 £ per sqm	£0 £0 £0	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         250       Total Units	£0 £0 £0
Development Costs Land Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House			Development Costs Land	
Construction  O Apartments  40 2B Houses  115 3B Houses  90 4B Houses  5 5B Houses  250	65 sqm	oss/Net £0 £3,726,000 £12,854,700 £13,413,600 £931,500	115 3B Houses 90 sqm 1242 £ per sqm £3	£3,726,000 £3,726,000 £12,854,700 £13,413,600 £931,500
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	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	Legal Fees0.5% GDVStatutory Fees1.1% Build CostSales/Marketing Costs2.0% Market Units Value	£2,474,064 £329,243 £340,184 £1,316,970 £927,774
Interest Arrangement Fee Development Profit Ma	5.0% 12 Month Build 6 Mi 0.0% Cost arket Hsg 20.0% of GDV	th Sale Void £1,411,095 £0 £13,169,700	Arrangement Fee 0.0% Cost	£1,411,095 £0 £13,169,700

£50,894,829

£14,953,671 £1,838,028

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

£50,894,829

£14,953,671 £1,838,028

	NCS		Resid	ential '	Viab	ility Appra	isal
DEVELOPN	MENT SCENARI	0	Urban 100 D	wellings		Apartments	0
<b>BASE LANI</b>	D VALUE SCEN	ARIO	Greenfield	- 0-		2 bed houses	46
DEVELOP	MENT LOCATIO	N (ZONE)	30% Afforda	ble Housing		3 Bed houses	15
	MENT DETAILS	, , , , ,		Total Units		4 bed houses	31
	Proportion	30%		Affordable Units		5 bed house	8
Affordable			LCHO		cial Rent	50% Affordable Ren	_
	ent Floorspace			Sgm Market Hous		2,250 Sqm Affordable	
Developm				oq mantet nous	····B	<b></b>	110 001116
Market Ho							
0	Apartments	65	sqm	2350 £ r	ner sam		£0
32	2 bed houses		sqm	2700 £ p	•		£6,520,500
11	3 Bed houses		sqm	2640 £ p			£2,494,800
22	4 bed houses	120		2640 £ p			£6,874,560
6	5 bed house	150		2550 £ p			£2,142,000
U	5 bed flouse	130	sqiii	2330 £ [	Jei sqiii		12,142,000
LCHO		70%	Open Market V	zalue			
5	Apartments		sqm	1645 £ p	nar cam		£481,163
8	2 Bed house		sqm	1890 £ r	-		£1,063,125
3	3 Bed House			•	•		£498,960
3	3 Beu House	90	sqm	1848 £ p	ver sym		1430,300
Social Ren	+	400/	Open Market V	Zaluo			
			•				co
0	Apartments		sqm	940 £ p	•		£0
0	2 Bed house		sqm	1080 £ p	-		£0
0	3 Bed House	90	sqm	1056 £ p	per sqm		£0
^ <b>ff</b> =    -  -  -  -  -  -	Doub						
Affordable			Open Market V				6270.056
5	Apartments		sqm	1292.5 £ p			£378,056
8	2 Bed house		sqm	1485 £ p	-		£835,313
3	3 Bed House	90	sqm	1452 £ p	per sqm		£392,040
Developm	Total Units ent Value						£21,680,516
Developm	ent Costs						
Land	Apartments	0	Plots	9234 £ p	ner nlot		£0
Laria	2 Bed House	_	Plots	23086 £ p			£743,373
	3 Bed House		Plots	26384 £ p			£277,033
	4 Bed House		Plots	36938 £ p			£801,550
	5 Bed House			46172 £ p		Tataliand C2 090 E21	£258,564
Stamp Dut		0	Plots		per plot	Total Land £2,080,521	
Constructi	y Land Tax			4.0%			£83,221
9		65	sqm	1823 £ p	or cam	1.15 Gross/Net	£1,226,423
	Apartments					T.T. GLOSS/NET	
47 17	2B Houses		sqm	1242 £ p			£4,396,680
17	3B Houses		sqm	1242 £ p			£1,844,370
22	4B Houses	120		1242 £ p			£3,234,168
6	5B Houses	150	sqm	1242 £ p	per sqm		£1,043,280
			4				CE 07 707
		using Land Co	ost	0.00/			£587,707
				8.0% Bu			£939,594
				0.5% GD			£108,403
				1.1% Bu			£129,194
					arket Units	Value	£360,637
				3.0% Bu			£369,979
				3000 £ p	er Market	U <u>nit</u>	£300,000
		5.0%		Month Build		6 Mth Sale Void	£733,172
		0.0%		•			£0
		Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% of GDV	£3,825,291
<b>Total Cost</b>							£21,262,639

d		NCS	3	Re	esid	ential	Viak	oility /	Innra	isal
				110	-31W	Cilciai	VICIN	Jilley F	appid	ısaı
0	DEVELOPM	MENT SCENARI	0	Urba	n 100 D	wellings		Į.	Apartments	0
46	_	VALUE SCEN			nfield			2	2 bed houses	46
15		MENT LOCATIO	N (ZONE)	40%		ble Housing		-	Bed houses	15
31		MENT DETAILS	400/			Total Units			4 bed houses	31
8	Affordable	Proportion	40% 50%	ICHO	40 	Affordable Uni	ts Social Rent		5 bed house Affordable Ren	*
ng		ent Floorspace		LCITO	5832	Sqm Market H			Sqm Affordable	
8	Developme				0002	oq		2,200	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	110008
	Market Ho									
£0	0	Apartments		sqm			£ per sqm			£0
£6,520,500	28	2 bed houses		sqm			£ per sqm			£5,589,000
£2,494,800	9	3 Bed houses	90				£ per sqm			£2,138,400
£6,874,560 £2,142,000	19 5	4 bed houses 5 bed house	120 150		ļ		£ per sqm £ per sqm			£5,892,480 £1,836,000
12,142,000	J	5 bed nouse	130	sqm		2330	r per sqm			11,830,000
	LCHO		70%	Open	Market Va	alue				
£481,163	6	Apartments		sqm			£ per sqm			£641,550
£1,063,125	10	2 Bed house	75	sqm		1890	£ per sqm			£1,417,500
£498,960	4	3 Bed House	90	sqm		1848	£ per sqm			£665,280
			100/1							
	Social Rent				Market V		_			
£0 £0	0	Apartments		sqm sqm			£ per sqm			£0 £0
£0	0	2 Bed house 3 Bed House		sqm sqm			£ per sqm £ per sqm			£0
10	0	3 Dea House	30	34III		1030	L per sqiii			10
	Affordable	Rent	55%	Open	Market V	alue				
£378,056	6	Apartments		sqm			£ per sqm			£504,075
£835,313	10	2 Bed house	75	sqm		1485	£ per sqm			£1,113,750
£392,040	4	3 Bed House	90	sqm		1452	£ per sqm			£522,720
£21,680,516	Developmo	Total Units ent Value								£20,320,755
	Developme	ent Costs		-	_	_	_		_	
£0	Land	Apartments	0	Plots		9234	£ per plot			£0
£743,373		2 Bed House	28	Plots	•		£ per plot			£637,177
£277,033		3 Bed House		Plots			£ per plot			£237,457
£801,550		4 Bed House		Plots			£ per plot			£687,043
£258,564	C. D.	5 Bed House	5	Plots	ļ		£ per plot	Total Land	£1,783,303	£221,627
£83,221	Stamp Dut			_		4.0%				£71,332
£1,226,423	12	Apartments	65	sqm	ı	1823	£ per sqm	1.15	Gross/Net	£1,635,231
£4,396,680	48	2B Houses		sqm			£ per sqm	1.13	31033/1401	£4,433,940
£1,844,370	17	3B Houses		sqm	•		£ per sqm			£1,900,260
£3,234,168	19	4B Houses	120		ŀ		£ per sqm			£2,772,144
£1,043,280	5	5B Houses	150	sqm	ľ		£ per sqm			£894,240
	100		8949		sqm					
£587,707			using Land Co	ost	ļ	0.00/				£783,609
£939,594					ļ		Build Cost			£930,865
£108,403 £129,194						0.5%	GDV Build Cost			£101,604 £127,994
£360,637							Market Unit	s Value		£309,118
£369,979							Build Cost	3 Value		£372,583
£300,000					ŀ		£ per Marke	t Unit		£300,000
£733,172			5.0%		12	Month Build	,		Mth Sale Void	£709,971
£0			0.0%	Cost						£0
£3,825,291			Market Hsg		20.0%	of GDV	Aff H	lsg 6.0% o	of GDV	£3,383,069
21,262,639	<b>Total Cost</b>									£20,509,262
£417,878 £61		L MARGIN FOR L CIL RATE PER		F M	ARKET H	IOUSING				£188,507 £32

	NCS				Viab	ility Appra	isal
DEVELOP	MENT SCENARI	<b>0</b> U	rban 100 D	wellings		Apartments	0
<b>BASE LANI</b>	D VALUE SCEN	ARIO B	rownfield			2 bed houses	46
DEVELOPI	MENT LOCATIO	N (ZONE)	0% Afforda	ble Housing		3 Bed houses	15
DEVELOPI	MENT DETAILS	_		Total Units		4 bed houses	31
Affordable	Proportion	30%	30	Affordable Uni	ts	5 bed house	8
Affordable		50% LC			Social Rent	50% Affordable Ren	nt
	ent Floorspace			Sqm Market H		2,250 Sqm Affordable	
Developm					g	_,	
Market Ho							
0	Apartments	65 sq	ım	2350	£ per sqm		£0
32	2 bed houses	75 sq			£ per sqm		£6,520,500
11	3 Bed houses	90 so			£ per sqm		£2,494,800
22	4 bed houses	120 so			£ per sqm		£6,874,560
6					£ per sqm		
0	5 bed house	150 sq	ļm	2550	£ per sqm		£2,142,000
ICHO		700/10	non 14	alua			
LCHO	A a b		pen Market V		C		£491 162
5	Apartments	65 sq	•		£ per sqm		£481,163
8	2 Bed house	75 sq			£ per sqm		£1,063,125
3	3 Bed House	<b>90</b> sq	ım	1848	£ per sqm		£498,960
		1227					
Social Ren			pen Market V				_
0	Apartments	65 sq			£ per sqm		£0
0	2 Bed house	75 sq			£ per sqm		£0
0	3 Bed House	<b>90</b> sq	ım	1056	£ per sqm		£0
Affordable	Rent	55% o	pen Market V				
5	Apartments	65 sq	ĮΜ		£ per sqm		£378,056
8	2 Bed house	<b>75</b> sq	ım	1485	£ per sqm		£835,313
3	3 Bed House	<b>90</b> sq	ım	1452	£ per sqm		£392,040
100	Total Units						
Developm	ent Value						£21,680,516
Developm	ent Costs						
Land	Apartments	0 PI	ots		£ per plot		£0
	2 Bed House	32 PI	ots	28149	£ per plot		£906,385
	3 Bed House	11 PI	ots	32170	£ per plot		£337,783
	4 Bed House	22 PI	ots	45038	£ per plot		£977,320
	5 Bed House	6 PI	ots		£ per plot	Total Land £2,536,753	£315,264
Stamp Dut	y Land Tax			0			£101,470
Constructi							
9	Apartments	65 sq	ım	1823	£ per sqm	1.15 Gross/Net	£1,226,423
47	2B Houses	75 sq			£ per sqm		£4,396,680
17	3B Houses	90 sq			£ per sqm		£1,844,370
22	4B Houses	120 so			£ per sqm		£3,234,168
6	5B Houses	150 sq			£ per sqm		£1,043,280
0	3D Houses	150 30	ı···	1272	- per squii		£1,043,200
		using Land Cos	t				£716,583
		Source Laria COS	•	8 Uo⁄	Build Cost		£939,594
				0.5%			£108,403
					Build Cost		£129,194
						Value	
					Market Units	value	£360,637
					Build Cost	11.25	£373,845
		F 00/1	4.0		£ per Market		£300,000
		5.0%		Month Build		6 Mth Sale Void	£775,205
		0.0% Cd		r _		C 00/1	£0
		Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% of GDV	£3,825,291
Total Cost							£21,911,897

10		NCS		Resid	entia	l Viab	ility /	Appra	isal
Brownfield   See	DEVELORN	MENIT SCENIADI	0 [	Urban 100 F	wollings			Anartmants	0
DEVELOPMENT LOCATION (ZONE)   Some in the following property of the					weilings			•	-
Affordable Proportion					hla Hausina				
Affordable Proportion   Affordable Proportion   Affordable Mix   SO%   LCHO   CRY   Social Rent   SO%   Affordable Rent   Som Market Housing   Som Market Housing   Som Affordable Rent   Affo			IN (ZONE)						_
Affordable Mix   S0%   LCHO   S832   Sqm Market Housing   S0%   Affordable Rent   S0%   Affordable Housing   Sqm Afford			400/						_
Development Value						_			
Development Value									
Market Houses			9	5832	Sqm Market H	ousing	3,000	Sqm Affordable	e Housing
0 Apartments									
28 2 bad houses 90 sqm						-			
9 3 Bed houses 120 sqm		•							_
19	_	2 bed houses							
CHO	_	3 Bed houses			2640	£ per sqm			
CHO	19	4 bed houses							
6 Apartments 10 2 Bed house 75 sqm 1890 € per sqm 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1858 € per plot 1	5	5 bed house	150	sqm	2550	£ per sqm			£1,836,000
6 Apartments 10 2 Bed house 75 sqm 1890 € per sqm 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1848 € per plot 1858 € per plot 1									
10    2   8ed house   90   sqm   1890   € per sqm   £1,417,500   £665,280	LCHO		70%	Open Market V	'alue				
Social Rent	6	Apartments	65	sqm	1645	£ per sqm			£641,550
Social Rent	10	2 Bed house	75 :	sam	1890	£ per sgm			£1,417,500
Social Rent	4	3 Bed House		•					
0 Apartments				,					
0 Apartments	Social Rent		40%	Open Market V	'alue				
0 2 Bed house 90 sqm 1056 £ per sqm £0  Affordable Rent 55% Open Market Value 6 Apartments 10 2 Bed house 75 sqm 1485 £ per sqm £1,113,750 4 3 Bed House 90 sqm 1485 £ per sqm £52,720 100 Total Units  Development Cots  Land Apartments 0 Plots 11259 £ per plot £20,320,755  Development Cots 2 Bed house 28 Plots 28149 £ per plot £776,902						f ner sam			fO
Affordable Rent 6									
Affordable Rent 6 Apartments 10 2 Bed house 75 sqm 1485 £ per sqm £1,113,750 4 3 Bed House 90 sqm 1452 £ per sqm £20,320,755  Development Value  E20,320,755  Development Value  Develop	_			-					
6 Apartments 10 2 Bed House 75 sqm 1485 € per sqm 1485 € per sqm 4 3 Bed House 90 sqm 1452 € per sqm  652,720  100 Total Units  Development Value   520,320,755   Development Costs  Land Apartments 2 Bed House 2 8 Plots 3 Bed House 9 Plots 3 12170 € per plot 4 Bed House 5 Plots 5 Sed House 5 Plots 5 Sed House 5 Plots 5 Sed House 19 Plots 4 Soam 1823 € per sqm 1.15 Gross/Net 12 Apartments 48 2B Houses 75 sqm 1242 € per sqm 1.15 Gross/Net 119 4B Houses 120 sqm 1242 € per sqm 1.15 Gross/Net 120,320,755  Build Cost 100  8349 Total sqm  Using Land Cost  Market Hsg 20.0% of GDV  Aff Hsg 6.0% of GDV  Aff Hsg 6.0% of GDV  £21,131,436	U	3 Bed House	90 :	sqm	1030	£ per sqm			LU
6 Apartments 10 2 Bed House 75 sqm 1485 € per sqm 1485 € per sqm 4 3 Bed House 90 sqm 1452 € per sqm  652,720  100 Total Units  Development Value   520,320,755   Development Costs  Land Apartments 2 Bed House 2 8 Plots 3 Bed House 9 Plots 3 12170 € per plot 4 Bed House 5 Plots 5 Sed House 5 Plots 5 Sed House 5 Plots 5 Sed House 19 Plots 4 Soam 1823 € per sqm 1.15 Gross/Net 12 Apartments 48 2B Houses 75 sqm 1242 € per sqm 1.15 Gross/Net 119 4B Houses 120 sqm 1242 € per sqm 1.15 Gross/Net 120,320,755  Build Cost 100  8349 Total sqm  Using Land Cost  Market Hsg 20.0% of GDV  Aff Hsg 6.0% of GDV  Aff Hsg 6.0% of GDV  £21,131,436	Affordable	Dont	EE0/1	Onen Mentret V	/=l				
10 2 Bed house 4 3 Bed House 90 sqm 1485 € per sqm €11,113,750 €522,720  100 Total Units  Development Value     Development Cost   E20,320,755						6			CEO4 07E
## 1452 f per sqm	_	•		-					·
Development Value	_								
Development Costs   Land	-		90 :	sqm	1452	£ per sqm			£522,720
Development Costs   Land									
Apartments   2 Bed House   28 Plots   28149   E per plot	Developme	ent Value							£20,320,755
Apartments   2 Bed House   28 Plots   28149   E per plot	D I								
2 Bed House 3 Bed House 9 Plots 32170 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 6 per plot 7 Stamp Duty Land Tax 6 per plot 7 Stamp Duty Land Tax 6 per plot 7 Stamp Duty Land Tax 7 Stamp Duty Land Tax 8 per plot 7 Stamp Duty Land Tax 8 per plot 7 Stamp Duty Land Tax 8 per plot 7 Stamp Duty Land Tax 8 per plot 7 Stamp Duty Land Tax 8 per plot 7 Stamp Duty Land Tax 9 Stamp Duty Land					44250	1			60
3 Bed House 4 Bed House 19 Plots 45038 f per plot 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 7 total Land 6 per plot 6 per plot 7 total Land 6 per plot 8 per plot 7 total Land 6 per plot 8 per plot 7 total Land 6 per plot 8 per plot 7 total Land 6 per plot 8 per plot 7 total Land 6 per plot 8 p	Land	•	-		11259	£ per plot			
## Specifical Reservation   ##		2 Bed House							
Stamp Duty Land Tax		3 Bed House	_						
Stamp Duty Land Tax		4 Bed House	19 ו	Plots					
Construction   12			5 :	Plots			Total Land	£2,174,360	
12       Apartments       65 sqm       1823 f per sqm       1.15 Gross/Net       £1,635,231         48       2B Houses       75 sqm       1242 f per sqm       £4,433,940         17       3B Houses       90 sqm       1242 f per sqm       £ per sqm       £1,900,260         19       4B Houses       120 sqm       1242 f per sqm       £ per sqm       £2,772,144         5       5B Houses       150 sqm       1242 f per sqm       £ per sqm       £894,240         100       8949 Total sqm         Using Land Cost       8.0% Build Cost       £930,865 f 200       £101,604 f 200       £101,604 f 200       £127,994 f 200       Market Units Value       £309,118 f 200,000 f 200       £377,738 f 200,000 f 200       £377,738 f 200,000 f 200       £377,738 f 200,000 f 200       £748,456 f 200,000 f 200       £748,456 f 200,000 f 200       £21,131,436       £21,131,436					4.0%	1			£86,974
## A	Construction	on							
17 3B Houses 90 sqm 1242 f per sqm £1,900,260 f per sqm £2,772,144 f per sqm £2,772,144 f per sqm £2,772,144 f per sqm £2,772,144 f per sqm £894,240 f per sqm £894,2	12	Apartments	65 :	sqm	1823	£ per sqm	1.15	Gross/Net	£1,635,231
19 4B Houses 120 sqm 1242 £ per sqm £ 2,772,144	48	2B Houses	75 :	sqm	1242	£ per sqm			£4,433,940
19 4B Houses 120 sqm 1242 £ per sqm £ 2,772,144	17	3B Houses	90 9	sam	1242	£ per sgm			£1,900,260
5       5B Houses       150 sqm       1242 f per sqm       £894,240         100       8949 Total sqm       Using Land Cost	19								
100 8949 Total sqm  Using Land Cost  8.0% Build Cost £930,865  0.5% GDV £101,604  1.1% Build Cost £309,118  3.0% Market Units Value £309,118  3.0% Build Cost £377,738  3000 £9FP Market Unit £300,000  5.0% Cost £0  Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £3,383,069  Total Cost									
Using Land Cost    8.0%   8uild Cost   £930,865     0.5%   GDV   £101,604     1.1%   Build Cost   £309,118     2.0%   Market Units Value   £309,118     3.0%   Build Cost   £377,738     3000   £9FP Market Unit   £300,000     5.0%   12   Month Build   6   Mth Sale Void   £748,456     0.0%   Cost   £0     Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £3,383,069    Total Cost   £21,131,436						_  -			
8.0%   Build Cost   £930,865   GDV   £101,604   E101,604   E101,	200					1			f955 444
0.5%   GDV   £101,604     1.1%   Build Cost   £127,994     2.0%   Market Units Value   £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     Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £3,383,069    Total Cost   £21,131,436			asing Lana co	,50	8.0%	Build Cost			·
1.1%   Build Cost   £127,994     2.0%   Market Units Value   £309,118     3.0%   Build Cost   £377,738     3000   £ per Market Unit   £300,000     5.0%   Cost   £0   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £3,383,069     E21,131,436									
2.0%   Market Units Value   £309,118   3.0%   Build Cost   £377,738   3000   £ per Market Unit   £300,000   5.0%   Cost   £0   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £21,131,436   E21,131,436									
3.0%   3000   5.0%   12   Month Build   6   Mth Sale Void   £377,738   £0   6.0%   6   6   6   6   6   6   6   6   6							/alua		
3000   f per Market Unit   f300,000							value		
S.0%   12   Month Build   6   Mth Sale Void   £748,456									
0.0%   Cost						± per Market l			
Market Hsg         20.0% of GDV         Aff Hsg         6.0% of GDV         £3,383,069           Total Cost         £21,131,436					Month Build		6	Mth Sale Void	
Total Cost £21,131,436					•				£0
			Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£3,383,069
POTENTIAL MARGIN FOR CIL £810.681	<b>Total Cost</b>								£21,131,436
	POTENTIAL	L MARGIN FOR	R CIL						_f810.681

£231,380 £34

(NCS	Residentia	l Viability A	ppraisal		JCS	Resido	ential Viak	oility Apprai	isal
DEVELOPMENT LOCATION (ZONE DEVELOPMENT DETAILS	Urban 100 Dwellings Gross Residual Value 30% Affordable Housing 100 Total Units	bed houses 46 Bed houses 15 bed houses 31	_	ALUE SCENARIO  NT LOCATION (ZO		al Value	Apartments 2 bed houses 3 Bed houses Site Area 4 bed houses	0 46 15 31	
DEVELOPMENT DETAILS	100 Total Offits		bed house 8	DEVELOPIVIE	NI DETAILS	100	Total Offics 3.22	5 bed house	8
Development Floorspace Development Value	9720 Sqm Market	Housing		Development Development		9720	Sqm Market Housing		
Market Houses				Market House					
0 Apartments		0 £ per sqm	£C	-	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses		£ per sqm	£9,315,000		2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses 31 4 bed houses		0 £ per sqm 0 £ per sqm	£3,564,000 £9,820,800		Bed houses bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£3,564,000 £9,820,800
		£ per sqm	£3,060,000		5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market Value		_	LCHO		70% Open Market Va	lue		
0 Apartments		5 £ per sqm	£C		Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house 0 3 Bed House	•	0 £ per sqm 8 £ per sqm	£0 £0	-	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sgm		£0 £0
2 pen lionze		C E per squi	10		Dea House	50 Sqiii	TOTO I per squi		LU
Social Rent	40% Open Market Value			Social Rent		40% Open Market Va			
0 Apartments	•	0 £ per sqm	£C		Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house 0 3 Bed House	· · · · · · · · · · · · · · · · · · ·	0 £ per sqm 6 £ per sqm	£0 £0	_	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0
Affordable Rent	55% Open Market Value			Affordable Re	ont.	55% Open Market Va			
0 Apartments		5 £ per sqm	£C		Apartments	65 sgm	1292.5 £ per sgm		£0
0 2 Bed house	•	5 £ per sqm	£C		2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm 145	2 £ per sqm	£C		Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value			£25,759,800		Total Units <b>t Value</b>				£25,759,800
<b>Development Costs</b>			_	Developmen	t Costs	_		_	
		+				-			
Construction				Construction					
0 Apartments 46 2B Houses		3 f per sqm 1.15 G 2 f per sqm	ross/Net £0,284,900	_	Apartments 2B Houses	65 sqm 75 sqm	1823 £ per sqm 1242 £ per sqm	1.15 Gross/Net	£0 £4,284,900
15 3B Houses		2 £ per sqm	£1,676,700		zB Houses 3B Houses	90 sqm	1242 £ per sqm		£1,676,700
		2 £ per sqm	£4,620,240		4B Houses	120 sqm	1242 £ per sqm		£4,620,240
		2 £ per sqm	£1,490,400		5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100 9	720 Total sqm		_	100	_	9720 Total sqm			
Professional Fees	8.09	6 Build Cost	£965,779	Professional I	Fees	-	8.0% Build Cost		£965,779
Legal Fees		GDV	£128,799	Legal Fees		F	0.5% GDV		£128,799
Statutory Fees		6 Build Cost	£132,795				1.1% Build Cost		£132,795
Sales/Marketing Costs Contingencies	2.09	Market Units Value Build Cost	£515,196 £362,167			<u> </u>	2.0% Market Units 3.0% Build Cost	Value	£515,196 £362,167
		<u></u> _				5.00/		<del></del>	·
	.0% 12 Month Build	6]M	th Sale Void £550,890		: Fee	5.0% 12 N	Month Build	6 Mth Sale Void	£550,890 £0
Development Profit Market			£5,151,960			arket Hsg 20.0% o	of GDV		£5,151,960
Total Cost			£19,879,826	Total Cost					£19,879,826
GROSS RESIDUAL LAND VALUE			£5,879,974	GROSS RESID	OUAL LAND VALUE	E			£5,879,974
GROSS RESIDUAL LAND VALUE PI	ER HA		£1,826,889		OUAL LAND VALUE	E PER HA			£1,826,889

	JCS	Resi	dential	Viabi	lity Appra	isal		NCS		Resid	dential	Viabi	ility
DEVELOPME	NT SCENARIO	Urban 30	Dwellings		Apartments	0	DEVELOP	MENT SCENAR	10	Urban 30 D	wellings		
	ALUE SCENARIO				2 bed houses	11		ND VALUE SCEN		Greenfield			
DEVELOPME	NT LOCATION (Z		dable Housing		3 Bed houses	12		MENT LOCATIO		40% Afford	able Housing		
DEVELOPME			30 Total Units		4 bed houses	6		MENT DETAILS	•		O Total Units		
Affordable P	roportion	30%	9 Affordable Units	•	5 bed house	1	<b>Affordab</b>	le Proportion	40%	12	2 Affordable Unit	:S	
Affordable N		50% ссно		ocial Rent	50% Affordable Rei	nt	<b>Affordab</b>		50%			Social Rent	50
Developmen	t Floorspace	194	43 Sqm Market Hou		675 Sqm Affordable		Developr	ment Floorspace			5 Sqm Market Ho		90
Developmen					<u> </u>			ment Value					
Market House	es						Market H	ouses					
0 /	Apartments	65 sqm		per sqm		£0	0	Apartments		sqm		£ per sqm	
	2 bed houses	75 sqm		per sqm		£1,559,250	7	2 bed houses		sqm		£ per sqm	
8 3	3 Bed houses	90 sqm		per sqm		£1,995,840	7	3 Bed houses		sqm		£ per sqm	
	4 bed houses	120 sqm		per sqm		£1,330,560	4	4 bed houses	120			£ per sqm	
1 9	5 bed house	150 sqm	2550 £	per sqm		£267,750	1	5 bed house	150	sqm	2550	£ per sqm	
		700/							700/1				
LCHO		70% Open Marke				64.44.240	LCHO			Open Market		_	
	Apartments	65 sqm		per sqm		£144,349	2	Apartments		sqm		£ per sqm	
	2 Bed house	75 sqm		per sqm		£318,938	3 1	2 Bed house		sqm		£ per sqm	
1 ;	3 Bed House	90 sqm	1848 £	per sqm		£149,688	1	3 Bed House	90	sqm	1848	£ per sqm	
Social Rent		40% Open Marke	et Value				Social Rei	nt	40%	Open Market	Value		
	Apartments	65 sqm		per sqm		£0	0	Apartments		sqm		£ per sqm	
	2 Bed house	75 sqm		per sqm		£0	0	2 Bed house		sqm		£ per sqm	
	3 Bed House	90 sqm	1056 £			£0	0	3 Bed House		sqm		£ per sqm	
Affordable Re	ent	55% Open Marke	t Value				Affordabl	le Rent		Open Market			
1 /	Apartments	65 sqm	1292.5 £			£113,417	2	Apartments		sqm		£ per sqm	
	2 Bed house	75 sqm		per sqm		£250,594	3	2 Bed house		sqm		£ per sqm	
	3 Bed House	90 sqm	1452 £	per sqm		£117,612	1	3 Bed House	90	sqm	1452	£ per sqm	
30 Tevelopmen	Total Units I <b>t Value</b>					£6,247,997	30 <b>Developr</b>	Total Units nent Value					
Developmen	t Costs					_	Developr	ment Costs					
	Apartments	0 Plots	9378 £	per plot		£0	Land	Apartments	0	Plots	9378	£ per plot	
2	2 Bed House	8 Plots	23446 £	per plot		£180,533		2 Bed House	7	Plots		£ per plot	
3	3 Bed House	8 Plots	26795 £	per plot		£225,081		3 Bed House	7	Plots		£ per plot	
4	4 Bed House	4 Plots	37513 £			£157,556		4 Bed House	4	Plots		£ per plot	
	5 Bed House	1 Plots	46892 £	per plot	Total Land £595,994	- /-		5 Bed House	1	Plots		£ per plot	Total La
Stamp Duty L			4.0%			£23,840		uty Land Tax			4.0%		
Construction		25	4000				Construct				4000		
	Apartments	65 sqm		per sqm	1.15 Gross/Net	£367,927	4	Apartments		sqm		£ per sqm	1.15
	2B Houses	75 sqm		per sqm		£1,136,430	13	2B Houses		sqm		£ per sqm	
	3B Houses	90 sqm		per sqm		£1,140,156	10	3B Houses		sqm		£ per sqm	
	4B Houses	120 sqm		per sqm		£625,968	4	4B Houses	120 150		1242	£ per sqm £ per sqm	
1 :	5B Houses	150 sqm	1242 £	per sqm		£130,410	30	5B Houses		Total sqm	1242	£ per sqm	
	using	g Land Cost				£179,060	30		using Land Co		$\overline{}$		
	using	g Lana Cost	8.0% B	uild Cost		£272,071			using Land Co	J31	8.0%	Build Cost	
			0.5% G			£31,240					0.5%		
				uild Cost		£37,410						Build Cost	
				лапа созс Лarket Units Va	llue	£103,068						Market Units V	'alue
				uild Cost		£107,399						Build Cost	-
				per Market Ur	nit	£90,000						£ per Market U	Jnit
		5.0%	12 Month Build		6 Mth Sale Void	£212,197			5.0%	12	2 Month Build		
		0.0% Cost		L		£0			0.0%		_		
	N	1arket Hsg 20.0	of GDV	Aff Hsg	6.0% of GDV	£1,096,356			Market Hsg	20.0%	6 of GDV	Aff Hsg	6.0
Total Cost						£6,149,525	Total Cos	t					
	AARCIN FOR CU								P.CII				
	MARGIN FOR CIL	METRE OF MARKET	THOUSING			£98,472		AL MARGIN FO		DE MADKET	HOUSING		

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

l Viability Appraisal

**Total Land** 

Aff Hsg 6.0% of GDV

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

1.15 Gross/Net

6 Mth Sale Void

£510,852

Apartments 2 bed houses

3 Bed houses

4 bed houses

5 bed house

50% Affordable Rent 900 Sqm Affordable Housing

12

6

£0

£1,336,500 £1,710,720 £1,140,480 £229,500

£192,465

£425,250

£199,584

£151,223

£334,125

£156,816

£5,876,663

£0

£0

£0

£0 £154,743 £192,926 £135,048 £28,135

£20,434

£490,569

£238,746

£270,854 £29,383 £37,242 £88,344 £108,733 £90,000 £206,397

£0

£971,008

£5,957,664

£81,002

£49

£1,173,690 £1,073,088 £536,544 £111,780

	NCS		Residential Vial	oility Appra	isal		NCS	Res	idential Viab	oility Apprai	isal
DEVELORA	MENT SCENARIO		rban 30 Dwellings		0	DEVELOR	MENT SCENARIO		0 Dwellings		0
	VALUE SCENAR		rownfield	Apartments 2 bed houses	11	_	D VALUE SCENA			Apartments 2 bed houses	11
_	TENT LOCATION		0% Affordable Housing	3 Bed houses	12		MENT LOCATION		ordable Housing		12
	MENT DETAILS	(ZOINE)	30 Total Units		6		MENT DETAILS	N (ZONE) 40% AII	30 Total Units	3 Bed houses	6
_		200/		4 bed houses	-	_		400/		4 bed houses	
	Proportion	30%	9 Affordable Units	5 bed house	1		e Proportion	40%	12 Affordable Units	5 bed house	1
Affordable		50% L		50% Affordable Ren		Affordable		50% ссно	0% Social Rent	50% Affordable Rent	
	ent Floorspace		1943 Sqm Market Housing	675 Sqm Affordable	Housing		nent Floorspace	1	665 Sqm Market Housing	900 Sqm Affordable I	Housing
Developm						Developm					
Market Ho	_	65				Market Ho	<u>-</u>	<u> </u>			
0	Apartments	<b>65</b> so			£0	0	Apartments	65 sqm	2350 £ per sqm		£(
8	2 bed houses	75 sc			£1,559,250	7	2 bed houses	75 sqm	2700 £ per sqm		£1,336,50
8	3 Bed houses	90 so			£1,995,840	7	3 Bed houses	90 sqm	2640 £ per sqm		£1,710,720
4	4 bed houses	<b>120</b> so			£1,330,560	4	4 bed houses	120 sqm	2640 £ per sqm		£1,140,48
1	5 bed house	150 sc	qm 2550 £ per sqm		£267,750	1	5 bed house	<b>150</b> sqm	2550 £ per sqm		£229,50
							_				
LCHO		<b>70</b> % o	pen Market Value			LCHO		70% Open Mar	ket Value		
1	Apartments	<b>65</b> so	qm 1645 £ per sqm		£144,349	2	Apartments	65 sqm	1645 £ per sqm		£192,465
2	2 Bed house	<b>75</b> so			£318,938	3	2 Bed house	75 sqm	1890 £ per sqm		£425,250
1	3 Bed House	<b>90</b> so			£149,688	1	3 Bed House	90 sgm	1848 £ per sgm		£199,584
					2,220			/ग			,
Social Rent		40% o	pen Market Value			Social Ren	t [	40% Open Mar	ket Value		
0	Apartments	65 sc			£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 sc			£0	0	2 Bed house	75 sqm	1080 £ per sqm		£
0		90 sc			£0	0		90 sqm			£0
U	3 Bed House	90 sc	ım 1056 £ per sqm		£U	U	3 Bed House	90 sqm	1056 £ per sqm		I
A 66l - l- l -	David	FF0/1-				A 66l - l- l-	- D	FF0/1			
Affordable			pen Market Value		6442.447	Affordable		55% Open Mar			6454 222
1	Apartments	65 sc			£113,417	2	Apartments	65 sqm	1292.5 £ per sqm		£151,223
2	2 Bed house	<b>75</b> so			£250,594	3	2 Bed house	75 sqm	1485 £ per sqm		£334,125
1	3 Bed House	90 sc	ım 1452 £ per sqm		£117,612	1	3 Bed House	90 sqm	1452 £ per sqm		£156,816
30 <b>Developm</b>	Total Units ent Value				£6,247,997	30 <b>Developm</b>	Total Units nent Value				£5,876,663
					-, ,						2,42 2,422
Developm						Developm					
Land	Apartments	<b>0</b> PI			£0	Land	Apartments	0 Plots	11403 £ per plot		£0
	2 Bed House	8 PI			£219,515		2 Bed House	7 Plots	28508 £ per plot		£188,155
	3 Bed House	8 PI			£273,681		3 Bed House	7 Plots	32581 £ per plot		£234,583
	4 Bed House	<b>4</b> PI			£191,576		4 Bed House	4 Plots	45613 £ per plot		£164,208
	5 Bed House	1 PI	ots 57017 £ per plot	Total Land £724,683	£39,912		5 Bed House	1 Plots	57017 £ per plot	Total Land £621,157	£34,210
Stamp Dut	y Land Tax		0		£28,987	Stamp Dut	ty Land Tax		4.0%		£24,846
Constructi	on					Construct	ion				
3	Apartments	<b>65</b> so	ım 1823 £ per sqm	1.15 Gross/Net	£367,927	4	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£490,569
12	2B Houses	<b>75</b> so			£1,136,430	13	2B Houses	75 sqm	1242 £ per sqm		£1,173,690
10	3B Houses	90 sc			£1,140,156	10	3B Houses	90 sqm	1242 £ per sqm		£1,073,088
4	4B Houses	120 sc			£625,968	4	4B Houses	120 sqm	1242 £ per sqm		£536,544
1	5B Houses	150 sc			£130,410	1	5B Houses	150 sqm	1242 £ per sqm		£111,780
	JB Houses	130 30	TZ4Z I per sqiii		1130,410	30	JB Houses	2600 Total sqm	1242 I per sqiii		1111,700
	usi	ing Land Cos	+		£217,723	30		using Land Cost			£290,297
	usi	ing Land Cos					L	ising Land Cost	0.00/ 5.31.6		
			8.0% Build Cost		£272,071				8.0% Build Cost		£270,854
			0.5% GDV		£31,240				0.5% GDV		£29,383
			1.1% Build Cost		£37,410				1.1% Build Cost		£37,242
			2.0% Market Unit	s Value	£103,068				2.0% Market Units	Value	£88,344
			3.0% Build Cost		£108,558				3.0% Build Cost		£110,279
			3000 £ per Marke	t U <u>nit</u>	£90,000				3000 £ per Market		£90,000
		5.0%	12 Month Build	6 Mth Sale Void	£224,145			5.0%	12 Month Build	6 Mth Sale Void	£217,375
		0.0% c	ost		£0			0.0% Cost	<u>-</u>		£0
		Market Hsg	20.0% of GDV Aff F	lsg 6.0% of GDV	£1,096,356				0.0% of GDV Aff H	sg 6.0% of GDV	£971,008
Total Cost					£6,335,133	Total Cost					£6,136,457
	L MARGIN FOR C				£87,136		L MARGIN FOR				£259,794
POTENTIA	L CIL RATE PER SO	Q METRE OF	MARKET HOUSING		£45	POTENTIA	AL CIL RATE PER	SQ METRE OF MARK	(ET HOUSING		£156

12   3 Bed house   90   5 sam   2640   6 per sqm   £2,851,200   12   3 Bed house   170   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2650   6 per sqm   £1,90   5 sqm   2550   6 sqm   2550   6 sqm   2550   6 sqm   2550   25 sqm   2550	(NCS	Resid	lential Viabilit	y Appraisa	il		JCS	Resid	ential Viak	oility Apprai	isal
Development Value	•	Gross Resid  ZONE) 30% Afforda	ual Value able Housing	2 bed houses 3 Bed houses Area 4 bed houses	11 12 6	BASE LAND V DEVELOPMEN	ALUE SCENARION (Z	Gross Residu  20NE) 40% Afforda	ial Value ble Housing	2 bed houses 3 Bed houses Site Area 4 bed houses	11 12 6
Market Houses		2775	Sqm Market Housing					2775	Sqm Market Housing		
O Apartments	•										
1		65 sqm	2350 £ per sqm		£0			65 sqm	2350 £ per sqm		£0
6   4 bed house   120   sm	11 2 bed houses	75 sqm					2 bed houses	75 sqm			£2,227,500
1   5 bed house   150   sqm   2550   \$\varphi\$   \$\v											£2,851,200
CHO						-					£1,900,800
O Apartments	1 5 bed house	150 sqm	2550 £ per sqm	_	£382,500	1 5	bed house	150 sqm	2550 £ per sqm		£382,500
O Apartments	LCHO	70% Open Market \	Value			LCHO		70% Open Market V	alue		
Social Rent		·			£0		Apartments				£0
Social Rent		•			-			•			£0
O Apartments	0 3 Bed House	90 sqm	1848 £ per sqm		£0	0 3	3 Bed House	90 sqm	1848 £ per sqm		£0
O Apartments	Social Rent	40% Open Market V	Value			Social Rent		40% Open Market V	aluo		
0 2 Bed house 90 sqm 1080 € per sqm 60 0 2 Bed house 90 sqm 1080 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1292.5 € per sqm 60 0 4 Apartments 65 sqm 1292.5 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,034 € per sqm		·			fO		Apartments	■			£0
Affordable Rent		•	·				•	•			£0
1	0 3 Bed House	90 sqm	1056 £ per sqm		£0	0 3	Bed House	90 sqm	1056 £ per sqm		£0
1	A.CC	550/1-				ACC		FF0/1-			
0 2 Bed house 75 sqm 1485 € per sqm 1 d52 € per sqm 1485 € per sqm 1452 € per sq					50						£0
0 3 Bed House 90 sqm 1452 £ per sqm £0 30 Total Units  Development Value  E7,362,000  Development Costs  Development Costs  Development Costs  Development Costs  Development Costs  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 11 2B Houses 75 sqm 1242 £ per sqm £1,024,650 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 Sqm 1242 £ per			·				•	•	· · · · · · · · · · · · · · · · · · ·		£0
Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000		· · · · · · · · · · · · · · · · · · ·	The state of the s			-					£0
Development Costs   Deve					£7.362.000						£7,362,000
Construction						•					, ,
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     f     0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f     f     11 2B Houses     75 sqm     1242 f per sqm     f       12     3B Houses     90 sqm     1242 f per sqm     f     f     12 3B Houses     90 sqm     1242 f per sqm     f       6     4B Houses     120 sqm     1242 f per sqm     f     f     4B Houses     120 sqm     1242 f per sqm     f       1     5B Houses     150 sqm     1242 f per sqm     f     f     188											
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     60 Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f1,024,650     11 2B Houses     75 sqm     1242 f per sqm     f1,02       12     3B Houses     90 sqm     1242 f per sqm     f1,341,360     12 3B Houses     90 sqm     1242 f per sqm     f1,34       6     4B Houses     120 sqm     1242 f per sqm     f894,240     6 4B Houses     120 sqm     1242 f per sqm     f89       1     5B Houses     150 sqm     1242 f per sqm     f186,300     1 5B Houses     150 sqm     1242 f per sqm     f188	Construction					Construction	_				
12     3B Houses     90 sqm     1242 f per sqm     £1,341,360     12     3B Houses     90 sqm     1242 f per sqm     £1,344       6     4B Houses     120 sqm     1242 f per sqm     £894,240     6     4B Houses     120 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £18		65 sqm	1823 £ per sqm 1.1	.5 Gross/Net	£0			65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
6 4B Houses 120 sqm 1242 f per sqm f894,240 6 4B Houses 120 sqm 1242 f per sqm f89 1 5B Houses 150 sqm 1242 f per sqm f186,300 1 5B Houses 150 sqm 1242 f per sqm f18	11 2B Houses	75 sqm	1242 £ per sqm			11 2	2B Houses	75 sqm	1242 £ per sqm		£1,024,650
1 5B Houses 150 sqm 1242 £ per sqm £186,300 1 5B Houses 150 sqm 1242 £ per sqm £18		•						•			£1,341,360
						_			1242 £ per sqm		£894,240
	<b>2</b> 35 110 a3 c3	·	1242 £ per sqm	_	£186,300		5B Houses		1242 £ per sqm		£186,300
2773 Total 34III	30	2773 Total Sqiii				30		2773 Total sqiii			
	Professional Fees		8.0% Build Cost		£275,724	Professional I	Fees				£275,724
	_					_					£36,810
										V. I	£37,912
										s value	£147,240 £103,397
	Contingencies		3.070 Build Cost			Contingencie	3		3.070 Build Cost		·
			Month Build	6 Mth Sale Void			_		Month Build	6 Mth Sale Void	£157,283
Arrangement Fee 0.0% Cost £0 Arrangement Fee 0.0% Cost  Development Profit Market Hsg 20.0% of GDV £1,472,400 Development Profit Market Hsg 20.0% of GDV £1,472,400			Tot CDV						of CDV		£0
		viai ket nsg 20.0%	סט טטע				riont	viai ket nsg 20.0%	עעט וט		£1,472,400
	LOTAL COST				£5,6/7,316	Total Cost					£5,677,316
GROSS RESIDUAL LAND VALUE £1,684,684 GROSS RESIDUAL LAND VALUE £1,685,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA											

	NCS	Re	sidential	Viabi	lity Appra	isal		NCS	5	Resid	lential Via	bility App	raisal
DEVELOR	MENT SCENARI	O Pural	15 Dwellings		Apartments	0	DEVELOR	MENT SCENAR	)IO	Rural 15 Dw	vellings	Apartmer	its 0
_	ID VALUE SCENA				2 bed houses	3		ID VALUE SCEN		Greenfield	/eiiiigs	2 bed hou	
	MENT LOCATIO		Affordable Housing		3 Bed houses	6		MENT LOCATION			able Housing	3 Bed hou	
	MENT DETAILS		15 Total Units		4 bed houses	6		MENT DETAILS			Total Units	4 bed hou	
_	e Proportion	30%	5 Affordable Units	tc	5 bed house	0	_	e Proportion	40%		Affordable Units	5 bed hou	
Affordabl		50% LCHO		Social Rent	50% Affordable Ren		Affordab		50% L		0% Social Rent		
	nent Floorspace		1040 Sqm Market Ho		338 Sqm Affordable			nent Floorspac			. Sqm Market Housing	450 Sqm Affor	
	nent Value		1040 Sqiii Walket 110	Jusing	JJO Sqiii Allordable	riousing		nent Value	.e	031	. Sqiii warket Housing	450 3qiii Alioi	uable Housing
Market H							Market H						
0	Apartments	65 sqm	23501	£ per sqm		£0	0	Apartments	65 so	am	2350 £ per sqm		£0
2	2 bed houses	75 sqm		£ per sqm		£425,250	2	2 bed houses	75 sc		2700 £ per sqm		£364,500
4	3 Bed houses	90 sqm		£ per sqm		£997,920	4	3 Bed houses	90 so		2640 £ per sqm		£855,360
4	4 bed houses	120 sqm		£ per sqm		£1,330,560	4	4 bed houses	120 sc		2640 £ per sqm		£1,140,480
0	5 bed house	150 sqm		£ per sqm		£0	0	5 bed house	150 sc		2550 £ per sqm		£0
	3 Bea House	130 sq.iii		z per sqiii		20		3 Dea House	130 5	4	2550 2 per squi		20
LCHO		70% Open N	Market Value				LCHO		70% 0	pen Market V	/alue		
1	Apartments I	65 sqm		£ per sqm		£72,174	1	Apartments	65 so		1645 £ per sqm		£96,233
1	2 Bed house	75 sqm		£ per sqm		£159,469	2	2 Bed house	75 so	•	1890 £ per sqm		£212,625
0	3 Bed House	90 sqm		£ per sam		£74,844	1	3 Bed House	90 so		1848 £ per sqm		£99,792
	3 Bea House	30 sq.m	20101	z per sqiii		27 1,011	_	3 Dea 11003e	30 30	4	20 10 2 per 34m		233,732
Social Ren	nt I	40% Open N	Market Value				Social Rei	nt	40% 0	pen Market V	/alue		
0	Apartments	65 sqm		£ per sqm		£0	0	Apartments	65 sc		940 £ per sqm		£0
Ö	2 Bed house	75 sqm		£ per sqm		£0	0	2 Bed house	75 so	-	1080 £ per sqm		£0
0	3 Bed House	90 sqm		£ per sqm		£0	0	3 Bed House	90 so		1056 £ per sqm		£0
U	3 Bed House	JO Sqiii	1030 1	r per sqiii		10	U	3 Bed House	JU 30	qııı	1030 I per sqiii		10
Affordable	a Rant	55% Open N	Aarkot Valuo				Affordabl	a Rant	55%	pen Market V	/aluo		
1	Apartments	65 sqm	1292.5 f	f nor cam		£56,708	1	Apartments	65 sc		1292.5 £ per sqm		£75,611
1	2 Bed house	75 sqm		£ per sqm		£125,297	2	2 Bed house	75 sc	•	1485 £ per sqm		£167,063
0	3 Bed House	90 sqm		£ per sqm		£58,806	1	3 Bed House	90 so	-	1452 £ per sqm		£78,408
15	Total Units	JO Sqiii	1432 1	L per sqiii		130,000	15	Total Units	JU 30	ч	1432 I per sqiii		170,400
13								TOTAL OTHES					
Developm	nent Value					£3,301,028	_	nent Value					£3,090,071
				_		£3,301,028	Developn	nent Value					£3,090,071
Developn	nent Costs	O Plats	93211	f per plot			Developn Developn	nent Value	Ор	lots	9321 f per plot		
	nent Costs Apartments	0 Plots 2 Plots		£ per plot		£0	Developn	nent Value nent Costs Apartments	0 P 2 P		9321 £ per plot		£0
Developn	nent Costs Apartments 2 Bed House	2 Plots	23302 f	£ per plot		£0 £48,935	Developn Developn	nent Value nent Costs Apartments 2 Bed House	2 P	lots	23302 £ per plot		£0 £41,944
Developn	Apartments 2 Bed House 3 Bed House	2 Plots 4 Plots	23302 f 26631 f	£ per plot £ per plot		£0 £48,935 £111,852	Developn Developn	nent Value nent Costs Apartments 2 Bed House 3 Bed House	2 P 4 P	lots lots	23302 £ per plot 26631 £ per plot		£0 £41,944 £95,873
Developn	Apartments 2 Bed House 3 Bed House 4 Bed House	2 Plots 4 Plots 4 Plots	23302 g 26631 g 37284 g	£ per plot £ per plot £ per plot	Total land £317 380	£0 £48,935 £111,852 £156,593	Developn Developn	nent Value nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House	2 P 4 P 4 P	lots lots lots	23302 £ per plot 26631 £ per plot 37284 £ per plot	Total Land £272	£41,944 £95,873 £134,222
Developn Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	2 Plots 4 Plots	23302 f 26631 f 37284 f 46605 f	£ per plot £ per plot £ per plot	Total Land £317,380	£0 £48,935 £111,852 £156,593 £0	Developn Developn Land	nent Value nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House	2 P 4 P	lots lots lots	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot	Total Land £272	£0 £41,944 £95,873 £134,222
Developm Land	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax	2 Plots 4 Plots 4 Plots	23302 g 26631 g 37284 g	£ per plot £ per plot £ per plot	Total Land £317,380	£0 £48,935 £111,852 £156,593	Developm Land	nent Value nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax	2 P 4 P 4 P	lots lots lots	23302 £ per plot 26631 £ per plot 37284 £ per plot	Total Land £272	£0 £41,944 £95,873 £134,222
Developm Land  Stamp Du  Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion	2 Plots 4 Plots 4 Plots 0 Plots	23302 £ 26631 £ 37284 £ 46605 £ 3.0%	£ per plot £ per plot £ per plot £ per plot		f0 f48,935 f111,852 f156,593 f0 f9,521	Developm Land Stamp Du Construct	nent Value nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax	2 P 4 P 4 P 0 P	lots lots lots	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%	_	£0 £41,944 £95,873 £134,222 £,040 £0 £8,161
Developm Land  Stamp Du  Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments	2 Plots 4 Plots 4 Plots 0 Plots	23302 g 26631 g 37284 g 46605 g 3.0%	£ per plot £ per plot £ per plot £ per plot £ per sqm	Total Land £317,380	f0 f48,935 f111,852 f156,593 f0 f9,521	Developm Developm Land  Stamp Du Construct	nent Value nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax tion Apartments	2 P 4 P 4 P 0 P	lots lots lots lots	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%	1.15 Gross/Ne	f0 f41,944 f95,873 f134,222 2,040 f0 f8,161
Developm Land  Stamp Du  Construct  1 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses	2 Plots 4 Plots 4 Plots 0 Plots	23302 f 26631 f 37284 f 46605 f 3.0%	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm		f0 f48,935 f111,852 f156,593 f0 f9,521 f183,963 f405,203	Developm Land  Stamp Du Construct 2 5	nent Value nent Costs Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House tty Land Tax tion Apartments 2B Houses	2 P 4 P 4 P 0 P 65 so 75 so	lots lots lots lots	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 2,040 £0 £8,161
Developm Land  Stamp Du  Construct	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm	23302 f 26631 f 37284 f 46605 f 3.0%	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm		£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078	Developm Land  Stamp Du Construct 2 5 5	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House tty Land Tax tion  Apartments 2B Houses 3B Houses	2 P 4 P 4 P 0 P 65 so 75 so 90 so	lots lots lots lots qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 £,040 £0 £8,161 £ £245,285 £447,120 £536,544
Stamp Du Construct 1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm	23302 £ 26631 £ 37284 £ 46605 £ 3.0%	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968	Developm Land  Stamp Du Construct 2 5 5 4	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses	2 P 4 P 4 P 0 P 65 so 75 so 90 so 120 so	lots lots lots lots qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 £,040 £0 £8,161 £ £245,285 £447,120 £536,544 £536,544
Developm Land  Stamp Du  Construct  1 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm	23302 £ 26631 £ 37284 £ 46605 £ 3.0%	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm		£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House tty Land Tax tion  Apartments 2B Houses 3B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 £,040 £0 £8,161 £ £245,285 £447,120 £536,544 £536,544
Stamp Du Construct 1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 £ 26631 £ 37284 £ 46605 £ 3.0%	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0	Developm Land  Stamp Du Construct 2 5 5 4	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 £,040 £0 £8,161 £ £245,285 £447,120 £536,544 £536,544
Developm Land  Stamp Du  Construct  1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm	23302 f 26631 f 37284 f 46605 f 3.0%	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 £,040 £0 £8,161 £ £245,285 £447,120 £536,544 £536,544 £0
Developm Land  Stamp Du  Construct  1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% 1823 f 1242 f 1242 f 1242 f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 £,040 £0 £8,161 £ £245,285 £447,120 £536,544 £536,544 £0
Developm Land  Stamp Du  Construct  1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% 1823 f 1242 f 1242 f 1242 f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 6 per sqm 1245 f per sqm 1246 f per sqm 1247 f per sqm 1248 f per sqm 1249 f per sqm	1.15 Gross/Ne	£0 £41,944 £95,873 £134,222 £,040 £8,161 £ £245,285 £447,120 £536,544 £536,544 £118,643 £141,239 £15,450
Developm Land  Stamp Du  Construct  1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% 1823 f 1242 f 1242 f 1242 f 1242 f 1242 f 1242 f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net	£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505 £19,637	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1241 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1243 f per sqm 1244 f per sqm 1245 f per sqm 1246 f per sqm 1247 f per sqm 1248 f per sqm 1249 f per sqm	1.15 Gross/Net	£118,643 £118,420 £134,222 £,040 £8,161 £ £245,285 £447,120 £536,544 £118,643 £141,239 £15,450 £19,420
Stamp Du Construct 1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% 1823 f 1242 f 1242 f 1242 f 1242 f 1242 f 1242 f 1242 f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net	£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505 £19,637 £55,075	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f Der sqm 1243 f per sqm 1244 f per sqm 1245 f per sqm 1246 f per sqm 1247 f per sqm 1248 f per sqm 1249 f per sqm 1249 f per sqm 1240 Market Un	1.15 Gross/Net	£118,643 £118,420 £134,222 £,040 £8,161 £ £245,285 £447,120 £536,544 £118,643 £141,239 £15,450 £19,420 £47,207
Stamp Du Construct 1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% f 1823 f 1242 f 1242 f 1242 f 1242 f 1242 f 1242 f 1242 f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net	£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505 £19,637 £55,075 £56,226	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 ss 75 ss 90 ss 120 ss 150 ss	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 3.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Un 3.0% Build Cost	1.15 Gross/Net	£118,643 £141,239 £134,222 £,040 £0 £8,161 £ £245,285 £447,120 £536,544 £118,643 £141,239 £15,450 £19,420 £47,207 £56,524
Stamp Du Construct 1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% f 1823 f 1242 f 1242 f 1242 f 1242 f 1242 f 20% f 3.0% f 3.0% f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net alue	£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505 £19,637 £55,075 £56,226 £45,000	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 sq 75 sq 90 sq 120 sq 150 sq 1359 T using Land Cos	lots lots lots lots qm qm qm qm qm qm	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm	1.15 Gross/Net its Value	£118,643 £141,239 £154,524 £1545,285 £447,120 £536,544 £536,544 £536,544 £141,239 £15,450 £19,420 £47,207 £56,524 £45,000
Stamp Du Construct 1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% f 1823 f 1242 f 1242 f 1242 f 1242 f 1242 f 1242 f 1242 f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f 3.0% f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net	£88,982 £142,817 £16,505 £10 £9,521	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 sq 75 sq 90 sq 120 sq 150 sq 1359 T using Land Cos	lots lots lots lots lots qm qm qm qm qm st	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 3.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Un 3.0% Build Cost	1.15 Gross/Net	£118,643 £141,239 £15,450 £100 £118,643 £1141,239 £15,450 £19,420 £47,207 £56,524 £45,000 £107,613
Stamp Du Construct 1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% 1823 f 1242 f 1242 f 1242 f 1242 f 20% f 3.0% f 3.0% f 3.0% f 1.1% f 2.0% f 3.0% f	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net  alue  nit  6 Mth Sale Void	£0 £48,935 £111,852 £156,593 £0 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505 £19,637 £55,075 £56,226 £45,000 £111,261 £0	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 5 Bed House ty Land Tax tion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 0 P 65 sq 75 sq 90 sq 120 sq 150 sq 1359 T using Land Cos	lots lots lots lots lots qm qm qm qm otal sqm st	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Un 3.0% Build Cost 2.0% Build Cost 2.0% Market Un 3.0% Build Cost 4 per Market Un 3.0% Build Cost 4 per Market Un 3.0% Build Cost 4 per Market Un	its Value  set Unit  6 Mth Sale	£118,643 £141,229 £134,222 £,040 £8,161 £ £245,285 £447,120 £536,544 £536,544 £118,643 £141,239 £15,450 £19,420 £47,207 £56,524 £45,000 £107,613 £0
Developm Land  Stamp Du Construct  1 4 5 4	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% f 1823 f 1242 f 1242 f 1242 f 1242 f 1242 f 20% f 3.0% f 3.0% f	£ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net  alue  nit  6 Mth Sale Void	£88,982 £142,817 £16,505 £10 £9,521	Developm Developm Land  Stamp Du Construct 2 5 5 4 0	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 65 sq 75 sq 90 sq 120 sq 150 sq 1359 T using Land Cos	lots lots lots lots lots qm qm qm qm otal sqm st	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Un 3.0% Build Cost 4 per Market Month Build	1.15 Gross/Net its Value	£118,643 £118,420 £118,4222 £2,040 £8,161 £ £245,285 £447,120 £536,544 £536,544 £118,643 £141,239 £15,450 £19,420 £47,207 £56,524 £45,000
Stamp Du Construct 1 4 5 4 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0% 1823 f 1242 f 1242 f 1242 f 1242 f 20% f 3.0% f 3.0% f 3.0% f 1.1% f 2.0% f 3.0% f	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net  alue  nit  6 Mth Sale Void	£88,982 £142,817 £16,505 £10 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505 £19,637 £55,075 £56,226 £45,000 £111,261 £0 £583,584	Developm Land  Stamp Du Construct 2 5 4 0 15	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax ion  Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 P 4 P 4 P 0 P 0 P 65 sq 75 sq 90 sq 120 sq 150 sq 1359 T using Land Cos	lots lots lots lots lots qm qm qm qm otal sqm st	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Un 3.0% Build Cost 2.0% Build Cost 2.0% Market Un 3.0% Build Cost 4 per Market Un 3.0% Build Cost 4 per Market Un 3.0% Build Cost 4 per Market Un	its Value  set Unit  6 Mth Sale	£118,643 £141,220 £245,285 £447,120 £536,544 £536,544 £118,643 £141,239 £15,450 £19,420 £47,207 £56,524 £45,000 £107,613 £0 £515,852
Stamp Du Construct 1 4 5 4 0	Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ty Land Tax ion Apartments 2B Houses 3B Houses 4B Houses 5B Houses	2 Plots 4 Plots 4 Plots 0 Plots 65 sqm 75 sqm 90 sqm 120 sqm 150 sqm	23302 f 26631 f 37284 f 46605 f 3.0%  1823 f 1242 f 1242 f 1242 f 1242 f 3.0% f	£ per plot £ per plot £ per plot £ per plot £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gross/Net  alue  nit  6 Mth Sale Void	£88,982 £142,817 £16,505 £10 £9,521 £183,963 £405,203 £570,078 £625,968 £0 £88,982 £142,817 £16,505 £19,637 £55,075 £56,226 £45,000 £111,261 £0 £583,584	Developm Land  Stamp Du Construct 2 5 6 4 0 15  Total Cos	nent Value  nent Costs  Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House ity Land Tax ion  Apartments 2B Houses 3B Houses 5B Houses 5B Houses	2 P 4 P 4 P 0 P 65 sq 75 sq 90 sq 120 sq 150 sq 1359 T using Land Cos	lots lots lots lots lots qm qm qm qm qm st total sqm st	23302 f per plot 26631 f per plot 37284 f per plot 46605 f per plot 3.0%  1823 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 1242 f per sqm 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Un 3.0% Build Cost 2.0% Market Un 3.0% Build Cost 4 per Market Un 3.0% Build Cost 3000 f per Market Un 3.0% Aff	its Value  set Unit  6 Mth Sale	£118,643 £141,220 £536,544 £536,544 £10 £118,643 £141,239 £15,450 £118,643 £141,239 £15,450 £17,613 £0 £515,852

	NCS	Re	sidential	Viabil	lity Appra	isal
DEVELORA	ΛΕΝΤ SCENARI	O Dural	15 Dwellings		Anantonanta	0
_	D VALUE SCENA				Apartments 2 bed houses	3
						6
	MENT LOCATIO	N (20NE) 30% A	ffordable Housing		3 Bed houses	6
	MENT DETAILS	200/	15 Total Units		4 bed houses	-
	Proportion	30%	5 Affordable Unit		5 bed house	0
Affordable		50% ссно		Social Rent	50% Affordable Rer	
	ent Floorspace	2	1040 Sqm Market Ho	ousing	338 Sqm Affordable	Housing
Developm						
Market Ho	uses					
0	Apartments	65 sqm		£ 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		£ per sqm		£0
				_ p =		
LCHO		70% Open M	larket Value			
1	Apartments	65 sqm		£ per sqm		£72,174
1	•			•		
<del>-</del>	2 Bed house	75 sqm		£ per sqm		£159,469
0	3 Bed House	90 sqm	1848	£ per sqm		£74,844
Social Rent	t	40% Open M				
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 M	larket Value			
1	Apartments	65 sqm		£ per sqm		£56,708
1	2 Bed house	75 sqm		£ per sqm		£125,297
0		·		•		
_	3 Bed House	90 sqm	1432	£ per sqm		£58,806
15	Total Units					62 204 020
Developm	ent value					£3,301,028
Developm						
Land	Apartments	0 Plots		£ per plot		£0
	2 Bed House	2 Plots		£ per plot		£59,566
	3 Bed House	4 Plots	32417	£ per plot		£136,152
	4 Bed House	4 Plots	45384	£ per plot		£190,613
	5 Bed House	0 Plots			Total Land £386,331	£0
Stamp Dut	y Land Tax		0	F F	,	£11,590
Constructi	•					
1	Apartments	65 sqm	18731	£ per sqm	1.15 Gross/Net	£183,963
4	2B Houses	75 sqm		£ per sqm	2.23	£405,203
5		· ·		£ per sqm		
	3B Houses	90 sqm				£570,078
4	4B Houses	120 sqm		£ per sqm		£625,968
0	5B Houses	150 sqm	1242	£ per sqm		£0
		using Land Cost				£108,314
				Build Cost		£142,817
			0.5%	GDV		£16,505
			1.1%	Build Cost		£19,637
				Market Units Val	lue	£55,075
				Build Cost		£56,806
				£ per Market Uni	it	£45,000
		5.0%		- per iviai ket U∏ □		
			12 Month Build	L	6 Mth Sale Void	£117,554
		0.0% Cost	20.00/		6.00/1 (.00)	£0
		Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£583,584
<b>Total Cost</b>						£3,328,425

LCHO	DEVELOPI	AENIT COENIA DI			dential				
Apartments									
Total Units	_		_						
Affordable Mix									_
Development Floorspace   Sqm Market Housing	Affordable	Proportion	40%		6 Affordable Uni	ts	5	bed house	0
Development Value				LCHO	0%	Social Rent			
Market Houses			2	89	1 Sqm Market H	ousing	450 Sq	m Affordable	e Housing
O Apartments									
2 2 bed houses			65	cam	2250	£ nor cam			4
## ## ## ## ## ## ## ## ## ## ## ## ##		•							
A				-					
CCHO	-								
CCHO	0	5 bed house							f
1									
2 2 Bed house 90 sqm 1890 £ per sqm £212,6£ 1 3 Bed House 90 sqm 1848 £ per sqm £9,75 Social Rent 0 Apartments 65 sqm 1080 £ per sqm 1 5									
1   3   8   3   8   4   1   1   1   1   1   1   1   1   1		•		-					
Social Rent				•					
0 Apartments 0 2 Bed house 75 sqm 1080 € per sqm 1	1	3 Bed House	90	sqm	1848	£ per sqm			£99,79
0 Apartments 0 2 Bed house 75 sqm 1080 € per sqm 1	Social Rent	+	40%	Opon Marko	t Value				
0 2 Bed house 0 3 Bed House 90 sgm 1056 € per sgm 5 5 sgm 1056 € per sgm 5 5 sgm 1056 € per sgm 5 5 sgm 1292.5 € per sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per plot 15 sgm 1485 € per sgm 1485						f per sam			£
Affordable Rent  1	_	•		-		•			£
1 Apartments	0	3 Bed House		•					£
1 Apartments									
2 2 8ed house 90 sqm 1485 £ per sqm £167,00 £78,40		Rent		-					
1 3 Bed House 15 Total Units Development Value  Development Costs  Land		•		-					
Development Value				•					
Development Value			90	sqm	1452	£ per sqm			£/8,40
Apartments   2   Bed House   2   Plots   28365   6   per plot									£3,090,07
2 Bed House	Developm	ent Costs							
3 Bed House	Land	•							£
## A Bed House									
Stamp Duty Land Tax									
Stamp Duty Land Tax							T. ( - 1 1 1	0004 444	
Construction   Cons		5 Red House	U	Plots		£ per plot	Total Land	£331,141	fo os
2       Apartments       65 sqm       1823 f per sqm       1.15 Gross/Net       £245,25 f per sqm         5       2B Houses       75 sqm       1242 f per sqm       £447,12 f per sqm         5       3B Houses       90 sqm       1242 f per sqm       £536,56 f per sqm         4       4B Houses       120 sqm       1242 f per sqm       £536,56 f per sqm         0       5B Houses       150 sqm       1242 f per sqm       £536,56 f per sqm         15       1359 Total sqm       8.0% gDV       Build Cost       £144,40 f per sqm         15       1.1% gDV       Build Cost       £144,40 f per sqm       £144,40 f per sqm         15       1.1% gDV       Build Cost       £144,40 f per sqm       £144,40 f per sqm         1.1% gDV       Build Cost       £144,40 f per sqm       £144,40 f per sqm       £144,40 f per sqm         1.1% gDV       Build Cost       £144,40 f per sqm       £144,40 f per sqm       £144,40 f per sqm         1.1% gDV       Build Cost       £144,40 f per sqm       £144,40 f per sqm       £144,40 f per sqm         1.1% gDV       Build Cost       £144,40 f per sqm       £144,40 f p	Stamn Dut				3.070				13,33
5       2B Houses       75 sqm       1242       £ per sqm       £ 4447,12         5       3B Houses       90 sqm       1242       £ per sqm       £ 536,54         4       4B Houses       120 sqm       1242       £ per sqm       £ 536,54         0       5B Houses       150 sqm       1242       £ per sqm       £ 536,54         15       1359 Total sqm       8.0%       Build Cost       £ 144,44         0.5%       GDV       £ 15,44       £ 141,23         0.5%       GDV       £ 15,44         1.1%       Build Cost       £ 19,43         4       2.0%       Market Units Value       £ 47,20         3.0%       Build Cost       £ 57,29         4       5.0%       12 Month Build       6 Mth Sale Void       £ 113,33         0.0% Cost       Market Hsg       20.0% of GDV       Aff Hsg       6.0% of GDV       £ 515,85		y Land Tax							£245.28
4       4B Houses       120 sqm       1242 f per sqm       £ 536,56         0       5B Houses       150 sqm       1242 f per sqm       £ 1359 Total sqm         15         1359 Total sqm         Using Land Cost       Build Cost       £ 144,41         6DV       £ 141,23         GDV       £ 15,41         Build Cost       £ 19,43         Market Units Value       £ 47,20         3.0%       Build Cost       £ 57,25         5.0%       12       Month Build       6       Mth Sale Void       £ 113,33         0.0% Cost       Aff Hsg       6.0% of GDV       £ 515,85	Constructi	y Land Tax on	65	sqm	1823	£ per sqm	1.15 Gr	oss/Net	LZ4J,ZC
15 1359 Total sqm 1242 f per sqm 15	Constructi 2	y Land Tax on Apartments					1.15 Gr	oss/Net	£447,12
15	Constructi 2 5	y Land Tax on Apartments 2B Houses	75	sqm	1242 1242	£ per sqm £ per sqm	1.15 Gr	oss/Net	
Using Land Cost    8.0%   8.0%   6.0%	Constructi 2 5 5 4	y Land Tax on Apartments 2B Houses 3B Houses 4B Houses	75 90 120	sqm sqm sqm	1242 1242 1242	£ per sqm £ per sqm £ per sqm	1.15 Gr	oss/Net	£447,12 £536,54 £536,54
8.0%   Build Cost   f141,23   GDV   f15,44   f19,44   f19,44   f1,25   f1,44   f1,25   f1,44   f1,25   f1,44   f1,45	2 5 5 4 0	y Land Tax on Apartments 2B Houses 3B Houses 4B Houses	75 90 120 150	sqm sqm sqm	1242 1242 1242	£ per sqm £ per sqm £ per sqm	1.15 Gr	ross/Net	£447,12 £536,54 £536,54
0.5%   GDV   £15,4!     1.1%   Build Cost   £19,4!     2.0%   Market Units Value   £47,2!     3.0%   Build Cost   £57,2!     3000   £ per Market Unit   £45,0!     5.0%   12   Month Build   6   Mth Sale Void   £113,3"     0.0%   Cost   £515,8!     Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £515,8!	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359	sqm sqm sqm sqm Total sqm	1242 1242 1242	£ per sqm £ per sqm £ per sqm	1.15 Gr	oss/Net	£447,12 £536,54 £536,54
1.1%   Build Cost   £19,4:     2.0%   Market Units Value   £47,20:     3.0%   Build Cost   £57,20:     3000   £ per Market Unit   £45,00:     5.0%   Cost     5.0%   Cost     6   Mth Sale Void   £113,3:     6   Market Hsg   20.0%   of GDV   Aff Hsg   6.0%   of GDV   £515,85:   6.0%   Of GDV   6.0%   Of GDV   £515,85:   6.0%   Of GDV   €515,85:   6.0%   Of GDV   €515,85:   6.0%   Of GDV   €515,85:   6.0%   Of GDV   €515,85:   6.0%   Of GDV	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359	sqm sqm sqm sqm Total sqm	1242 1242 1242 1242	£ per sqm £ per sqm £ per sqm £ per sqm	1.15 Gr	oss/Net	£447,12 £536,54 £536,54 £
2.0%   Market Units Value   £47,26     3.0%   Build Cost   £57,25     3000   £ per Market Unit   £45,06     5.0%   Cost	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359	sqm sqm sqm sqm Total sqm	1242 1242 1242 1242 1242	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost	1.15 Gr	oss/Net	£447,12 £536,54 £536,54 £ £144,41 £141,23
3.0% Build Cost £57,29 3000 £ per Market Unit £45,00  5.0% 12 Month Build 6 Mth Sale Void £113,33  0.0% Cost £  Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £515,85	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359	sqm sqm sqm sqm Total sqm	1242 1242 1242 1242 1242 8.0% 0.5%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV	1.15 Gr	oss/Net	£447,12 £536,54 £536,54 £144,41 £141,23 £15,45
3000   £ per Market Unit	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359	sqm sqm sqm sqm Total sqm	1242 1242 1242 1242 1242 8.0% 0.5% 1.1%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost		oss/Net	£447,12 £536,54 £536,54 £144,41 £141,23 £15,45 £19,42
5.0%         12 Month Build         6 Mth Sale Void         £113,3°           0.0% Cost         6 Mth Sale Void         £113,3°           Market Hsg         20.0% of GDV         Aff Hsg         6.0% of GDV         £515,8°	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359	sqm sqm sqm sqm Total sqm	1242 1242 1242 1242 1242 8.0% 0.5% 1.1% 2.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units N		ross/Net	£447,12 £536,54 £536,54 £144,41 £141,23 £15,45 £19,42 £47,20
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £515,8	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359	sqm sqm sqm sqm Total sqm	1242 1242 1242 1242 1242 8.0% 0.5% 1.1% 2.0% 3.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units N Build Cost	/alue Jnit	_	£447,12 £536,54 £536,54 £144,41 £141,23 £15,45 £19,42 £47,20 £57,25
	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359 using Land Co	sqm sqm sqm Total sqm ost	8.0% 0.5% 1.1% 2.0% 3.0%	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units N Build Cost	/alue Jnit	_	£447,12 £536,54 £536,54 £144,41 £141,23 £15,45 £19,42 £47,20 £57,29
Fotal Cost £3,205,8	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359 using Land Co	sqm sqm sqm Total sqm ost	8.0% 0.5% 1.1% 2.0% 3.0% 3000	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units N Build Cost £ per Market N	√alue Jnit 6 M	th Sale Void	£447,12 £536,54 £536,54 £144,41 £141,23 £15,45 £19,42 £47,20 £57,25 £45,00
	2 5 5 4 0	Apartments 2B Houses 3B Houses 4B Houses 5B Houses	75 90 120 150 1359 using Land Co	sqm sqm sqm Total sqm ost	8.0% 0.5% 1.1% 2.0% 3.0% 3000	£ per sqm £ per sqm £ per sqm £ per sqm Build Cost GDV Build Cost Market Units N Build Cost £ per Market N	√alue Jnit 6 M	th Sale Void	£447,12

(NCS	Residential Viability Appra		NCS	Residential Viability Apprais	
DEVELOPMENT LOCATION (ZONE DEVELOPMENT DETAILS	Rural 15 Dwellings  Gross Residual Value  2 bed houses 3 Bed houses 4 bed houses 5 bed house	3 BASE I 6 DEVEL	OPMENT SCENARIO AND VALUE SCENARIO OPMENT LOCATION (ZONE) OPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49 Site Area 4 bed houses 5 bed house	0 3 6 6 0
Development Floorspace Development Value	1485 Sqm Market Housing		ppment Floorspace	1485 Sqm Market Housing	
	65 sqm     2350 f per sqm       75 sqm     2700 f per sqm       90 sqm     2640 f per sqm       120 sqm     2640 f per sqm       150 sqm     2550 f per sqm	£607,500 3 £1,425,600 £1,900,800 £0	2 bed houses 3 Bed houses 4 bed houses 1	65 sqm     2350 £ per sqm       75 sqm     2700 £ per sqm       90 sqm     2640 £ per sqm       20 sqm     2640 £ per sqm       50 sqm     2550 £ per sqm	£607,500 £1,425,600 £1,900,800 £0
	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 C £0 C	Apartments 2 Bed house	0%       Open Market Value         65       sqm       1645 £ per sqm         75       sqm       1890 £ per sqm         90       sqm       1848 £ per sqm	£0 £0 £0
Social Rent  O Apartments  O 2 Bed house  O 3 Bed House	40% Open Market Value         65 sqm       940 £ per sqm         75 sqm       1080 £ per sqm         90 sqm       1056 £ per sqm	Social £0 0 £0 0 £0 0	Apartments 2 Bed house	0%       Open Market Value         65 sqm       940 £ per sqm         75 sqm       1080 £ per sqm         90 sqm       1056 £ per sqm	£0 £0 £0
0 Apartments 0 2 Bed house 0 3 Bed House 15 Total Units	65% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 C £0 C	Apartments 2 Bed house 3 Bed House Total Units	5% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 £0 £0
Development Value  Development Costs			opment Value opment Costs		£3,933,900
		- Development of the second of	pinent costs		
0 5B Houses	65 sqm	£0 Consti £279,450 3 £670,680 6 £894,240 6 £0 0	Apartments 2B Houses 3B Houses 4B Houses 15B Houses	65 sqm	£0 £279,450 £670,680 £894,240 £0
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost	£19,670 Legal I £20,288 Statut £78,678 Sales/	sional Fees Fees Dry Fees Marketing Costs gencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value Build Cost	£147,550 £19,670 £20,288 £78,678 £55,331
	.0% 12 Month Build 6 Mth Sale Voic 1.0% Cost t Hsg 20.0% of GDV	£0 Arrang		0% Cost	£84,162 £0 £786,780
Total Cost		£3,036,829 Total (	Cost		£3,036,829
GROSS RESIDUAL LAND VALUE		£897,071 GROSS	RESIDUAL LAND VALUE		£897,071

	NCS	Re	sidential Viab	oility Appra	isal
DEVELOPIN	IENT SCENAR	IO Apart	ments	Apartments	20
	VALUE SCEN	· ·		2 bed houses	0
	MENT LOCATION		Affordable Housing	3 Bed houses	0
	MENT DETAILS		20 Total Units	4 bed houses	0
_	Proportion	30%	6 Affordable Units	5 bed house	0
Affordable		50% LCHO	0% Social Rent	50% Affordable Rer	-
	ent Floorspac		910 Sqm Market Housing	450 Sqm Affordable	
Developm		e	910 Sqiii Market Housing	430 Sqm Anordable	nousing
Market Ho					
		<u>CF1</u>	3350		C2 120 F00
14	Apartments	65 sqm	2350 £ per sqm		£2,138,500
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
1.0110		5887			
LCHO		70% Open N			
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	t	40% Open N			
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 N	1arket 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
20 <b>Developm</b>	Total Units ent Value				£2,868,231
Developm	ent Costs				
Land	Apartments	14 Plots	2100 £ per plot		£29,400
	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	£0
Stamp Dut		0 11013	1.0%	70tai Laiia 220,400	£294
Constructi			2.070		1234
16	Apartments	65 sgm	1823 £ per sqm	1.15 Gross/Net	£2,153,054
3	2B Houses	75 sqm	1242 £ per sqm	1.15 G1033/ NEC	£279,450
1	3B Houses	90 sqm	1242 £ per sqm		£134,136
0	4B Houses	120 sqm	1242 £ per sqm		£0
0	5B Houses	150 sqm	1242 £ per sqm		£0
J	JD ITOUSES	TOO SQIII	1242 E per sym		LU
		using Land Cost			£26,730
		using Land Cost	8.0% Build Cost		£205,331
			0.5% GDV		£14,341
					£28,233
			1.1% Build Cost	Value	·
			2.0% Market Units	value	£42,770
			3.0% Build Cost	11.25	£77,801
		F 00/1	3000 £ per Market		£60,000
		5.0%	12 Month Build	6 Mth Sale Void	£119,731
		0.0% Cost	30.00/1 can:	6.00/1 4 -	£0
		Market Hsg	20.0% of GDV Aff H	sg 6.0% of GDV	£471,484
<b>Total Cost</b>					£3,642,755

	NCS		Posi	idontia	l Viabi	ilita A	nnro	ical
			MESI	identia	Viabi	IIILY A	ppra	Sal
EVELOPM	IENT SCENARI	0	Apartme	nts		Ар	artments	20
ASE LAND	VALUE SCEN	ARIO	Greenfiel				ed houses	0
EVELOPM	IENT LOCATIO	N (ZONE)	40% Affo	rdable Housing		3 E	Bed houses	0
	IENT DETAILS		_	20 Total Units		4 b	ed houses	0
	Proportion	40%		8 Affordable Un			ed house	0
ffordable			LCHO _		Social Rent		ffordable Rent	
evelopme evelopme	ent Floorspace	9	/	'80 Sqm Market H	lousing	600 Sq	m Affordable	Housing
/arket Hou								
12	Apartments	65	sqm	2250	£ per sqm			£1,833,0
0	2 bed houses		sqm		£ per sqm			11,000,0
0	3 Bed houses		sqm		£ per sqm			
0	4 bed houses		sqm		£ per sqm			
0	5 bed house		sqm		£ per sqm			
			11		_ p =		_	
СНО		70%	Open Mark	et Value				
1	Apartments		sqm		£ per sqm			£128,3
2	2 Bed house	75	sqm	1890	£ per sqm			£283,5
1	3 Bed House	90	sqm	1848	£ per sqm			£133,0
ocial Rent			Open Mark					
0	Apartments		sqm		£ per sqm			:
0	2 Bed house		sqm		£ per sqm			
0	3 Bed House	90	sqm	1056	£ per sqm			:
<b>ff</b> =  -   -   -	David	FE0/	la					
Affordable			Open Mark		6			C100 0
1 2	Apartments		sqm		£ per sqm			£100,8 £222,7.
1	2 Bed house 3 Bed House		sqm sqm		£ per sqm £ per sqm			£222,73
20	Total Units	30	34III	1432	L per sqiii		_	1104,3
Developme								£2,805,9
Developme	ent Costs							
and	Apartments	12	Plots		£ per plot			£25,2
	2 Bed House	0	Plots		£ per plot			:
	3 Bed House	0	Plots		£ per plot			
	4 Bed House		Plots		£ per plot			
	5 Bed House	0	Plots		£ per plot	Total Land	£25,200	
	y Land Tax			1.0%	J			£2
onstruction		C.F.		1022	10	115 6.	/81 . 1	C1 062 2
14 4	Apartments		sqm		£ per sqm	1.15 Gr	oss/Net	£1,962,2
2	2B Houses 3B Houses		sqm sqm		£ per sqm £ per sqm			£372,6 £178,8
0	4B Houses		sqm		£ per sqm			1170,0
0	5B Houses		sqm		£ per sqm			
20	36 1100363		Total sqm	1212	r per squi		_	
		using Land C			1			£35,6
				8.0%	Build Cost			£201,0
				0.5%				£14,0
				1.1%	Build Cost			£27,6
				2.0%	Market Units V	alue		£36,6
					Build Cost			£76,4
					£ per Market U			£60,0
		5.0%		12 Month Build	_	6 Mt	th Sale Void	£117,2
		0.0%						
			20.0	0% of GDV	Aff Hsg	6.0% of	GDV	£424,9
		Market Hsg	20.0					
otal Cost	-	Market Hsg	20.0					£3,532,9
	. MARGIN FOR		20.0					£3,532,9 £726,9

	NCS		Resid	ential	Viak	oility Appra	isal		NCS		Res	idential	Viak	oility A <sub>l</sub>	opra	isal
DEVELOPM	IENT SCENARIO	A	partments			Apartments	20	DEVELOP	MENT SCENARI	10	Apartme	ents		Apa	rtments	20
<b>BASE LAND</b>	VALUE SCENARI	I <b>O</b> B	rownfield			2 bed houses	0	<b>BASE LAN</b>	<b>ID VALUE SCEN</b>	ARIO	Brownfi	eld		2 be	ed houses	0
DEVELOPM	IENT LOCATION (	(ZONE)	0% Affordal	ble Housing		3 Bed houses	0	<b>DEVELOP</b>	MENT LOCATIO	N (ZONE)	40% Aff	ordable Housing		3 Be	ed houses	0
	IENT DETAILS	· · ·		Total Units		4 bed houses	0		MENT DETAILS			20 Total Units		4 be	ed houses	0
Affordable	Proportion	30%	6	Affordable Units	;	5 bed house	0	Affordabl	e Proportion	40%	1	8 Affordable Unit	S		ed house	0
Affordable		50% LC			ocial Rent	50% Affordable Rei	nt	Affordabl			LCHO		Social Rent		ordable Rent	
	ent Floorspace			Sqm Market Hou		450 Sqm Affordable			nent Floorspace			780 Sqm Market Ho			Affordable	
Developme									nent Value					333 34.		
Market Hou								Market H								
14	Apartments	65 sq	ım l	2350 f	per sqm		£2,138,500	12	Apartments	65	sqm	2350 f	e per sqm			£1,8
0	2 bed houses	75 sq		2700 £			£0	0	2 bed houses		sqm		e per sqm			,-
Ô	3 Bed houses	90 sq			per sqm		£0	0	3 Bed houses		sqm		per sqm			
0	4 bed houses	120 sq	'''		per sqm		£0	0	4 bed houses	120			per sqm			
0		150 sq	liii im				£0	0			sqm		e per sqm E per sqm			
U	5 bed house	±50 sq	ļiii	233U £	per sqm		ΙU	U	5 bed house	130	sqifi	2550	per sqm			
LCHO		70%	non Market V	aluo				LCHO		700/	Open Mac	kot Value				
	Anartssants		pen Market Va				506 222		Angeles		Open Mar		`nor			C1
1	Apartments	65 sq	•	1645 £			£96,233	1	Apartments		sqm		per sqm			£1
2	2 Bed house	75 sq			per sqm		£212,625	2	2 Bed house		sqm		per sqm			£2
1	3 Bed House	90 sq	lm	1848 £	per sqm		£99,792	1	3 Bed House	90	sqm	1848 f	per sqm			£1
Carial Dans		400/1-						Casial Day		400/	1					
Social Rent			pen Market Va				2.5	Social Rer			Open Mar	ket Value				
0	Apartments	<b>65</b> sq	•		per sqm		£0	0	Apartments		sqm		e per sqm			
0	2 Bed house	<b>75</b> sq	•		per sqm		£0	0	2 Bed house		sqm		e per sqm			
0	3 Bed House	<b>90</b> sq	ĮΜ	1056 £	per sqm		£0	0	3 Bed House	90	sqm	1056 f	e per sqm			
											_					
Affordable	Rent	55% O <sub>I</sub>	pen Market Va					Affordabl	e Rent	55%	Open Mar					
1	Apartments	<b>65</b> sq		1292.5 £	per sqm		£75,611	1	Apartments	65	sqm	1292.5 f	E per sqm			£1
2	2 Bed house	<b>75</b> sq	ım	1485 £	per sqm		£167,063	2	2 Bed house	75	sqm	1485 f	e per sqm			£2
1	3 Bed House	<b>90</b> sq	ım	1452 £	per sqm		£78,408	1	3 Bed House	90	sqm	1452 f	e per sqm			£1
20	Total Units							20	Total Units							
Developme	ent Value						£2,868,231	Developn	nent Value							£2,8
Developme	ent Costs							Developn	nent Costs							
Land	Apartments	14 PI	ots	4125 £	per plot		£57,750	Land	Apartments	12	Plots	4125 1	per plot			f
	2 Bed House	0 PI		10313 £			£0		2 Bed House		Plots	10313				
	3 Bed House	0 PI	L	11786 £			£0		3 Bed House		Plots	11786				
	4 Bed House	0 PI		16500 £			£0		4 Bed House		Plots	16500				
	5 Bed House	0 PI		20625 £		Total Land £57,750			5 Bed House		Plots	20625	ner nlot	Total Land	£49,500	
Stamp Duty		O FI		0	Per Piot	10tai Laila 201,100	£578	Stamp Du	ty Land Tax		. 1013	1.0%	- pc. piot	Total Lalla	~ 10,000	
Construction				<u> </u>			1370	Construct				1.070				
16	Apartments	65 sq	ım	18231£	per sqm	1.15 Gross/Net	£2,153,054	14	Apartments	65	sqm	187314	E per sqm	1.15 Gro	ss/Net	£1,9
3	2B Houses	75 sq			per sqm	1.13 01033/ NEC	£279,450	4	2B Houses		sqm		per sqm	1.13	55/ IVEL	£3
3 1	3B Houses	90 sq			per sqm		£134,136	2	3B Houses		sqm		per sqm			£1
0					per sqm per sqm								e per sqm E per sqm			
0	4B Houses	120 sq					£0	0	4B Houses	120						
0	5B Houses	<b>150</b> sq	ltu)	1242 £	per sqm		£0	0	5B Houses	150			per sqm			
		ng   c = d   C -					CE2 E05	20			Total sqm					
	usir	ng Land Cos	τ	2.22			£52,505			using Land C	ost	0.00				£
			Į.		uild Cost		£205,331						Build Cost			£2
				0.5% G			£14,341					0.5%				£
					uild Cost		£28,233						Build Cost			£
					/larket Units	s Value	£42,770						Market Units	s Value		£
					uild Cost		£78,574					3.0%	Build Cost			£
				3000 £	per Marke	t Unit	£60,000					3000 f	per Marke	t Unit		£
		5.0%	12	Month Build		6 Mth Sale Void	£122,988			5.0%		12 Month Build			Sale Void	£1
		0.0% Cd		•			£0			0.0%						
		Market Hsg	20.0%	of GDV	Aff H	dsg 6.0% of GDV	£471,484			Market Hsg	20	of GDV	Aff H	sg 6.0% of G	iDV	£4
Total Cost							£3,701,195	Total Cos	t							£3,5
								D.O. S.								
	L MARGIN FOR CI						£832,963		AL MARGIN FOI							£7
POTENTIAL	L CIL RATE PER SC	A METRE OF	MARKET H	IOUSING			£915	POTENTIA	AL CIL RATE PEF	R SQ METRE (	OF MARK	ET HOUSING				

£1,833,000 £0

£128,310 £283,500 £133,056

£100,815 £222,750 £104,544

£2,805,975

£49,500 £0

£0 £0 £0

£495

£0 £0

£1,962,277 £372,600 £178,848

£70,007 £201,098 £14,030 £27,651 £36,660 £77,512 £60,000

£120,486 £0

£424,979

£3,596,143

£790,168 £1,013

£0 £0 £0

£0 £0 £0

	<u>NCS</u>		sidential Viak			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS		Residual Value  iffordable Housing  20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value 2 bed houses 40% Affordable Housing 20 Total Units 0.20 Site Area 4 bed houses 5 bed house	20 0 0 0
	ent Floorspace	!	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		5 sqm 2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0		5 sqm 2700 £ per sqm	£0
0	3 Bed houses 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£0 £0		0 sqm 2640 £ per sqm 0 sqm 2640 £ per sqm	£0 £0
0	5 bed houses	150 sqm	2550 £ per sqm		£0		0 sqm	£0
LCHO		70% Open M					Open Market Value	
0	Apartments 2 Bed house	65 sqm 75 sqm	1645 £ per sqm 1890 £ per sqm		£0 £0	-	5 sqm 1645 £ per sqm 5 sqm 1890 £ per sqm	£0 £0
0	3 Bed House	90 sqm	1848 £ per sqm		£0	2 224	0 sqm	£0
Social Ren		40% Open M 65 sgm	larket Value 940 £ per sgm		£0		7 Open Market Value 5 sgm 940 £ per sgm	£O
0	Apartments 2 Bed house	75 sqm	1080 £ per sqm		£0	·	5 sqm 940 £ per sqm 5 sqm	£0 £0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	2 250 110000	0 sqm	£0
A. C.C		550/1				A.C	-	
Affordable 0	Rent Apartments	55% Open M 65 sgm	larket Value 1292.5 £ per sgm		£0		<sup>7</sup> ⁄ <sub>6</sub> Open Market Value 5 sqm 1292.5 ₤ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0	·	5 sqm 1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm		£0		0 sqm	£0
20 <b>Developm</b>	Total Units				£3,055,000	20 Total Units  Development Value		£3,055,000
					_5,555,555	•		25,555,555
Developm	ent Costs					Development Costs		
Constructi	on					Construction		
20	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385		5 sqm 1823 f per sqm 1.15 Gross/Net	£2,725,385
0	2B Houses 3B Houses	75 sqm 90 sqm	1242 f per sqm 1242 f per sqm		£0 £0		5 sqm	£0 £0
0	4B Houses	120 sqm	1242 £ per sqm		£0		0 sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm		£0	0 5B Houses 15	0 sqm 1242 £ per sqm	£0
20		1495 Total sq	ım			20 149	5 Total sqm	
Profession	al Fees		8.0% Build Cost		£218,031	Professional Fees	8.0% Build Cost	£218,031
Legal Fees			0.5% GDV		£15,275	Legal Fees	0.5% GDV	£15,275
Statutory I			1.1% Build Cost		£29,979	Statutory Fees	1.1% Build Cost	£29,979
	keting Costs		2.0% Market Units 3.0% Build Cost	S Value	£61,100	Sales/Marketing Costs	2.0% Market Units Value	£61,100
Contingen	cies		5.0% Build Cost		£81,762	Contingencies	3.0% Build Cost	£81,762
Interest		5.0%	12 Month Build	6 Mth Sale Void	£121,685	Interest 5.0		£121,685
Arrangem		0.0% Cost			£0		% Cost	£0
Developm	ent Profit	Market Hsg	20.0% of GDV		£611,000	Development Profit Market H.	sg 20.0% of GDV	£611,000
<b>Total Cost</b>					£3,864,217	Total Cost		£3,864,217
GROSS RE	SIDUAL LAND \	/ALUE			£809,217	GROSS RESIDUAL LAND VALUE		£809,217
<b>GROSS RE</b>	SIDUAL LAND \	/ALUE PER HA			£4,046,085	<b>GROSS RESIDUAL LAND VALUE PER</b>	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%

<b>Housing Type</b>	& Size			Construction Cost Sqm				
Apartments	65	sqm	1.15	Apartments	1823	sqm		
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242	sqm		
3 Bed houses	90	sqm		3 Bed houses	1242	sqm		
4 bed houses	120	sqm		4 bed houses	1242	sqm		
5 bed house	150	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential So</b>	enario 1					
Title	Urban 250 Dw	Urban 250 Dwellings				
Unit Numbers		0	Apartments			
		40	2 bed houses			
		115	3 Bed houses			
		90	4 bed houses			
		5	5 bed house			
			_			

<b>Residential Sc</b>	enario 2					
Title	Urban 100 Dw	Urban 100 Dwellings				
Unit Numbers		0	Apartments			
		46	2 bed houses			
		15	3 Bed houses			
		31	4 bed houses			
		8	5 bed house			
			_			

<b>Residential Sc</b>	enario 3		
Title	Urban 30 Dwel	llings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

<b>Residential Sc</b>	enario 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 So	enario 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%		

Density per Ha	1			
Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

#### 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

-£184

-£156

-£1,053

-£166

-£159

Brownfield

	ycs	Re	esidential Via	ibility Appra	isal		ycs	Resid	lential Viab	ility Apprai	isal
_	MENT SCENARI		an 250 Dwellings	Apartments	0		MENT SCENARIO		Dwellings	Apartments	0
	D VALUE SCEN		enfield	2 bed houses	40		D VALUE SCENA			2 bed houses	40
	MENT LOCATIO	ON (ZONE) 30%	Affordable Housing	3 Bed houses	115		MENT LOCATIO		able Housing	3 Bed houses	115
_	MENT DETAILS Proportion	30%	250 Total Units 75 Affordable Units	4 bed houses 5 bed house	90 5	_	MENT DETAILS Proportion		Total Units Affordable Units	4 bed houses 5 bed house	90 5
Affordable		50% LCHO			_	Affordable		50% LCHO	0% Social Rent	50% Affordable Rent	•
	ent Floorspace		17430 Sqm Market Housing	5,625 Sqm Affordable			ent Floorspace		Sqm Market Housing	7,500 Sqm Affordable I	
Developm						Developm					
Market Ho		251			0.0	Market Ho					0.0
0	Apartments	65 sqm	2350 £ per sqn		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
28 81	2 bed houses 3 Bed houses	75 sqm 90 sqm	2700 £ per sqm 2640 £ per sqm		£5,670,000 £19,126,800	24 69	2 bed houses 3 Bed houses	75 sqm 90 sqm	2700 £ per sqm 2640 £ per sqm		£4,860,000 £16,394,400
63	4 bed houses	120 sqm	2640 £ per sqn		£19,958,400	54	4 bed houses	120 sqm	2640 £ per sqm		£17,107,200
4	5 bed house	150 sqm	2550 £ per sqn		£1,338,750	3	5 bed house	150 sqm	2550 £ per sqm		£1,147,500
	5 500 115050	200 04					5 200 110 030	sq	2000 2 per sq		
LCHO		<b>70%</b> Open	Market Value			LCHO		70% Open Market			
11	Apartments	65 sqm	1645 £ per sqm		£1,202,906	15	Apartments	65 sqm	1645 £ per sqm		£1,603,875
19	2 Bed house	75 sqm	1890 £ per sqm		£2,657,813	25	2 Bed house	75 sqm	1890 £ per sqm		£3,543,750
8	3 Bed House	90 sqm	1848 £ per sqm	1	£1,247,400	10	3 Bed House	90 sqm	1848 £ per sqm		£1,663,200
Social Rent	+	40% Onen	Market Value			Social Ren	+ [	40% Open Market	Value		
0	Apartments	65 sgm	940 £ per sqm	n	£0	0	Apartments	65 sgm	940 £ per sqm		£0
Ö	2 Bed house	75 sqm	1080 £ per sqn		£0	Ö	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable			Market Value		2015 111	Affordable	L	55% Open Market			04 050 400
11	Apartments	65 sqm	1292.5 £ per sqm		£945,141	15	Apartments	65 sqm	1292.5 £ per sqm		£1,260,188
19 8	2 Bed house 3 Bed House	75 sqm 90 sqm	1485 £ per sqn 1452 £ per sqn		£2,088,281 £980,100	25 10	2 Bed house 3 Bed House	75 sqm 90 sqm	1485 £ per sqm 1452 £ per sqm		£2,784,375 £1,306,800
250	Total Units	90 sqiii	1432 £ per sqii		1980,100	250	Total Units	90 sqiii	1432 £ per sqiii	_	11,300,800
Developm					£55,215,591	Developm					£51,671,288
Developm	ent Costs					Developm	ent Costs				
Land	Apartments	0 Plots		ſ	£0	Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	28 Plots			£650,310		2 Bed House	24 Plots	23225 £ per plot		£557,408
	3 Bed House	81 Plots	26543 £ per plot		£2,136,732		3 Bed House	69 Plots	26543 £ per plot		£1,831,485
	4 Bed House	63 Plots	37161 £ per plot	:	£2,341,115		4 Bed House	54 Plots	37161 £ per plot	04.504.040	£2,006,670
Stamp Dut	5 Bed House	4 Plots	46451 £ per plot 4.0%	t Total Land £5,290,735	£162,577 £211,629	Stamp Dut	5 Bed House	3 Plots	46451 £ per plot 4.0%	Total Land £4,534,916	£139,352 £181,397
Constructi			4.078		1211,029	Constructi			4.070		1101,397
23	Apartments	65 sqm	1823 £ per sqm	n 1.15 Gross/Net	£3,066,058	30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325	74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
96		90 sqm	1242 £ per sqm	n	£10,674,990	89	20 11		4040		£9,948,420
63	3B Houses	JU 34111			110,074,550	03	3B Houses	90 sqm	1242 £ per sqm		
	3B Houses 4B Houses	120 sqm	1242 £ per sqm	n	£9,389,520	54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
4				n		54 3		120 sqm 150 sqm			£8,048,160 £558,900
4	4B Houses 5B Houses	120 sqm 150 sqm	1242 £ per sqm	n	£9,389,520 £652,050		4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm	1242 £ per sqm		£558,900
4	4B Houses 5B Houses	120 sqm	1242 £ per sqn 1242 £ per sqn	n n	£9,389,520 £652,050 £1,478,128	54 3	4B Houses 5B Houses	120 sqm 150 sqm	1242 £ per sqm 1242 £ per sqm		£558,900 £1,970,837
4	4B Houses 5B Houses	120 sqm 150 sqm	1242 £ per sqm 1242 £ per sqm 8.0% Build Cos	n n	£9,389,520 £652,050 £1,478,128 £2,390,715	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm	1242 f per sqm 1242 f per sqm 8.0% Build Cost		£558,900 £1,970,837 £2,362,933
4	4B Houses 5B Houses	120 sqm 150 sqm	1242 £ per sqm 1242 £ per sqm 8.0% Build Cos 0.5% GDV	n n	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV		£558,900 £1,970,837 £2,362,933 £258,356
4	4B Houses 5B Houses	120 sqm 150 sqm	1242 £ per sqm 1242 £ per sqm 8.0% Build Cos 0.5% GDV 1.1% Build Cos	n n t	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078 £328,723	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV 1.1% Build Cost	√alue	£558,900 £1,970,837 £2,362,933 £258,356 £324,903
4	4B Houses 5B Houses	120 sqm 150 sqm	1242 £ per sqm 1242 £ per sqm 8.0% Build Cos 0.5% GDV	t t tutits Value	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV	Value	£558,900 £1,970,837 £2,362,933 £258,356
4	4B Houses 5B Houses	120 sqm 150 sqm	1242 £ per sqm 1242 £ per sqm 8.0% Build Cos 0.5% GDV 1.1% Build Cos 2.0% Market U	t t t Units Value t rket Unit	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078 £328,723 £921,879 £940,862 £1,125,000	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm using Land Cost	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units	Unit	£558,900 £1,970,837 £2,362,933 £258,356 £324,903 £790,182 £945,225 £1,125,000
4	4B Houses 5B Houses	120 sqm 150 sqm using Land Cost	1242 £ per sqm 1242 £ per sqm 8.0% Build Cos 0.5% GDV 1.1% Build Cos 2.0% Market U 3.0% Build Cos	n n t t Inits Value t	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078 £328,723 £921,879 £940,862 £1,125,000 £1,878,792	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm using Land Cost	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units		£558,900 £1,970,837 £2,362,933 £258,356 £324,903 £790,182 £945,225
4	4B Houses 5B Houses	120 sqm 150 sqm using Land Cost 5.0% 0.0% Cost	### 1242   Expers of person   ### 1242   Experson   ### 2005   Experson   ### 2005   ### 2005   Experson   ### 2005   ### 2005   Experson   ### 2005   Exp	t t t Inits Value t rket Unit 6 Mth Sale Void	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078 £328,723 £921,879 £940,862 £1,125,000 £1,878,792 £0	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm using Land Cost	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 3.0% Build Cost 4500 f per Market	Unit 6 Mth Sale Void	£558,900 £1,970,837 £2,362,933 £258,356 £324,903 £790,182 £945,225 £1,125,000 £1,816,489 £0
4	4B Houses 5B Houses	120 sqm 150 sqm using Land Cost	## 1242   £ per sqm   £ per sq	t t t Units Value t rket Unit	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078 £328,723 £921,879 £940,862 £1,125,000 £1,878,792	54 3	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm using Land Cost	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 3.0% Build Cost 4500 f per Market	Unit 6 Mth Sale Void	£558,900 £1,970,837 £2,362,933 £258,356 £324,903 £790,182 £945,225 £1,125,000 £1,816,489
4 Total Cost	4B Houses 5B Houses	120 sqm 150 sqm using Land Cost 5.0% 0.0% Cost	### 1242   Expers of person   ### 1242   Experson   ### 2005   Experson   ### 2005   ### 2005   Experson   ### 2005   ### 2005   Experson   ### 2005   Exp	t t t Inits Value t rket Unit 6 Mth Sale Void	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078 £328,723 £921,879 £940,862 £1,125,000 £1,878,792 £0	54 3 250	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm using Land Cost	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 3.0% Build Cost 4500 f per Market	Unit 6 Mth Sale Void	£558,900 £1,970,837 £2,362,933 £258,356 £324,903 £790,182 £945,225 £1,125,000 £1,816,489 £0
4 Total Cost	4B Houses 5B Houses	120 sqm 150 sqm using Land Cost  5.0% 0.0% Cost Market Hsg	### 1242   Expers of person   ### 1242   Experson   ### 2005   Experson   ### 2005   ### 2005   Experson   ### 2005   ### 2005   Experson   ### 2005   Exp	t t t Inits Value t rket Unit 6 Mth Sale Void	£9,389,520 £652,050 £1,478,128 £2,390,715 £276,078 £328,723 £921,879 £940,862 £1,125,000 £1,878,792 £0 £9,766,088	54 3 250	4B Houses 5B Houses	120 sqm 150 sqm 22733 Total sqm using Land Cost  5.0% 12 0.0% Cost  Market Hsg 20.0%	1242 f per sqm 1242 f per sqm  8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units 3.0% Build Cost 4500 f per Market	Unit 6 Mth Sale Void	£558,900 £1,970,837 £2,362,933 £258,356 £324,903 £790,182 £945,225 £1,125,000 £1,816,489 £0 £8,631,551

	NCS	5	Reside	ential	Viak	oility Appra	isal		NCS	Resid	dential Viab	ility Apprai	isal
DEVELOR	MENT SCENARIO		rban 250 Dw				0	DEVELOR	MENT SCENARI				0
_	ID VALUE SCENA		ownfield	reilligs		Apartments 2 bed houses	40		D VALUE SCENA			Apartments 2 bed houses	40
_	MENT LOCATION	_	0% Affordabl	le Housing		3 Bed houses	115		MENT LOCATIO		able Housing	3 Bed houses	115
	MENT DETAILS	(10111)		Total Units		4 bed houses	90		MENT DETAILS		Total Units	4 bed houses	90
_	e Proportion	30%		Affordable Uni	its	5 bed house	5	_	Proportion		Affordable Units	5 bed house	5
Affordable		50% LC			Social Rent	50% Affordable Ren	t	Affordable		50% LCHO	0% Social Rent	50% Affordable Rent	
Developm	nent Floorspace			Sqm Market H		5,625 Sqm Affordable		Developm	ent Floorspace		Sqm Market Housing	7,500 Sqm Affordable I	
	nent Value							Developm					
Market Ho	ouses		_					Market Ho	ouses				
0	Apartments	65 sq			£ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
28	2 bed houses	75 sq			£ per sqm		£5,670,000	24	2 bed houses	75 sqm	2700 £ per sqm		£4,860,000
81	3 Bed houses	<b>90</b> sq			£ per sqm		£19,126,800	69	3 Bed houses	90 sqm	2640 £ per sqm		£16,394,400
63	4 bed houses	<b>120</b> sq			£ per sqm		£19,958,400	54	4 bed houses	120 sqm	2640 £ per sqm		£17,107,200
4	5 bed house	<b>150</b> sq	m	2550	£ per sqm		£1,338,750	3	5 bed house	<b>150</b> sqm	2550 £ per sqm		£1,147,500
LCHO		70%10-	oen Market Valu	110				LCHO		70% Open Market	Value		
11	Apartments	70% OF			£ per sgm		£1,202,906	15	Apartments	65 sgm	value 1645 £ per sqm		£1,603,875
19	2 Bed house	75 sq			£ per sqm		£2,657,813	25	2 Bed house	75 sqm	1890 £ per sqm		£3,543,750
8	3 Bed House	90 sq			£ per sqm		£1,247,400	10	3 Bed House	90 sqm	1848 £ per sqm		£1,663,200
	3 Bed House	30 34		10.10	z per sqiii		21,217,100	10	3 Bed House	30 34111	10 10 1 per 34m		21,003,200
Social Ren	nt	40% Or	oen Market Valu	ue				Social Ren	t	40% Open Market	Value		
0	Apartments	65 sq	m	940	£ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	<b>75</b> sq	m	1080	£ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	<b>90</b> sq	m	1056	£ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable	e Rent	55% Op	oen Market Valu	ue				Affordable	e Rent	55% Open Market	Value	_	
11	Apartments	65 sq	m	1292.5	£ per sqm		£945,141	15	Apartments	65 sqm	1292.5 £ per sqm		£1,260,188
19	2 Bed house	<b>75</b> sq			£ per sqm		£2,088,281	25	2 Bed house	75 sqm	1485 £ per sqm		£2,784,375
8	3 Bed House	90 sq	m	1452	£ per sqm		£980,100	10	3 Bed House	90 sqm	1452 £ per sqm		£1,306,800
250 <b>Developm</b>	Total Units nent Value						£55,215,591	Developm	Total Units ent Value				£51,671,288
-	nent Costs							Developm	ent Costs				
Land	Apartments	0 Plo			£ per plot		£0	Land	Apartments	0 Plots	11315 £ per plot		0£
	2 Bed House	28 Pl			£ per plot		£792,060		2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	81 Plo			£ per plot		£2,602,482		3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	63 Pla		45261	£ per plot	T	£2,851,415		4 Bed House	54 Plots	45261 £ per plot	T	£2,444,070
Stamp Du	5 Bed House Ity Land Tax	4 Plo	ots	30370 N	£ per plot	Total Land £6,443,972	£198,015 £257,759	Stamp Dut	5 Bed House	3 Plots	56576 £ per plot 4.0%	Total Land £5,523,405	£169,727 £220,936
Construct	•			U			1237,739	Constructi			4.070		1220,930
23	Apartments	65 sq	m	1823	£ per sqm	1.15 Gross/Net	£3,066,058	30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
66	2B Houses	75 sq			£ per sqm		£6,101,325	74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
96	3B Houses	90 sq		1242	£ per sqm		£10,674,990	89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
63	4B Houses	120 sq		1242	£ per sqm		£9,389,520	54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
4	5B Houses	<b>150</b> sq	m	1242	£ per sqm		£652,050	3	5B Houses	150 sqm	1242 £ per sqm		£558,900
								250		22733 Total sqm			
	u	ising Land Cost	t <u> </u>				£1,800,320			using Land Cost			£2,400,426
					Build Cost		£2,390,715				8.0% Build Cost		£2,362,933
			_	0.5%			£276,078				0.5% GDV		£258,356
			L		Build Cost Market Units	s Value	£328,723 £921,879				1.1% Build Cost 2.0% Market Units	Value	£324,903 £790,182
			F		Build Cost	o value	£950,528				3.0% Build Cost	value	£958,113
					£ per Market	t Unit	£1,125,000				4500 £ per Market	Unit	£1,125,000
		5.0%	12 M	1onth Build	- per market	6 Mth Sale Void	£1,984,897			5.0% 12	2 Month Build	6 Mth Sale Void	£1,913,577
		0.0% Co		Dalla		J. Mar. Suic Volu	£0			0.0% Cost		J Man Sale Void	£0
		Market Hsg	20.0% of	f GDV	Aff H	lsg 6.0% of GDV	£9,766,088				of GDV Aff Hs	6.0% of GDV	£8,631,551
Total Cost	t						£56,129,903	<b>Total Cost</b>					£54,046,040
	AL MARGIN FOR		MARKET HO	NISING -			£914,313		L MARGIN FOR	R CIL	HOUSING		£2,374,753

(NCS	Residential Viability A	\ppraisal	NCS Residential Viability Appraisa	al
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS	Urban 250 Dwellings A Gross Residual Value 2 30% Affordable Housing 3 250 Units 8.14 Site Area 4	Apartments 0 2 bed houses 40 3 Bed houses 115 4 bed houses 90 5 bed house 5	DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS  Urban 250 Dwellings Gross Residual Value 2 bed houses 40% Affordable Housing 3 Bed houses 5 bed houses 5 bed house	0 40 115 90 5
Development Floorspace Development Value  Market Houses  0 Apartments 40 2 bed houses 115 3 Bed houses 90 4 bed houses 5 5 bed house	65     sqm     2350 f per sqm       75     sqm     2700 f per sqm       90     sqm     2640 f per sqm       120     sqm     2640 f per sqm       150     sqm     2550 f per sqm	£0 £8,100,000 £27,324,000 £28,512,000 £1,912,500	115       3 Bed houses       90 sqm       2640 £ per sqm       £ per sqm       £ per sqm         90       4 bed houses       120 sqm       2640 £ per sqm       £ per sqm	£0 £8,100,000 £27,324,000 £28,512,000 £1,912,500
LCHO  O Apartments O 2 Bed house O 3 Bed House	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 £0 £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
O Apartments O 2 Bed house O 3 Bed House  Affordable Rent	65 sqm 940 £ per sqm 75 sqm 1080 £ per sqm 90 sqm 1056 £ per sqm	£0 £0 £0	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	£0 £0
0 Apartments 0 2 Bed house 0 3 Bed House 250 Total Units  Development Value	65 sqm 1292.5 £ per sqm 75 sqm 1485 £ per sqm 90 sqm 1452 £ per sqm	£0 £0 £0	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         250       Total Units	£0 £0 £0
Development Costs Land Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House			Development Costs Land	
Construction  O Apartments  40 2B Houses  115 3B Houses  90 4B Houses  5 5B Houses  250	65 sqm	Fross/Net £0 £3,726,000 £12,854,700 £13,413,600 £931,500	115 3B Houses 90 sqm 1242 £ per sqm	£0,726,000 £3,726,000 £12,854,700 £13,413,600 £931,500
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0% 0.5% GDV 1.1% Build Cost 2.0% Market Units Value Build Cost	£2,474,064 £329,243 £340,184 £1,316,970 £927,774	Legal Fees0.5% GDVStatutory Fees1.1% Build CostSales/Marketing Costs2.0% Market Units Value	£2,474,064 £329,243 £340,184 £1,316,970 £927,774
Interest Arrangement Fee Development Profit Mai	5.0% 12 Month Build 6 N 0.0% Cost rket Hsg 20.0% of GDV	with Sale Void £1,411,095 £0 £13,169,700	Arrangement Fee 0.0% Cost	£1,411,095 £0 £13,169,700

£50,894,829

£14,953,671 £1,838,028

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

£50,894,829

£14,953,671 £1,838,028

	NCS	Re	esidential Vial	oility Appra	isal
DEVELOPIN	<b>JENT SCENARI</b>		n 100 Dwellings	Apartments	0
<b>BASE LAND</b>	D VALUE SCEN	ARIO Gree	nfield	2 bed houses	46
DEVELOPIN	MENT LOCATIO	N (ZONE) 30%	Affordable Housing	3 Bed houses	15
	MENT DETAILS	(	100 Total Units	4 bed houses	31
_	Proportion	30%	30 Affordable Units	5 bed house	8
Affordable		50% LCHO	0% Social Rent	50% Affordable Rer	_
	ent Floorspace		6804 Sqm Market Housing	2,250 Sqm Affordable	
Developm			0004 Sqiff Market Housing	2,230 Sqiii Allordable	Housing
Market Ho	1	C.E.	22501		
0	Apartments	65 sqm	£ per sqm		£0
32	2 bed houses	75 sqm	2700 £ per sqm		£6,520,500
11	3 Bed houses	90 sqm	2640 £ per sqm		£2,494,800
22	4 bed houses	120 sqm	2640 £ per sqm		£6,874,560
6	5 bed house	150 sqm	2550 £ per sqm		£2,142,000
			223 1024		, , , , , ,
LCHO		70% Open	Market Value		
5	Apartments	65 sqm	1645 £ per sqm		£481,163
8	2 Bed house	75 sqm	1890 £ per sqm		£1,063,125
3	3 Bed House	90 sqm	1848 £ per sqm		£498,960
6		400/			
Social Rent			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	<b>1056</b> £ per sqm		£0
Affordable	Rent	55% Open	Market Value		
5	Apartments	65 sqm	1292.5 £ per sqm		£378,056
8	2 Bed house	75 sqm	1485 £ per sqm		£835,313
3	3 Bed House	90 sqm	1452 £ per sqm		£392,040
100	Total Units	JO 3qiii	1432 I per sqiii		1332,040
Developm					£21,680,516
Developin	ciic valac				11,000,510
Developm	ent Costs				
Land	Apartments	0 Plots	9234 £ per plot		£0
Laria	•	32 Plots	23086 £ per plot		£743,373
	2 Bed House				
	3 Bed House	11 Plots	26384 £ per plot		£277,033
	4 Bed House	22 Plots	36938 £ per plot		£801,550
	5 Bed House	6 Plots	46172 £ per plot	Total Land £2,080,521	£258,564
	y Land Tax		4.0%		£83,221
Constructi	on				
9	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£1,226,423
47	2B Houses	75 sqm	1242 £ per sqm		£4,396,680
17	3B Houses	90 sqm	1242 £ per sqm		£1,844,370
22	4B Houses	120 sqm	1242 £ per sqm		£3,234,168
6	5B Houses	150 sqm	1242 £ per sqm		£1,043,280
	3D 110u3e3	130 3qm	1242 I per sqiii		11,043,200
		using Land Cost			£587,707
		asing Lana Cost	8.0% Build Cost		£939,594
			0.5% GDV		
					£108,403
			1.1% Build Cost		£129,194
			2.0% Market Unit	s Value	£360,637
			3.0% Build Cost		£369,979
			4500 £ per Marke	t Unit	£450,000
		5.0%	12 Month Build	6 Mth Sale Void	£739,000
		0.0% Cost			£0
		Market Hsg	20.0% of GDV Aff F	Hsg 6.0% of GDV	£3,825,291
			7.11		,50,_5
<b>Total Cost</b>					£21,418,467

	NCS		Resid	dentia	l Viab	ility /	Appra	isal
DEVELOPN	MENT SCENAR	10	Urban 100	Dwellings			Apartments	0
	O VALUE SCEN		Greenfield				2 bed houses	46
	MENT LOCATIO	ON (ZONE)		able Housing			3 Bed houses	15
_	MENT DETAILS	400/	•	O Total Units			4 bed houses	31
Affordable	Proportion	40%	LCHO	O Affordable Un	Social Rent		5 bed house Affordable Rer	8
	ent Floorspace			2 Sqm Market F			Sqm Affordable	
Developm		-	303.	2 Sqiii Market i	lousing	3,000	Sqiii Ailoi dable	riousing
Market Ho								
0	Apartments	65	sqm	2350	£ per sqm			£0
28	2 bed houses		sqm		£ per sqm			£5,589,000
9	3 Bed houses		sqm	2640	£ per sqm			£2,138,400
19	4 bed houses	120	sqm	2640	£ per sqm			£5,892,480
5	5 bed house	150	sqm	2550	£ per sqm			£1,836,000
LCHO			Open Market					0044 550
6	Apartments		sqm		£ per sqm			£641,550
10	2 Bed house		sqm		£ per sqm			£1,417,500
4	3 Bed House	90	sqm	1848	£ per sqm			£665,280
Social Rent		40%	Open Market	Value				
0	Apartments		sqm		£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
0	3 Bed House	90	sqiii	1030	E per sqiii		_	10
Affordable	Rent	55%	Open Market	Value				
6	Apartments		sqm		£ per sqm			£504,075
10	2 Bed house		sqm		£ per sqm			£1,113,750
4	3 Bed House		sqm		£ per sqm			£522,720
100	Total Units							
Developm	ent Value							£20,320,755
Developm		0	Dista	0224	16			CO
Land	Apartments	-	Plots Plots		£ per plot			£0 £637,177
	2 Bed House		Plots		£ per plot £ per plot			£237,457
	3 Bed House 4 Bed House	_	Plots		£ per plot			£687,043
	5 Bed House		Plots		£ per plot	Total Land	£1,783,303	
Stamp Dut		,	11003	4.0%		Total Land	21,700,000	£71,332
Constructi				11070				2, 1,002
12	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£1,635,231
48	2B Houses		sqm		£ per sqm			£4,433,940
17	3B Houses		sqm		£ per sqm			£1,900,260
19	4B Houses	120	sqm		£ per sqm			£2,772,144
5	5B Houses	150	sqm	1242	£ per sqm			£894,240
100			Total sqm					
		using Land Co	ost					£783,609
					Build Cost			£930,865
				0.5%	_			£101,604
					Build Cost			£127,994
					Market Units	value		£309,118
					Build Cost	l lait		£372,583
		F 00/	1		£ per Market		NATE CALANTA	£450,000
		5.0%		2 Month Build		6	Mth Sale Void	£715,800
		0.0% Market Hsg		6 of GDV	Aff Hs	g 6.0%	of GDV	£0 £3,383,069
Total Cost		ividi ket nsg	20.07	<u> </u>	AII IIS	Б 0.070	OI GDV	£20,665,091
<b>POTENTIA</b>	L MARGIN FO	R CIL						£344,336

	NCS				oility Appra	isal
DEVELOPN	IENT SCENARI		rban 100 D	wellings	Apartments	0
BASE LAND	VALUE SCEN		rownfield		2 bed houses	46
<b>DEVELOPN</b>	MENT LOCATIO	N (ZONE)	0% Afforda	ble Housing	3 Bed houses	15
<b>DEVELOPN</b>	<b>IENT DETAILS</b>	_	100	Total Units	4 bed houses	31
<b>Affordable</b>	Proportion	30%	30	Affordable Units	5 bed house	8
<b>Affordable</b>	Mix	50% LC	СНО	0% Social Rent	50% Affordable Rer	t
Developm	ent Floorspace	<u> </u>	6804	Sqm Market Housing	2,250 Sqm Affordable	Housing
Developm						
Market Ho						
0	Apartments	65 sq	ım l	2350 £ per sqm		£0
32	2 bed houses	75 sq		2700 £ per sqm		£6,520,500
11	3 Bed houses	90 sq		2640 £ per sqm		£2,494,800
22	4 bed houses	120 sq		2640 £ per sqm		£6,874,560
6	5 bed house	150 sq		2550 £ per sqm		£2,142,000
0	3 Dea House	130 50	l'''	2 9 E per sqiii		12,142,000
LCHO		70% 0	pen Market V	alue		
5	Anartmanta	65 sq		1645 £ per sqm		£/101 162
	Apartments		•			£481,163
8	2 Bed house	75 sq		1890 £ per sqm		£1,063,125
3	3 Bed House	90 sq	ım	1848 £ per sqm		£498,960
		100/1				
Social Rent			pen Market V			
0	Apartments	65 sq		940 £ per sqm		£0
0	2 Bed house	75 sq		1080 £ per sqm		£0
0	3 Bed House	90 sq	ĮΜ	1056 £ per sqm		£0
Affordable	Rent	55% O <sub>I</sub>	pen Market V	alue		
5	Apartments	65 sq	ım	1292.5 £ per sqm		£378,056
8	2 Bed house	75 sq	ım	1485 £ per sqm		£835,313
3	3 Bed House	90 sq	•	1452 £ per sqm		£392,040
100	Total Units					,
Developm	ent Value					£21,680,516
Developm	ent Costs					
Land	Apartments	0 PI	ots	11259 £ per plot		£0
	2 Bed House	32 PI		28149 £ per plot		£906,385
	3 Bed House	11 PI		32170 £ per plot		£337,783
	4 Bed House	22 PI		45038 £ per plot		£977,320
	5 Bed House	6 PI		56297 £ per plot	Total Land £2,536,753	£315,264
Stamp Dut		U PI	ots	0 E per piot	Total Land £2,536,753	
Stamp Dut				U		£101,470
Constructi		G.F.		102216	1.15	£1 226 422
9	Apartments	65 sq		1823 £ per sqm	1.15 Gross/Net	£1,226,423
47	2B Houses	75 sq		1242 £ per sqm		£4,396,680
17	3B Houses	90 sq		1242 £ per sqm		£1,844,370
22	4B Houses	120 sq		1242 £ per sqm		£3,234,168
6	5B Houses	150 sq	ım	1242 £ per sqm		£1,043,280
		using Land Cos	t			£716,583
				8.0% Build Cost		£939,594
				<b>0.5%</b> GDV		£108,403
				1.1% Build Cost		£129,194
				2.0% Market Units	Value	£360,637
				3.0% Build Cost		£373,845
				4500 £ per Market	Unit	£450,000
		5.0%	12	Month Build	6 Mth Sale Void	£781,033
		0.0% Cd		l		£0
		Market Hsg	20.0%	of GDV Aff H	sg 6.0% of GDV	£3,825,291
					<u> </u>	-,,
<b>Total Cost</b>						£22,067,725

	110		D:		1 3 /2 - 1-			
	NO C		Kesi	dentia	I VIai			<b>IISal</b>
DEVELOR	IENT SCENARI	10	Urban 100	Dwellings			Apartments	0
	VALUE SCEN		Brownfield				2 bed houses	46
		_						15
	TENT LOCATION TENT DETAILS	IN (ZONE)		dable Housing			3 Bed houses	
_		400/		O Total Units			4 bed houses	31
	Proportion	40%		O Affordable Ur			5 bed house	. 8
Affordable			LCHO		Social Rent		Affordable Rer	
	ent Floorspace	9	583	2 Sqm Market I	Housing	3,000 9	Sqm Affordable	e Housing
Developmo								
Market Ho	uses		-		_			
0	Apartments		sqm		£ per sqm			£0
28	2 bed houses		sqm		£ per sqm			£5,589,000
9	3 Bed houses		sqm	2640	£ per sqm			£2,138,400
19	4 bed houses	120	sqm	2640	£ per sqm			£5,892,480
5	5 bed house	150	sqm	2550	£ per sqm			£1,836,000
LCHO		70%	Open Market	t Value				
6	Apartments	65	sqm	1645	£ per sqm			£641,550
10	2 Bed house		sqm		£ per sqm			£1,417,500
4	3 Bed House		sqm		£ per sqm			£665,280
			-4					
Social Rent		40%	Open Market	Value				
0	Apartments		sqm		) £ per sqm			£0
0	2 Bed house		sqm		) £ per sqm			£0
0			•					£0
U	3 Bed House	90	sqm	1030	£ per sqm			IU
Affordable	Dont	FF0/		Malia				
			Open Market					CEO4 07E
6	Apartments		sqm		£ per sqm			£504,075
10	2 Bed house		sqm		£ per sqm			£1,113,750
4	3 Bed House	90	sqm	1452	2 £ per sqm			£522,720
100	Total Units							620 220 755
Developme	ent value							£20,320,755
D I								
Developmo				44250	<b>T</b>			60
Land	Apartments	-	Plots		£ per plot			0£
	2 Bed House	_	Plots		£ per plot			£776,902
	3 Bed House	_	Plots		£ per plot			£289,529
	4 Bed House	19	Plots	45038	£ per plot			£837,703
	5 Bed House	5	Plots	56297	f per plot	Total Land	£2,174,360	£270,227
Stamp Duty	y Land Tax			4.0%	5			£86,974
Construction	on							
12	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£1,635,231
48	2B Houses	75	sqm	1242	£ per sqm			£4,433,940
17	3B Houses		sqm		£ per sqm			£1,900,260
19	4B Houses	120			£ per sqm			£2,772,144
5	5B Houses	150	-		£ per sqm			£894,240
100	35 1100363		Total sqm	12.12	- Per squi	_	_	203 1,2 10
100		using Land Co			7			£955,444
		using Land Co	550	8 0%	Build Cost			£930,865
					GDV			£101,604
					Build Cost	. Malur		£127,994
					Market Units	value		£309,118
					Build Cost			£377,738
					£ per Market			£450,000
		5.0%		.2 Month Build		6	Mth Sale Void	£754,284
		0.0%		_				£0
		Market Hsg	20.0	% of GDV	Aff H	sg 6.0%	of GDV	£3,383,069
<b>Total Cost</b>								£21,287,265
DOTENTIAL	L MARGIN FOR	S CII						£966.510

(NCS	Reside	ntial Viability	Apprais	sal		ycs	Resid	ential Viak	oility Apprai	isal
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS		Value	Apartments 2 bed houses 3 Bed houses 4 bed houses	0 46 15 31	BASE LAND DEVELOPM	ENT SCENARIO VALUE SCENAR ENT LOCATION ENT DETAILS	(ZONE) 40% Afforda	ıal Value	Apartments 2 bed houses 3 Bed houses Site Area 4 bed houses	0 46 15 31
DEVELOT WEIGH DETAILS	100 10	Site Are	5 bed house	8	DEVELOT IV	ENT DETAILS	100	3.22	5 bed house	8
Development Floorspace Development Value	<b>9720</b> Sq	m Market Housing			Developme Developme	nt Floorspace	9720	Sqm Market Housing		
Market Houses					Market Hou					
0 Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses	75 sqm	2700 £ per sqm		£9,315,000	46	2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses 31 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£3,564,000 £9,820,800	15 31	3 Bed houses 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£3,564,000 £9,820,800
8 5 bed house	150 sqm	2550 £ per sqm		£3,060,000	8	5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market Value	2			LCHO		70% Open Market V	alue		
0 Apartments	65 sqm	1645 £ per sqm		£0	0	Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house 0 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0	0	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0
o s deu riouse	JU sqiii	TO-TO I hel sdill		10		3 Deu House	20 Sqiii	±040 ± per sqrfi		10
Social Rent	40% Open Market Value	2			Social Rent		40% Open Market V	alue		
0 Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house 0 3 Bed House	75 sqm 90 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0	0	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0
					A ff a walla la la					
Affordable Rent  O Apartments	55% Open Market Value	e 1292.5 £ per sgm		£0	Affordable I	Rent Apartments	55% Open Market V 65 sgm	alue 1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0	ő	2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm	1452 £ per sqm		£0	0	3 Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value				£25,759,800	Developme	Total Units nt Value				£25,759,800
<b>Development Costs</b>			_		Developme	nt Costs				
Construction			_		Constructio	n				
0 Apartments	65 sqm		Gross/Net	£0	0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46 2B Houses 15 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£4,284,900 £1,676,700	46 15	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£4,284,900 £1,676,700
31 4B Houses	120 sqm	1242 £ per sqm		£4,620,240	31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8 5B Houses	150 sqm	1242 £ per sqm		£1,490,400	8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100	9720 Total sqm				100		9720 Total sqm			
Professional Fees		8.0% Build Cost		£965,779	Professiona	l Fees		8.0% Build Cost		£965,779
Legal Fees		0.5% GDV		£128,799	Legal Fees			0.5% GDV		£128,799
Statutory Fees		1.1% Build Cost		£132,795	Statutory Fe			1.1% Build Cost		£132,795
Sales/Marketing Costs Contingencies	_	2.0% Market Units Value 3.0% Build Cost		£515,196 £362,167	Sales/Marke Contingence			2.0% Market Units 3.0% Build Cost	s Value	£515,196 £362,167
	5.00/			·			5.00/1			·
Interest Arrangement Fee	5.0% 12 Mc	onth Build	6 Mth Sale Void	£550,890 £0	Interest Arrangeme	nt Fee	5.0% 12 0.0% Cost	Month Build	6 Mth Sale Void	£550,890 £0
	larket Hsg 20.0% of	GDV		£5,151,960	Developme		Market Hsg 20.0%	of GDV		£5,151,960
Total Cost				£19,879,826	<b>Total Cost</b>					£19,879,826
GROSS RESIDUAL LAND VALU	JE			£5,879,974	GROSS RES	DUAL LAND VA	LUE			£5,879,974
GROSS RESIDUAL LAND VALU	E PER HA			£1,826,889	<b>GROSS RES</b>	DUAL LAND VA	LUE PER HA			£1,826,889

	ŅCS	Res	sidential Viab	ility Appra	isal		ŅCS	Resi	idential Viab	oility Apprai	sal
DEVELOPA	MENT SCENARIO	Urhan 3	30 Dwellings	Apartments	0	DEVELOPA	ΛENT SCENARI	O Urhan 30	Dwellings	Apartments	0
_	O VALUE SCENARI		<u> </u>	2 bed houses	11		O VALUE SCENA			2 bed houses	11
	MENT LOCATION (		fordable Housing	3 Bed houses	12		MENT LOCATIO		rdable Housing	3 Bed houses	12
	IENT DETAILS	(20112)	30 Total Units	4 bed houses	6		MENT DETAILS		30 Total Units	4 bed houses	6
_	Proportion	30%	9 Affordable Units	5 bed house	1	_	Proportion		12 Affordable Units	5 bed house	1
Affordable		50% ссно	0% Social Rent	50% Affordable Ren		Affordable		50% LCHO	0% Social Rent	50% Affordable Rent	
	ent Floorspace		1943 Sqm Market Housing	675 Sgm Affordable			ent Floorspace		665 Sqm Market Housing	900 Sqm Affordable H	
<b>Developm</b>			· · ·		3	<b>Developm</b>					, and the second
Market Ho	uses					Market Ho	uses				
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
8	2 bed houses	75 sqm	2700 £ per sqm		£1,559,250	7	2 bed houses	75 sqm	2700 £ per sqm		£1,336,500
8	3 Bed houses	90 sqm	2640 £ per sqm		£1,995,840	7	3 Bed houses	90 sqm	2640 £ per sqm		£1,710,720
4	4 bed houses	120 sqm	2640 £ per sqm		£1,330,560	4	4 bed houses	120 sqm	2640 £ per sqm		£1,140,480
1	5 bed house	150 sqm	2550 £ per sqm		£267,750	1	5 bed house	150 sqm	2550 £ per sqm		£229,500
LCHO		70% Open Mai				LCHO		70% Open Mark			
1	Apartments	65 sqm	1645 £ per sqm		£144,349	2	Apartments	65 sqm	1645 £ per sqm		£192,465
2	2 Bed house	75 sqm	1890 £ per sqm		£318,938	3	2 Bed house	75 sqm	1890 £ per sqm		£425,250
1	3 Bed House	90 sqm	1848 £ per sqm		£149,688	1	3 Bed House	90 sqm	1848 £ per sqm		£199,584
6 1 1 5		400/1				6 5		4007			
Social Rent		40% Open Ma				Social Ren		40% Open Mark			
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
A ff a u al a la la	Dont	FF0/10 M	1			A ff a und a la la	Dont	FF0/10			
Affordable		55% Open Mai			C112 417	Affordable		55% Open Mark			C1E1 222
1	Apartments	65 sqm	1292.5 £ per sqm		£113,417	2	Apartments	65 sqm	1292.5 £ per sqm		£151,223
2	2 Bed house	75 sqm	1485 £ per sqm		£250,594	3	2 Bed house	75 sqm	1485 £ per sqm		£334,125
30	3 Bed House	90 sqm	1452 £ per sqm		£117,612	30	3 Bed House	90 sqm	1452 £ per sqm		£156,816
Developm	Total Units ent Value				£6,247,997	Developm	Total Units ent Value				£5,876,663
Developm	ent Costs					Developm	ent Costs				
Land	Apartments	0 Plots	9378 £ per plot		£0	Land	Apartments	0 Plots	9378 £ per plot		£0
	2 Bed House	8 Plots	23446 £ per plot		£180,533		2 Bed House	7 Plots	23446 £ per plot		£154,743
	3 Bed House	8 Plots	26795 £ per plot		£225,081		3 Bed House	7 Plots	26795 £ per plot		£192,926
	4 Bed House	4 Plots	37513 £ per plot		£157,556		4 Bed House	4 Plots	37513 £ per plot		£135,048
	5 Bed House	1 Plots	46892 £ per plot	Total Land £595,994	£32,824		5 Bed House	1 Plots	46892 £ per plot	Total Land £510,852	£28,135
Stamp Dut	y Land Tax		4.0%		£23,840	Stamp Dut	y Land Tax		4.0%		£20,434
Constructi	on					Constructi	on				
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£367,927	4	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£490,569
12	2B Houses	75 sqm	1242 £ per sqm		£1,136,430	13	2B Houses	75 sqm	1242 £ per sqm		£1,173,690
10	3B Houses	90 sqm	1242 £ per sqm		£1,140,156	10	3B Houses	90 sqm	1242 £ per sqm		£1,073,088
4	4B Houses	120 sqm	1242 £ per sqm		£625,968	4	4B Houses	120 sqm	1242 £ per sqm		£536,544
1	5B Houses	150 sqm	1242 £ per sqm		£130,410	1	5B Houses	150 sqm	1242 £ per sqm		£111,780
						30		2600 Total sqm			
	usii	ng Land Cost			£179,060			using Land Cost			£238,746
			8.0% Build Cost		£272,071				8.0% Build Cost		£270,854
			0.5% GDV		£31,240				0.5% GDV		£29,383
			1.1% Build Cost		£37,410				1.1% Build Cost		£37,242
			2.0% Market Units	Value	£103,068				2.0% Market Units	Value	£88,344
			3.0% Build Cost		£107,399				3.0% Build Cost		£108,733
		F 00/1	4500 £ per Market		£135,000			F 00/1	4500 £ per Market		£135,000
		5.0%	12 Month Build	6 Mth Sale Void	£213,945				12 Month Build	6 Mth Sale Void	£208,145
		0.0% Cost	0.00/1-4.00/	6 00/1-1-05/1	£0			0.0% Cost	00/1-4 CDV	6.00/1-1001	£071.009
		Market Hsg 20	0.0% of GDV Aff Hs	g 6.0% of GDV	£1,096,356			Market Hsg 20.	0% of GDV Aff H	sg 6.0% of GDV	£971,008
<b>Total Cost</b>					£6,196,273	<b>Total Cost</b>					£6,004,413
	L MARGIN FOR CI				£51,723		L MARGIN FOR				£127,750
POTENTIA	L CIL RATE PER SC	Q METRE OF MARI	KET HOUSING		£27	POTENTIA	L CIL RATE PER	SQ METRE OF MARKE	T HOUSING		£77

	NCS	Re	sidential Viak	oility Appra	isal		NCS	Re	sidential Vial	bility Appra	isal
				may rappid						omoy rippid	
_	MENT SCENARIO		n 30 Dwellings	Apartments	0		MENT SCENAR		30 Dwellings	Apartments	0
_	D VALUE SCENAI			2 bed houses	11		D VALUE SCEN			2 bed houses	11
	MENT LOCATION	I (ZONE) 30% A	Affordable Housing	3 Bed houses	12		MENT LOCATIO		ffordable Housing	3 Bed houses	12
_	MENT DETAILS _		30 Total Units	4 bed houses	6	_	MENT DETAILS		30 Total Units	4 bed houses	6
	e Proportion	30%	9 Affordable Units	5 bed house	1		e Proportion	40%	12 Affordable Units	5 bed house	1
Affordable		50% ссно	0% Social Rent	50% Affordable Ren		Affordable		50% ссно	0% Social Rent	50% Affordable Ren	
	ent Floorspace		1943 Sqm Market Housing	675 Sqm Affordable	Housing		ent Floorspace	e	1665 Sqm Market Housing	900 Sqm Affordable	Housing
Developm						Developm					
Market Ho	ouses					Market Ho	ouses		<u> </u>		
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
8	2 bed houses	75 sqm	2700 £ per sqm		£1,559,250	7	2 bed houses	75 sqm	2700 £ per sqm		£1,336,500
8	3 Bed houses	90 sqm	2640 £ per sqm		£1,995,840	7	3 Bed houses	90 sqm	2640 £ per sqm		£1,710,720
4	4 bed houses	120 sqm	2640 £ per sqm		£1,330,560	4	4 bed houses	120 sqm	2640 £ per sqm		£1,140,480
1	5 bed house	150 sqm	2550 £ per sqm		£267,750	1	5 bed house	150 sqm	2550 £ per sqm		£229,500
	_										
LCHO		<b>70</b> % Open N				LCHO		70% Open M			
1	Apartments	65 sqm	1645 £ per sqm		£144,349	2	Apartments	65 sqm	1645 £ per sqm		£192,465
2	2 Bed house	<b>75</b> sqm	1890 £ per sqm		£318,938	3	2 Bed house	75 sqm	1890 £ per sqm		£425,250
1	3 Bed House	90 sqm	1848 £ per sqm		£149,688	1	3 Bed House	90 sqm	1848 £ per sqm		£199,584
Social Ren	t	40% Open N	Market Value			Social Ren	t	40% Open M	arket Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£0
0	3 Bed House	90 sqm	<b>1056</b> £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per sqm		£0
Affordable	Rent	55% Open N	Market Value			Affordable	Rent	55% Open M	arket Value		
1	Apartments	65 sqm	1292.5 £ per sgm		£113,417	2	Apartments	65 sqm	1292.5 £ per sqm		£151,223
2	2 Bed house	75 sqm	1485 £ per sam		£250,594	3	2 Bed house	75 sqm	1485 £ per sqm		£334,125
1	3 Bed House	90 sqm	1452 £ per sqm		£117,612	1	3 Bed House	90 sqm	1452 £ per sqm		£156,816
30	Total Units				,	30	Total Units				,
Developm	ent Value				£6,247,997	Developm	ent Value				£5,876,663
Developm	ent Costs					Developm	ent Costs				
Land	Apartments	0 Plots	11403 £ per plot		£0	Land	Apartments	0 Plots	11403 £ per plot		£0
	2 Bed House	8 Plots	28508 £ per plot		£219,515		2 Bed House	7 Plots	28508 £ per plot		£188,155
	3 Bed House	8 Plots	32581 £ per plot		£273,681		3 Bed House	7 Plots	32581 £ per plot		£234,583
	4 Bed House	4 Plots	45613 £ per plot		£191,576		4 Bed House	4 Plots	45613 £ per plot		£164,208
	5 Bed House	1 Plots	57017 £ per plot	Total Land £724,683	£39,912		5 Bed House	1 Plots	57017 £ per plot	Total Land £621,157	£34,210
Stamp Du	ty Land Tax		0	2.2.,000	£28,987	Stamp Dut		2 1 1000	4.0%	2021,101	£24,846
Construct					220,007	Constructi					
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£367,927	4	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£490,569
12	2B Houses	75 sqm	1242 £ per sqm		£1,136,430	13	2B Houses	75 sqm	1242 £ per sqm		£1,173,690
10	3B Houses	90 sqm	1242 £ per sqm		£1,140,156	10	3B Houses	90 sqm	1242 £ per sqm		£1,073,088
4	4B Houses	120 sqm	1242 £ per sqm		£625,968	4	4B Houses	120 sqm	1242 £ per sqm		£536,544
1	5B Houses	150 sqm	1242 £ per sqm		£130,410	1	5B Houses	150 sqm	1242 £ per sqm		£111,780
	3D Houses	130 34111	1242 I per 34111		1130,410	30	35 1100363	2600 Total squ			1111,700
	119	sing Land Cost			£217,723	30		using Land Cost	····		£290,297
	us	sing Land Cost	8.0% Build Cost		£272,071			using Land Cost	8.0% Build Cost		£270,854
			0.5% GDV		£31,240				0.5% GDV		£29,383
					£37,410						
			1.1% Build Cost	Walter					1.1% Build Cost	ta Malica	£37,242
			2.0% Market Units	value	£103,068				2.0% Market Uni	ts value	£88,344
			3.0% Build Cost	11.25	£108,558				3.0% Build Cost		£110,279
		F 00/1	4500 £ per Market		£135,000			F 00/1	4500 £ per Marke		£135,000
		5.0%	12 Month Build	6 Mth Sale Void	£225,894			5.0%	12 Month Build	6 Mth Sale Void	£219,124
	_	0.0% Cost Market Hsg	20.0% of GDV Aff H	sg 6.0% of GDV	£0 £1,096,356			0.0% Cost  Market Hsg 2	20.0% of GDV Aff	Hsg 6.0% of GDV	£0 £971,008
Tetal Cari		Market 1136	ZO.O./O O O O O O	5 <sub>6</sub> 0.078 01 0DV		Total Cast		WIGHTER 13g	All	0.070 01 00 0	
Total Cost					£6,381,881	<b>Total Cost</b>					£6,183,205
	L MARGIN FOR ( L CIL RATE PER S	CIL SQ METRE OF MA	RKET HOUSING		£133,884 £69		L MARGIN FOI L CIL RATE PEF	R CIL R SQ METRE OF MAF	RKET HOUSING		£306,543 £184

12   3 Bed house   90   5 sam   2640   6 per sqm   £2,851,200   12   3 Bed house   170   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2650   6 per sqm   £1,90   5 sqm   2550   6 sqm   2550   6 sqm   2550   6 sqm   2550   25 sqm   2550	(NCS	Resid	lential Viabilit	y Appraisa	il		JCS	Resid	ential Viak	oility Apprai	isal
Development Value	•	Gross Resid  ZONE) 30% Afforda	ual Value able Housing	2 bed houses 3 Bed houses Area 4 bed houses	11 12 6	BASE LAND V DEVELOPMEN	ALUE SCENARION (Z	Gross Residu  20NE) 40% Afforda	ial Value ble Housing	2 bed houses 3 Bed houses Site Area 4 bed houses	11 12 6
Market Houses		2775	Sqm Market Housing					2775	Sqm Market Housing		
O Apartments	•										
1		65 sqm	2350 £ per sqm		£0			65 sqm	2350 £ per sqm		£0
6   4 bed house   120   sm	11 2 bed houses	75 sqm					2 bed houses	75 sqm			£2,227,500
1   5 bed house   150   sqm   2550   \$\varphi\$   \$\v											£2,851,200
CHO						-					£1,900,800
O Apartments	1 5 bed house	150 sqm	2550 £ per sqm	_	£382,500	1 5	bed house	150 sqm	2550 £ per sqm		£382,500
O Apartments	LCHO	70% Open Market \	Value			LCHO		70% Open Market V	alue		
Social Rent		·			£0		Apartments				£0
Social Rent		•			-			•			£0
O Apartments	0 3 Bed House	90 sqm	1848 £ per sqm		£0	0 3	3 Bed House	90 sqm	1848 £ per sqm		£0
O Apartments	Social Rent	40% Open Market V	Value			Social Rent		40% Open Market V	aluo		
0 2 Bed house 90 sqm 1080 € per sqm 60 0 2 Bed house 90 sqm 1080 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1292.5 € per sqm 60 0 4 Apartments 65 sqm 1292.5 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,034 € per sqm		· ·			fO		Apartments	■			£0
Affordable Rent		•	·				•	•			£0
1	0 3 Bed House	90 sqm	1056 £ per sqm		£0	0 3	Bed House	90 sqm	1056 £ per sqm		£0
1	A.CC	550/1-				ACC		FF0/1-			
0 2 Bed house 75 sqm 1485 € per sqm 1 d52 € per sqm 1485 € per sqm 1452 € per sq					50						£0
0 3 Bed House 90 sqm 1452 £ per sqm £0 30 Total Units  Development Value  E7,362,000  Development Costs  Development Costs  Development Costs  Development Costs  Development Costs  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 11 2B Houses 75 sqm 1242 £ per sqm £1,024,650 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 Sqm 1242 £ per			·				•	•	· · · · · · · · · · · · · · · · · · ·		£0
Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000		· · · · · · · · · · · · · · · · · · ·	The state of the s			-					£0
Development Costs   Deve					£7.362.000						£7,362,000
Construction						•					, ,
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     f     0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f     f     11 2B Houses     75 sqm     1242 f per sqm     f       12     3B Houses     90 sqm     1242 f per sqm     f     f     12 3B Houses     90 sqm     1242 f per sqm     f       6     4B Houses     120 sqm     1242 f per sqm     f     f     4B Houses     120 sqm     1242 f per sqm     f       1     5B Houses     150 sqm     1242 f per sqm     f     f     188											
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     60 Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f1,024,650     11 2B Houses     75 sqm     1242 f per sqm     f1,02       12     3B Houses     90 sqm     1242 f per sqm     f1,341,360     12 3B Houses     90 sqm     1242 f per sqm     f1,34       6     4B Houses     120 sqm     1242 f per sqm     f894,240     6 4B Houses     120 sqm     1242 f per sqm     f89       1     5B Houses     150 sqm     1242 f per sqm     f186,300     1 5B Houses     150 sqm     1242 f per sqm     f188	Construction					Construction	_				
12     3B Houses     90 sqm     1242 f per sqm     £1,341,360     12     3B Houses     90 sqm     1242 f per sqm     £1,344       6     4B Houses     120 sqm     1242 f per sqm     £894,240     6     4B Houses     120 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £18		65 sqm	1823 £ per sqm 1.1	.5 Gross/Net	£0			65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
6 4B Houses 120 sqm 1242 f per sqm f894,240 6 4B Houses 120 sqm 1242 f per sqm f89 1 5B Houses 150 sqm 1242 f per sqm f186,300 1 5B Houses 150 sqm 1242 f per sqm f18	11 2B Houses	75 sqm	1242 £ per sqm			11 2	2B Houses	75 sqm	1242 £ per sqm		£1,024,650
1 5B Houses 150 sqm 1242 £ per sqm £186,300 1 5B Houses 150 sqm 1242 £ per sqm £18		•						•			£1,341,360
						_			1242 £ per sqm		£894,240
	<b>2</b> 35 110 a3 c3	·	1242 £ per sqm	_	£186,300		5B Houses		1242 £ per sqm		£186,300
2773 Total 34III	30	2773 Total Sqiii				30		2773 Total sqiii			
	Professional Fees		8.0% Build Cost		£275,724	Professional I	Fees				£275,724
	_					_					£36,810
										V. I	£37,912
										s value	£147,240 £103,397
	Contingencies		3.070 Build Cost			Contingencie	3		3.070 Build Cost		·
			Month Build	6 Mth Sale Void			_		Month Build	6 Mth Sale Void	£157,283
Arrangement Fee 0.0% Cost £0 Arrangement Fee 0.0% Cost  Development Profit Market Hsg 20.0% of GDV £1,472,400 Development Profit Market Hsg 20.0% of GDV £1,472,400			Tot CDV						of CDV		£0
		viai ket nsg 20.0%	סט טטע				riont	viai ket nsg 20.0%	עעט וט		£1,472,400
	LOTAL COST				£5,6/7,316	Total Cost					£5,677,316
GROSS RESIDUAL LAND VALUE £1,684,684 GROSS RESIDUAL LAND VALUE £1,685,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA											

	NCS	Re	sidential	Viabi	lity Appra	isal
DEVELORA	AFAIT CCEALA DI	IO Dunal	15 Devallings			0
_	MENT SCENARI		15 Dwellings		Apartments	0
	O VALUE SCEN				2 bed houses	3
	MENT LOCATIO	ON (ZONE) 30% /	Affordable Housing		3 Bed houses	6
	MENT DETAILS		15 Total Units		4 bed houses	6
	Proportion	30%	5 Affordable Uni		5 bed house	0
Affordable		50% ссно		Social Rent	50% Affordable Rer	
	ent Floorspace	e	1040 Sqm Market H	ousing	338 Sqm Affordable	Housing
Developm						
Market Ho	uses		_			
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		£ per sqm		£1,330,560
0	5 bed house	150 sqm		£ per sqm		£0
	3 200 110000	sq		2 pc. 5q		
LCHO		70% Open I	Market Value			
1	Apartments	65 sqm		£ per sqm		£72,174
1	•	75 sqm				£159,469
_	2 Bed house			£ per sqm		
0	3 Bed House	90 sqm	1848	£ per sqm		£74,844
Social Rent	t	40% Open 1				
0	Apartments	65 sqm		£ 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 1	Market Value			
1	Apartments	65 sqm		£ per sqm		£56,708
1	2 Bed house	75 sqm		£ per sqm		£125,297
0	3 Bed House	90 sqm		£ per sqm		£58,806
15	Total Units	30 3q	1.02	z per sqiii		230,000
Developm						£3,301,028
Developin	ent value					13,301,020
Developm	ant Casts					
Land		0 Plots	0221	Casasalak		£0
Lanu	Apartments			£ per plot		-
	2 Bed House	2 Plots		£ per plot		£48,935
	3 Bed House	4 Plots		£ per plot		£111,852
	4 Bed House	4 Plots		£ per plot		£156,593
	5 Bed House	0 Plots	46605	£ per plot	Total Land £317,380	£0
Stamp Dut	y Land Tax		3.0%			£9,521
Constructi	on					
1	Apartments	65 sqm	1823	£ per sqm	1.15 Gross/Net	£183,963
4	2B Houses	75 sqm	1242	£ per sqm	<u></u> _	£405,203
5	3B Houses	90 sqm		£ per sqm		£570,078
4	4B Houses	120 sqm		£ per sqm		£625,968
0	5B Houses	150 sqm		£ per sqm		£0
-	02 1104303			2 pc. 5q		
		using Land Cost				£88,982
		using Lana Cost	9 ∩0/	Build Cost		£142,817
			0.5%			£16,505
				Build Cost		£19,637
				Market Units Va	aiue	£55,075
				Build Cost		£56,226
				£ per Market U		£67,500
		5.0%	12 Month Build		6 Mth Sale Void	£112,135
		0.0% Cost		•		£0
		Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV	£583,584
<b>Total Cost</b>						£3,254,574

	NCS		Resid	dentia	Wiah	ility /	Annra	ical
			ILCSI	aciitia	VICIN	illey I	Appia	
DEVELOPN	MENT SCENARI	10	Rural 15 D				Apartments	0
	D VALUE SCEN		Greenfield				2 bed houses	3
	MENT LOCATIO	ON (ZONE)		dable Housing			3 Bed houses	6
	MENT DETAILS Proportion	40%	_	.5 Total Units 6 Affordable Un			4 bed houses 5 bed house	6 0
Affordable			LCHO		Social Rent		Affordable Rer	
	ent Floorspace			1 Sqm Market H			Sqm Affordable	
Developm				_ oq	.о шол. Б		547o. dab.e	
Market Ho								
0	Apartments		sqm	2350	£ per sqm			£0
2	2 bed houses		sqm		£ per sqm			£364,500
4	3 Bed houses		sqm		£ per sqm			£855,360
4	4 bed houses	120			£ per sqm			£1,140,480
0	5 bed house	150	sqm	2550	£ per sqm			£0
LCHO		70%	Open Market	t Value				
1	Apartments		sqm		£ per sqm			£96,233
2	2 Bed house		sqm		£ per sqm			£212,625
1	3 Bed House		sqm		£ per sqm			£99,792
			- 4		1			
Social Rent	t	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
A 66   -   -   -	Dont	FF9/						
Affordable			Open Market		6			C7F 611
1 2	Apartments		sqm sqm		£ per sqm £ per sqm			£75,611 £167,063
1	2 Bed house 3 Bed House		sqm		£ per sqm			£78,408
15	Total Units	30	34111	1432	L per squi		_	170,400
Developm								£3,090,071
Developm					_			
Land	Apartments		Plots		£ per plot			£0
	2 Bed House		Plots		£ per plot			£41,944
	3 Bed House 4 Bed House		Plots Plots	3728/	£ per plot £ per plot			£95,873 £134,222
	5 Bed House		Plots		£ per plot	Total Land	£272,040	•
Stamp Dut	y Land Tax		11003	3.0%		TOTAL EATIN	2272,040	£8,161
Constructi		_						-,
2	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£245,285
5	2B Houses	75	sqm	1242	£ per sqm			£447,120
5	3B Houses		sqm		£ per sqm			£536,544
4	4B Houses	120			£ per sqm			£536,544
0	5B Houses	150		1242	£ per sqm			£0
15			Total sqm		,			C110 C12
		using Land Co	OST	9.00/	Duild Cook			£118,643
				0.5%	Build Cost			£141,239 £15,450
					Build Cost			£19,420
					Market Units	Value		£47,207
					Build Cost	· a.a.c		£56,524
					£ per Market	Unit		£67,500
		5.0%	1	.2 Month Build	<b>.</b>		Mth Sale Void	£108,487
		0.0%	Cost	<b>_</b>				£0
		Market Hsg	20.0	% of GDV	Aff H	sg 6.0%	of GDV	£515,852
Takal C								62.426.64
<b>Total Cost</b>								£3,136,017
	L MARGIN FOR		DE MARKET	HOUSING				£45,946

	NCS		Resid	lentia	l Viab	ility A	Appra	isal
DEVELOP	MENT SCENARI	IO 15	ural 15 Dw	ellings		1.	Apartments	0
_	D VALUE SCEN		rownfield	Cilligs			bed houses	3
	MENT LOCATIO			ble Housing			Bed houses	6
	MENT DETAILS	/N (ZONL)		Total Units			bed houses	6
	e Proportion	30%		Affordable Un	itc		bed houses	0
Affordabl	•	50% L	_		Social Rent		Affordable Ren	-
	ent Floorspace			Sqm Market H			iqm Affordable	
	ient Value	=	1040	Sqiii Market F	lousing	<b>330</b> 3	qiii Alfordable	nousing
Market Ho								
0		6510	~~~	2250	10 nor cam			£0
	Apartments	65 s			£ per sqm			
2	2 bed houses	75 so			£ per sqm			£425,250
4	3 Bed houses	90 so			£ per sqm			£997,920
4	4 bed houses	120 so			£ per sqm			£1,330,560
0	5 bed house	150 s	qm	2550	£ per sqm			£0
LCHO			pen Market V					
1	Apartments	65 s	•		£ per sqm			£72,174
1	2 Bed house	75 so	•		£ per sqm			£159,469
0	3 Bed House	90 s	qm	1848	£ per sqm			£74,844
Social Ren	nt	<b>40</b> % o	pen Market V	'alue				
0	Apartments	65 sc	qm	940	£ per sqm			£0
0	2 Bed house	75 sc	qm	1080	£ per sqm			£0
0	3 Bed House	90 so	gm	1056	£ per sqm			£0
Affordable	e Rent	55% 0	pen Market V	'alue				
1	Apartments	65 so	-		£ per sqm			£56,708
1	2 Bed house	75 so			£ per sqm			£125,297
0	3 Bed House	90 so	•		£ per sqm			£58,806
15	Total Units	JO 30	4'''	1432	L per sqrii			130,000
	nent Value							£3,301,028
Developm	nent Costs							
Land .	Apartments	0 P	lots	11346	£ per plot			£0
	2 Bed House	2 P			£ per plot			£59,566
	3 Bed House	4 P			£ per plot			£136,152
	4 Bed House	4 P			£ per plot			£190,613
	5 Bed House	0 P			£ per plot	Total Land	£386,331	£0
Stamn Du	ty Land Tax	01	1013	0	L per plot	rotar Land	2000,001	£11,590
Construct								111,550
1		65 so	am	1022	£ per sqm	1.15	Gross/Net	£183,963
	Apartments					1.13	31 055/ NEC	
4	2B Houses	75 so			£ per sqm			£405,203
5	3B Houses	90 so			£ per sqm			£570,078
4	4B Houses	120 so			£ per sqm			£625,968
0	5B Houses	150 s	qm 	1242	£ per sqm			£0
		veine le rel C			,			C400 34 4
		using Land Cos	ol		1			£108,314
					Build Cost			£142,817
				0.5%				£16,505
					Build Cost			£19,637
					Market Units	Value		£55,075
					Build Cost			£56,806
				4500	£ per Market	Unit		£67,500
		5.0%	12	Month Build	-		∕Ith Sale Void	£118,428
		0.0% C		•				£0
		Market Hsg	20.0%	of GDV	Aff Hs	g 6.0% o	of GDV	£583,584

I		ŅCS	R	esid	ential	Viak	oility A	Appra	isal
0		MENT SCENARI		al 15 Dw	ellings			partments	0
3		D VALUE SCENA		wnfield	-1			bed houses	3
6		MENT LOCATIO	IN (ZONE) 409	40% Affordable Housing 15 Total Units				Bed houses	6
0		MENT DETAILS Proportion	40%		Affordable Uni			bed houses bed house	6 0
U	Affordable		50% LCH	_		Social Rent		Affordable Ren	
<del>,</del>		ent Floorspace			Sqm Market H			qm Affordable	
3	Developm			031	Sqiii iviai ket iii	ousing	450 3	qiii Ailordable	riousing
	Market Ho								
£0	0	Apartments	65 sqm		2350	£ per sqm			£0
£425,250	2	2 bed houses	75 sqm			£ per sqm			£364,500
£997,920	4	3 Bed houses	90 sqm			£ per sqm			£855,360
1,330,560	4	4 bed houses	120 sqm			£ per sqm			£1,140,480
£0	0	5 bed house	150 sqm			£ per sqm			£0
	LCHO			n Market V					
£72,174	1	Apartments	65 sqm		1645	£ per sqm			£96,233
£159,469	2	2 Bed house	75 sqm			£ per sqm			£212,625
£74,844	1	3 Bed House	90 sqm		1848	£ per sqm			£99,792
	Cari-LD		40071 -						
60	Social Ren		40% Ope						60
£0	0	Apartments	65 sqm			£ per sqm			£0
£0	0	2 Bed house	75 sqm			£ per sqm			£0
£0	0	3 Bed House	90 sqm		1056	£ per sqm			£0
	Affordable	Ront	55% Ope	n Markot V	aluo				
£56,708	1	Apartments	65 sqm			£ per sqm			£75,611
£125,297	2	2 Bed house	75 sqm			£ per sqm			£167,063
£58,806	1	3 Bed House	90 sqm			£ per sqm			£78,408
	15	Total Units	3 3 3 4 11			_ por oq			2,0,100
3,301,028	Developm	ent Value							£3,090,071
	Developm	ent Costs			_		_		
£0	Land	Apartments	0 Plots		11346	£ per plot			£0
£59,566	Lana	2 Bed House	2 Plots			£ per plot			£51,057
£136,152		3 Bed House	4 Plots			£ per plot			£116,702
£190,613		4 Bed House	4 Plots			£ per plot			£163,382
£0		5 Bed House	0 Plots			£ per plot	Total Land	£331,141	£0
£11,590	Stamp Dut	y Land Tax			3.0%			,	£9,934
	Constructi	ion							
£183,963	2	Apartments	65 sqm		1823	£ per sqm	1.15	iross/Net	£245,285
£405,203	5	2B Houses	75 sqm			£ per sqm			£447,120
£570,078	5	3B Houses	90 sqm			£ per sqm			£536,544
£625,968	4	4B Houses	120 sqm			£ per sqm			£536,544
£0	0	5B Houses	150 sqm		1242	£ per sqm			£0
	15		1359 Tota	l sqm					
£108,314			using Land Cost						£144,418
£142,817						Build Cost			£141,239
£16,505					0.5%				£15,450
£19,637						Build Cost			£19,420
£55,075						Market Unit	s Value		£47,207
£56,806						Build Cost	t Unit		£57,297
£67,500 £118,428			5.0%	12	Month Build	£ per Marke		/Ith Sale Void	£67,500 £114,250
£118,428 £0			0.0% Cost		IVIOLIUI BUIIG		O N	nui sale void	£114,250 £0
£583,584			Market Hsg	20.0%	of GDV	Aff ⊦	lsg 6.0% o	f GDV	£515,852
			IVIUI NCC 1136	25.070	U. 0DV	AIII	0.070	JD V	
3,351,799	<b>Total Cost</b>								£3,229,202
£50,770 £49		L MARGIN FOF L CIL RATE PER	R CIL R SQ METRE OF M	1ARKET H	IOUSING				£139,131 £156

(NCS	Residential Viability Appra		NCS	Residential Viability Apprais	
DEVELOPMENT LOCATION (ZONE DEVELOPMENT DETAILS	Rural 15 Dwellings  Gross Residual Value  2 bed houses 3 Bed houses 4 bed houses 5 bed house	3 BASE I 6 DEVEL	OPMENT SCENARIO AND VALUE SCENARIO OPMENT LOCATION (ZONE) OPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49 Site Area 4 bed houses 5 bed house	0 3 6 6 0
Development Floorspace Development Value	1485 Sqm Market Housing		ppment Floorspace	1485 Sqm Market Housing	
	65 sqm     2350 f per sqm       75 sqm     2700 f per sqm       90 sqm     2640 f per sqm       120 sqm     2640 f per sqm       150 sqm     2550 f per sqm	£607,500 3 £1,425,600 £1,900,800 £0	2 bed houses 3 Bed houses 4 bed houses 1	65 sqm     2350 £ per sqm       75 sqm     2700 £ per sqm       90 sqm     2640 £ per sqm       20 sqm     2640 £ per sqm       50 sqm     2550 £ per sqm	£607,500 £1,425,600 £1,900,800 £0
	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 C £0 C	Apartments 2 Bed house	0%       Open Market Value         65       sqm       1645 £ per sqm         75       sqm       1890 £ per sqm         90       sqm       1848 £ per sqm	£0 £0 £0
Social Rent  O Apartments  O 2 Bed house  O 3 Bed House	40% Open Market Value         65 sqm       940 £ per sqm         75 sqm       1080 £ per sqm         90 sqm       1056 £ per sqm	Social £0 0 £0 0 £0 0	Apartments 2 Bed house	0%       Open Market Value         65 sqm       940 £ per sqm         75 sqm       1080 £ per sqm         90 sqm       1056 £ per sqm	£0 £0 £0
0 Apartments 0 2 Bed house 0 3 Bed House 15 Total Units	65% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 C £0 C	Apartments 2 Bed house 3 Bed House Total Units	5% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 £0 £0
Development Value  Development Costs			opment Value opment Costs		£3,933,900
		- Development of the second of	pinent costs		
0 5B Houses	65 sqm	£0 Consti £279,450 3 £670,680 6 £894,240 6 £0 0	Apartments 2B Houses 3B Houses 4B Houses 15B Houses	65 sqm	£0 £279,450 £670,680 £894,240 £0
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost	£19,670 Legal I £20,288 Statut £78,678 Sales/	sional Fees Fees Dry Fees Marketing Costs gencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value Build Cost	£147,550 £19,670 £20,288 £78,678 £55,331
	.0% 12 Month Build 6 Mth Sale Voic 1.0% Cost t Hsg 20.0% of GDV	£0 Arrang		0% Cost	£84,162 £0 £786,780
Total Cost		£3,036,829 Total (	Cost		£3,036,829
GROSS RESIDUAL LAND VALUE		£897,071 GROSS	RESIDUAL LAND VALUE		£897,071

	NCS		Resid	lential	Viab	ility A	\ppra	isal
DEVELORN	IENT SCENARI	10	Apartments				nartmants	20
	VALUE SCEN		Greenfield				partments bed houses	0
_	TENT LOCATION		30% Afforda	hle Housing			Bed houses	0
	IENT DETAILS	/N (20NL)		Total Units			bed houses	0
	Proportion	30%		Affordable Uni	tc		bed houses	0
Affordable		50%	_		Social Rent		Affordable Ren	-
	ent Floorspace			Sgm Market H			qm Affordable	
Developme		-	310	Sqiii Warket II	Dusing	730 3	qiii Ailoidable	Tiousing
Market Ho								
14	Apartments	65	sam	2350	£ per sqm			£2,138,500
0	2 bed houses		sqm		£ per sqm			£0
0	3 Bed houses	90			£ per sqm			£0
0	4 bed houses	120			£ per sqm			£0
0	5 bed house	150			£ per sqm			£0
	3 500 110030		3 <b>4</b> 111	2330	z per sqiii	_		20
LCHO		70%	Open Market V	'alue				
1	Apartments	65	•		£ per sqm			£96,233
2	2 Bed house	75			£ per sqm			£212,625
1	3 Bed House	90			£ per sqm			£99,792
_	3 Dea House	30	3 <b>4</b> 111	1010	L per squi			133,732
Social Rent		40%	Open Market V	'alue				
0	Apartments	65	•		£ per sqm			£0
Ö	2 Bed house	75			£ per sqm			£0
0	3 Bed House	90			£ per sqm			£0
	3 Dea House	30	3 <b>4</b> 111	1030	L per squi			20
Affordable	Rent	55%	Open Market V	'alue				
1	Apartments	65			£ per sqm			£75,611
2	2 Bed house	75			£ per sqm			£167,063
1	3 Bed House	90	•		£ per sqm			£78,408
20	Total Units		- <b>-</b> -		_ por oq			
Developme								£2,868,231
•								, ,
Developme	ent Costs							
Land	Apartments	14	Plots	2100	£ per plot			£29,400
	2 Bed House	0	Plots		£ per plot			£0
	3 Bed House	0	Plots	6000	£ per plot			£0
	4 Bed House	0	Plots		£ per plot			£0
	5 Bed House	0	Plots		£ per plot	Total Land	£29,400	£0
Stamp Dut	y Land Tax			1.0%				£294
Construction	on							
16	Apartments	65	sqm	1823	£ per sqm	1.15 G	iross/Net	£2,153,054
3	2B Houses	75	sqm	1242	£ per sqm			£279,450
1	3B Houses	90	sqm	1242	£ per sqm			£134,136
0	4B Houses	120	sqm	1242	£ per sqm			£0
0	5B Houses	150	sqm	1242	£ per sqm			£0
		using Land Co	ost					£26,730
					Build Cost			£205,331
				0.5%				£14,341
					Build Cost			£28,233
					Market Units V	/alue		£42,770
					Build Cost			£77,801
					£ per Market U	J <u>nit</u>		£90,000
		5.0%		Month Build	•	6 N	1th Sale Void	£120,897
		0.0%		-				£0
		Market Hsg	20.0%	of GDV	Aff Hsg	6.0% o	f GDV	£471,484
<b>Total Cost</b>								£3,673,921

£805,690 £885

((NGS)	Residenti	ial Viability	Appraisal
DEVELOPMENT SCENARIO	Apartments		Apartments 20
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses 0
DEVELOPMENT LOCATION (ZO		ing	3 Bed houses 0
DEVELOPMENT DETAILS	20 Total Uni		4 bed houses 0
Affordable Proportion	40% 8 Affordabl		5 bed house 0
Affordable Mix	50% LCHO		Affordable Rent
Development Floorspace	780 Sqm Mar		Sqm Affordable Housing
Development Value	700 341111111	incer riousing CCC	Squiramorausic riousing
Market Houses			
12 Apartments	65 sqm 2	350 £ per sqm	£1,833,000
0 2 bed houses		700 £ per sqm	£0
0 3 Bed houses		640 £ per sqm	£0
0 4 bed houses		640 £ per sqm	£0
0 5 bed house		550 £ per sqm	£0
3 Sea House	230 34	2 per 34	20
LCHO	70% Open Market Value		
1 Apartments		645 £ per sqm	£128,310
2 2 Bed house		890 £ per sqm	£283,500
1 3 Bed House		848 £ per sqm	£133,056
2 5 564 115436		po. oq	2133,030
Social Rent	40% Open Market Value		
0 Apartments		940 £ per sqm	£0
0 2 Bed house	•	080 £ per sqm	£0
0 3 Bed House		056 £ per sqm	£0
O S Bed House	30 3qiii = 1	OSO I per squi	10
Affordable Rent	55% Open Market Value		_
1 Apartments		92.5 £ per sqm	£100,815
2 2 Bed house		485 £ per sqm	£222,750
1 3 Bed House	•	452 £ per sqm	£104,544
20 Total Units	30 sqiii 1	432 £ per sqiii	1104,344
Development Value			£2,805,975
Development Costs			
<b>Land</b> Apartments	12 Plots 2	100 £ per plot	£25,200
2 Bed House		250 £ per plot	£0
3 Bed House		000 £ per plot	£0
4 Bed House		400 £ per plot	£0
5 Bed House		500 £ per plot Total Land	
Stamp Duty Land Tax		.0%	£252
Construction			
14 Apartments	65 sqm 1	823 £ per sqm 1.15	Gross/Net £1,962,277
4 2B Houses		242 £ per sqm	£372,600
2 3B Houses		242 £ per sqm	£178,848
0 4B Houses		242 £ per sqm	£0,645
0 5B Houses	•	242 £ per sqm	£0
20	1520 Total sqm	2 72 12 per 34m	
	and Cost		£35,640
using i		.0% Build Cost	£201,098
		.5% GDV	£14,030
		.1% Build Cost	£27,651
		.0% Market Units Value	£36,660
		.0% Build Cost	£76,481
		500 £ per Market Unit	£90,000
	5.0% 12 Month Bu 0.0% Cost	iiu 0	Mth Sale Void £118,369 £0
		Aff 11-2 C 00/	
Mai	ket Hsg 20.0% of GDV	Aff Hsg 6.0%	of GDV £424,979
			E2 E64 00E
Total Cost			£3,564,085
Total Cost  POTENTIAL MARGIN FOR CIL			£758,110

	NCS	Resi	dential Viab	ility Appra	isal		NCS	R	esidential V	iability App	oraisal
DEVELOPM	1ENT SCENARIO	Apartmen	nts	Apartments	20	DEVELOP	MENT SCENAR	IO Apa	rtments	Apartme	ents 20
BASE LAND	VALUE SCENARIO	Brownfiel		2 bed houses	0		ID VALUE SCEN		wnfield	2 bed ho	
	MENT LOCATION (ZONE)		dable Housing	3 Bed houses	0		MENT LOCATION		Affordable Housing	3 Bed ho	
	IENT DETAILS		20 Total Units	4 bed houses	0		MENT DETAILS		20 Total Units	4 bed ho	
_		0%	6 Affordable Units	5 bed house	0	_	le Proportion	40%	8 Affordable Units	5 bed ho	
Affordable		0% сно	0% Social Rent	50% Affordable Rer		Affordabl		50% LCHO			
	ent Floorspace		10 Sqm Market Housing	450 Sqm Affordable			nent Floorspac		780 Sqm Market Housing		fordable Housing
Developme		J.	10 Sqiii Warket Housing	430 3qiii Airordabie	e Housing		nent Value		700 Sqiii Warket Housing	OOO Sqiii Aiii	ordable flousing
Market Ho						Market H					
14		65 sqm	2350 £ per sqm		£2,138,500	12		65 sqm	2350 £ per		£1,8
0			2700 £ per sqm			0	Apartments				LI,C
	2 bed houses	75 sqm			£0	_	2 bed houses	75 sqm	2700 £ per		
0		90 sqm	2640 £ per sqm		£0	0	3 Bed houses	90 sqm	2640 £ per		
0		L20 sqm	2640 £ per sqm		£0	0	4 bed houses	120 sqm	2640 £ per		
0	5 bed house	L50 sqm	2550 £ per sqm		£0	0	5 bed house	150 sqm	2550 £ per	sqm	
	<del></del>					1.0110		700/			
LCHO		0% Open Marke				LCHO			Market Value		
1	· ·	65 sqm	1645 £ per sqm		£96,233	1	Apartments	65 sqm	1645 £ per	•	£1
2	2 Bed house	75 sqm	1890 £ per sqm		£212,625	2	2 Bed house	75 sqm	1890 £ per		£2
1	3 Bed House	90 sqm	1848 £ per sqm		£99,792	1	3 Bed House	90 sqm	1848 £ per	sqm	£
Social Rent	: 4	0% Open Marke	et Value			Social Rer	nt	40% Open	n Market Value		
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	<b>940</b> £ per :	sqm	
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per	sqm	
0		90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	1056 £ per		
		·									
Affordable	Rent 5	5% Open Marke	et Value			Affordabl	e Rent	55% Open	n Market Value		
1		65 sgm	1292.5 £ per sqm		£75,611	1	Apartments	65 sqm	1292.5 £ per	sam	£1
2	•	75 sqm	1485 £ per sqm		£167,063	2	2 Bed house	75 sqm		- 'E'	£2
1		90 sqm	1452 £ per sqm		£78,408	1	3 Bed House	90 sqm	1452 £ per	•	£1
20	Total Units	JO 3qiii	1432 1 per 3qm		170,400	20	Total Units	JO 3qiii	1432 I per	94111	
Developme					£2,868,231		ment Value				£2,8
Developm	ent Costs					Developn	ment Costs				
Land	Apartments	14 Plots	4125 £ per plot		£57,750	Land	Apartments	12 Plots	4125 £ per	plot	f
	2 Bed House	O Plots	10313 £ per plot		£0		2 Bed House	0 Plots			
	3 Bed House	0 Plots	11786 £ per plot		£0		3 Bed House	0 Plots			
	4 Bed House	0 Plots	16500 £ per plot		£0		4 Bed House	0 Plots			
	5 Bed House	O Plots	20625 £ per plot	Total Land £57,750			5 Bed House	0 Plots			49,500
Stamp Dut		0 11003	0	10tai Lana 201,100	£578	Stamp Du	ity Land Tax	0 11013	1.0%	piot rotal Laria 2-	10,000
Construction		_	3		2376	Construct		_	1.070		
16		65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,153,054	14	Apartments	65 sqm	1823 £ per	sqm 1.15 Gross/N	let £1,9
3		75 sqm	1242 £ per sqm	2123	£279,450	4	2B Houses	75 sqm			£3
1		90 sqm	1242 £ per sqm		£134,136	2	3B Houses	90 sqm			£1
0		120 sqm	1242 £ per sqm		£0	0	4B Houses	120 sqm			
0		L50 sqm	1242 £ per sqm		£0	0	5B Houses	150 sqm			
U	3B Houses	LJU Sqiii	1242 £ per sqm		10	20	эв поизез	1520 Total		Sqrii	
	using Lan	d Cost			£52,505	20		using Land Cost	sqm		
	using Lan	u Cost	0.00/ 0.11.0					using Land Cost	2.00/ 2.11.1		I
			8.0% Build Cost		£205,331				8.0% Build	LOST	£2
			0.5% GDV		£14,341				0.5% GDV		İ
			1.1% Build Cost		£28,233				1.1% Build		f
			2.0% Market Units	Value	£42,770				2.0% Marke		f
			3.0% Build Cost		£78,574				3.0% Build		f
			4500 £ per Market		£90,000				4500 £ per	Market Unit	f
			12 Month Build	6 Mth Sale Void	£124,154			5.0%	12 Month Build	6 Mth Sale	e Void £1
		0% Cost	<del></del>		£0			0.0% Cost		<u> </u>	
	0.									6.00/	6.
	Market	Hsg 20.0	of GDV Aff H	g 6.0% of GDV	£471,484			Market Hsg	20.0% of GDV	Aff Hsg 6.0% of GDV	£4
Total Cost		Hsg 20.0	of GDV Aff He	g 6.0% of GDV	£471,484 £3,732,360	Total Cos	t	Market Hsg		Aff Hsg 6.0% of GDV	£3,6
	Market	Hsg 20.0	of GDV Aff H	g 6.0% of GDV	£3,732,360				20.0% of GDV	Aff Hsg 6.0% of GDV	£3,6
POTENTIA				g 6.0% of GDV		POTENTIA	AL MARGIN FO			Aff Hsg 6.0% of GDV	

0 0 0

£1,833,000 £0

£128,310 £283,500 £133,056

£100,815 £222,750 £104,544

£2,805,975

£49,500 £0

£0 £0

£495

£0 £0

£1,962,277 £372,600 £178,848

£70,007 £201,098 £14,030 £27,651 £36,660 £77,512 £90,000 £121,652 £0 £424,979

£3,627,309

£821,334 £1,053

£0 £0 £0

£0 £0 £0

	<u>NCS</u>		sidential Viak			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS		Residual Value  iffordable Housing  20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value 2 bed houses 40% Affordable Housing 20 Total Units 0.20 Site Area 4 bed houses 5 bed house	20 0 0 0
	ent Floorspace	!	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		5 sqm 2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0		5 sqm 2700 £ per sqm	£0
0	3 Bed houses 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£0 £0		0 sqm 2640 £ per sqm 0 sqm 2640 £ per sqm	£0 £0
0	5 bed houses	150 sqm	2550 £ per sqm		£0		0 sqm	£0
LCHO		70% Open M					Open Market Value	
0	Apartments 2 Bed house	65 sqm 75 sqm	1645 £ per sqm 1890 £ per sqm		£0 £0	-	5 sqm 1645 £ per sqm 5 sqm 1890 £ per sqm	£0 £0
0	3 Bed House	90 sqm	1848 £ per sqm		£0	2 224	0 sqm	£0
Social Ren		40% Open M 65 sgm	larket Value 940 £ per sgm		£0		7 Open Market Value 5 sgm 940 £ per sgm	£O
0	Apartments 2 Bed house	75 sqm	1080 £ per sqm		£0	·	5 sqm 940 £ per sqm 5 sqm 1080 £ per sqm	£0 £0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	2 250 110000	0 sqm	£0
A. C.C		550/1				A.C	-	
Affordable 0	Rent Apartments	55% Open M 65 sgm	larket Value 1292.5 £ per sgm		£0		<sup>7</sup> ⁄ <sub>6</sub> Open Market Value 5 sqm 1292.5 ₤ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0	·	5 sqm 1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm		£0		0 sqm	£0
20 <b>Developm</b>	Total Units				£3,055,000	20 Total Units  Development Value		£3,055,000
					_5,555,555	•		25,555,555
Developm	ent Costs					Development Costs		
Constructi	on					Construction		
20	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385		5 sqm 1823 f per sqm 1.15 Gross/Net	£2,725,385
0	2B Houses 3B Houses	75 sqm 90 sqm	1242 f per sqm 1242 f per sqm		£0 £0		5 sqm	£0 £0
0	4B Houses	120 sqm	1242 £ per sqm		£0		0 sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm		£0	0 5B Houses 15	0 sqm 1242 £ per sqm	£0
20		1495 Total sq	ım			20 149	5 Total sqm	
Profession	al Fees		8.0% Build Cost		£218,031	Professional Fees	8.0% Build Cost	£218,031
Legal Fees			0.5% GDV		£15,275	Legal Fees	0.5% GDV	£15,275
Statutory I			1.1% Build Cost		£29,979	Statutory Fees	1.1% Build Cost	£29,979
	keting Costs		2.0% Market Units 3.0% Build Cost	S Value	£61,100	Sales/Marketing Costs	2.0% Market Units Value	£61,100
Contingen	cies		5.0% Build Cost		£81,762	Contingencies	3.0% Build Cost	£81,762
Interest		5.0%	12 Month Build	6 Mth Sale Void	£121,685	Interest 5.0		£121,685
Arrangem		0.0% Cost			£0		% Cost	£0
Developm	ent Profit	Market Hsg	20.0% of GDV		£611,000	Development Profit Market H.	sg 20.0% of GDV	£611,000
<b>Total Cost</b>					£3,864,217	Total Cost		£3,864,217
GROSS RE	SIDUAL LAND \	/ALUE			£809,217	GROSS RESIDUAL LAND VALUE		£809,217
<b>GROSS RE</b>	SIDUAL LAND \	/ALUE PER HA			£4,046,085	<b>GROSS RESIDUAL LAND VALUE PER</b>	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%

<b>Housing Type</b>	& Size			Construction C	ost Sqm	
Apartments	65	sqm	1.15	Apartments	1823 sqm	
2 bed houses	75	sqm	Gross : Net	2 bed houses	1242 sqm	
3 Bed houses	90	sqm		3 Bed houses	1242 sqm	
4 bed houses	120	sqm		4 bed houses	1242 sqm	
5 bed house	150	sqm		5 bed house	1242 sqm	

Sales Values					
Charging Zone			Sales Value £s	qm	
	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

<b>Residential Development Cost</b>	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	on 6 Mth Sales Void
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV

# Residential Development Scenarios

<b>Residential So</b>	enario 1		
Title	Urban 250 Dw	ellings	
Unit Numbers		0	Apartments
		40	2 bed houses
		115	3 Bed houses
		90	4 bed houses
		5	5 bed house
			_

<b>Residential Sc</b>	enario 2		
Title	Urban 100 Dw	ellings	
Unit Numbers		0	Apartments
		46	2 bed houses
		15	3 Bed houses
		31	4 bed houses
		8	5 bed house
			_

<b>Residential Sc</b>	enario 3		
Title	Urban 30 Dwe	llings	
Unit Numbers		0	Apartments
		11	2 bed houses
		12	3 Bed houses
		6	4 bed houses
		1	5 bed house
			_

<b>Residential Sc</b>	enario 4		
Title	Rural 15 Dwell	ings	
Unit Numbers		0	Apartments
		3	2 bed houses
		6	3 Bed houses
		6	4 bed houses
		0	5 bed house

<b>Residential So</b>	cenario 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%		

Density per Ha	1			
Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

#### 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 -£984 -£75 -£80 -£93 -£71 40% Affordable Housing Greenfield -£80 -£86 -£105 -£78 -£1,012

-£212

-£182

-£1,093

-£192

-£185

Brownfield

	ycs	Resid	lential Vial	oility Appra	isal		NCS	Re	sidential Via	bility Appra	isal
BASE LANI	MENT SCENARIO D VALUE SCENARIO MENT LOCATION (ZON MENT DETAILS		Dwellings able Housing Total Units	Apartments 2 bed houses 3 Bed houses 4 bed houses	0 40 115 90	BASE LAN	PMENT SCENARIOND VALUE SCENARIONENT LOCATIONENT DETAILS	ARIO Green	250 Dwellings field ffordable Housing 250 Total Units	Apartments 2 bed houses 3 Bed houses 4 bed houses	0 40 11 90
_	Proportion		Affordable Units	5 bed house	5	_	le Proportion	40%	100 Affordable Units	5 bed house	5
Affordable		50% ссно	0% Social Rent	50% Affordable Rer	nt	<b>Affordab</b>		50% ссно	0% Social Rent		ent
	ent Floorspace	17430	Sqm Market Housing	5,625 Sqm Affordable	e Housing		ment Floorspace	1	14940 Sqm Market Housing	7,500 Sqm Affordable	e Housing
Developm							ment Value				
Market Ho		CEI	225010			Market H		CE	225016		
0 28	Apartments	65 sqm 75 sqm	2350 £ per sqm 2700 £ per sqm		£5,670,000	0 24	Apartments	65 sqm 75 sqm	2350 £ per sqm 2700 £ per sqm		£4,8
28 81	2 bed houses 3 Bed houses	90 sqm	2640 £ per sqm		£19,126,800	69	2 bed houses 3 Bed houses	90 sqm	2640 £ per sqm		£16,3
63	4 bed houses	120 sqm	2640 £ per sqm		£19,958,400	54	4 bed houses	120 sqm	2640 £ per sqm		£17,1
4	5 bed house	150 sqm	2550 £ per sqm		£1,338,750	3	5 bed house	150 sqm	2550 £ per sqm		£1,1
·	3 Dea House	230 sq.m	2330 2 per 3qm		21,556,756		3 Bea House	130 sq.m			==,=
LCHO		70% Open Market \	Value			LCHO		70% Open M	larket Value		
11	Apartments	65 sqm	1645 £ per sqm		£1,202,906	15	Apartments	65 sqm	1645 £ per sqm		£1,6
19	2 Bed house	75 sqm	1890 £ per sqm		£2,657,813	25	2 Bed house	75 sqm	1890 £ per sqm		£3,5
8	3 Bed House	90 sqm	1848 £ per sqm		£1,247,400	10	3 Bed House	90 sqm	1848 £ per sqm		£1,6
		400/1				0 1 1 5		400/1			
Social Ren		40% Open Market \			CO	Social Re	L	40% Open M			
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		
0	2 Bed house	75 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0	0	2 Bed house	75 sqm	1080 £ per sqm 1056 £ per sqm		
0	3 Bed House	90 sqm	1050 £ per sqm		EU	U	3 Bed House	90 sqm	1036 £ per sqm		
Affordable	Rent	55% Open Market \	Value			Affordabl	le Rent	55% Open M	larket Value		
11	Apartments	65 sgm	1292.5 £ per sqm		£945,141	15	Apartments	65 sgm	1292.5 £ per sqm		£1,2
19	2 Bed house	75 sqm	1485 £ per sqm		£2,088,281	25	2 Bed house	75 sqm	1485 £ per sqm		£2,
8	3 Bed House	90 sqm	1452 £ per sqm		£980,100	10	3 Bed House	90 sqm	1452 £ per sqm		£1,3
250	Total Units					250	Total Units				
Developm	ent Value				£55,215,591	Developr	ment Value				£51,6
Developm	ant Casts					Dovolopr	mont Costs				
Land	Apartments	0 Plots	9290 £ per plot		£0	Land	ment Costs Apartments	0 Plots	9290 £ per plot		
Lanu	2 Bed House	28 Plots	23225 £ per plot		£650,310	Land	2 Bed House	24 Plots	23225 £ per plot		£
	3 Bed House	81 Plots	26543 £ per plot		£2,136,732		3 Bed House	69 Plots	26543 £ per plot		£1,8
	4 Bed House	63 Plots	37161 £ per plot		£2,341,115		4 Bed House	54 Plots	37161 £ per plot		£2,0
	5 Bed House	4 Plots	46451 £ per plot	Total Land £5,290,735			5 Bed House	3 Plots	46451 £ per plot	Total Land £4,534,916	
Stamp Dut	y Land Tax		4.0%		£211,629	Stamp Du	ity Land Tax		4.0%		£
Constructi						Construc					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058	30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,0
66	2B Houses	75 sqm	1242 £ per sqm	<u> </u>	£6,101,325	74	2B Houses	75 sqm	1242 £ per sqm	<del></del>	£6,8
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990	89	3B Houses	90 sqm	1242 £ per sqm		£9,9
63	4B Houses	<b>120</b> sqm	1242 £ per sqm		£9,389,520	54	4B Houses	<b>120</b> sqm	1242 £ per sqm		£8,0
4	5B Houses	150 sqm	1242 £ per sqm		£652,050	3	5B Houses	150 sqm	1242 £ per sqm		£
		and Cast			64 470 420	250		22733 Total sq	m		64.4
	using L	and Cost	9.00/ 5.11.6		£1,478,128			using Land Cost	9.007		£1,9
			8.0% Build Cost		£2,390,715				8.0% Build Cost		£2,3
			0.5% GDV 1.1% Build Cost		£276,078 £328,723				0.5% GDV 1.1% Build Cost		£
			2.0% Market Unit	c Value	£921,879				2.0% Market Uni	its Value	£
			3.0% Build Cost	o value	£940,862				3.0% Build Cost	to value	£.
			6000 £ per Marke	t Unit	£1,500,000				6000 £ per Mark	et Unit	£1,5
		5.0% 12	2 Month Build	6 Mth Sale Void	£1,893,363			5.0%	12 Month Build	6 Mth Sale Void	
		0.0% Cost	- Iwonin bullu	J WILLI Sale VOIG	£0,893,303			0.0% Cost	12 WORLD BUILD	J With Sale Volu	L1,0
	Mar	ket Hsg 20.0%	of GDV Aff H	lsg 6.0% of GDV	£9,766,088				20.0% of GDV Aff	Hsg 6.0% of GDV	£8,6
								<u> </u>			
<b>Total Cost</b>					£54,882,145	<b>Total Cos</b>	st				£52,8
POTENTIA	L MARGIN FOR CIL				£333.446	POTENTI	AL MARGIN FOR	CIL			£1.1

£0

40 115 90

£4,860,000 £16,394,400 £17,107,200 £1,147,500

£1,603,875 £3,543,750 £1,663,200

£1,260,188 £2,784,375 £1,306,800

£51,671,288

£4,088,078 £6,893,100 £9,948,420 £8,048,160 £558,900

£1,970,837 £2,362,933 £258,356 £324,903 £790,182 £945,225 £1,500,000 £1,831,061

£8,631,551

£52,868,018

£0 £557,408 £1,831,485 £2,006,670 £139,352 £181,397

£0 £0 £0

	NCS	Re	sidential Viak	nility Appra	isal		NCS	R	esidentia
	MENT SCENARIO	Urban	250 Dwellings	Apartments 2 bed houses	0 40	_	MENT SCENAR D VALUE SCEN	I <b>O</b> Urba	an 250 Dwellings wnfield
	MENT LOCATION		ffordable Housing	3 Bed houses	115		MENT LOCATION		Affordable Housing
	MENT DETAILS	,	250 Total Units	4 bed houses	90		MENT DETAILS		250 Total Units
Affordabl	le Proportion	30%	75 Affordable Units	5 bed house	5	Affordabl	e Proportion	40%	100 Affordable U
<b>Affordabl</b>	le Mix	50% ссно	0% Social Rent	50% Affordable Rer	nt	<b>Affordable</b>		50% LCHO	09
Developm	nent Floorspace		17430 Sqm Market Housing	5,625 Sqm Affordable	Housing	Developm	nent Floorspace		14940 Sqm Market
Developm	nent Value						nent Value		
Market He	ouses					Market Ho	ouses		
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	235
28	2 bed houses	75 sqm	2700 £ per sqm		£5,670,000	24	2 bed houses	75 sqm	270
81	3 Bed houses	90 sqm	2640 £ per sqm		£19,126,800	69	3 Bed houses	90 sqm	264
63	4 bed houses	120 sqm	2640 £ per sqm		£19,958,400	54	4 bed houses	120 sqm	264
4	5 bed house	150 sqm	2550 £ per sqm		£1,338,750	3	5 bed house	150 sqm	2550
LCHO		70% Open M			C1 202 006	LCHO			n Market Value
11	Apartments	65 sqm	1645 £ per sqm		£1,202,906	15	Apartments	65 sqm	164
19	2 Bed house	75 sqm	1890 £ per sqm		£2,657,813	25	2 Bed house	75 sqm	189
8	3 Bed House	90 sqm	1848 £ per sqm		£1,247,400	10	3 Bed House	90 sqm	184
Social Ren	nt	40% Open M	larket Value			Social Ren	ıt.	40% Onen	n Market Value
0	Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	94
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	108
0	3 Bed House	90 sgm	1056 £ per sqm		£0	0	3 Bed House	90 sqm	105
								55 54	
Affordable	e Rent	55% Open M	larket Value			Affordable	e Rent		n Market Value
11	Apartments	65 sqm	<b>1292.5</b> £ per sqm		£945,141	15	Apartments	65 sqm	1292.
19	2 Bed house	<b>75</b> sqm	1485 £ per sqm		£2,088,281	25	2 Bed house	75 sqm	148
8	3 Bed House	90 sqm	1452 £ per sqm		£980,100	10	3 Bed House	90 sqm	1452
250	Total Units				000 040 004	250	Total Units		
Developm	ment Value				£55,215,591	Developm	nent Value		
Developm	ment Costs					Developm	nent Costs		
Land	Apartments	0 Plots	11315 £ per plot		£0	Land	Apartments	0 Plots	1131
	2 Bed House	28 Plots	28288 £ per plot		£792,060		2 Bed House	24 Plots	2828
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482		3 Bed House	69 Plots	3232
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415		4 Bed House	54 Plots	4526
	5 Bed House	4 Plots	56576 £ per plot	Total Land £6,443,972	£198,015		5 Bed House	3 Plots	5657
Stamp Du	ity Land Tax		0		£257,759	Stamp Du	ty Land Tax		4.09
Construct	tion					Construct	ion		
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058	30	Apartments	65 sqm	182
66	2B Houses	<b>75</b> sqm	1242 £ per sqm		£6,101,325	74	2B Houses	75 sqm	
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990	89	3B Houses	90 sqm	124
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520	54	4B Houses	120 sqm	124
4	5B Houses	150 sqm	1242 £ per sqm		£652,050	3	5B Houses	150 sqm	124
						250		22733 Total	sqm
	us	ing Land Cost			£1,800,320			using Land Cost	
			8.0% Build Cost		£2,390,715				8.0%
			0.5% GDV		£276,078				0.5%
			1.1% Build Cost		£328,723				1.19
			2.0% Market Unit	s Value	£921,879				2.0%
			3.0% Build Cost		£950,528				3.0%
			6000 £ per Marke		£1,500,000				600
		5.0%	12 Month Build	6 Mth Sale Void	£1,999,469			5.0%	12 Month Build
		0.0% Cost	20.00/1		£0			0.0% Cost	
		Market Hsg 2	20.0% of GDV Aff F	lsg 6.0% of GDV	£9,766,088			Market Hsg	20.0% of GDV
Total Cost	+				£56,519,475	<b>Total Cost</b>			
Total Cos	•				130,313,473	Total Cost			

	Jes			ential	Viabi	ility /	Appra	isal
_	ENT SCENARI	_	Urban 250 D	wellings			Apartments	0
<b>BASE LAND</b>	VALUE SCENA		Brownfield				2 bed houses	40
<b>DEVELOPMI</b>	ENT LOCATIO	N (ZONE)	40% Afforda	ble Housing			3 Bed houses	115
DEVELOPMI	ENT DETAILS	•	250	Total Units			4 bed houses	90
Affordable I		40%	100	Affordable Uni	ts	!	5 bed house	5
Affordable I	Mix	50%	LCHO	0%	Social Rent	50%	Affordable Ren	nt
	nt Floorspace		14940	Sqm Market H	ousing	7,500	Sqm Affordable	e Housing
Developme	nt Value							
Market Hou	ses							
0	Apartments		sqm	2350	£ per sqm			£0
24	2 bed houses		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 V	alue				
15	Apartments		sqm		£ per sqm			£1,603,875
25	2 Bed house	75	sqm		£ per sqm			£3,543,750
10	3 Bed House		sqm		£ per sqm			£1,663,200
Social Rent		40%	Open Market V	alue				
0	Apartments	65	sqm	940	£ per sqm			£0
0	2 Bed house		sqm		£ per sqm			£0
0	3 Bed House		sqm		£ per sqm			£0
Affordable F	Rent	55%	Open Market V	alue				
15	Apartments		sqm		£ per sqm			£1,260,188
25	2 Bed house		sqm		£ per sqm			£2,784,375
10	3 Bed House		sqm		£ per sqm			£1,306,800
250	Total Units				_ per eq			
Developme								£51,671,288
•								, ,
Developme	nt Costs							
Land	Apartments	0	Plots	11315	£ per plot			£0
	2 Bed House	24	Plots		£ per plot			£678,908
	3 Bed House	69	Plots		£ per plot			£2,230,699
	4 Bed House		Plots		£ per plot			£2,444,070
	5 Bed House		Plots		£ per plot	Total Land	£5,523,405	£169,727
Stamp Duty	Land Tax			4.0%			,.	£220,936
Constructio								
30	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£4,088,078
74	2B Houses		sqm		£ per sqm		,	£6,893,100
89	3B Houses		sqm		£ per sqm			£9,948,420
54	4B Houses	120			£ per sqm			£8,048,160
3	5B Houses	150			£ per sqm			£558,900
250			Total sqm		2 pc. sq			2000,000
230		using Land Co						£2,400,426
		ga et		8.0%	Build Cost			£2,362,933
				0.5%				£258,356
					Build Cost			£324,903
					Market Units V	/alue		£790,182
					Build Cost	alue		£958,113
					£ per Market U	Init		£1,500,000
		5.0%	12	Month Build	L bei inialker O		Mth Sale Void	£1,928,149
		0.0%		IVIOLILII BUIIU			ivitii sale VOIO	£1,926,149 £0
			20.0%	of CDV	<b>A ££</b> 11	6.0%	of CDV	£8,631,551
		Market Hsg	20.0%	אַעט יט	Aff Hsg	0.070	יים פוט	10,031,331
<b>Total Cost</b>								£54,435,612

(NCS	Residential Viability A	\ppraisal	NCS Residential Viability Appraisa	al
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS	Urban 250 Dwellings A Gross Residual Value 2 30% Affordable Housing 3 250 Units 8.14 Site Area 4	Apartments 0 2 bed houses 40 3 Bed houses 115 4 bed houses 90 5 bed house 5	DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS  Urban 250 Dwellings Gross Residual Value 2 bed houses 40% Affordable Housing 3 Bed houses 5 bed houses 5 bed house	0 40 115 90 5
Development Floorspace Development Value  Market Houses  0 Apartments 40 2 bed houses 115 3 Bed houses 90 4 bed houses 5 5 bed house	65     sqm     2350 f per sqm       75     sqm     2700 f per sqm       90     sqm     2640 f per sqm       120     sqm     2640 f per sqm       150     sqm     2550 f per sqm	£0 £8,100,000 £27,324,000 £28,512,000 £1,912,500	115       3 Bed houses       90 sqm       2640 £ per sqm       £ per sqm       £ per sqm         90       4 bed houses       120 sqm       2640 £ per sqm       £ per sqm	£0 £8,100,000 £27,324,000 £28,512,000 £1,912,500
LCHO  O Apartments O 2 Bed house O 3 Bed House	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 £0 £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
O Apartments O 2 Bed house O 3 Bed House  Affordable Rent	65 sqm 940 £ per sqm 75 sqm 1080 £ per sqm 90 sqm 1056 £ per sqm	£0 £0 £0	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	£0 £0
0 Apartments 0 2 Bed house 0 3 Bed House 250 Total Units  Development Value	65 sqm 1292.5 £ per sqm 75 sqm 1485 £ per sqm 90 sqm 1452 £ per sqm	£0 £0 £0	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         250       Total Units	£0 £0 £0
Development Costs Land Apartments 2 Bed House 3 Bed House 4 Bed House 5 Bed House			Development Costs Land	
Construction  O Apartments  40 2B Houses  115 3B Houses  90 4B Houses  5 5B Houses  250	65 sqm	Fross/Net £0 £3,726,000 £12,854,700 £13,413,600 £931,500	115 3B Houses 90 sqm 1242 £ per sqm	£0,726,000 £3,726,000 £12,854,700 £13,413,600 £931,500
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0% 0.5% GDV 1.1% Build Cost 2.0% Market Units Value Build Cost	£2,474,064 £329,243 £340,184 £1,316,970 £927,774	Legal Fees0.5% GDVStatutory Fees1.1% Build CostSales/Marketing Costs2.0% Market Units Value	£2,474,064 £329,243 £340,184 £1,316,970 £927,774
Interest Arrangement Fee Development Profit Mai	5.0% 12 Month Build 6 N 0.0% Cost rket Hsg 20.0% of GDV	with Sale Void £1,411,095 £0 £13,169,700	Arrangement Fee 0.0% Cost	£1,411,095 £0 £13,169,700

£50,894,829

£14,953,671 £1,838,028

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

**Total Cost** 

GROSS RESIDUAL LAND VALUE GROSS RESIDUAL LAND VALUE PER HA

£50,894,829

£14,953,671 £1,838,028

	NCS	R	esidential Viability Appraisal
DEVELOPN	IENT SCENARI	O Urb	oan 100 Dwellings Apartments 0
	VALUE SCEN		enfield 2 bed houses 46
	MENT LOCATIO	N (ZONE) 30%	6 Affordable Housing 3 Bed houses 15
_	MENT DETAILS	900/1	100 Total Units 4 bed houses 31
	Proportion	30%	30 Affordable Units 5 bed house 8
Affordable		50% ссно	
Developm	ent Floorspace	-	6804 Sqm Market Housing 2,250 Sqm Affordable Housing
Market Ho			
0	Apartments	65 sqm	2350 £ per sqm £0
32	2 bed houses	75 sqm	
11	3 Bed houses	90 sqm	2640 £ per sqm £2,494,800
22	4 bed houses	120 sqm	
6	5 bed house	150 sqm	
LCHO			n Market Value
5	Apartments	65 sqm	·
8	2 Bed house	75 sqm	
3	3 Bed House	90 sqm	1848 £ per sqm £498,960
Casial Dani		400/10	M. L.W.I.
Social Rent			n Market Value
0	Apartments 2 Bed house	65 sqm 75 sqm	
0	3 Bed House	90 sqm	
U	3 Beu House	30 sqiii	1030 £ pei sqiii
Affordable	Rent	55% Open	n Market Value
5	Apartments	65 sqm	
8	2 Bed house	75 sqm	
3	3 Bed House	90 sqm	
100	Total Units		
Developm	ent Value		£21,680,516
Developm			
Land	Apartments	0 Plots	
	2 Bed House	32 Plots	F - F
	3 Bed House	11 Plots	=======================================
	4 Bed House	22 Plots 6 Plots	
Stamp Dut	5 Bed House	O PIOTS	\$ 46172 f per plot Total Land £2,080,521 £258,564 4.0% £83,221
Constructi			4.070
9	Apartments	65 sqm	1823 f per sqm 1.15 Gross/Net £1,226,423
47	2B Houses	75 sqm	
17	3B Houses	90 sqm	
22	4B Houses	120 sqm	
6	5B Houses	150 sqm	
		using Land Cost	£587,707
			8.0% Build Cost £939,594
			0.5% GDV £108,403
			1.1% Build Cost £129,194
			2.0% Market Units Value £360,637
			3.0% Build Cost £369,979
		5.0%	6000 £ per Market Unit £600,000  12 Month Build 6 Mth Sale Void £744,829
		0.0% Cost	
		Market Hsg	20.0% of GDV Aff Hsg 6.0% of GDV £3,825,291
Total Cost			£21,574,296

	5			Viabi	lity Appra	isal
<b>DEVELOPMENT SCE</b>	NARIO	Urban 100 D	wellings		Apartments	0
<b>BASE LAND VALUE</b>	SCENARIO	Greenfield			2 bed houses	46
<b>DEVELOPMENT LOC</b>	CATION (ZONE)	40% Afforda	ble Housing		3 Bed houses	15
<b>DEVELOPMENT DET</b>			Total Units		4 bed houses	31
<b>Affordable Proport</b>		_	Affordable Units		5 bed house	8
Affordable Mix		LCHO	0% so	ocial Rent	50% Affordable Re	nt
<b>Development Floor</b>			Sqm Market Hou		3,000 Sqm Affordable	
<b>Development Value</b>					7,111	, , , , , , , , , , , , , , , , , , ,
Market Houses						
0 Apartme	ents 65	sqm	2350 £	ner sam		£0
28 2 bed ho		sqm	2700 £			£5,589,000
9 3 Bed ho		sqm	2640 £			£2,138,400
19 4 bed ho		sqm	2640 £			£5,892,480
5 5 bed ho		sqm	2550 £			£1,836,000
J 5 Dea no	use 130	sqiii	2330 £	per sqiii		11,830,000
LCHO	70%	Open Market V	aluo			
6 Apartme		sqm	1645 £	norcam		£641,550
10 2 Bed ho		sqm	1890 £			£1,417,500
						£665,280
4 3 Bed Ho	ouse 90	sqm	1848 £	per sqm		1003,260
Social Rent	40%	Open Market V	inlun.			
_		sqm				£0
0 Apartme				per sqm		£0
0 2 Bed ho		sqm	1080 £			£0
0 3 Bed Ho	ouse 90	sqm	1056 £	per sqm		£0
A.CC	550/					
Affordable Rent		Open Market V				2524 275
6 Apartme		sqm	1292.5 £			£504,075
10 2 Bed ho		sqm	1485 £			£1,113,750
4 3 Bed Ho	ouse 90	sqm	1452 £	per sqm		£522,720
100 Total Un						
Development Value	9					£20,320,755
Davidana ant Cast						
<b>Development Costs</b>						
		Plots				60
<b>Land</b> Apartme				per plot		
2 Bed Ho	ouse 28	Plots	23086 £	per plot		£637,177
2 Bed Ho 3 Bed Ho	ouse 28	Plots Plots	23086 £ 26384 £	per plot per plot		£637,177 £237,457
2 Bed Ho 3 Bed Ho 4 Bed Ho	ouse 28 ouse 9 ouse 19	Plots Plots Plots	23086 £ 26384 £ 36938 £	per plot per plot per plot		£637,177 £237,457 £687,043
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho	ouse 28 ouse 9 ouse 19 ouse 5	Plots Plots	23086 £ 26384 £ 36938 £ 46172 £	per plot per plot per plot	Total Land £1,783,303	£637,177 £237,457 £687,043 £221,627
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land Ta	ouse 28 ouse 9 ouse 19 ouse 5	Plots Plots Plots	23086 £ 26384 £ 36938 £	per plot per plot per plot	Total Land £1,783,303	£637,177 £237,457 £687,043 £221,627
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land Ta Construction	ouse 28 ouse 9 ouse 19 ouse 5	Plots Plots Plots Plots	23086 £ 26384 £ 36938 £ 46172 £ 4.0%	per plot per plot per plot per plot		£637,177 £237,457 £687,043 £221,627 £71,332
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land Ta Construction 12 Apartme	ouse 28 ouse 9 ouse 19 ouse 5 ouse 5	Plots Plots Plots Plots	23086 £ 26384 £ 36938 £ 46172 £ 4.0%	per plot per plot per plot per plot per plot	Total Land £1,783,303  1.15 Gross/Net	£637,177 £237,457 £687,043 £221,627 £71,332
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous	ouse 28 ouse 9 ouse 19 ouse 5 ouse 5 ouse 5 ouse 75	Plots Plots Plots Plots	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £	per plot per plot per plot per plot per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land Ta Construction 12 Apartme 48 2B Hous 17 3B Hous	ouse 28 ouse 9 ouse 19 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 90	Plots Plots Plots Plots sqm sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £	per plot per plot per plot per plot per sqm per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous	ouse 28 ouse 9 ouse 19 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 90	Plots Plots Plots Plots	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £	per plot per plot per plot per plot per sqm per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	ouse 28 ouse 9 ouse 19 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 5 ouse 19 ouse 1	Plots Plots Plots Plots sqm sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £	per plot per plot per plot per plot per sqm per sqm per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land Ta Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £	per plot per plot per plot per plot per sqm per sqm per sqm per sqm		
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £	per plot per plot per plot per sqm per sqm per sqm per sqm per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £	per plot per plot per plot per sqm per sqm per sqm per sqm per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £	per plot per plot per plot per sqm per sqm per sqm per sqm per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £	per plot per plot per plot per sqm per sqm per sqm per sqm per sqm per sqm		£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 0.5% G 1.1% B6	per plot per plot per plot per sqm per sqm per sqm per sqm per sqm per sqm	1.15 Gross/Net	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 0.5% G 1.1% B6	per plot per plot per plot per plot  per sqm per sqm per sqm per sqm per sqm pur sqm per sqm	1.15 Gross/Net	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604 £127,994
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots Sqm sqm sqm sqm sqm Total sqm	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 30.5% G 1.1% B 2.0% M 3.0% B	per plot per plot per plot per plot  per sqm per sqm per sqm per sqm per sqm pur sqm per sqm per sqm	1.15 Gross/Net	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604 £127,994 £309,118 £372,583
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5	Plots Plots Plots Plots sqm sqm sqm sqm Total sqm ost	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 30.5% G 1.1% B 2.0% M 3.0% B	per plot per plot per plot per plot  per sqm per sqm per sqm per sqm per sqm pulld Cost DV uild Cost Market Units Va	1.15 Gross/Net	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604 £127,994 £309,118 £372,583 £600,000
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	ouse 28 ouse 9 ouse 19 ouse 5 ouse 5 ouse 5 ouse 19 ouse 5 ouse 5 ouse 19 ouse 5 ouse 5 ouse 5 ouse 75 ouse 120 ouse 150 ouse 120 ouse 150 ouse 120 ouse 150 ouse 120 ouse 150	Plots Plots Plots Plots  sqm sqm sqm sqm sqm sqm sqm sqm Total sqm Ost	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 0.5% G 1.1% B 2.0% M 3.0% B 6000 £	per plot per plot per plot per plot  per sqm per sqm per sqm per sqm per sqm pulld Cost DV uild Cost Market Units Va	1.15 Gross/Net	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604 £127,994 £309,118
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land Ta Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5 Duse 5 Duse 5 Duse 19 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 75 D	Plots Plots Plots Plots Plots  sqm sqm sqm sqm Total sqm Ost	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 0.5% G 1.1% Bt 2.0% M 3.0% Bt 6000 £ Month Build	per plot per plot per plot per plot  per sqm per sqm per sqm per sqm per sqm pulld Cost DV uild Cost Market Units Va	1.15 Gross/Net	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604 £127,994 £309,118 £372,583 £600,000 £721,628
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land Ta Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 7 Duse 6 Duse 7	Plots Plots Plots Plots Plots  sqm sqm sqm sqm ost  Total sqm Ost	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 0.5% G 1.1% Bt 2.0% M 3.0% Bt 6000 £ Month Build	per plot per plot per plot per plot  per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm	1.15 Gross/Net  alue  Mth Sale Void	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604 £127,994 £309,118 £372,583 £600,000 £721,628
2 Bed Ho 3 Bed Ho 4 Bed Ho 5 Bed Ho Stamp Duty Land To Construction 12 Apartme 48 2B Hous 17 3B Hous 19 4B Hous 5 BHous	Duse 28 Duse 9 Duse 19 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 5 Duse 7 Duse 6 Duse 7	Plots Plots Plots Plots Plots  sqm sqm sqm sqm ost  Total sqm Ost	23086 £ 26384 £ 36938 £ 46172 £ 4.0%  1823 £ 1242 £ 1242 £ 1242 £ 1242 £ 1242 £ 0.5% G 1.1% Bt 2.0% M 3.0% Bt 6000 £ Month Build	per plot per plot per plot per plot  per sqm per sqm per sqm per sqm per sqm per sqm per sqm per sqm	1.15 Gross/Net  alue  Mth Sale Void	£637,177 £237,457 £687,043 £221,627 £71,332 £1,635,231 £4,433,940 £1,900,260 £2,772,144 £894,240 £783,609 £930,865 £101,604 £127,994 £309,118 £372,583 £600,000 £721,628

	NCS	Re	sidential V	iability Appra	aisal
	MENT SCENARI		100 Dwellings	Apartments	0
	D VALUE SCEN			2 bed houses	46
	ИENT LOCATIC ИENT DETAILS	ON (ZONE) 30% /	Affordable Housing 100 Total Units	3 Bed houses	15 31
_	Proportion	30%	30 Affordable Units	4 bed houses 5 bed house	8
Affordable		50% LCHO	0% Socia	_	
	ent Floorspace		6804 Sgm Market Housing		
Developm				, ,	
Market Ho	uses				
0	Apartments	65 sqm	2350 £ per		£0
32	2 bed houses	75 sqm	2700 £ per		£6,520,500
11	3 Bed houses	90 sqm	2640 £ per	· · · · · · · · · · · · · · · · · · ·	£2,494,800
22	4 bed houses	120 sqm	2640 £ per		£6,874,560
6	5 bed house	150 sqm	2550 £ per	sqm	£2,142,000
LCHO		70% Open I	Aarket Value		
5	Apartments	65 sqm	1645 £ per	sam	£481,163
8	2 Bed house	75 sgm	1890 £ per	· · · · · · · · · · · · · · · · · · ·	£1,063,125
3	3 Bed House	90 sqm	1848 £ per		£498,960
		·	·		,
Social Ren	t	40% Open 1	Narket Value		
0	Apartments	65 sqm	940 £ per	· sqm	£0
0	2 Bed house	75 sqm	1080 £ per		£0
0	3 Bed House	90 sqm	1056 £ per	sqm	£0
A ££ = =   =   =   =	Dant	FF0/10 .			
Affordable		55% Open I			£270 0E 6
5 8	Apartments	65 sqm	1292.5 £ per	· · · · · · · · · · · · · · · · · · ·	£378,056 £835,313
3	2 Bed house 3 Bed House	75 sqm 90 sqm	1485 £ per 1452 £ per		£392,040
100	Total Units	JO Sqiii	1432 I per	sqiii	1332,040
Developm					£21,680,516
Davelann	ant Casts				
Developm Land		0 Plots	11259 £ per	- wlat	£0
Lanu	Apartments 2 Bed House	32 Plots	28149 £ per		£906,385
	3 Bed House	11 Plots	32170 £ per		£337,783
	4 Bed House	22 Plots	45038 £ per	•	£977,320
	5 Bed House	6 Plots	56297 £ per		
Stamp Dut	y Land Tax		0	, ,	£101,470
Constructi	on				
9	Apartments	65 sqm	1823 £ per	sqm 1.15 Gross/Net	£1,226,423
47	2B Houses	75 sqm	1242 £ per		£4,396,680
17	3B Houses	90 sqm	<b>1242</b> £ per		£1,844,370
22	4B Houses	120 sqm	1242 £ per		£3,234,168
6	5B Houses	150 sqm	1242 £ per	sqm	£1,043,280
		using Land Cost			£716,583
		using Land Cost	8.0% Build	Cost	£939,594
			0.5% GDV		£108,403
			1.1% Build	Cost	£129,194
				tet Units Value	£360,637
			3.0% Build		£373,845
				Market Unit	£600,000
		5.0%	12 Month Build	6 Mth Sale Void	
		0.0% Cost			£0
		Market Hsg	20.0% of GDV	Aff Hsg 6.0% of GDV	£3,825,291
<b>Total Cost</b>					£22,223,554

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			v62	identia	viab	IIILY F	4hhug	ISdI
DEVELOPMENT	T SCENARIO	0	Urban 10	00 Dwellings		,	Apartments	0
<b>BASE LAND VA</b>	LUE SCENA	ARIO	Brownfie	eld			2 bed houses	46
<b>DEVELOPMEN</b>	T LOCATIO	N (ZONE)	40% Affo	ordable Housing		3	Bed houses	15
DEVELOPMENT			-	100 Total Units			4 bed houses	31
Affordable Pro		40%		40 Affordable Un			5 bed house	8
Affordable Mix		50%			Social Rent		Affordable Rer	
Development I			58	832 Sqm Market H	ousing	3,000 9	Sqm Affordable	Housing
Development \								
Market Houses		CEL		2250	1.			
•	artments		sqm		£ per sqm			£0
	ed houses		sqm		£ per sqm			£5,589,000
	Bed houses		sqm		£ per sqm			£2,138,400
	ed houses	120			£ per sqm			£5,892,480
5 5 b	ed house	150	sqm	2550	£ per sqm			£1,836,000
LCUO	,	700/	0 14 1	-1-1/-1				
LCHO 6 Ap	artmants		Open Mark		fnorces			£6/1 EF0
-	artments Bed house		sqm sqm		£ per sqm £ per sqm			£641,550 £1,417,500
					£ per sqm £ per sqm			
4 3 5	Bed House	90	sqm	1848	± per sqm			£665,280
Social Rent		40%	Open Mark	kot Valuo				
_	artments L		sqm		£ per sqm			£0
•	Bed house		sqm		£ per sqm			£0
	Bed House		sqm		£ per sqm			£0
0 31	beu House	50	34III	1030	L per sqiii			10
Affordable Ren	t [	55%	Open Mark	ket Value				
_	artments		sqm		£ per sqm			£504,075
- ·	Bed house		sqm		£ per sqm			£1,113,750
	Bed House		sqm		£ per sqm			£522,720
	tal Units				2 pc. 5q			
Development \								£20,320,755
Development (	Costs	_	_		_	_	_	
Land Ap	artments	0	Plots	11259	£ per plot			£0
2 B	Bed House	28	Plots		£ per plot			£776,902
3 B	Bed House	9	Plots	32170	£ per plot			£289,529
4 B	Bed House	19	Plots	45038	£ per plot			£837,703
5 B	Bed House	5	Plots		£ per plot	<b>Total Land</b>	£2,174,360	£270,227
Stamp Duty Lar	nd Tax			4.0%	1			£86,974
Construction								
12 Ap	artments	65	sqm		£ per sqm	1.15	Gross/Net	£1,635,231
	Houses		sqm		£ per sqm			£4,433,940
	Houses	90	sqm		£ per sqm			£1,900,260
	Houses	120		1242	£ per sqm			£2,772,144
	Houses	150		1242	£ per sqm			£894,240
100			Total sqm					
	ι	using Land Co	ost		]			£955,444
					Build Cost			£930,865
				0.5%				£101,604
					Build Cost			£127,994
					Market Units	Value		£309,118
					Build Cost			£377,738
		F 54:1			£ per Market			£600,000
		5.0%		12 Month Build		6 1	Mth Sale Void	£760,113
		0.0%		00/		C 00/	6.001/	£0
		Market Hsg	20.	.0% of GDV	Aff Hs	g 6.0%	DT GDV	£3,383,069
Total Cost								£21,443,094
POTENTIAL MA	ARGIN FOR	CII						£1.122.339

(NCS	Reside	ntial Viability	Apprais	sal		ycs	Resid	ential Viak	oility Apprai	isal
DEVELOPMENT LOCATION (ZO DEVELOPMENT DETAILS		Value	Apartments 2 bed houses 3 Bed houses 4 bed houses	0 46 15 31	BASE LAND DEVELOPM	ENT SCENARIO VALUE SCENAR ENT LOCATION ENT DETAILS	(ZONE) 40% Afforda	ıal Value	Apartments 2 bed houses 3 Bed houses Site Area 4 bed houses	0 46 15 31
DEVELOT WEIGH DETAILS	100 10	Site Are	5 bed house	8	DEVELOT IV	ENT DETAILS	100	3.22	5 bed house	8
Development Floorspace Development Value	<b>9720</b> Sq	m Market Housing			Developme Developme	nt Floorspace	9720	Sqm Market Housing		
Market Houses					Market Hou					
0 Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		£0
46 2 bed houses	75 sqm	2700 £ per sqm		£9,315,000	46	2 bed houses	75 sqm	2700 £ per sqm		£9,315,000
15 3 Bed houses 31 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£3,564,000 £9,820,800	15 31	3 Bed houses 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£3,564,000 £9,820,800
8 5 bed house	150 sqm	2550 £ per sqm		£3,060,000	8	5 bed house	150 sqm	2550 £ per sqm		£3,060,000
LCHO	70% Open Market Value	2			LCHO		70% Open Market V	alue		
0 Apartments	65 sqm	1645 £ per sqm		£0	0	Apartments	65 sqm	1645 £ per sqm		£0
0 2 Bed house 0 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0	0	2 Bed house 3 Bed House	75 sqm 90 sqm	1890 £ per sqm 1848 £ per sqm		£0 £0
o s deu riouse	JU sqiii	TO-TO I hel sdill		10		3 Deu House	20 Sqiii	±040 ± per sqrfi		10
Social Rent	40% Open Market Value	2			Social Rent		40% Open Market V	alue		
0 Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm	940 £ per sqm		£0
0 2 Bed house 0 3 Bed House	75 sqm 90 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0	0	2 Bed house 3 Bed House	75 sqm 90 sqm	1080 £ per sqm 1056 £ per sqm		£0 £0
					A ff a walla la la					
Affordable Rent  O Apartments	55% Open Market Value	e 1292.5 £ per sgm		£0	Affordable I	Rent Apartments	55% Open Market V 65 sgm	alue 1292.5 £ per sqm		£0
0 2 Bed house	75 sqm	1485 £ per sqm		£0	ő	2 Bed house	75 sqm	1485 £ per sqm		£0
0 3 Bed House	90 sqm	1452 £ per sqm		£0	0	3 Bed House	90 sqm	1452 £ per sqm		£0
100 Total Units  Development Value				£25,759,800	Developme	Total Units nt Value				£25,759,800
<b>Development Costs</b>			_		Developme	nt Costs				
Construction			_		Constructio	n				
0 Apartments	65 sqm		Gross/Net	£0	0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46 2B Houses 15 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£4,284,900 £1,676,700	46 15	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£4,284,900 £1,676,700
31 4B Houses	120 sqm	1242 £ per sqm		£4,620,240	31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8 5B Houses	150 sqm	1242 £ per sqm		£1,490,400	8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100	9720 Total sqm				100		9720 Total sqm			
Professional Fees		8.0% Build Cost		£965,779	Professiona	l Fees		8.0% Build Cost		£965,779
Legal Fees		0.5% GDV		£128,799	Legal Fees			0.5% GDV		£128,799
Statutory Fees		1.1% Build Cost		£132,795	Statutory Fe			1.1% Build Cost		£132,795
Sales/Marketing Costs Contingencies	_	2.0% Market Units Value 3.0% Build Cost		£515,196 £362,167	Sales/Marke Contingence			2.0% Market Units 3.0% Build Cost	s Value	£515,196 £362,167
	5.00/			·			5.00/1			·
Interest Arrangement Fee	5.0% 12 Mc	onth Build	6 Mth Sale Void	£550,890 £0	Interest Arrangeme	nt Fee	5.0% 12 0.0% Cost	Month Build	6 Mth Sale Void	£550,890 £0
	larket Hsg 20.0% of	GDV		£5,151,960	Developme		Market Hsg 20.0%	of GDV		£5,151,960
Total Cost				£19,879,826	<b>Total Cost</b>					£19,879,826
GROSS RESIDUAL LAND VALU	JE			£5,879,974	GROSS RES	DUAL LAND VA	LUE			£5,879,974
GROSS RESIDUAL LAND VALU	E PER HA			£1,826,889	<b>GROSS RES</b>	DUAL LAND VA	LUE PER HA			£1,826,889

	NC5			dential	Viab	oility .	Appra	isal		NCS		Resid	
	MENT SCENAR		Urban 30 D				Apartments	0		MENT SCENAR		Urban 30 Dv	۷
	D VALUE SCEN		Greenfield				2 bed houses	11		D VALUE SCEN		Greenfield	_
	MENT LOCATIO			lable Housing			3 Bed houses	12		MENT LOCATION		40% Afforda	
	MENT DETAILS		_	O Total Units			4 bed houses	6	_	MENT DETAILS		30	
	Proportion	30%		9 Affordable Uni		F00/	5 bed house	1		e Proportion	40%	12	_
Affordable		50%			Social Rent		Affordable Ren		Affordabl		50%		L
	ent Floorspac	e	194.	3 Sqm Market Ho	ousing	6/5	Sqm Affordable	e Housing		ent Floorspac	e	1665	
Developm										nent Value			
Market Ho		CEI	ı	22501	•			CO	Market Ho		CEI	I	_
0	Apartments		sqm		£ per sqm			£0	0	Apartments	65		L
8	2 bed houses		sqm sqm		£ per sqm			£1,559,250	7 7	2 bed houses	75		L
8	3 Bed houses				£ per sqm			£1,995,840		3 Bed houses	90		L
4	4 bed houses	120			£ per sqm			£1,330,560	4	4 bed houses	120		L
1	5 bed house	150	sqm	2550	£ per sqm			£267,750	1	5 bed house	150	sqm	L
LCHO		700/1							LCHO		700/1		
LCHO			Open Market		•			C1 4 4 2 4 0	LCHO			Open Market V	a
1	Apartments		sqm		£ per sqm			£144,349	2	Apartments	65		
2	2 Bed house		sqm		£ per sqm			£318,938	3	2 Bed house	75		
1	3 Bed House	90	sqm	1848	£ per sqm			£149,688	1	3 Bed House	90	sqm	_
Social Ren	_	400/1							Social Ren		400/1		
			Open Market		•			00				Open Market V	а
0	Apartments		sqm		£ per sqm			£0	0	Apartments	65		
0	2 Bed house		sqm		£ per sqm			£0	0	2 Bed house	75	-	
0	3 Bed House	90	sqm	1056	£ per sqm			£0	0	3 Bed House	90	sqm	
Affordable	Dont	FF0/1	0	Malera					Affordable	. Dont		0	
			Open Market	Value	<b>6</b>			C112 417				Open Market V	а
1	Apartments		sqm		£ per sqm			£113,417	2	Apartments	65		
2	2 Bed house		sqm		£ per sqm			£250,594	3	2 Bed house	75		
1	3 Bed House	90	sqm	1452	£ per sqm			£117,612	1	3 Bed House	90	sqm	_
30 <b>Developm</b>	Total Units ent Value							£6,247,997	30 <b>Developm</b>	Total Units nent Value			
Developm	ent Costs	_	_	_	_	_	_		Developm	nent Costs	_	_	
Land	Apartments		Plots		£ per plot			£0	Land	Apartments	0	Plots	Γ
	2 Bed House	8	Plots	23446	£ per plot			£180,533		2 Bed House	7	Plots	Γ
	3 Bed House	8	Plots	26795	£ per plot			£225,081		3 Bed House	7	Plots	Γ
	4 Bed House	4	Plots	37513	£ per plot			£157,556		4 Bed House	4	Plots	Γ
	5 Bed House	1	Plots	46892	£ per plot	Total Land	£595,994	£32,824		5 Bed House	1	Plots	ſ
Stamp Dut	ty Land Tax			4.0%	•		•	£23,840	Stamp Du	ty Land Tax			٢
Constructi									Construct				
3	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£367,927	4	Apartments	65	sqm	Γ
12	2B Houses		sqm	1242	£ per sqm			£1,136,430	13	2B Houses	75	sqm	Γ
10	3B Houses	90	sqm		£ per sqm			£1,140,156	10	3B Houses	90		٢
4	4B Houses	120	•		£ per sqm			£625,968	4	4B Houses	120		٢
1	5B Houses	150	•		£ per sqm			£130,410	1	5B Houses	150		r
									30			Total sqm	Ì
		using Land Co	ost					£179,060			using Land Co		f
		, ,		8.0%	Build Cost			£272,071					T
				0.5%				£31,240					r
					Build Cost			£37,410					r
					Market Units	Value		£103,068					r
					Build Cost			£107,399					H
					£ per Market	Unit		£180,000					۲
		5.0%	1	2 Month Build	- per ividi Ket		Mth Sale Void	£215,694			5.0%	12	N
		0.0%					Jane void	£0			0.0%		1"
		Market Hsg		% of GDV	Aff H	sg 6.0%	of GDV	£1,096,356			Market Hsg	20.0%	٦
		iviai ket 115g	20.07	- O ODV	All fi	о. 0.070	Joi 00V				iviai ket 115g	20.070	1
Total Cost								£6,243,022	<b>Total Cost</b>				
POTENTIA	L MARGIN FO	R CIL						£4,975	POTENTIA	L MARGIN FO	R CIL		

	yes		Resid	ential	Viabi	ility /	Appra	isal
DEVELORM	IENT SCENARI	0	Irban 20 Du	uollings			A	0
			Jrban 30 Dv	veilings			Apartments	0
	VALUE SCEN		Greenfield				2 bed houses	11
	IENT LOCATIO	N (ZONE)		ble Housing			3 Bed houses	12
	IENT DETAILS			Total Units			4 bed houses	6
Affordable	•	40%		Affordable Uni			5 bed house	1
Affordable		50% L			Social Rent		Affordable Rer	
	ent Floorspace	•	1665	Sqm Market H	ousing	900 9	Sqm Affordable	e Housing
Developme								
Market Hou	uses							
0	Apartments	<b>65</b> s		2350	£ per sqm			£0
7	2 bed houses	<b>75</b> s	qm	2700	£ per sqm			£1,336,500
7	3 Bed houses	<b>90</b> s	qm	2640	£ per sqm			£1,710,720
4	4 bed houses	<b>120</b> s	qm	2640	£ per sqm			£1,140,480
1	5 bed house	<b>150</b> s	qm	2550	£ per sqm			£229,500
LCHO		<b>70%</b> c	pen Market V	alue				
2	Apartments	<b>65</b> s	•		£ per sqm			£192,465
3	2 Bed house	75 s			£ per sqm			£425,250
1	3 Bed House	<b>90</b> s	•		£ per sqm			£199,584
			4		_ p = q			
Social Rent		40%	pen Market V	alue				
0	Apartments	65 s			£ per sqm			£0
Ö	2 Bed house	75 s			£ per sqm			£0
0	3 Bed House	90 s			£ per sqm			£0
0	3 Bed House	JU 3	ЧШ	1030	L per sqrii			10
Affordable	Pont	55%	pen Market V	alua				
2		65 s	•		£ per sqm			£151,223
3	Apartments	75 s						£334,125
3 1	2 Bed house				£ per sqm			£156,816
	3 Bed House	90 s	qm	1432	£ per sqm			1130,610
30	Total Units							CE 976 662
Developme	ent value							£5,876,663
Developme	nt Costs							
Land		0.5	lots	0270	C l-+			£0
Lanu	Apartments	_			£ per plot			-
	2 Bed House		lots		£ per plot			£154,743
	3 Bed House		lots		£ per plot			£192,926
	4 Bed House	_	lots		£ per plot		0540.050	£135,048
Characa Dust	5 Bed House	1 P	lots		£ per plot	Total Land	£510,852	£28,135
Stamp Duty				4.0%				£20,434
Construction		<u> </u>		4000		145		6460.560
4	Apartments	65 s	•		£ per sqm	1.15	Gross/Net	£490,569
13	2B Houses	<b>75</b> s			£ per sqm			£1,173,690
10	3B Houses	<b>90</b> s			£ per sqm			£1,073,088
4	4B Houses	<b>120</b> s			£ per sqm			£536,544
1	5B Houses	<b>150</b> s		1242	£ per sqm			£111,780
30			otal sqm					
		using Land Cos	st					£238,746
					Build Cost			£270,854
				0.5%				£29,383
					Build Cost			£37,242
				2.0%	Market Units V	alue		£88,344
					Build Cost			£108,733
				6000	£ per Market U	nit		£180,000
		5.0%	12	Month Build	•		Mth Sale Void	£209,894
		0.0%	Cost	•				£0
		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£971,008
<b>Total Cost</b>								£6,051,161

	ycs	Re	sidential Viab	ility Appra	isal		NCS	Res	idential Viab	ility Apprai	sal
	IENT SCENARIO	- 1.0 0.1.	30 Dwellings	Apartments	0		MENT SCENARIO		) Dwellings	Apartments	0
	VALUE SCENAR			2 bed houses	11		D VALUE SCENA			2 bed houses	11
	IENT LOCATION	(ZONE) 30% A	ffordable Housing	3 Bed houses	12		MENT LOCATION	N (ZONE) 40% Affo	rdable Housing	3 Bed houses	12
_	IENT DETAILS		30 Total Units	4 bed houses	6	_	MENT DETAILS _		30 Total Units	4 bed houses	6
	Proportion	30%	9 Affordable Units	5 bed house	1		Proportion	40%	12 Affordable Units	5 bed house	1
Affordable		50% ссно	0% Social Rent	50% Affordable Ren		Affordable		50% ссно	0% Social Rent	50% Affordable Rent	
	ent Floorspace		1943 Sqm Market Housing	675 Sqm Affordable	Housing		ent Floorspace	10	Sqm Market Housing	900 Sqm Affordable F	Housing
Developme	ent Value					Developm					
Market Ho	uses					Market Ho	ouses				
0	Apartments	65 sqm	2350 £ per sqm		£0	0	Apartments	65 sqm	2350 £ per sqm		f
8	2 bed houses	75 sqm	2700 £ per sqm		£1,559,250	7	2 bed houses	75 sqm	2700 £ per sqm		£1,336,50
8	3 Bed houses	90 sqm	2640 £ per sqm		£1,995,840	7	3 Bed houses	90 sqm	2640 £ per sqm		£1,710,72
4	4 bed houses	120 sqm	2640 £ per sqm		£1,330,560	4	4 bed houses	120 sqm	2640 £ per sqm		£1,140,48
1	5 bed house	150 sqm	2550 £ per sqm		£267,750	1	5 bed house	150 sqm	2550 £ per sqm		£229,50
					· ·						
LCHO		70% Open M	larket Value			LCHO		70% Open Mark	tet Value		
1	Apartments	65 sqm	1645 £ per sqm		£144,349	2	Apartments	65 sqm	1645 £ per sqm		£192,46
2	2 Bed house	75 sqm	1890 £ per sqm		£318,938	3	2 Bed house	75 sqm	1890 £ per sqm		£425,25
1	3 Bed House	90 sqm	1848 £ per sqm		£149,688	1	3 Bed House	90 sgm	1848 £ per sqm		£199,58
_	3 Dea House	JO Sqiii	20 10 1 per 3q		21 13,000	_	3 Bed House	30 34m	10 10 1 per 34		2133,30
Social Rent		40% Open N	Market Value			Social Ren	t	40% Open Mark	ret Value		
0	Apartments	65 sqm	940 £ per sqm		£0	n	Apartments	65 sqm	940 £ per sqm		£
0	2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm	1080 £ per sqm		£
0						0					£
- 0	3 Bed House	90 sqm	1056 £ per sqm		£0	U	3 Bed House	90 sqm	1056 £ per sqm		£
۸ <b>44</b> میرام ام ام	Dont	FF0/10 .	• 1 • 27 1			A ff a walla la la	Dont	FF0/10 M			
Affordable		55% Open M			6442 447	Affordable		55% Open Mark			6454.33
1	Apartments	65 sqm	1292.5 £ per sqm		£113,417	2	Apartments	65 sqm	1292.5 £ per sqm		£151,22
2	2 Bed house	75 sqm	1485 £ per sqm		£250,594	3	2 Bed house	75 sqm	1485 £ per sqm		£334,12
1	3 Bed House	90 sqm	1452 £ per sqm		£117,612	1	3 Bed House	90 sqm	1452 £ per sqm		£156,81
30 <b>Developme</b>	Total Units ent Value				£6,247,997	30 <b>Developm</b>	Total Units ent Value				£5,876,663
Developme					. ,	Developm					
Land	Apartments	0 Plots	11403 £ per plot		£0	Land	Apartments	0 Plots	11403 £ per plot		£0
Lailu	•	8 Plots	28508 £ per plot			Lanu	•	7 Plots			£188,15
	2 Bed House				£219,515		2 Bed House		28508 £ per plot		
	3 Bed House	8 Plots	32581 £ per plot		£273,681		3 Bed House	7 Plots	32581 £ per plot		£234,58
	4 Bed House	4 Plots	45613 £ per plot		£191,576		4 Bed House	4 Plots	45613 £ per plot		£164,20
	5 Bed House	1 Plots	57017 £ per plot	Total Land £724,683	£39,912		5 Bed House	1 Plots	57017 £ per plot	Total Land £621,157	£34,21
Stamp Duty			Ü		£28,987	Stamp Dut			4.0%		£24,84
Construction						Constructi					
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£367,927	4	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£490,56
12	2B Houses	75 sqm	1242 £ per sqm		£1,136,430	13	2B Houses	75 sqm	1242 £ per sqm		£1,173,69
10	3B Houses	90 sqm	1242 £ per sqm		£1,140,156	10	3B Houses	90 sqm	1242 £ per sqm		£1,073,08
4	4B Houses	<b>120</b> sqm	1242 £ per sqm		£625,968	4	4B Houses	120 sqm	1242 £ per sqm		£536,54
1	5B Houses	<b>150</b> sqm	1242 £ per sqm		£130,410	1	5B Houses	150 sqm	1242 £ per sqm		£111,78
						30		2600 Total sqm			
	us	sing Land Cost			£217,723		u	ising Land Cost			£290,29
			8.0% Build Cost		£272,071				8.0% Build Cost		£270,85
			0.5% GDV		£31,240				0.5% GDV		£29,38
			1.1% Build Cost		£37,410				1.1% Build Cost		£37,24
			2.0% Market Units V	/alue	£103,068				2.0% Market Units	Value	£88,34
			3.0% Build Cost		£108,558				3.0% Build Cost		£110,27
			6000 £ per Market l	Init	£180,000				6000 £ per Market	Unit	£180,00
		5.0%	12 Month Build	6 Mth Sale Void	£227,643		F	5.0%	12 Month Build	6 Mth Sale Void	£220,87
		0.0% Cost	12 MOULUI BUILO	o ivitri sale vold	£227,643 £0			0.0% Cost	12 IVIOIIIII BUIIU	o with Sale void	
			20.00/1-4.00/	6.00/					00/1-4 CDV	6.00/1-1000	£071.00
		Market Hsg	of GDV Aff Hs	6.0% of GDV	£1,096,356			Market Hsg 20.	of GDV Aff H	sg 6.0% of GDV	£971,00
Total Cost					£6,428,630	<b>Total Cost</b>					£6,229,95
DOTENITIAL	MARGIN FOR C	`II			_C100_C22	DOTENTIA	I MARCIN FOR	CII			C2F2 26
		LIL SQ METRE OF MAI	RKET HOUSING		£180,633 £93		L MARGIN FOR	SQ METRE OF MARK	ET HOUSING		£353,29 £21
OTENTIAL	CIL KATE PER S	Q WIETRE OF WIA	KKET HOUSING		<u> 193</u>	POTENTIA	L CIL KATE PER	SQ WIETRE OF WARK	-1 HOUSING		

12   3 Bed house   90   5 sam   2640   6 per sqm   £2,851,200   12   3 Bed house   170   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2640   6 per sqm   £1,90   5 sqm   2650   6 per sqm   £1,90   5 sqm   2550   6 sqm   2550   6 sqm   2550   6 sqm   2550   25 sqm   2550	(NCS	Resid	lential Viabilit	y Appraisa	il		JCS	Resid	ential Viak	oility Apprai	isal
Development Value	•	Gross Resid  ZONE) 30% Afforda	ual Value able Housing	2 bed houses 3 Bed houses Area 4 bed houses	11 12 6	BASE LAND V DEVELOPMEN	ALUE SCENARION (Z	Gross Residu  20NE) 40% Afforda	ial Value ble Housing	2 bed houses 3 Bed houses Site Area 4 bed houses	11 12 6
Market Houses		2775	Sqm Market Housing					2775	Sqm Market Housing		
O Apartments	•										
1		65 sqm	2350 £ per sqm		£0			65 sqm	2350 £ per sqm		£0
6   4 bed house   120   sm	11 2 bed houses	75 sqm					2 bed houses	75 sqm			£2,227,500
1   5 bed house   150   sqm   2550   \$\varphi\$   \$\v											£2,851,200
CHO						-					£1,900,800
O Apartments	1 5 bed house	150 sqm	2550 £ per sqm	_	£382,500	1 5	bed house	150 sqm	2550 £ per sqm		£382,500
O Apartments	LCHO	70% Open Market \	Value			LCHO		70% Open Market V	alue		
Social Rent		·			£0		Apartments				£0
Social Rent		•			-			•			£0
O Apartments	0 3 Bed House	90 sqm	1848 £ per sqm		£0	0 3	3 Bed House	90 sqm	1848 £ per sqm		£0
O Apartments	Social Rent	40% Open Market V	Value			Social Rent		40% Open Market V	aluo		
0 2 Bed house 90 sqm 1080 € per sqm 60 0 2 Bed house 90 sqm 1080 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1056 € per sqm 1056 € per sqm 60 0 3 Bed House 90 sqm 1292.5 € per sqm 60 0 4 Apartments 65 sqm 1292.5 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 2 Bed house 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 60 0 3 Bed House 90 sqm 1485 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,024,650 11 2 B Houses 75 sqm 1242 € per sqm 61,034 € per sqm		· ·			fO		Apartments	■			£0
Affordable Rent		•	·				•	•			£0
1	0 3 Bed House	90 sqm	1056 £ per sqm		£0	0 3	Bed House	90 sqm	1056 £ per sqm		£0
1	A.CC	550/1-				ACC		FF0/1-			
0 2 Bed house 75 sqm 1485 € per sqm 1 d52 € per sqm 1485 € per sqm 1452 € per sq					50						£0
0 3 Bed House 90 sqm 1452 £ per sqm £0 30 Total Units  Development Value  E7,362,000  Development Costs  Development Costs  Development Costs  Development Costs  Development Costs  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 11 2B Houses 75 sqm 1242 £ per sqm £1,024,650 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 90 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 3B Houses 120 sqm 1242 £ per sqm £1,341,360 12 Sqm 1242 £ per			·				•	•	· · · · · · · · · · · · · · · · · · ·		£0
Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000   Development Value   E7,362,000   Development Costs   E7,362,000		· · · · · · · · · · · · · · · · · · ·	The state of the s			-					£0
Development Costs   Deve					£7.362.000						£7,362,000
Construction						•					, ,
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     f     0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f     f     11 2B Houses     75 sqm     1242 f per sqm     f       12     3B Houses     90 sqm     1242 f per sqm     f     f     12 3B Houses     90 sqm     1242 f per sqm     f       6     4B Houses     120 sqm     1242 f per sqm     f     f     4B Houses     120 sqm     1242 f per sqm     f       1     5B Houses     150 sqm     1242 f per sqm     f     f     188											
0     Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net     60 Apartments     65 sqm     1823 f per sqm     1.15 Gross/Net       11     2B Houses     75 sqm     1242 f per sqm     f1,024,650     11 2B Houses     75 sqm     1242 f per sqm     f1,02       12     3B Houses     90 sqm     1242 f per sqm     f1,341,360     12 3B Houses     90 sqm     1242 f per sqm     f1,34       6     4B Houses     120 sqm     1242 f per sqm     f894,240     6 4B Houses     120 sqm     1242 f per sqm     f89       1     5B Houses     150 sqm     1242 f per sqm     f186,300     1 5B Houses     150 sqm     1242 f per sqm     f188	Construction					Construction	_				
12     3B Houses     90 sqm     1242 f per sqm     £1,341,360     12     3B Houses     90 sqm     1242 f per sqm     £1,344       6     4B Houses     120 sqm     1242 f per sqm     £894,240     6     4B Houses     120 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £89       1     5B Houses     150 sqm     1242 f per sqm     £ per sqm     £18		65 sqm	1823 £ per sqm 1.1	.5 Gross/Net	£0			65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
6 4B Houses 120 sqm 1242 f per sqm f894,240 6 4B Houses 120 sqm 1242 f per sqm f89 1 5B Houses 150 sqm 1242 f per sqm f186,300 1 5B Houses 150 sqm 1242 f per sqm f18	11 2B Houses	75 sqm	1242 £ per sqm			11 2	2B Houses	75 sqm	1242 £ per sqm		£1,024,650
1 5B Houses 150 sqm 1242 £ per sqm £186,300 1 5B Houses 150 sqm 1242 £ per sqm £18		•						•			£1,341,360
						_			1242 £ per sqm		£894,240
	<b>2</b> 35 110 a3 c3	·	1242 £ per sqm	_	£186,300		5B Houses		1242 £ per sqm		£186,300
2773 Total 34III	30	2773 Total Sqiii				30		2773 Total sqiii			
	Professional Fees		8.0% Build Cost		£275,724	Professional I	Fees				£275,724
	_					_					£36,810
										V. I	£37,912
										s value	£147,240 £103,397
	Contingencies		3.070 Build Cost			Contingencie	3		3.070 Build Cost		·
			Month Build	6 Mth Sale Void			_		Month Build	6 Mth Sale Void	£157,283
Arrangement Fee 0.0% Cost £0 Arrangement Fee 0.0% Cost  Development Profit Market Hsg 20.0% of GDV £1,472,400 Development Profit Market Hsg 20.0% of GDV £1,472,400			Tot CDV						of CDV		£0
		viai ket nsg 20.0%	סט טטע				riont	viai ket nsg 20.0%	עעט וט		£1,472,400
	LOTAL COST				£5,6/7,316	Total Cost					£5,677,316
GROSS RESIDUAL LAND VALUE £1,684,684 GROSS RESIDUAL LAND VALUE £1,685,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA £1,855,671 GROSS RESIDUAL LAND VALUE PER HA											

	NCS	Re	sidential Via	ability Appra	isal
DEVELOP	MENT SCENARI	IO Rural	15 Dwellings	Apartments	0
<b>BASE LAN</b>	<b>D VALUE SCEN</b>			2 bed houses	3
<b>DEVELOPI</b>	MENT LOCATIO	N (ZONE) 30% /	Affordable Housing	3 Bed houses	6
<b>DEVELOPI</b>	<b>MENT DETAILS</b>		15 Total Units	4 bed houses	6
<b>Affordable</b>	e Proportion	30%	5 Affordable Units	5 bed house	0
<b>Affordable</b>	e Mix	50% LCHO	0% Social Re	ent 50% Affordable Rer	nt
Developm	ent Floorspace	e	1040 Sqm Market Housing	338 Sqm Affordable	e Housing
Developm	ent Value				
Market Ho	ouses				
0	Apartments	65 sqm	2350 £ per sqi	m	£0
2	2 bed houses	75 sqm	2700 £ per sqi	m	£425,250
4	3 Bed houses	90 sqm	2640 £ per sqi	m	£997,920
4	4 bed houses	120 sqm	2640 £ per sqi	m	£1,330,560
0	5 bed house	150 sqm	2550 £ per sqi	m	£0
LCHO		70% Open 1	Market Value		
1	Apartments	65 sqm	1645 £ per squ	m	£72,174
1	2 Bed house	75 sqm	<b>1890</b> £ per sqi	m	£159,469
0	3 Bed House	90 sqm	<b>1848</b> £ per sqi	m	£74,844
Social Ren	t	40% Open 1	Narket Value		
0	Apartments	65 sqm	940 £ per sqi	m	£0
0	2 Bed house	75 sqm	<b>1080</b> £ per sqi	m	£0
0	3 Bed House	90 sqm	<b>1056</b> £ per sqi	m	£0
Affordable	e Rent	55% Open 1	Market Value		
1	Apartments	65 sqm	<b>1292.5</b> £ per sqi	m	£56,708
1	2 Bed house	75 sqm	<b>1485</b> £ per sqi	m	£125,297
0	3 Bed House	90 sqm	<b>1452</b> £ per sqi	m	£58,806
15 <b>Developm</b>	Total Units nent Value				£3,301,028
Developm	ent Costs				
Land	Apartments	0 Plots	9321 £ per plo		£0
	2 Bed House	2 Plots	23302 £ per plo		£48,935
	3 Bed House	4 Plots	26631 £ per plo		£111,852
	4 Bed House	4 Plots	37284 £ per plo		£156,593
	5 Bed House	0 Plots	46605 £ per plo	ot Total Land £317,380	£0
	ty Land Tax		3.0%		£9,521
Construct					0.122.22
1	Apartments	65 sqm	1823 £ per sqi		£183,963
4	2B Houses	75 sqm	1242 £ per sqi		£405,203
5	3B Houses	90 sqm	1242 £ per sqi		£570,078
4	4B Houses	120 sqm	1242 £ per sqi		£625,968
0	5B Houses	150 sqm	1242 £ per sqi	m	£0
					600.003
		using Land Cost	2.00/		£88,982
			8.0% Build Co	st	£142,817
			0.5% GDV		£16,505
			1.1% Build Co.		£19,637
			2.0% Market U		£55,075
			3.0% Build Co		£56,226
		F 00/1	6000 £ per Ma		£90,000
		5.0%	12 Month Build	6 Mth Sale Void	£113,009
		0.0% Cost	20.00/1 (	6 00/1 6	£0
		Market Hsg	20.0% of GDV A	Aff Hsg 6.0% of GDV	£583,584
<b>Total Cost</b>					£3,277,949

£23,080 £22

			Kesic	dential	l Alapi	IIIty A	appra	Isal
EVELOPN	ΛΕΝΤ SCENARI	0	Rural 15 Dv	vellings		Δ	partments	0
ASE LANI	VALUE SCEN	ARIO	Greenfield	- 0-			bed houses	3
EVELOPI	MENT LOCATIO	N (ZONE)	40% Afford	able Housing		3	Bed houses	6
	MENT DETAILS			Total Units		4	bed houses	6
	Proportion	40%	_	Affordable Uni			bed house	0
ffordable	ent Floorspace		LCHO	U% Sqm Market H	Social Rent		Affordable Ren qm Affordable	
	ent Value	=	051	L Sqiii iviarket n	ousing	430 3	qiii Allordable	nousing
larket Ho								
0	Apartments	65	sqm	2350	£ per sqm			
2	2 bed houses	75	sqm		£ per sqm			£364,5
4	3 Bed houses		sqm	2640	£ per sqm			£855,3
4	4 bed houses	120			£ per sqm			£1,140,4
0	5 bed house	150	sqm	2550	£ per sqm			
СНО		70%	Open Market	Value				
1	Apartments		sqm		£ per sqm			£96,2
2	2 Bed house		sqm		£ per sqm			£212,6
1	3 Bed House		sqm		£ per sqm			£99,7
ocial Rent			Open Market					
0	Apartments		sqm		£ per sqm			
0	2 Bed house		sqm		£ per sqm			
0	3 Bed House	90	sqm	1056	£ per sqm			
ffordable	Rent	55%	Open Market	Value				
1	Apartments		sqm		£ per sqm			£75,6
2	2 Bed house		sqm		£ per sqm			£167,0
1	3 Bed House		sqm		£ per sqm			£78,4
15 <b>evelopm</b>	Total Units ent Value							£3,090,0
								, ,
evelopm and	ent Costs	0	Plots	0221	£ per plot			
anu	Apartments 2 Bed House	_	Plots		£ per plot £ per plot			£41,9
	3 Bed House		Plots		£ per plot			£95,8
	4 Bed House		Plots		£ per plot			£134,2
	5 Bed House		Plots		£ per plot	Total Land	£272,040	
amp Dut	y Land Tax			3.0%			,	£8,1
onstructi	on							
2	Apartments		sqm		£ per sqm	1.15	Gross/Net	£245,2
5	2B Houses		sqm		£ per sqm			£447,1
5	3B Houses		sqm		£ per sqm			£536,5
4	4B Houses	120			£ per sqm			£536,5
0 15	5B Houses	150 1350	Total sqm	1242	£ per sqm		_	
13		using Land C			1			£118,6
			<del>-</del>	8.0%	Build Cost			£141,2
				0.5%				£15,4
				1.1%	Build Cost			£19,4
					Market Units V	alue		£47,2
					Build Cost			£56,5
					£ per Market U			£90,0
		5.0%		Month Build		6 N	Ath Sale Void	£109,3
		0.0%		7-4-6-57	A.C	6.00/	t CDV	CE1E 0
		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	אמט וי	£515,8
otal Cost								£3,159,3

	ycs	Resi	idential Via	ability Appra	isal		NCS	S Res	sidentia	ıl Viab	oilit
DEVELOPMI	ENT SCENARIO	Rural 15	Dwellings	Apartments	0	DEVELOP	MENT SCENAR	RIO Rural 1	5 Dwellings		
	<b>VALUE SCENAR</b>			2 bed houses	3		ND VALUE SCEN				
<b>DEVELOPMI</b>	<b>ENT LOCATION</b>	(ZONE) 30% Affo	rdable Housing	3 Bed houses	6	DEVELOP	MENT LOCATION	ON (ZONE) 40% Af	ordable Housing	g	
<b>DEVELOPMI</b>	ENT DETAILS		15 Total Units	4 bed houses	6	<b>DEVELOP</b>	MENT DETAILS	s · · · <u></u>	15 Total Units		
Affordable I	Proportion	30%	5 Affordable Units	5 bed house	0		le Proportion	40%	6 Affordable U	Inits	
Affordable I		50% ссно	0% Social Re			<b>Affordab</b>		50% LCHO		% Social Rent	5
	nt Floorspace	10	O40 Sqm Market Housing	338 Sqm Affordable	e Housing		ment Floorspac	ce	891 Sqm Market	Housing	4
Developme							ment Value				
Market Hou	_	CE	2250		60	Market H		651	225	<b>~</b> .	
0	Apartments	65 sqm	2350 £ per sqr		£0	0	Apartments	65 sqm		£ per sqm	
2	2 bed houses	75 sqm	2700 £ per sqr		£425,250	2	2 bed houses	75 sqm		£ per sqm	
4 4	3 Bed houses	90 sqm	2640 £ per sqr	n	£997,920	4	3 Bed houses	90 sqm		£ per sqm	
0	4 bed houses	120 sqm	2640 £ per sqr		£1,330,560	0	4 bed houses	120 sqm		0 £ per sqm	
U	5 bed house	150 sqm	2550 £ per sqr	n 	£0	U	5 bed house	150 sqm	255	£ per sqm	
LCHO	_	70% Open Mark	ret Value			LCHO		70% Open Ma	rket Value		
1	Apartments	65 sqm	1645 £ per sqr	n	£72,174	1	Apartments	65 sqm		5 £ per sqm	
1	2 Bed house	75 sgm	1890 £ per sqr		£159,469	2	2 Bed house	75 sqm		0 £ per sqm	
0	3 Bed House	90 sqm	1848 £ per sqr		£74,844	1	3 Bed House	90 sqm		8 £ per sqm	
Social Rent		40% Open Mark			,	Social Re	nt	40% Open Ma			
0	Apartments	40% Open Mark	et value 940 £ per sqr	_	£0	O 0	Apartments	65 sqm		0 £ per sgm	
0	Apartments 2 Bed house	75 sqm	1080 £ per sqr		£0	0	2 Bed house	75 sqm		Off per sqm	
0	3 Bed House	90 sqm	1056 £ per sqr		£0	0	3 Bed House	90 sqm		66 £ per sqm	
Affordable F	Pont	55% Open Mark	vot Valuo			Affordab	la Pant	55% Open Ma	rkot Valuo		
1	Apartments	65 sqm	1292.5 £ per sqr	n	£56,708	1	Apartments	65 sgm		.5 £ per sqm	
1	2 Bed house	75 sgm	1485 £ per sqr		£125,297	2	2 Bed house	75 sqm		S £ per sqm	
0	3 Bed House	90 sqm	1452 £ per sqr		£58,806	1	3 Bed House	90 sqm		2 £ per sqm	
15 <b>Developme</b>	Total Units nt Value				£3,301,028	15 <b>Develop</b> r	Total Units ment Value				
Developme	nt Costs					Develop	ment Costs				
Land	Apartments	0 Plots	11346 £ per plo	†	£0	Land	Apartments	0 Plots	1134	6 £ per plot	
	2 Bed House	2 Plots	28365 £ per plo		£59,566	24.14	2 Bed House	2 Plots		5 £ per plot	
	3 Bed House	4 Plots	32417 £ per plo		£136,152		3 Bed House	4 Plots		7 £ per plot	
	4 Bed House	4 Plots	45384 £ per plo		£190,613		4 Bed House	4 Plots		4 £ per plot	
	5 Bed House	0 Plots	56730 £ per plo		£0		5 Bed House	0 Plots		0 £ per plot	Total L
Stamp Duty			0	,	£11,590	Stamp Du	uty Land Tax		3.09		
Constructio	n					Construc	tion				
1	Apartments	65 sqm	1823 £ per sqr		£183,963	2	Apartments	65 sqm		£ per sqm	1.1
4	2B Houses	75 sqm	1242 £ per sqr		£405,203	5	2B Houses	75 sqm		£ per sqm	
5	3B Houses	90 sqm	1242 £ per sqr		£570,078	5	3B Houses	90 sqm		2 £ per sqm	
4	4B Houses	120 sqm	1242 £ per sqr	n	£625,968	4	4B Houses	120 sqm	124	£ per sqm	
0	5B Houses	150 sqm	1242 £ per sqr	n	£0	0	5B Houses	150 sqm		£ per sqm	
		ing Land Cast			C100 31 4	15		1359 Total sqn			
	us	ing Land Cost	0.00/ 5.11.5		£108,314			using Land Cost	9.00	9/ p	
			8.0% Build Cos 0.5% GDV	ı	£142,817 £16,505					% Build Cost % GDV	
			1.1% Build Cos	+	£19,637					% Build Cost	
			2.0% Market U		£55,075					Market Units	: Value
			3.0% Build Cos		£56,806					% Build Cost	value
			6000 £ per Ma		£90,000					f per Market	t Unit
		5.0%	12 Month Build	6 Mth Sale Void	£119,302			5.0%	12 Month Build		
		0.0% Cost			£0			0.0% Cost			
		Market Hsg 20.	0% of GDV A	ff Hsg 6.0% of GDV	£583,584			Market Hsg 2	0.0% of GDV	Aff Hs	sg 6.
Total Cost					£3,375,173	Total Cos	st				
POTENTIAL	MARGIN FOR C				£74,145	POTENTI	AL MARGIN FO	OR CIL			
POTENTIAL	CIL DATE DED S	O METRE OF MARKI	ET HOUSING		£71	POTENTI	AL CIL DATE DE	R SO METRE OF MAR	KET HOUSING		

£71

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

Apartments
2 bed houses
3 Bed houses
4 bed houses
5 bed house
50% Affordable Rent
450 Sqm Affordable Housing

Total Land £331,141

6 Mth Sale Void

6.0% of GDV

1.15 Gross/Net

£0 £364,500 £855,360 £1,140,480

£0

£0 £0

£96,233 £212,625 £99,792

£75,611 £167,063 £78,408

£3,090,071

£0 £51,057 £116,702 £163,382 £0

£9,934

£245,285

£447,120 £536,544 £536,544 £0

£144,418 £141,239 £15,450 £19,420 £47,207

£57,297 £90,000

£115,124 £0

£515,852

£3,252,577

£162,505 £182

(NCS	Residential Viability Appra		NCS	Residential Viability Apprais	
DEVELOPMENT LOCATION (ZONE DEVELOPMENT DETAILS	Rural 15 Dwellings  Gross Residual Value  2 bed houses 3 Bed houses 4 bed houses 5 bed house	3 BASE I 6 DEVEL	OPMENT SCENARIO AND VALUE SCENARIO OPMENT LOCATION (ZONE) OPMENT DETAILS	Rural 15 Dwellings Gross Residual Value  0  15 Total Units 0.49 Site Area 4 bed houses 5 bed house	0 3 6 6 0
Development Floorspace Development Value	1485 Sqm Market Housing		ppment Floorspace	1485 Sqm Market Housing	
	65 sqm     2350 f per sqm       75 sqm     2700 f per sqm       90 sqm     2640 f per sqm       120 sqm     2640 f per sqm       150 sqm     2550 f per sqm	£607,500 3 £1,425,600 £1,900,800 £0	2 bed houses 3 Bed houses 4 bed houses 1	65 sqm     2350 £ per sqm       75 sqm     2700 £ per sqm       90 sqm     2640 £ per sqm       20 sqm     2640 £ per sqm       50 sqm     2550 £ per sqm	£607,500 £1,425,600 £1,900,800 £0
	70% Open Market Value 65 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm 90 sqm 1848 £ per sqm	£0 C £0 C	Apartments 2 Bed house	0%       Open Market Value         65       sqm       1645 £ per sqm         75       sqm       1890 £ per sqm         90       sqm       1848 £ per sqm	£0 £0 £0
Social Rent  O Apartments  O 2 Bed house  O 3 Bed House	40% Open Market Value         65 sqm       940 £ per sqm         75 sqm       1080 £ per sqm         90 sqm       1056 £ per sqm	Social £0 0 £0 0 £0 0	Apartments 2 Bed house	0%       Open Market Value         65 sqm       940 £ per sqm         75 sqm       1080 £ per sqm         90 sqm       1056 £ per sqm	£0 £0 £0
0 Apartments 0 2 Bed house 0 3 Bed House 15 Total Units	65% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 C £0 C	Apartments 2 Bed house 3 Bed House Total Units	5% Open Market Value         65 sqm       1292.5 £ per sqm         75 sqm       1485 £ per sqm         90 sqm       1452 £ per sqm	£0 £0 £0
Development Value  Development Costs			opment Value opment Costs		£3,933,900
		- Development of the second of	pinent costs		
0 5B Houses	65 sqm	£0 Consti £279,450 3 £670,680 6 £894,240 6 £0 0	Apartments 2B Houses 3B Houses 4B Houses 15B Houses	65 sqm	£0 £279,450 £670,680 £894,240 £0
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value 3.0% Build Cost	£19,670 Legal I £20,288 Statut £78,678 Sales/	sional Fees Fees Dry Fees Marketing Costs gencies	8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Units Value Build Cost	£147,550 £19,670 £20,288 £78,678 £55,331
	.0% 12 Month Build 6 Mth Sale Voic 1.0% Cost t Hsg 20.0% of GDV	£0 Arrang		0% Cost	£84,162 £0 £786,780
Total Cost		£3,036,829 Total (	Cost		£3,036,829
GROSS RESIDUAL LAND VALUE		£897,071 GROSS	RESIDUAL LAND VALUE		£897,071

(NCS	Res	sidential Viak	oility Appra	isal		NGS	Res	sidential	Viabili	t
DEVELOPMENT SCENARIO	Apartm	ents	Apartments	20	DEVELOP	MENT SCENARI	O Apartm	nents		
<b>BASE LAND VALUE SCENA</b>	RIO Greenfi	eld	2 bed houses	0	<b>BASE LAN</b>	D VALUE SCENA	ARIO Greenf	ield		_
<b>DEVELOPMENT LOCATION</b>	(ZONE) 30% Aff	fordable Housing	3 Bed houses	0	<b>DEVELOPI</b>	MENT LOCATIO	N (ZONE) 40% Af	fordable Housing		
DEVELOPMENT DETAILS		20 Total Units	4 bed houses	0	<b>DEVELOPI</b>	MENT DETAILS		20 Total Units		
Affordable Proportion	30%	6 Affordable Units	5 bed house	0	<b>Affordable</b>	e Proportion	40%	8 Affordable Unit	is	
Affordable Mix	50% ссно	0% Social Rent	50% Affordable Ren	t	<b>Affordable</b>	e Mix	50% LCHO	0%	Social Rent	-5
<b>Development Floorspace</b>		910 Sqm Market Housing	450 Sqm Affordable	Housing	Developm	nent Floorspace		780 Sqm Market Ho	ousing	6
Development Value					Developm	nent Value				
Market Houses					Market Ho	ouses				
14 Apartments	65 sqm	2350 £ per sqm		£2,138,500	12	Apartments	65 sqm		£ per sqm	
0 2 bed houses	75 sqm	2700 £ per sqm		£0	0	2 bed houses	75 sqm		£ per sqm	
0 3 Bed houses	90 sqm	2640 £ per sqm		£0	0	3 Bed houses	90 sqm		£ per sqm	
0 4 bed houses	120 sqm	2640 £ per sqm		£0	0	4 bed houses	120 sqm	2640	£ per sqm	
0 5 bed house	150 sqm	2550 £ per sqm		£0	0	5 bed house	150 sqm	2550	£ per sqm	
LCUO	700/10	d at Malia			LCHO		700/10			
LCHO	70% Open Ma 65 sgm	rket Value 1645 £ per sqm		£96,233	LCHO 1	Apartmanta	70% Open Ma 65 sgm		£ per sqm	
<ul><li>1 Apartments</li><li>2 2 Bed house</li></ul>	75 sqm	1890 £ per sqm		£212,625	2	Apartments 2 Bed house	75 sqm		£ per sqm £ per sqm	
2 2 Bed house 1 3 Bed House	90 sqm	1848 £ per sqm		£99,792	1	3 Bed House	90 sqm		£ per sqm £ per sqm	
1 5 Bed House	90 Sqiii	1040 i pei sqiii		133,732	1	5 Beu nouse	90 Sqiii	1040	E per sqiii	
Social Rent	40% Open Ma	rket Value			Social Ren	it	40% Open Ma	arket Value		
0 Apartments	65 sqm	940 £ per sqm		£0	0	Apartments	65 sqm		£ per sqm	
0 2 Bed house	75 sqm	1080 £ per sqm		£0	0	2 Bed house	75 sqm		£ per sqm	
0 3 Bed House	90 sqm	1056 £ per sqm		£0	0	3 Bed House	90 sqm		£ per sqm	
Affordable Rent	55% Open Ma				Affordable	e Rent	55% Open Ma			
1 Apartments	65 sqm	1292.5 £ per sqm		£75,611	1	Apartments	65 sqm		£ per sqm	
2 2 Bed house	75 sqm	1485 £ per sqm		£167,063	2	2 Bed house	75 sqm		£ per sqm	
1 3 Bed House	90 sqm	1452 £ per sqm		£78,408	1	3 Bed House	90 sqm	1452	£ per sqm	
20 Total Units <b>Development Value</b>				£2,868,231	20 <b>Developm</b>	Total Units				
•				12,000,231	•					
Development Costs	44.5	2400		620,400	Developm		12 -	2400		
Land Apartments	14 Plots 0 Plots	2100 £ per plot		£29,400	Land	Apartments	12 Plots 0 Plots		£ per plot	
2 Bed House		5250 £ per plot		£0		2 Bed House			£ per plot	
3 Bed House	0 Plots	6000 £ per plot		£0		3 Bed House	O Plots		£ per plot £ per plot	
4 Bed House 5 Bed House	O Plots O Plots	8400 £ per plot 10500 £ per plot	Total Land £29,400	£0 £0		4 Bed House 5 Bed House	O Plots O Plots			باد
Stamp Duty Land Tax	U PIOTS	1.0%	10tai tallu 129,400	£294	Stamp Dut	ty Land Tax	U PIOTS	1.0%	£ per plot Tota	aı L
Construction		1.070		1234	Construct			1.070		
16 Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,153,054	14	Apartments	65 sqm	1823	£ per sqm 1	1.1
3 2B Houses	75 sqm	1242 £ per sqm	2.25	£279,450	4	2B Houses	75 sqm		£ per sqm	==
1 3B Houses	90 sqm	1242 £ per sqm		£134,136	2	3B Houses	90 sqm		£ per sqm	
0 4B Houses	120 sqm	1242 £ per sqm		£0	0	4B Houses	120 sqm		£ per sqm	
0 5B Houses	150 sqm	1242 £ per sqm		£0	0	5B Houses	150 sqm		£ per sqm	
	·				20		1520 Total sqr			
us	sing Land Cost			£26,730			using Land Cost			_
		8.0% Build Cost		£205,331				8.0%	Build Cost	
		0.5% GDV		£14,341				0.5%	GDV	
		1.1% Build Cost		£28,233					Build Cost	
		2.0% Market Units	s Value	£42,770					Market Units Value	
		3.0% Build Cost		£77,801					Build Cost	
		6000 £ per Marke		£120,000					£ per Market U <u>nit</u>	
	5.0%	12 Month Build	6 Mth Sale Void	£122,062			5.0%	12 Month Build		
	0.0% Cost	0.00/1		£0			0.0% Cost	0.00/1		_
	Market Hsg 20	0.0% of GDV Aff H	lsg 6.0% of GDV	£471,484			Market Hsg 2	0.0% of GDV	Aff Hsg	6.
Total Cost				£2.70F.007	<b>Total Cost</b>					
Total Cost				£3,705,087	TOTAL COST					

£836,856

£920

POTENTIAL MARGIN FOR CIL

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

POTENTIAL MARGIN FOR CIL

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING

lability Appraisal

Apartments 2 bed houses

3 Bed houses
4 bed houses
5 bed house
50% Affordable Rent

600 Sqm Affordable Housing

£25,200

**Total Land** 

Aff Hsg 6.0% of GDV

1.15 Gross/Net

6 Mth Sale Void

0

£1,833,000

£128,310

£283,500

£133,056

£100,815

£222,750

£104,544

£2,805,975

£25,200

£0

£0

£0

£0

£0

£0

£252

£1,962,277

£372,600

£178,848

£35,640 £201,098

£14,030 £27,651

£36,660

£76,481

£120,000

£119,535

£424,979

£3,595,250

£789,275

£1,012

£0

£0

£0

£0

£0

£0

£0

£0

	NCS	Re	sidential Vial	oility Appra	isal
W.			Jiachida Vidi	omey Appia	
	IENT SCENAR		nents	Apartments	20
BASE LAN	D VALUE SCEN			2 bed houses	0
DEVELOPI	MENT LOCATIO	ON (ZONE) 30% A	ffordable Housing	3 Bed houses	0
_	<b>MENT DETAILS</b>		20 Total Units	4 bed houses	0
	Proportion	30%	6 Affordable Units	5 bed house	0
Affordable		50% LCHO	0% Social Rent	50% Affordable Ren	t
	ent Floorspace	<u> </u>	910 Sqm Market Housing	450 Sqm Affordable	Housing
Developm					
Market Ho	uses				
14	Apartments	65 sqm	2350 £ per sqm		£2,138,500
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 M			
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 Ren	t	40% Open M			
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		55% Open M			
1	Apartments	65 sqm	<b>1292.5</b> £ 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
20 <b>Developm</b>	Total Units ent Value				£2,868,231
Dovolonm	ont Costs				
Developm		1.4 Plata	4125 6		CE7 750
Land	Apartments	14 Plots	4125 £ per plot		£57,750
	2 Bed House	O Plots	10313 £ per plot		£0
	3 Bed House	0 Plots 0 Plots	11786 £ per plot		£0
	4 Bed House		16500 £ per plot	Total I and OF7 750	£0 £0
Stamp Dut	5 Bed House	O Plots	20625 £ per plot	Total Land £57,750	-
Stamp Dui <b>Construct</b> i	y Land Tax				£578
		65 222	107215	1.15 Gross/Net	£2 1E2 0E4
16	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,153,054 £279,450
3	2B Houses	75 sqm	1242 £ per sqm 1242 £ per sqm		
1	3B Houses	90 sqm			£134,136
0 0	4B Houses	120 sqm	1242 £ per sqm		£0 £0
U	5B Houses	150 sqm	1242 £ per sqm		IU
		using Land Cost			£52,505
		using Lanu Cost	9 0% Build Cost		
			8.0% Build Cost 0.5% GDV		£205,331 £14,341
			1.1% Build Cost		£28,233
			2.0% Market Unit	es Valuo	£42,770
				.s value	
			3.0% Build Cost	st I lait	£78,574
		E 00/1	6000 £ per Marke		£120,000
		5.0%	12 Month Build	6 Mth Sale Void	£125,319
		0.0% Cost	20.0% of GDV Aff F	Hsg 6.0% of GDV	£0 £471,484
		Market Hsg	20.0% of GDV Aff F	USE 0.0% OT GDV	14/1,484
Total Cost					£3,763,526

d		NCS		Re	esid	ential	Vial	nility /	Appra	isal
						Cilcidi	VICIN	Jilliey I	appid	1541
20	DEVELOPN	лент scenari	0	Apar	tments				Apartments	20
0		VALUE SCEN			nfield				2 bed houses	0
0	DEVELOPN	MENT LOCATIO	N (ZONE)	40%	Affordal	ole Housing			3 Bed houses	0
0		MENT DETAILS			20	Total Units			4 bed houses	0
0		Proportion	40%		8	Affordable Uni			5 bed house	0
	Affordable		50%	LCHO	700		Social Rent		Affordable Ren	
ng	Developm	ent Floorspace	9		/80	Sqm Market H	ousing	600	Sqm Affordable	Housing
	Market Ho									
£2,138,500	12	Apartments	65	sam	ſ	2350	£ per sqm			£1,833,000
£0	0	2 bed houses	75		-		£ per sqm			£0
£0	0	3 Bed houses	90		-		£ per sqm			£0
£0	0	4 bed houses	120		-		£ per sqm			£0
£0	0	5 bed house	150	sqm	Ī		£ per sqm			£0
	LCHO				Market Va					
£96,233	1	Apartments	65				£ per sqm			£128,310
£212,625	2	2 Bed house	75				£ per sqm			£283,500
£99,792	1	3 Bed House	90	sqm		1848	£ per sqm			£133,056
	Social Rent		40%	Onen	Market Va	alue				
£0	0	Apartments	65		iviai ket ve		£ per sqm			£0
£0	0	2 Bed house	75				£ per sqm			£0
£0	0	3 Bed House	90				£ per sqm			£0
	Affordable	Rent			Market Va					
£75,611	1	Apartments	65				£ per sqm			£100,815
£167,063	2	2 Bed house	75	-			£ per sqm			£222,750
£78,408	1	3 Bed House	90	sqm		1452	£ per sqm			£104,544
£2,868,231	20 <b>Developm</b>	Total Units ent Value								£2,805,975
	Developm	ent Costs								
£57,750	Land	Apartments	12	Plots	Г	4125	£ per plot			£49,500
£0		2 Bed House	0	Plots	-	10313	£ per plot			£0
£0		3 Bed House	0	Plots			£ per plot			£0
£0		4 Bed House		Plots			£ per plot			£0
£0		5 Bed House	0	Plots			£ per plot	Total Land	£49,500	£0
£578	•	y Land Tax				1.0%				£495
£2,153,054	Constructi 14		65		-	10721	£ per sqm	1.15	Gross/Net	£1,962,277
£279,450	4	Apartments 2B Houses	75	-	-		£ per sqm £ per sqm	1.15	Gross/Net	£372,600
£134,136	2	3B Houses	90		L		£ per sqm			£178,848
£0	0	4B Houses	120	•	-		£ per sqm			£0
£0	0	5B Houses	150	-	-		£ per sqm			£0
	20		1520		sqm		1000			
£52,505			using Land Co	st	Ī					£70,007
£205,331							Build Cost			£201,098
£14,341						0.5%				£14,030
£28,233							Build Cost			£27,651
£42,770					-		Market Unit	s Value		£36,660
£78,574					-		Build Cost			£77,512
£120,000			5.0%		12		£ per Marke		N/1+b C=1= > / - ! -!	£120,000
£125,319 £0			0.0%	Cost	12	Month Build		Ь	Mth Sale Void	£122,818
£471,484			Market Hsg	CUSE	20.0%	of GDV	Aff ⊦	lsg 6.0%	of GDV	£0 £424,979
£3,763,526	Total Cost		Widi Ket 113g		20.070	01 00 0	All I	35 0.070	01 02 0	£3,658,474
£895,295 £984		L MARGIN FOR L CIL RATE PER		F MA	ARKET H	OUSING				£852,499 £1,093

	NC S		sidential Viak			DEVELOPMENT SCENARIO	Residential Viability Appra	
	MENT LOCATIO MENT DETAILS		Residual Value  iffordable Housing  20 Total Units 0.20	Apartments 2 bed houses 3 Bed houses 4 bed houses 5 bed house	20 0 0 0 0	BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments Gross Residual Value  40% Affordable Housing 20 Total Units 0.20 Site Area 4 bed houses 5 bed house	20 0 0 0
	ent Floorspace	!	1300 Sqm Market Housing			Development Floorspace	1300 Sqm Market Housing	
<b>Developm</b> Market Ho						Development Value Market Houses		
20	Apartments	65 sqm	2350 £ per sqm		£3,055,000		55 sqm 2350 £ per sqm	£3,055,000
0	2 bed houses	75 sqm	2700 £ per sqm		£0		75 sqm 2700 £ per sqm	£0
0	3 Bed houses 4 bed houses	90 sqm 120 sqm	2640 £ per sqm 2640 £ per sqm		£0 £0		20 sqm 2640 £ per sqm 20 sqm 2640 £ per sqm	£0 £0
0	5 bed houses	150 sqm	2550 £ per sqm		£0		2040 £ per sqm  2550 £ per sqm	£0
LCHO		70% Open M			60		% Open Market Value	
0	Apartments 2 Bed house	65 sqm 75 sqm	1645 £ per sqm 1890 £ per sqm		£0 £0	•	55 sqm 1645 £ per sqm 75 sqm 1890 £ per sqm	£0 £0
0	3 Bed House	90 sqm	1848 £ per sqm		£0	2 224	90 sqm	£0
Social Ren		40% Open M 65 sgm	larket Value 940 £ per sgm		£0		% Open Market Value 55 sqm 940 £ per sqm	£O
0	Apartments 2 Bed house	75 sqm	1080 £ per sqm		£0	·	75 sqm 940 £ per sqm 75 sqm	£0 £0
0	3 Bed House	90 sqm	1056 £ per sqm		£0	2 2500	00 sqm	£0
A. C.C		550/1				A55	<del></del>	
Affordable 0	Rent Apartments	55% Open M 65 sgm	larket Value 1292.5 £ per sgm		£0		Open Market Value 1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm		£0	·	75 sqm 1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm		£0		90 sqm	£0
20 <b>Developm</b>	Total Units				£3,055,000	20 Total Units  Development Value		£3,055,000
25,055,000						25,555,65		
Developm	ent Costs					Development Costs		
Construction					Construction			
20	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385		55 sqm 1823 £ per sqm 1.15 Gross/Net	£2,725,385
0	2B Houses 3B Houses	75 sqm 90 sqm	1242 £ per sqm 1242 £ per sqm		£0 £0		75 sqm	£0 £0
0	4B Houses	120 sqm	1242 £ per sqm		£0		20 sqm	£0
0	5B Houses	150 sqm	1242 £ per sqm		£0	0 5B Houses 15	50 sqm	£0
20		1495 Total sq	ım			20 149	95 Total sqm	
Profession	al Fees		8.0% Build Cost		£218,031	Professional Fees	8.0% Build Cost	£218,031
Legal Fees			0.5% GDV		£15,275	Legal Fees	0.5% GDV	£15,275
Statutory I			1.1% Build Cost		£29,979	Statutory Fees	1.1% Build Cost	£29,979
Sales/Mar Contingen	keting Costs		2.0% Market Units 3.0% Build Cost	s Value	£61,100 £81,762	Sales/Marketing Costs Contingencies	2.0% Market Units Value 3.0% Build Cost	£61,100 £81,762
Contingen	CICS		5.0/o Build Cost		101,702	Contingencies	3.0/0 Build Cost	101,/02
Interest		5.0%	12 Month Build	6 Mth Sale Void	£121,685	Interest 5.0		£121,685
Arrangemo		0.0% Cost			£0		% Cost	£0
Developm	ent Profit	Market Hsg	20.0% of GDV		£611,000	Development Profit Market H	sg 20.0% of GDV	£611,000
<b>Total Cost</b>					£3,864,217	Total Cost		£3,864,217
GROSS RE	SIDUAL LAND \	/ALUE			£809,217	GROSS RESIDUAL LAND VALUE		£809,217
GROSS RESIDUAL LAND VALUE PER HA £4,046,085						***		
<b>GROSS RE</b>	SIDUAL LAND \	/ALUE PER HA			£4,046,085	<b>GROSS RESIDUAL LAND VALUE PER</b>	HA	£4,046,085