Vi•ab <sup>2</sup>	Posid	antial	Viahilit	ty Appraisa	s I
VIGE	Neside	siitiai	viabilit	y Appraise	<b>7</b> 1
SITE LOCATION  NET DEVELOPABLE SITE A	Fair	ygrove, Retford			J
DEVELOPMENT SCENARI	_	2.70 Ha	field Drownfield or Deci	idual)	
UNIT NUMBERS		reenfield (Green 61 Total U	field, Brownfield or Resi	iduai)	
Affordable Proportion %	25%	15 Afford			
Affordable Mix	50% Disc		0% Social Rent	50% Affordable Ren	t
Development Floorspace			IA Market Housing	1,373 Sqm GIA Afford	able Housing
DEVELOPMENT VALUE					Totals
Total Housing Sales Area	Apartments	sqm			
(ie Net Floorspace)	Houses	5490 sqm			
MARKET HOUSES	Area	Sales	. Value		
Apartments	0 sqm		£ per sqm		
Houses	4117.5 sqm		2640 £ per sqm		
AFFORDABLE HOUSING				Total Market Housing Value	£10,870,200
Disc For sale	70% of O	pen Market Value			
Apartments	0 sqm		0 £ per sqm	£0	
Houses	686 sqm		1848 £ per sqm	£1,268,190	
			Total Interr	mediate Affordable Housing Value	£1,268,190
Social Rent	40% of O	pen Market Value			
A	2		0.6		
Apartments	0 sqm		0 £ per sqm	£0	
Houses	0 sqm		1056 £ per sqm	£0	
Affordable Rent	50% of O	pen Market Value	10tai 30t	cial Rent Affordable Housing Value	EU
Apartments	0 sqm		0 £ per sqm	£0	
Houses	686 sqm		1320 £ per sqm	£905,850	
			To	tal Affordable Rent Housing Value	
				Total Development Value	£13,044,240
DEVELOPMENT COSTS					
LAND COSTS	Net Site Area	Market Hous	sing Land Area	Affordable Housing La	
	2.70 Ha	<u> </u>	2.03 Ha	0.68	па
Market Hsg Land Value	£0 per	Ha	Total M	1arket Land Value £0	
Affordable Hsg Land Value	£0 per			ff Hsg Land Value £0	
Anordable risg Land Value	per		Total A	Stamp Duty Land Tax	£69,971
				Total Land Cost	
CONSTRUCTION COSTS					
Apartments	sqm		£ per sqm	£0	
Houses	5490 sqm		1242 £ per sqm	£6,818,580	
				Total Constmution Cost	CC 040 F00
FEES, FINANCE & ANCILL	ARV COSTS			Total Construction Cost	£6,818,580
Abnormal Costs	ART COSTS		£		£0
Professional Fees			7.0% of Construction	on Cost	£477,301
Legal Fees			0.5% of Gross Deve		£65,221
Statutory Fees			1.1% of Construction	•	£75,004
Sales/Marketing Costs			2.0% of Market Uni		£217,404
Contingencies			3.0% of Construction		£218,876
Planning Obligations			0 £ per unit		£266,719
CIL			0 £ per sqm Ma	rket Housing	£0
Interest	5.0%	12 Month	Construction	6 Mth Sale Void	£446,786
Arrangement Fee	1.0% of To				£98,185
Development Profit	Market Hsg	20.0% Mkt Hs	g GDV Aff Housin	g 6.0% Build Costs	£2,292,126
				Total Costs	£12,655,598
VIABILITY MARGIN					£388,642

Viability Appraisa	l Δssum	ntions									
AFFORDABLE HOUSING PROPORTION & TENURE											
Affordable Proportion %	0%	]									
Tenure Mix	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent					
Transfer Value % OMV Discour		Intermediate	40%	Social Rent	50%	Affordable Rent					
MARKET SALES VALUES		Apartments	Houses								
£ per Sqm											
CONSTRUCTION COSTS		Apartments	Houses	_							
£ per Sqm											
PLANNING OBLIGATION CONTRIBUTIONS £ Per Unit											
£ Per Sqm											
LAND VALUE SCENARIOS (Values	Per Hal										
LAND VALUE SCENAMOS (Values	i Ci iiaj										
Greenfield	0	]									
Brownfield	0										
Residual	0										
		,									
Land Value		Existing Green	nfield (eg Ag	ricultural) Per	На						
		Brownfield (eg	g Industrial)	Per Ha							
		Gross Residua	l Land Value		Uplift 50%						
COST ASSUMPTIONS		_		7							
Professional Fees @			8.0%	of Constructi	on Cost						
Legal Fees		_	0.5%	of Gross Dev	elopment Val	ue					
Statutory Fees		_	1.1%	of Constructi	on Cost						
Sales/Marketing Costs		_		of Market Ur							
Contingencies				of Constructi	<del> </del>						
Interest @	5.0%		Month Cons	truction	6	Mth Sales Void					
Finance Arrangement Fee	1.0%	of Total Cost									
Development Profit		20.0%	of GDV		6.0%	Aff Hsg Build Cost					

Vi-ab <sup>2</sup>	Resi	denti	ial Viabili	ty Apprais	al
SITE LOCATION		Fairygrove, Ret			
NET DEVELOPABLE SITE	AREA		На		
<b>DEVELOPMENT SCENARI</b>	0	Greenfield	(Greenfield, Brownfield or R	esidual)	
UNIT NUMBERS		61	Total Units		
	25%	15	Affordable Units		
	50%	Disc For sale	0% Social Rent	50% Affordable Re	
Development Floorspace	_	4118	Sqm GIA Market Housing	1,373 Sqm GIA Afford	
DEVELOPMENT VALUE					Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments Houses		sqm sgm		
MARKET HOUSES	Area	3490	Sales Value		
Apartments		sgm	0 £ per sqm	£C	
Houses	4117.5	•	2640 £ per sqm	£C	
AFFORDABLE HOUSING				Total Market Housing Value	
Disc For sale	70%	of Open Marke	t Value	5	, ,
Apartments	0	sqm	0 £ per sqm	£C	
Houses	686	sqm	1848 £ per sqm	£1,268,190	
		-	Total Inter	rmediate Affordable Housing Value	£1,268,190
Social Rent	40%	of Open Marke	t Value		
		=			
Apartments		sqm	0 £ per sqm	£C	
Houses	0	sqm	1056 £ per sqm	£C	
		1		cial Rent Affordable Housing Value	£0
Affordable Rent	50%	of Open Marke	t Value		
A		l	0.0		
Apartments Houses		sqm sqm	0 £ per sqm 1320 £ per sqm	£0 £905,850	
nouses	000	Sqiii	· ·	عرص عرص المرادع Otal Affordable Rent Housing Value	
			•	Total Development Value	<u> </u>
<b>DEVELOPMENT COSTS</b>				, , , , , , , , , , , , , , , , , , ,	220/011/210
LAND COSTS	Net Site Area	Mark	ket Housing Land Area	Affordable Housing La	nd Area
	2.70	На	2.03 Ha	0.68	На
		_'			
Market Hsg Land Value		per Ha		Market Land Value £0	
Affordable Hsg Land Value	£0	per Ha	Total	Aff Hsg Land Value £0	
CONCERNICATION				Stamp Duty Land Tax	£69,971
CONSTRUCTION COSTS				Total Land Cost	
			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
		sqm	0 £ per sqm	£0	
	5490	sqm	1242 £ per sqm	£6,818,580	
				Total Construction Cost	£6,818,580
FEES, FINANCE & ANCILL	ARY COSTS				20,020,000
Abnormal Costs			0 £		£0
Professional Fees			7.0% of Construct	tion Cost	£477,301
Legal Fees			0.5% of Gross Dev	velopment Value	£65,221
Statutory Fees			1.1% of Construct	tion Cost	£75,004
Sales/Marketing Costs			2.0% of Market U	nits Value	£217,404
Contingencies			3.0% of Construct	tion Cost	£218,876
Planning Obligations			0 £ per unit		£266,719
CIL			0 £ per sqm N	Narket Housing	£0
Interest	5.0%		Month Construction	6 Mth Sale Void	£446,786
Arrangement Fee		of Total Costs	1		£98,185
Development Profit	Market Hsg	20.0%	of GDV Aff Hous	ing 6.0% Build Costs	£2,292,126

6.0% Build Costs

Total Costs

£12,655,598

£388,642

**VIABILITY MARGIN** 

Vi.ah <sup>2</sup>	Docid	ontial	Viahilit	y Appraisa	. 1
vrab	Kesia	entiai	viabilit	y Appraisa	<b>11</b>
SITE LOCATION	Pea	iks Hill Farm Workso	ор		
NET DEVELOPABLE SITE		53.00 Ha			
DEVELOPMENT SCENARI UNIT NUMBERS			field, Brownfield or Resi	dual)	
Affordable Proportion %	25%	1080 Total U 97200 Afforda			
Affordable Mix		c For sale	0% Social Rent	50% Affordable Ren	+
Development Floorspace	3070 0130		IA Market Housing	24,300 Sqm GIA Afford	
·	_	72300 04 0		21)300 34.11 6.11 1.11 6.14	5
DEVELOPMENT VALUE					Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments Houses	97200 sqm			
. ,					
MARKET HOUSES	Area		Value		
Apartments	0 sqn 72900 sqn		£ per sqm		
Houses  AFFORDABLE HOUSING	72900 Sq11		2640 £ per sqm	Total Market Housing Value	£192,456,000
Disc For sale	70% of 0	Open Market Value		Total Market Housing Value	1192,430,000
Disc For Suic	7070 01 0	pen warket value			
Apartments	0 sqn	n	0 £ per sqm	£0	
Houses	12150 sqn	n	1848 £ per sqm	£22,453,200	
			Total Intern	nediate Affordable Housing Value	£22,453,200
Social Rent	40% of 0	Open Market Value			
A	0		0.0		
Apartments	0 sqn		0 £ per sqm	£0	
Houses	0 sqn	ו	1056 £ per sqm	£0 ial Rent Affordable Housing Value	
Affordable Rent	50% of 0	Open Market Value	10tal 30ta	ial Kent Affordable Housing Value	EU
Anordable Nent	30%	pen market value			
Apartments	0 sqn	n	0 £ per sqm	£0	
Houses	12150 sqn		1320 £ per sqm	£16,038,000	
			Tot	tal Affordable Rent Housing Value	£16,038,000
				<b>Total Development Value</b>	£230,947,200
<b>DEVELOPMENT COSTS</b>					
LAND COSTS	Net Site Area	Market Hous	sing Land Area	Affordable Housing Lar	
	53.00 Ha		39.75 Ha	13.25	На
Market Hsg Land Value	£0 per			arket Land Value £0	
Affordable Hsg Land Value	£0 per	на	l otal Af	f Hsg Land Value £0 Stamp Duty Land Tax	£1,414,236
				Total Land Cost	
CONSTRUCTION COSTS				Total Lana Cost	120,434,720
Apartments	sqn	n	£ per sqm	£0	
Houses	97200 sqn	n	1242 £ per sqm	£120,722,400	
				Total Construction Cost	£120,722,400
FEES, FINANCE & ANCILL	ARY COSTS				
Abnormal Costs			f for the state of		£0
Professional Fees			7.0% of Constructio		£8,450,568 £1,154,736
Legal Fees		<u> </u>	0.5% of Gross Devel 1.1% of Constructio	•	£1,134,736 £1,327,946
Statutory Fees Sales/Marketing Costs			2.0% of Market Unit		£3,849,120
Contingencies			3.0% of Constructio		£3,875,189
Planning Obligations			0 £ per unit	11 COST	£10,578,413
CIL			0 £ per sqm Mai	rket Housing	£0
Interest	5.0%	12 Month	Construction	6 Mth Sale Void	£8,151,509
Arrangement Fee		Total Costs			£1,798,673
Development Profit	Market Hsg	20.0% Mkt Hs	g GDV Aff Housing	g 6.0% Build Costs	£40,581,899
				Total Costs	
				Total Costs	£230,399,410

Viability Appraisa	l Δssum	ntions									
AFFORDABLE HOUSING PROPORTION & TENURE											
Affordable Proportion %	0%	]									
Tenure Mix	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent					
Transfer Value % OMV Discour		Intermediate	40%	Social Rent	50%	Affordable Rent					
MARKET SALES VALUES		Apartments	Houses								
£ per Sqm											
CONSTRUCTION COSTS		Apartments	Houses	_							
£ per Sqm											
PLANNING OBLIGATION CONTRIBUTIONS £ Per Unit											
£ Per Sqm											
LAND VALUE SCENARIOS (Values	Per Hal										
LAND VALUE SCENAMOS (Values	i Ci iiaj										
Greenfield	0	]									
Brownfield	0										
Residual	0										
		,									
Land Value		Existing Green	nfield (eg Ag	ricultural) Per	На						
		Brownfield (eg	g Industrial)	Per Ha							
		Gross Residua	l Land Value		Uplift 50%						
COST ASSUMPTIONS		_		7							
Professional Fees @			8.0%	of Constructi	on Cost						
Legal Fees		_	0.5%	of Gross Dev	elopment Val	ue					
Statutory Fees		_	1.1%	of Constructi	on Cost						
Sales/Marketing Costs		_		of Market Ur							
Contingencies				of Constructi	<del> </del>						
Interest @	5.0%		Month Cons	truction	6	Mth Sales Void					
Finance Arrangement Fee	1.0%	of Total Cost									
Development Profit		20.0%	of GDV		6.0%	Aff Hsg Build Cost					

Vi ob					
Vi ab	Rasi	dent	ial Viahili	ty Apprais	al
SITE LOCATION	INCSI	Peaks Hill Farm		ty Applais	
NET DEVELOPABLE SITE	ARFA		На		j
DEVELOPMENT SCENAR		Greenfield	(Greenfield, Brownfield or Re	esidual)	
UNIT NUMBERS		1080	<u>-</u>  `	,	
	25%	270	Affordable Units		
	50%	Disc For sale	0% Social Rent	50% Affordable Rer	nt
Development Floorspace		72900	Sqm GIA Market Housing	24,300 Sqm GIA Afford	able Housing
<b>DEVELOPMENT VALU</b>	Ξ				Totals
Total Housing Sales Area	Apartments		sqm		
(ie Net Floorspace)	Houses	97200	<u> </u>		
MARKET HOUSES	Area	_	Sales Value		
Apartments		sqm	0 £ per sqm	£0	
Houses	72900	sqm	2640 £ per sqm	£0	
AFFORDABLE HOUSING				Total Market Housing Value	£192,456,00
Disc For sale	70%	of Open Marke	et Value		
Apartments	0	sqm	0 £ per sqm	£0	
Houses	12150	sqm	1848 £ per sqm	£22,453,200	
		<b>.</b>	Total Inter	mediate Affordable Housing Value	£22,453,20
Social Rent	40%	of Open Marke	et Value		
Apartments	0	sgm	0 £ per sqm	£0	
Houses		sqm	1056 £ per sqm	£0	
		<b>.</b>	Total So	cial Rent Affordable Housing Value	£
Affordable Rent	50%	of Open Marke	et Value		
Apartments	0	sqm	0 £ per sqm	£0	
Houses	12150	sqm	1320 £ per sqm	£16,038,000	
		-	To	tal Affordable Rent Housing Value	£16,038,00
				<b>Total Development Value</b>	£230,947,20
<b>DEVELOPMENT COST</b>	S				
LAND COSTS	Net Site Area	Mar	ket Housing Land Area	Affordable Housing Lar	nd Area
	53.00	На	39.75 Ha	13.25	На
		=			
Market Hsg Land Value		per Ha		Market Land Value £0	
Affordable Hsg Land Value	£0	per Ha	Total <i>i</i>	Aff Hsg Land Value £0	
					64 44 4 55
CONSTRUCTION COSTS				Stamp Duty Land Tax  Total Land Cost	£1,414,23
	0	sqm	0 £ per sqm	£0	
	97200	sqm	1242 £ per sqm	£120,722,400	
				<b>Total Construction Cost</b>	£120,722,40
FEES, FINANCE & ANCIL	LARY COSTS				
Abnormal Costs			0 £		£
Professional Fees			7.0% of Construct	ion Cost	£8,450,56

0.5% of Gross Development Value

0 £ per sqm Market Housing

Aff Housing

1.1% of Construction Cost

2.0% of Market Units Value

3.0% of Construction Cost

0 £ per unit

12 Month Construction

20.0% of GDV

Legal Fees

Statutory Fees

Contingencies

CIL

Interest

Sales/Marketing Costs

Planning Obligations

Arrangement Fee

Development Profit

**VIABILITY MARGIN** 

5.0%

Market Hsg

1.0% of Total Costs

£1,154,736

£1,327,946

£3,849,120

£3,875,189

£10,578,413

£8,151,509 £1,798,673 £40,581,899

£230,399,410

£547,790

6 Mth Sale Void

6.0% Build Costs

Total Costs

Viah	Dooid	م نام د	al Viah	:1:4.	Approis	-1
Viab	Resid	entia	ai viab	IIITY	<b>Appraisa</b>	<b>41</b>
SITE LOCATION	Tr	inity Farm, Retfo	ord			
NET DEVELOPABLE SITE		11.15 H				
DEVELOPMENT SCENAR	RIO	`	Greenfield, Brownfield	d or Residual	1)	
UNIT NUMBERS	250/		otal Units			
Affordable Proportion % Affordable Mix	25%	sc For sale	Affordable Units 0% Social	Dont	50% Affordable Ren	
Development Floorspace	30% DI		iqm GIA Market Hous		6,863 Sqm GIA Afford	
Development Hoorspace		20388 3	iqiii diA iviarket rious	omg	0,803 Sqiii diA Ailoid	able Housing
<b>DEVELOPMENT VALU</b>	JE					Totals
Total Housing Sales Area	Apartments		ηm			
(ie Net Floorspace)	Houses	27450 sq	μm			
MARKET HOUSES	Area		Sales Value			
Apartments	0 sq	ım 📗	£ per	sqm		
Houses	20587.5 sq	ım	2640 £ per	sqm		
AFFORDABLE HOUSING	·				Total Market Housing Value	£54,351,000
Disc For sale	70% of	Open Market V	'alue			
Anartmanta	0.00		0.000		co	
Apartments	0 sq		0 £ per	•	£0	
Houses	3431 sq	m	1848 £ per	•	£6,340,950	
Social Rent	40% of	Open Market V		tai intermedi	iate Affordable Housing Value	1 E0,340,930
Social Kellt	40% 01	Open Market v	alue			_
Apartments	0 sq	ım	0 £ per	cam	£0	
Houses	0 sq		1056 £ per	•	£0	
Houses	0 34	,	•	•	ent Affordable Housing Value	
Affordable Rent	50% of	Open Market V		Otal Social N	tent Anordable nousing value	10
		·				
Apartments	0 sq	ım	0 £ per	sqm	£0	
Houses	3431 sq	ım	1320 £ per	sqm	£4,529,250	
				Total A	Affordable Rent Housing Value	£4,529,250
				То	tal Development Value	£65,221,200
<b>DEVELOPMENT COST</b>	S					
LAND COSTS	Net Site Area		Housing Land Area		Affordable Housing La	_
	11.15 Ha	<b>!</b>	8.36 Ha		2.79	На
Market Hsg Land Value	£0 pe				et Land Value £0	
Affordable Hsg Land Value	£0 pe	er Ha			sg Land Value £0	
					Stamp Duty Land Tax	£391,856
CONSTRUCTION COSTS					Total Land Cost	£8,047,120
CONSTRUCTION COSTS						
Apartments	so	ım	£ per	cam	£0	
Houses	27450 sq		1242 £ per	•	£34,092,900	
nouses	27450 80	'''	1242 £ pei	sqiii	154,092,900	
					Total Construction Cost	£34,092,900
FEES, FINANCE & ANCIL	LARY COSTS					
Abnormal Costs			£			£0
Professional Fees			7.0% of Cor	nstruction Co	ost	£2,386,503
Legal Fees			0.5% of Gro	oss Developn	nent Value	£326,106
Statutory Fees				nstruction Co		£375,022
Sales/Marketing Costs				rket Units Va		£1,087,020
Contingencies				nstruction Co		£1,094,382
Planning Obligations			0 £ per			£2,507,695
CIL				sqm Market	Housing	£0
Interest	5.0%	12 M	Ionth Construction	1	6 Mth Sale Void	£2,282,820
Arrangement Fee		Total Costs	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			£503,086
Development Profit	Market Hsg		Ikt Hsg GDV Aff	f Housing	6.0% Build Costs	£11,460,629
	<u> </u>			- J	Total Costs	£64,555,139
VIABILITY MARGIN						£666,061
						TOO,UOL

Viability Appraisa	l Δssum	ntions									
AFFORDABLE HOUSING PROPORTION & TENURE											
Affordable Proportion %	0%	]									
Tenure Mix	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent					
Transfer Value % OMV Discour		Intermediate	40%	Social Rent	50%	Affordable Rent					
MARKET SALES VALUES		Apartments	Houses								
£ per Sqm											
CONSTRUCTION COSTS		Apartments	Houses	_							
£ per Sqm											
PLANNING OBLIGATION CONTRIBUTIONS £ Per Unit											
£ Per Sqm											
LAND VALUE SCENARIOS (Values	Per Hal										
LAND VALUE SCENAMOS (Values	i ci iiaj										
Greenfield	0	]									
Brownfield	0										
Residual	0										
		,									
Land Value		Existing Green	nfield (eg Ag	ricultural) Per	На						
		Brownfield (eg	g Industrial)	Per Ha							
		Gross Residua	l Land Value		Uplift 50%						
COST ASSUMPTIONS		_		7							
Professional Fees @			8.0%	of Constructi	on Cost						
Legal Fees		_	0.5%	of Gross Dev	elopment Val	ue					
Statutory Fees		_	1.1%	of Constructi	on Cost						
Sales/Marketing Costs		_		of Market Ur							
Contingencies				of Constructi	<del> </del>						
Interest @	5.0%		Month Cons	truction	6	Mth Sales Void					
Finance Arrangement Fee	1.0%	of Total Cost									
Development Profit		20.0%	of GDV		6.0%	Aff Hsg Build Cost					

	. 2					
IV/i₋	ab					
V	au	Posi	donti	al Viahili	ity Apprais	al
		VE2I	uciili	iai vianiii	ity Appiais	aı
SITE LOCAT	_		Trinity Farm, R	etford		
	OPABLE SITE		11.15			
	ENT SCENARI	0	Greenfield	(Greenfield, Brownfield or R	esidual)	
UNIT NUM	BEKS	250/	305			
		25%	76 Disc For sale	Affordable Units  0% Social Rent	50% Affordable Rer	nt
Developmen	nt Floorspace	30%	ı	Sqm GIA Market Housing	6,863 Sqm GIA Afford	
	MENT VALUE		20300	Sqiii Sii/ (Markee Housing	0,000 34111 61111 11111	Totals
Total Housing		Apartments	0	sqm		
(ie Net Floorsp	oace)	Houses	27450	sqm		
MARKET H	OUSES	Area		Sales Value		
	Apartments		sqm	0 £ per sqm	£0	
45500040	Houses	20587.5	sqm	2640 £ per sqm	£0	
	LE HOUSING	I 700/	l	1.1/-1	Total Market Housing Value	£54,351,000
Disc For sale		70%	of Open Marke	t value		
	Apartments	0	sqm	0 £ per sqm	£0	
	Houses	3431	l '	1848 £ per sqm	£6,340,950	
			1 .	·	rmediate Affordable Housing Value	£6,340,950
Social Rent		40%	of Open Marke	t Value		
			_			
	Apartments		sqm	0 £ per sqm	£0	
	Houses	0	sqm	1056 £ per sqm	£0	
Afficial alla Bu		500/	1.60		cial Rent Affordable Housing Value	£0
Affordable Re	ent	50%	of Open Marke	t value		
	Apartments	0	sqm	0 £ per sqm	£0	
	Houses	3431	1 -	1320 £ per sqm	£4,529,250	
			1	To	otal Affordable Rent Housing Value	£4,529,250
					Total Development Value	£65,221,200
	MENT COSTS					
LAND COST	S	Net Site Area	1	ket Housing Land Area	Affordable Housing Lar	7
		11.15	на	8.36 Ha	2.79	на
Market Hsg La	nd Value	f0	per Ha	Total	Market Land Value £0	1
Affordable Hs			per Ha		Aff Hsg Land Value £0	
	•		l.			
					Stamp Duty Land Tax	£391,856
CONSTRUC	TION COSTS				Total Land Cost	
			sqm	0 £ per sqm	£0	
		27450	sqm	1242 £ per sqm	£34,092,900	
					<b>Total Construction Cost</b>	£34,092,900
FEES, FINA	NCE & ANCILL	ARY COSTS				
Abnormal Cos				0 £		£0
Professional F	ees			7.0% of Construct	tion Cost	£2,386,503
Legal Fees				0.5% of Gross Dev	·	£326,106
Statutory Fees				1.1% of Construct		£375,022
Sales/Marketin	_			2.0% of Market U		£1,087,020
Contingencies Planning Oblig				3.0% of Construct 0 £ per unit	LIUII CUST	£1,094,382 £2,507,695
. Idilling Oblig	,			o i per unit		,50,,555

£2,282,820 £503,086 £11,460,629 6.0% Build Costs

Total Costs Development Profit 20.0% of GDV Market Hsg Aff Housing £64,555,139 **VIABILITY MARGIN** £666,061

12 Month Construction

5.0%

1.0% of Total Costs

0 £ per sqm Market Housing

6 Mth Sale Void

£0

CIL

Interest

Arrangement Fee

Vi-ab <sup>2</sup>	Resi	denti	ial Via	abili	ity Apprai	sa	ıl
SITE LOCATION		Ordsall South, F	Retford				
NET DEVELOPABLE SITE	AREA	106.50	На				
DEVELOPMENT SCENARI	0	Greenfield	(Greenfield, Bro	wnfield or R	Residual)		
UNIT NUMBERS		890	Total Units				
Affordable Proportion %	25%	223	Affordable Unit	S			
Affordable Mix	50%	Disc For sale	0%	Social Rent	t 50% Affordable	e Rent	
Development Floorspace		60075	Sqm GIA Marke	t Housing	20,025 Sqm GIA A	fforda	ble Housing
DEVELOPMENT VALUE	E						Totals
Total Housing Sales Area	Apartments		sqm				
(ie Net Floorspace)	Houses	80100	sqm				
MARKET HOUSES	Area		Sales Value				
Apartments	0	sqm		£ per sqm			
Houses	60075	sqm	2640	£ per sqm			
AFFORDABLE HOUSING					Total Market Housing \	/alue	£158,598,000
Disc For sale	70%	of Open Marke	t Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	10013	sqm	1848	£ per sqm	£18,503	3,100	
				Total Int	termediate Affordable Housing \	/alue	£18,503,100
Social Rent	40%	of Open Marke	t Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	0			£ per sqm		£0	
		•		Total S	Social Rent Affordable Housing \	/alue	£0
Affordable Rent	50%	of Open Marke	t Value				
Apartments	0	sqm	0	£ per sqm		£0	
Houses	10013	sqm	1320	£ per sqm	£13,216	5,500	
					Total Affordable Rent Housing \	/alue	£13,216,500
					Total Development Va	alue	£190,317,600
<b>DEVELOPMENT COSTS</b>							
LAND COSTS	Net Site Area	Marl	ket Housing Land	Area	Affordable Housir	ig Lan	d Area
	106.50	На	79.88	На	2	26.63	На
Market Hsg Land Value	£0	per Ha		Tota	al Market Land Value	£0	
Affordable Hsg Land Value		per Ha			al Aff Hsg Land Value	£0	
<u></u>					Stamp Duty Land Tax		£970,725
					Total Land (	Cost	£19,624,500

Viability Appraisa	l Δssum	ntions									
AFFORDABLE HOUSING PROPORTION & TENURE											
Affordable Proportion %	0%	]									
Tenure Mix	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent					
Transfer Value % OMV Discour		Intermediate	40%	Social Rent	50%	Affordable Rent					
MARKET SALES VALUES		Apartments	Houses								
£ per Sqm											
CONSTRUCTION COSTS		Apartments	Houses	_							
£ per Sqm											
PLANNING OBLIGATION CONTRIBUTIONS £ Per Unit											
£ Per Sqm											
LAND VALUE SCENARIOS (Values	Per Hal										
LAND VALUE SCENAMOS (Values	i Ci iiaj										
Greenfield	0	]									
Brownfield	0										
Residual	0										
		,									
Land Value		Existing Green	nfield (eg Ag	ricultural) Per	На						
		Brownfield (eg	g Industrial)	Per Ha							
		Gross Residua	l Land Value		Uplift 50%						
COST ASSUMPTIONS		_		7							
Professional Fees @			8.0%	of Constructi	on Cost						
Legal Fees		_	0.5%	of Gross Dev	elopment Val	ue					
Statutory Fees		_	1.1%	of Constructi	on Cost						
Sales/Marketing Costs		_		of Market Ur							
Contingencies				of Constructi	<del> </del>						
Interest @	5.0%		Month Cons	truction	6	Mth Sales Void					
Finance Arrangement Fee	1.0%	of Total Cost									
Development Profit		20.0%	of GDV		6.0%	Aff Hsg Build Cost					

Vi-	ab	Resi	denti	ial \	/iabili	ty Ap <sub>l</sub>	oraisa	al
SITE LOCATI	_		Ordsall South,	Retford				
NET DEVELO	PABLE SITE	AREA	106.5	На				
DEVELOPMI	ENT SCENAR	10	Greenfield	(Greenfiel	d, Brownfield or Re	esidual)		
<b>UNIT NUME</b>	BERS		890	Total Uni	ts			
		25%	223	Affordabl	e Units			
		50%	Disc For sale		0% Social Rent	50%	Affordable Rent	t
Developmen	•		60075	Sqm GIA	Market Housing	20,025	Sqm GIA Afforda	•
DEVELOPM	IENT VALU	Ē						Totals
Total Housing	Sales Area	Apartments	0	sqm				
(ie Net Floorsp		Houses	80100	sqm				
MARKET HO	OUSES	Area		Sales Va	lue			
	Apartments		sqm		0 £ per sqm		£0	
	Houses	60075	sqm		2640 £ per sqm		£0	
AFFORDABL	E HOUSING	_				Total Market	Housing Value	£158,598,000
Disc For sale		70%	of Open Marke	t Value				
	Apartments	0	sqm		0 £ per sqm		£0	
	Houses	10013	sqm		1848 £ per sqm		£18,503,100	
					Total Inter	mediate Affordable	Housing Value	£18,503,100
Social Rent		40%	of Open Marke	t Value				
	Apartments	0	sqm		0 £ per sqm		£0	
	Houses	0			1056 £ per sqm		£0	
					Total Soc	cial Rent Affordable	Housing Value	£0
Affordable Re	nt	50%	of Open Marke	t Value				
	Apartments	0	sqm		0 £ per sqm		£0	
	Houses	10013	•		1320 £ per sqm		£13,216,500	
			1			otal Affordable Rent		£13,216,500
						<b>Total Develop</b>	ment Value	£190,317,600
DEVELOPM	MENT COSTS	5						, ,
LAND COSTS		Net Site Area	Marl	cet Housing	Land Area	Afforda	ble Housing Lan	d Area
		106.50	На	7	'9.88 Ha		26.63	На
						L		
Market Hsg Lar	nd Value	£0	per Ha		Total f	Market Land Value	£0	
Affordable Hsg	Land Value	£0	per Ha		Total /	Aff Hsg Land Value	£0	
J			l'			J L		
						Stamp Duty L	and Tax	£970,725
CONSTRUCT	TION COSTS						al Land Cost	,
		0	sqm		0 £ per sqm		£0	
		80100	•		1253 £ per sqm		£100,365,300	
		33233	<b>54</b>		2 pc. sq			
						Total Consti	ruction Cost	£100,365,300
FEES, FINAN	ICE & ANCILL	ARY COSTS						
Abnormal Cost					0 £			£0
Professional Fe					7.0% of Constructi	ion Cost		£7,025,571
Legal Fees					0.5% of Gross Dev			£951,588
Statutory Fees					1.1% of Construct	•		£1,104,018
Sales/Marketin	g Costs				2.0% of Market Ur			£3,171,960
Contingencies	J				3.0% of Constructi			£3,221,726
Planning Obliga	ations				0 £ per unit			£10,149,308
CIL					0 £ per sqm M	larket Housing		£0
Interest		5.0%	12	Month Co			Mth Sale Void	£6,496,295
Arrangement F	ee		of Total Costs	J			20.0 7010	£1,465,847
Development F		Market Hsg		of GDV	Aff Housi	ng 6.0%	Build Costs	£33,457,202
						<u> </u>	Total Costs	£188,004,041

£2,313,559

**VIABILITY MARGIN** 

Vi-ab <sup>2</sup>	Posic	lonti	al Via	hili+	v Ann	raica	s I
VIGE	MESIC	ICIILI	ai vic	IDIIIL	A Whh	ıaısc	
SITE LOCATION	F	Jillei Malitoli	i Priiriary Scriool,	Worksop			
NET DEVELOPABLE SITE : DEVELOPMENT SCENAR		3.70		field an Desi	٠٠٠٠١١		
UNIT NUMBERS	-	Brownfield 100	(Greenfield, Brow Total Units	infleid of Resid	auai)		
Affordable Proportion %	20%		Affordable Units				
Affordable Mix		isc For sale		Social Rent	50% A	Affordable Rent	+
Development Floorspace	30,0		Sqm GIA Market			gm GIA Afforda	
DEVELOPMENT VALUE	-		·	3	,		Totals
Total Housing Sales Area	Apartments		sqm				TOtals
(ie Net Floorspace)	Houses	9000					
. ,		3000					
MARKET HOUSES	Area 0 so	***	Sales Value				
Apartments Houses	7200 sc	•		E per sqm E per sqm			
AFFORDABLE HOUSING	7200 30	1111	2040	L per squi	Total Market I	Housing Value	£19,008,000
Disc For sale	70% o	f Open Market	: Value		Total Walket	riousing value	113,000,000
		·					
Apartments	0 so	mp	0 1	E per sqm		£0	
Houses	900 so	mp	1848	E per sqm		£1,663,200	
				Total Interm	nediate Affordable I	Housing Value	£1,663,200
Social Rent	40% o	f Open Market	Value				
A			0	•		50	
Apartments	0 so			E per sqm		£0 £0	
Houses	USC	ļm	1056 1	E per sqm	al Rent Affordable I		£0
Affordable Rent	50% o	f Open Market	· Value	10141 3001	ai Keilt Allordable i	nousing value	10
Allorable Kellt	30%	i Open Market	value				
Apartments	0 so	mr	0 +	E per sqm		£0	
Houses	900 so			E per sqm		£1,188,000	
		1			al Affordable Rent I		£1,188,000
					<b>Total Developr</b>	nent Value	£21,859,200
<b>DEVELOPMENT COSTS</b>	6						
LAND COSTS	Net Site Area	Mark	et Housing Land	Area	Affordab	le Housing Lan	d Area
	3.70 H	a	2.96	Ha		0.74	На
					_		
Market Hsg Land Value	£0 p			Total Ma	arket Land Value	£0	
Affordable Hsg Land Value	£0 p	er Ha		Total Af	f Hsg Land Value	£0	6450.350
					Stamp Duty Lar		£150,350 £3,217,000
CONSTRUCTION COSTS					101a	I Land Cost	13,217,000
Apartments	so	mp	1	E per sqm		£0	
Houses	9000 so	•		£ per sqm		£11,178,000	
		'				, -,	
					Total Constru	uction Cost	£11,178,000
FEES, FINANCE & ANCILL	ARY COSTS						
Abnormal Costs				Ē			£0
Professional Fees				of Construction			£782,460
Legal Fees					opment Value		£109,296
Statutory Fees				of Construction			£122,958
Sales/Marketing Costs				of Market Unit			£380,160
Contingencies				of Construction	n Cost		£358,814
Planning Obligations				E per unit			£705,916
CIL	5.00/1			E per sqm Mar		ul Calanda	£0
Interest	5.0%		Month Construct	ion	6 M	Ith Sale Void	£791,629
Arrangement Fee Development Profit	1.0% o	f Total Costs	Mkt Hsg GDV	Aff Housing	6 00/lp	uild Costs	£170,050 £3,956,780
Development Profit	ivial ket risg	20.0%	IVINCE LISE GDV	An nousing		otal Costs	£21,923,413
VIADULTVAAADOM						otal Costs	
VIABILITY MARGIN							-£64,213

Viability Appraisa	Assum	ntions					
AFFORDABLE HOUSING PROPOR  Affordable Proportion %							
Tenure Mix	0%	%Intermedia	0%	%Social Rent	0%	%Affordable Rent	
Transfer Value % OMV Discoul	60%	Intermediate	40%	Social Rent	50%	Affordable Rent	
MARKET SALES VALUES		Apartments	Houses	1			
£ per Sqm							
CONCEDUCTION COCES		A se a sebase a se ba	Haveas				
CONSTRUCTION COSTS		Apartments	Houses	1			
£ per Sqm							
PLANNING OBLIGATION CONTRIE	BUTIONS					£ Per Unit	
COMMUNITY INFRASTRUCTURE					£ Per Sqm		
LAND VALUE SCENARIOS (Values	Per Ha)						
		,					
Greenfield	0						
Brownfield	0						
Residual	0						
Land Value		] <sub>5:-+:</sub>	-f:-l-l / ^-	nialtmal\ Dan	l la		
Land Value		_		ricultural) Per	на		
		Brownfield (eg Industrial) Per Ha Gross Residual Land Value per Ha				Uplift 50%	
		Oross Residua	ir Laria Valae	, per ria		Орше	3070
COST ASSUMPTIONS							
Professional Fees @			8.0%	of Constructi	on Cost		
Legal Fees	0.5% of Gross Development Value						
Statutory Fees	1.1% of Construction Cost						
Sales/Marketing Costs			2.0%	of Market Ur	nits Value		
Contingencies			5.0%	of Constructi	on Cost		
Interest @	5.0%		Month Cons	truction	6	Mth Sales Void	
Finance Arrangement Fee	1.0%	of Total Cost					
Development Profit		20.0%	of GDV		6.0%	Aff Hsg Build Cost	

Vi ab					_
VIGO	Resid	lenti	al Viabi	lity Apprai	isal
SITE LOCATION			Primary School, Workso		
NET DEVELOPABLE SITE		3.7		r	
<b>DEVELOPMENT SCENA</b>	RIO	Brownfield (	Greenfield, Brownfield o	or Residual)	
UNIT NUMBERS		100	Total Units		
	20%	20	Affordable Units		
	50%	Disc For sale	0% Social Re		
Development Floorspace		7200	Sqm GIA Market Housin	g 1,800 Sqm GIA A	Affordable Housing
DEVELOPMENT VALU					Totals
Total Housing Sales Area	Apartments		sqm		
(ie Net Floorspace)	Houses	9000	•		
MARKET HOUSES	Area	Г	Sales Value		<b>CO</b>
Apartments		sqm	0 £ per sqr		£0
Houses  AFFORDABLE HOUSING	7200 s	,qm	2640 £ per sqr	n Total Market Housing V	£0 Value <b>£19,008,00</b>
Disc For sale		of Open Market	Value	Total Market Housing V	7aiue <b>113,008,00</b>
Disc I of sale	70%	open warket	value		
Apartments	0,	sqm	0 £ per sqr	n	£0
Houses	900 s	•	1848 £ per sqr		
		•		ntermediate Affordable Housing V	
Social Rent	40% (	of Open Market		9	, ,
Apartments	0 5	sqm	0 £ per sqr	n	£0
Houses	0 5	sqm	1056 £ per sqr	n	£0
			Total	Social Rent Affordable Housing V	Value <b>£</b>
Affordable Rent	50%	of Open Market	Value		
Apartments		sqm	0 £ per sqr		£0
Houses	900 s	qm	1320 £ per sqr	•	
				Total Affordable Rent Housing V	
DEVELOPMENT COST	re			Total Development Va	alue £21,859,20
DEVELOPMENT COST		Marks	at Housing Land Area	Affordable Housin	na Land Area
LAND COSTS	Net Site Area 3.70 H	_	et Housing Land Area  2.96 Ha	Affordable Housir	0.74 Ha
	3.70	1a	2.90 Hd		0.74 na
Market Hsg Land Value	f0]r	oer Ha	To	ital Market Land Value	£0
Affordable Hsg Land Value		oer Ha		otal Aff Hsg Land Value	£0
Anordable 1138 Land Value	F	7C1 11G	10	rai / ii / i i j	
				Stamp Duty Land Tax	£150,35
CONSTRUCTION COSTS				Total Land (	
	0 s	sqm	0 £ per sqr	n	£0
	9000 s	qm	1242 £ per sqr	n £11,178	3,000
		_		Total Construction (	Cost <u>£11 179 00</u>
FEES, FINANCE & ANCII	LARY COSTS			Total Construction (	Cost £11,178,00
Abnormal Costs	LANI COSIS	Г	0 £		£
Professional Fees		-	7.0% of Constr	ruction Cost	£782,46
Legal Fees		F		Development Value	£109,29
Statutory Fees		F	1.1% of Constr	·	£122,95
Sales/Marketing Costs		F	2.0% of Marke		£380 16

3.0% of Construction Cost

0 £ per sqm Market Housing

Aff Housing

0 £ per unit

12 Month Construction

20.0% of GDV

Contingencies

CIL

Interest

Planning Obligations

Arrangement Fee

Development Profit

**VIABILITY MARGIN** 

5.0%

Market Hsg

1.0% of Total Costs

£358,814 £705,916

£791,629 £170,050 £3,956,780 £21,923,413

-£64,213

6 Mth Sale Void

6.0% Build Costs

Total Costs

£0