



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/ Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Intermediate	Affordable Rent
Low	30%	33%		67%
Medium	30%	33%		67%
High	30%	33%		67%
Very High	30%	33%		67%

% Open Market Value	70%	65%	50%
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Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	164	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1925	sqm
2 bed houses	1318	sqm
3 Bed houses	1318	sqm
4 bed houses	1318	sqm
5 bed house	1318	sqm

#VALUE!

Sub Market/Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Low	2400	2750	2700	2700	2600
Medium	2450	2950	2900	2900	2800
High	2500	3050	3000	3000	2900
Very High	3100	3550	3500	3500	3400

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	3600	£ per Unit
Interest @	7.0%	12 Month Construction
Arrangement Fee	0.0%	Cost
Development Profit	Market Hsg 20.0%	of GDV
	Aff Hsg 6.0%	of GDV

Residential Development Scenarios

Residential Scenario 1

Title	Mixed Residential Estate	
Unit Numbers	10	Apartments
	20	2 bed houses
	35	3 Bed houses
	25	4 bed houses
	10	5 bed house

Residential Scenario 2

Title	Apartments	
Unit Numbers	25	Apartments
		2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

Residential Scenario 3

Title	Starter Housing	
Unit Numbers		Apartments
	10	2 bed houses
	5	3 Bed houses
		4 bed houses
		5 bed house

Residential Scenario 4

Title	Family Housing	
Unit Numbers		Apartments
	10	2 bed houses
	15	3 Bed houses
	10	4 bed houses
		5 bed house

Residential Scenario 5

Title	Executive Housing	
Unit Numbers		Apartments
		2 bed houses
	2	3 Bed houses
	4	4 bed houses
	4	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3	Zone 4
Mixed Residential Estate	1405616	1877399	2117346	3373856
Apartments	200000	300000	400000	500000
Starter Housing	1692025	2164636	2400942	3582471
Family Housing	1647755	2121150	2357847	3541332
Executive Housing	1549627	2037750	2281811	3502118
Existing Use Values				
Brownfield Existing Use Value per Ha	495000			
Greenfield Existing Use Value per Ha	20000			
Land Value Uplift Split				
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

Affordable Housing Assumptions			
Type	Size (sqm)	Proportion	Cost Rate
LCHO			
Apartments	65	0%	£1,925
2 Bed house	75	60%	£1,318
3 Bed House	90	40%	£1,318
Intermediate			
Apartments	65	0%	£1,925
2 Bed house	75	60%	£1,318
3 Bed House	90	40%	£1,318
Affordable Rent			
Apartments	65	0%	£1,925
2 Bed house	75	60%	£1,318
3 Bed House	90	40%	£1,318

CIL	Apartments	Houses
Low	0	0
Medium	0	52
High	0	82
Very High	0	117



Maximum Residential CIL Rates per sqm

Sub Market/Existing Land Use	Mixed Residential Estate	Apartments	Starter Housing	Family Housing	Executive Housing
Low					
Greenfield	£3	-£940	-£4	£20	£71
Brownfield	-£112	-£1,026	-£136	-£101	-£43
Medium					
Greenfield	£24	-£859	£68	£41	£83
Brownfield	-£91	-£945	-£57	-£80	-£25
High					
Greenfield	£31	-£808	£53	£47	£88
Brownfield	-£84	-£894	-£73	-£74	-£20
Very High					
Greenfield	£183	-£212	£218	£200	£228
Brownfield	£68	-£298	£85	£79	£119



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	10
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	25
Affordable Proportion	30%	30 Affordable Units	5 bed house	10
Affordable Mix	33%	LCHO 0%	Intermediate	67%
Development Floorspace	6958	Sqm Market Housing	2,430	Sqm Affordable Housing

Development Value

Market Houses					
7	Apartments	65	sqm	2400 £ per sqm	£1,092,000
14	2 bed houses	75	sqm	2750 £ per sqm	£2,887,500
25	3 Bed houses	90	sqm	2700 £ per sqm	£5,953,500
18	4 bed houses	120	sqm	2700 £ per sqm	£5,670,000
7	5 bed house	164	sqm	2600 £ per sqm	£2,984,800

LCHO 70% Open Market Value					
0	Apartments	65	sqm	1680 £ per sqm	£0
6	2 Bed house	75	sqm	1925 £ per sqm	£857,588
4	3 Bed House	90	sqm	1890 £ per sqm	£673,596

Intermediate 65% Open Market Value					
0	Apartments	65	sqm	1560 £ per sqm	£0
0	2 Bed house	75	sqm	1787.5 £ per sqm	£0
0	3 Bed House	90	sqm	1755 £ per sqm	£0

Affordable Rent 50% Open Market Value					
0	Apartments	65	sqm	1200 £ per sqm	£0
12	2 Bed house	75	sqm	1375 £ per sqm	£1,243,688
8	3 Bed House	90	sqm	1350 £ per sqm	£976,860

100	Total Units				
Development Value					£22,339,531

Development Costs

Land					
7	Plots	7128	£ per plot	£49,897	
14	Plots	17820	£ per plot	£249,483	
25	Plots	20366	£ per plot	£498,965	
18	Plots	28512	£ per plot	£498,965	
7	Plots	35640	£ per plot	£249,483	
				Total Land £1,546,793	
Stamp Duty Land Tax				4.0%	£61,872

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£9,578,210
1318	£ per sqm	Affordable Housing Construction Cost		£3,202,740
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£565,155	
Professional Fees		8.0%	Build Cost	£1,022,476		
Legal Fees		0.5%	GDV	£111,698		
Statutory Fees		1.1%	Build Cost	£140,590		
Sales/Marketing Costs		2.0%	Market Units Value	£371,756		
Contingencies		3.0%	Build Cost	£400,383		
S106 & CIL		0	£ CIL	3600		
			£ per Market Unit	£360,000		
7.0%	12	Month Build	6	Mth Sale Void	£1,046,895	
0.0%	Cost			£0		
Development Profit		Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost	£3,909,724

Total Cost				£22,318,293
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VIABILITY MARGIN £21,238

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) £3



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	10
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	25
Affordable Proportion	30%	30 Affordable Units	5 bed house	10
Affordable Mix	33%	LCHO 0%	Intermediate	67%
Development Floorspace	6958 Sqm Market Housing		Affordable Rent	
			2,430 Sqm Affordable Housing	

Development Value				
Market Houses				
7	Apartments	65 sqm	2400 £ per sqm	£1,092,000
14	2 bed houses	75 sqm	2750 £ per sqm	£2,887,500
25	3 Bed houses	90 sqm	2700 £ per sqm	£5,953,500
18	4 bed houses	120 sqm	2700 £ per sqm	£5,670,000
7	5 bed house	164 sqm	2600 £ per sqm	£2,984,800
LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1680 £ per sqm	£0
6	2 Bed house	75 sqm	1925 £ per sqm	£857,588
4	3 Bed House	90 sqm	1890 £ per sqm	£673,596
Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0
Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1200 £ per sqm	£0
12	2 Bed house	75 sqm	1375 £ per sqm	£1,243,688
8	3 Bed House	90 sqm	1350 £ per sqm	£976,860
100	Total Units			
Development Value				£22,339,531

Development Costs				
Land				
	Apartments	7 Plots	9503 £ per plot	£66,522
	2 Bed House	14 Plots	23758 £ per plot	£332,608
	3 Bed House	25 Plots	27152 £ per plot	£665,215
	4 Bed House	18 Plots	38012 £ per plot	£665,215
	5 Bed House	7 Plots	47515 £ per plot	£332,608
			Total Land	£2,062,168
Stamp Duty Land Tax				£82,487
			4.0%	

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£9,578,210
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£3,202,740
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				
Professional Fees		8.0%	Build Cost	£753,458
Legal Fees		0.5%	GDV	£1,022,476
Statutory Fees		1.1%	Build Cost	£111,698
Sales/Marketing Costs		2.0%	Market Units Value	£140,590
Contingencies		3.0%	Build Cost	£371,756
S106 & CIL	0	£ CIL	3600	£ per Market Unit
Interest	7.0%	12	Month Build	£360,000
Arrangement Fee	0.0%	Cost		£1,116,757
Development Profit		Market Hsg 20.0%	of GDV	£0
		Aff Hsg 6.0%	of Cost	£3,909,724

Total Cost **£23,118,097**

VIABILITY MARGIN **-£778,566**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£112**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	10
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Low	3 Bed houses	35
DEVELOPMENT DETAILS	100 Units	4 bed houses	25
	3.10	5 bed house	10
		Site Area	

Development Floorspace 9940 Sqm Market Housing

Development Value

Market Houses						
10	Apartments	65	sqm	2400	£ per sqm	£1,560,000
20	2 bed houses	75	sqm	2750	£ per sqm	£4,125,000
35	3 Bed houses	90	sqm	2700	£ per sqm	£8,505,000
25	4 bed houses	120	sqm	2700	£ per sqm	£8,100,000
10	5 bed house	164	sqm	2600	£ per sqm	£4,264,000

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	1680	£ per sqm	£0
0	2 Bed house	75	sqm	1925	£ per sqm	£0
0	3 Bed House	90	sqm	1890	£ per sqm	£0

Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	1560	£ per sqm	£0
0	2 Bed house	75	sqm	1787.5	£ per sqm	£0
0	3 Bed House	90	sqm	1755	£ per sqm	£0

Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1200	£ per sqm	£0
0	2 Bed house	75	sqm	1375	£ per sqm	£0
0	3 Bed House	90	sqm	1350	£ per sqm	£0

100 Total Units

Development Value £26,554,000

Development Costs

Land						
	Apartments					
	2 Bed House					
	3 Bed House					
	4 Bed House					
	5 Bed House					

Construction						
10	Apartments	65	sqm	2213.75	£ per sqm	£1,438,938
20	2B Houses	75	sqm	1318	£ per sqm	£1,977,000
35	3B Houses	90	sqm	1318	£ per sqm	£4,151,700
25	4B Houses	120	sqm	1318	£ per sqm	£3,954,000
10	5B Houses	164	sqm	1318	£ per sqm	£2,161,520

100 9290 Total sqm

Professional Fees						
				8.0%	Build Cost	£1,094,653
Legal Fees						
				0.5%	GDV	£132,770
Statutory Fees						
				1.1%	Build Cost	£150,515
Sales/Marketing Costs						
				2.0%	Market Units Value	£531,080
Contingencies						
				3.0%	Build Cost	£410,495
Interest						
		7.0%	12	Month Build		£883,122
Arrangement Fee						
		0.0%		Cost		£0
Development Profit						
			Market Hsg	20.0%	of GDV	£5,310,800

Total Cost £22,196,591

GROSS RESIDUAL LAND VALUE £4,357,409

GROSS RESIDUAL LAND VALUE PER HA £1,405,616



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	10
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	25
Affordable Proportion	30%	30 Affordable Units	5 bed house	10
Affordable Mix	33%	LCHO	0%	Intermediate
Development Floorspace	6958	Sqm Market Housing	2,430	Sqm Affordable Housing
Development Value				

Market Houses					
7	Apartments	65	sqm	2450 £ per sqm	£1,114,750
14	2 bed houses	75	sqm	2950 £ per sqm	£3,097,500
25	3 Bed houses	90	sqm	2900 £ per sqm	£6,394,500
18	4 bed houses	120	sqm	2900 £ per sqm	£6,090,000
7	5 bed house	164	sqm	2800 £ per sqm	£3,214,400

LCHO					
		70%	Open Market Value		
0	Apartments	65	sqm	1715 £ per sqm	£0
6	2 Bed house	75	sqm	2065 £ per sqm	£919,958
4	3 Bed House	90	sqm	2030 £ per sqm	£723,492

Intermediate					
		65%	Open Market Value		
0	Apartments	65	sqm	1592.5 £ per sqm	£0
0	2 Bed house	75	sqm	1917.5 £ per sqm	£0
0	3 Bed House	90	sqm	1885 £ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65	sqm	1225 £ per sqm	£0
12	2 Bed house	75	sqm	1475 £ per sqm	£1,334,138
8	3 Bed House	90	sqm	1450 £ per sqm	£1,049,220

100	Total Units				£23,937,957
Development Value					

Development Costs

Land				
Apartments	7 Plots	9487	£ per plot	£66,409
2 Bed House	14 Plots	23717	£ per plot	£332,045
3 Bed House	25 Plots	27106	£ per plot	£664,090
4 Bed House	18 Plots	37948	£ per plot	£664,090
5 Bed House	7 Plots	47435	£ per plot	£332,045
				Total Land £2,058,678
Stamp Duty Land Tax				
		4.0%	£82,347	

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£9,578,210
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£3,202,740
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				
Professional Fees	8.0%	Build Cost	£752,183	
Legal Fees	0.5%	GDV	£1,022,476	
Statutory Fees	1.1%	Build Cost	£119,690	
Sales/Marketing Costs	2.0%	Market Units Value	£140,590	
Contingencies	3.0%	Build Cost	£398,223	
S106 & CIL	338156	£ CIL	3600	£ per Market Unit
Interest	7.0%	12 Month Build	6	Mth Sale Void
Arrangement Fee	0.0%	Cost	£1,136,847	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost
				£4,174,394

Total Cost				£23,770,530
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VIABILITY MARGIN	£167,427
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£24



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	10
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	25
Affordable Proportion	30%	5 bed house	10
Affordable Mix	33%	LCHO	0%
Development Floorspace	6958 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		2,430 Sqm Affordable Housing	

Development Value				
Market Houses				
7	Apartments	65 sqm	2450 £ per sqm	£1,114,750
14	2 bed houses	75 sqm	2950 £ per sqm	£3,097,500
25	3 Bed houses	90 sqm	2900 £ per sqm	£6,394,500
18	4 bed houses	120 sqm	2900 £ per sqm	£6,090,000
7	5 bed house	164 sqm	2800 £ per sqm	£3,214,400
LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1715 £ per sqm	£0
6	2 Bed house	75 sqm	2065 £ per sqm	£919,958
4	3 Bed House	90 sqm	2030 £ per sqm	£723,492
Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0
Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1225 £ per sqm	£0
12	2 Bed house	75 sqm	1475 £ per sqm	£1,334,138
8	3 Bed House	90 sqm	1450 £ per sqm	£1,049,220
100	Total Units			
Development Value				£23,937,957

Development Costs				
Land				
7	Plots	11862 £ per plot		£83,034
14	Plots	29655 £ per plot		£415,170
25	Plots	33891 £ per plot		£830,340
18	Plots	47448 £ per plot		£830,340
7	Plots	59310 £ per plot	Total Land	£2,574,053
Stamp Duty Land Tax				4.0%
				£102,962

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£9,578,210
1318	£ per sqm	Affordable Housing Construction Cost		£3,202,740
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£940,487
Professional Fees		8.0%	Build Cost	£1,022,476	
Legal Fees		0.5%	GDV	£119,690	
Statutory Fees		1.1%	Build Cost	£140,590	
Sales/Marketing Costs		2.0%	Market Units Value	£398,223	
Contingencies		3.0%	Build Cost	£411,643	
S106 & CIL		338156	£ CIL	3600	
			£ per Market Unit	£698,156	
Interest		7.0%	12 Month Build	6 Mth Sale Void	
				£1,206,709	
Arrangement Fee		0.0%	Cost	£0	
Development Profit		Market Hsg	20.0% of GDV	Aff Hsg	
				6.0% of Cost	
				£4,174,394	

Total Cost **£24,570,334**

VIABILITY MARGIN **-£632,377**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£91**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	10
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	35
DEVELOPMENT DETAILS	100 Units	4 bed houses	25
	3.10	5 bed house	10
		Site Area	

Development Floorspace 9940 Sqm Market Housing

Development Value

Market Houses						
10	Apartments	65	sqm	2450	£ per sqm	£1,592,500
20	2 bed houses	75	sqm	2950	£ per sqm	£4,425,000
35	3 Bed houses	90	sqm	2900	£ per sqm	£9,135,000
25	4 bed houses	120	sqm	2900	£ per sqm	£8,700,000
10	5 bed house	164	sqm	2800	£ per sqm	£4,592,000

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	1715	£ per sqm	£0
0	2 Bed house	75	sqm	2065	£ per sqm	£0
0	3 Bed House	90	sqm	2030	£ per sqm	£0

Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	1592.5	£ per sqm	£0
0	2 Bed house	75	sqm	1917.5	£ per sqm	£0
0	3 Bed House	90	sqm	1885	£ per sqm	£0

Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1225	£ per sqm	£0
0	2 Bed house	75	sqm	1475	£ per sqm	£0
0	3 Bed House	90	sqm	1450	£ per sqm	£0

100 Total Units

Development Value £28,444,500

Development Costs

Land						

Construction						
10	Apartments	65	sqm	2213.75	£ per sqm	£1,438,938
20	2B Houses	75	sqm	1318	£ per sqm	£1,977,000
35	3B Houses	90	sqm	1318	£ per sqm	£4,151,700
25	4B Houses	120	sqm	1318	£ per sqm	£3,954,000
10	5B Houses	164	sqm	1318	£ per sqm	£2,161,520

100 9290 Total sqm

Professional Fees			8.0%	Build Cost		£1,094,653	
Legal Fees			0.5%	GDV		£142,223	
Statutory Fees			1.1%	Build Cost		£150,515	
Sales/Marketing Costs			2.0%	Market Units Value		£568,890	
Contingencies			3.0%	Build Cost		£410,495	
Interest	7.0%	12	Month Build		6	Mth Sale Void	£885,730
Arrangement Fee	0.0%		Cost			£0	
Development Profit		Market Hsg	20.0%	of GDV		£5,688,900	

Total Cost £22,624,562

GROSS RESIDUAL LAND VALUE £5,819,938

GROSS RESIDUAL LAND VALUE PER HA £1,877,399



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	10
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	High		3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	25
Affordable Proportion	30%	30 Affordable Units	5 bed house	10
Affordable Mix	33%	LCHO 0%	Intermediate	67%
Development Floorspace	6958	Sqm Market Housing	2,430	Sqm Affordable Housing

Development Value

Market Houses					
7	Apartments	65	sqm	2500 £ per sqm	£1,137,500
14	2 bed houses	75	sqm	3050 £ per sqm	£3,202,500
25	3 Bed houses	90	sqm	3000 £ per sqm	£6,615,000
18	4 bed houses	120	sqm	3000 £ per sqm	£6,300,000
7	5 bed house	164	sqm	2900 £ per sqm	£3,329,200

LCHO 70% Open Market Value					
0	Apartments	65	sqm	1750 £ per sqm	£0
6	2 Bed house	75	sqm	2135 £ per sqm	£951,143
4	3 Bed House	90	sqm	2100 £ per sqm	£748,440

Intermediate 65% Open Market Value					
0	Apartments	65	sqm	1625 £ per sqm	£0
0	2 Bed house	75	sqm	1982.5 £ per sqm	£0
0	3 Bed House	90	sqm	1950 £ per sqm	£0

Affordable Rent 50% Open Market Value					
0	Apartments	65	sqm	1250 £ per sqm	£0
12	2 Bed house	75	sqm	1525 £ per sqm	£1,379,363
8	3 Bed House	90	sqm	1500 £ per sqm	£1,085,400

100	Total Units				
Development Value					£24,748,545

Development Costs

Land					
7	Plots	10687	£ per plot	£74,807	
14	Plots	26717	£ per plot	£374,036	
25	Plots	30534	£ per plot	£748,071	
18	Plots	42747	£ per plot	£748,071	
7	Plots	53434	£ per plot	£374,036	
				Total Land £2,319,021	
Stamp Duty Land Tax 4.0%					£92,761

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£9,578,210
1318	£ per sqm	Affordable Housing Construction Cost		£3,202,740
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£847,305	
		8.0%	Build Cost	£1,022,476		
		0.5%	GDV	£123,743		
		1.1%	Build Cost	£140,590		
		2.0%	Market Units Value	£411,684		
		3.0%	Build Cost	£408,848		
533246	£ CIL	3600	£ per Market Unit	£893,246		
7.0%	12	Month Build	6	Mth Sale Void	£1,183,871	
0.0%	Cost			£0		
Development Profit		Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost	£4,309,004

Total Cost					£24,533,499
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VIABILITY MARGIN	£215,046
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£31
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	10
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	High		3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	25
Affordable Proportion	30%	30 Affordable Units	5 bed house	10
Affordable Mix	33%	LCHO 0%	Intermediate	67%
Development Floorspace	6958 Sqm Market Housing		Affordable Rent	
			2,430 Sqm Affordable Housing	

Development Value

Market Houses				
7	Apartments	65 sqm	2500 £ per sqm	£1,137,500
14	2 bed houses	75 sqm	3050 £ per sqm	£3,202,500
25	3 Bed houses	90 sqm	3000 £ per sqm	£6,615,000
18	4 bed houses	120 sqm	3000 £ per sqm	£6,300,000
7	5 bed house	164 sqm	2900 £ per sqm	£3,329,200

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1750 £ per sqm	£0
6	2 Bed house	75 sqm	2135 £ per sqm	£951,143
4	3 Bed House	90 sqm	2100 £ per sqm	£748,440

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1625 £ per sqm	£0
0	2 Bed house	75 sqm	1982.5 £ per sqm	£0
0	3 Bed House	90 sqm	1950 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1250 £ per sqm	£0
12	2 Bed house	75 sqm	1525 £ per sqm	£1,379,363
8	3 Bed House	90 sqm	1500 £ per sqm	£1,085,400

100	Total Units			
Development Value				£24,748,545

Development Costs

Land				
7	Apartments	7 Plots	13062 £ per plot	£91,432
14	2 Bed House	14 Plots	32654 £ per plot	£457,161
25	3 Bed House	25 Plots	37319 £ per plot	£914,321
18	4 Bed House	18 Plots	52247 £ per plot	£914,321
7	5 Bed House	7 Plots	65309 £ per plot	£457,161
				Total Land £2,834,396
Stamp Duty Land Tax				4.0%
				£113,376

Construction				
2213.75	Apartments	£ per sqm	Market Housing Construction Cost	£9,578,210
1318	2 bed houses	£ per sqm		
1318	3 Bed houses	£ per sqm	Affordable Housing Construction Cost	£3,202,740
1318	4 bed houses	£ per sqm		
1318	5 bed house	£ per sqm		

Additional Affordable Housing Land Cost					£1,035,609		
Professional Fees					8.0% Build Cost	£1,022,476	
Legal Fees					0.5% GDV	£123,743	
Statutory Fees					1.1% Build Cost	£140,590	
Sales/Marketing Costs					2.0% Market Units Value	£411,684	
Contingencies					3.0% Build Cost	£414,497	
S106 & CIL					533246 £ CIL	3600 £ per Market Unit	£893,246
Interest					7.0% 12 Month Build	6 Mth Sale Void	£1,253,732
Arrangement Fee					0.0% Cost		£0
Development Profit					Market Hsg 20.0% of GDV	Aff Hsg 6.0% of Cost	£4,309,004

Total Cost				£25,333,303
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VIABILITY MARGIN **-£584,758**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£84**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	10
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	High	3 Bed houses	35
DEVELOPMENT DETAILS	100 Units	4 bed houses	25
	3.10	5 bed house	10
		Site Area	

Development Floorspace 9940 Sqm Market Housing

Development Value

Market Houses						
10	Apartments	65	sqm	2500	£ per sqm	£1,625,000
20	2 bed houses	75	sqm	3050	£ per sqm	£4,575,000
35	3 Bed houses	90	sqm	3000	£ per sqm	£9,450,000
25	4 bed houses	120	sqm	3000	£ per sqm	£9,000,000
10	5 bed house	164	sqm	2900	£ per sqm	£4,756,000

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	1750	£ per sqm	£0
0	2 Bed house	75	sqm	2135	£ per sqm	£0
0	3 Bed House	90	sqm	2100	£ per sqm	£0

Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	1625	£ per sqm	£0
0	2 Bed house	75	sqm	1982.5	£ per sqm	£0
0	3 Bed House	90	sqm	1950	£ per sqm	£0

Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1250	£ per sqm	£0
0	2 Bed house	75	sqm	1525	£ per sqm	£0
0	3 Bed House	90	sqm	1500	£ per sqm	£0

100 Total Units

Development Value £29,406,000

Development Costs

Land						

Construction						
10	Apartments	65	sqm	2213.75	£ per sqm	£1,438,938
20	2B Houses	75	sqm	1318	£ per sqm	£1,977,000
35	3B Houses	90	sqm	1318	£ per sqm	£4,151,700
25	4B Houses	120	sqm	1318	£ per sqm	£3,954,000
10	5B Houses	164	sqm	1318	£ per sqm	£2,161,520
100		9290	Total sqm			

Professional Fees		8.0%	Build Cost		£1,094,653	
Legal Fees		0.5%	GDV		£147,030	
Statutory Fees		1.1%	Build Cost		£150,515	
Sales/Marketing Costs		2.0%	Market Units Value		£588,120	
Contingencies		3.0%	Build Cost		£410,495	
Interest	7.0%	12	Month Build	6	Mth Sale Void	£887,057
Arrangement Fee	0.0%		Cost		£0	
Development Profit	Market Hsg	20.0%	of GDV		£5,881,200	

Total Cost £22,842,226

GROSS RESIDUAL LAND VALUE £6,563,774

GROSS RESIDUAL LAND VALUE PER HA £2,117,346



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	10
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Very High	3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	25
Affordable Proportion	30%	5 bed house	10
Affordable Mix	33%	LCHO	0%
Development Floorspace	6958 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		2,430 Sqm Affordable Housing	

Development Value

Market Houses			
7	Apartments	65 sqm	3100 £ per sqm
14	2 bed houses	75 sqm	3550 £ per sqm
25	3 Bed houses	90 sqm	3500 £ per sqm
18	4 bed houses	120 sqm	3500 £ per sqm
7	5 bed house	164 sqm	3400 £ per sqm

LCHO			
		70%	Open Market Value
0	Apartments	65 sqm	2170 £ per sqm
6	2 Bed house	75 sqm	2485 £ per sqm
4	3 Bed House	90 sqm	2450 £ per sqm

Intermediate			
		65%	Open Market Value
0	Apartments	65 sqm	2015 £ per sqm
0	2 Bed house	75 sqm	2307.5 £ per sqm
0	3 Bed House	90 sqm	2275 £ per sqm

Affordable Rent			
		50%	Open Market Value
0	Apartments	65 sqm	1550 £ per sqm
12	2 Bed house	75 sqm	1775 £ per sqm
8	3 Bed House	90 sqm	1750 £ per sqm

100	Total Units		
Development Value			£28,960,735

Development Costs

Land			
7	Plots	16969	£ per plot
14	Plots	42423	£ per plot
25	Plots	48484	£ per plot
18	Plots	67877	£ per plot
7	Plots	84846	£ per plot
		Total Land	£3,682,333
Stamp Duty Land Tax		4.0%	£147,293

Construction			
2213.75	£ per sqm	Market Housing Construction Cost	
1318	£ per sqm		
1318	£ per sqm	Affordable Housing Construction Cost	
1318	£ per sqm		
1318	£ per sqm		

Additional Affordable Housing Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
760851	£ CIL	3600	£ per Market Unit
7.0%	12	Month Build	6
0.0%	Cost		Mth Sale Void
Development Profit		Market Hsg	20.0% of GDV
		Aff Hsg	6.0% of Cost

Total Cost	£27,690,876
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VIABILITY MARGIN	£1,269,859
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£183
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	10
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Very High		3 Bed houses	35
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	25
Affordable Proportion	30%	30 Affordable Units	5 bed house	10
Affordable Mix	33%	LCHO	0%	Intermediate
Development Floorspace	6958	Sqm Market Housing	2,430	Sqm Affordable Housing

Development Value

Market Houses					
7	Apartments	65	sqm	3100 £ per sqm	£1,410,500
14	2 bed houses	75	sqm	3550 £ per sqm	£3,727,500
25	3 Bed houses	90	sqm	3500 £ per sqm	£7,717,500
18	4 bed houses	120	sqm	3500 £ per sqm	£7,350,000
7	5 bed house	164	sqm	3400 £ per sqm	£3,903,200

LCHO					
		70%	Open Market Value		
0	Apartments	65	sqm	2170 £ per sqm	£0
6	2 Bed house	75	sqm	2485 £ per sqm	£1,107,068
4	3 Bed House	90	sqm	2450 £ per sqm	£873,180

Intermediate					
		65%	Open Market Value		
0	Apartments	65	sqm	2015 £ per sqm	£0
0	2 Bed house	75	sqm	2307.5 £ per sqm	£0
0	3 Bed House	90	sqm	2275 £ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65	sqm	1550 £ per sqm	£0
12	2 Bed house	75	sqm	1775 £ per sqm	£1,605,488
8	3 Bed House	90	sqm	1750 £ per sqm	£1,266,300

100	Total Units				
Development Value					£28,960,735

Development Costs

Land					
Apartments	7 Plots	19344	£ per plot	£135,410	
2 Bed House	14 Plots	48361	£ per plot	£677,050	
3 Bed House	25 Plots	55269	£ per plot	£1,354,099	
4 Bed House	18 Plots	77377	£ per plot	£1,354,099	
5 Bed House	7 Plots	96721	£ per plot	£677,050	
				Total Land £4,197,708	
Stamp Duty Land Tax					4.0%
					£167,908

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£9,578,210
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£3,202,740
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost					£1,533,725		
Professional Fees		8.0%	Build Cost	£1,022,476			
Legal Fees		0.5%	GDV	£144,804			
Statutory Fees		1.1%	Build Cost	£140,590			
Sales/Marketing Costs		2.0%	Market Units Value	£482,174			
Contingencies		3.0%	Build Cost	£429,440			
S106 & CIL	760851	£ CIL	3600	£ per Market Unit	£1,120,851		
Interest	7.0%	12	Month Build	6	Mth Sale Void	£1,456,149	
Arrangement Fee	0.0%	Cost			£0		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£5,013,904

Total Cost					£28,490,680
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VIABILITY MARGIN	£470,055
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£68
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	10
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	20
DEVELOPMENT LOCATION (ZONE)	Very High	3 Bed houses	35
DEVELOPMENT DETAILS	100 Units	4 bed houses	25
	3.10	5 bed house	10
		Site Area	

Development Floorspace 9940 Sqm Market Housing

Development Value

Market Houses						
10	Apartments	65	sqm	3100	£ per sqm	£2,015,000
20	2 bed houses	75	sqm	3550	£ per sqm	£5,325,000
35	3 Bed houses	90	sqm	3500	£ per sqm	£11,025,000
25	4 bed houses	120	sqm	3500	£ per sqm	£10,500,000
10	5 bed house	164	sqm	3400	£ per sqm	£5,576,000

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	2170	£ per sqm	£0
0	2 Bed house	75	sqm	2485	£ per sqm	£0
0	3 Bed House	90	sqm	2450	£ per sqm	£0

Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	2015	£ per sqm	£0
0	2 Bed house	75	sqm	2307.5	£ per sqm	£0
0	3 Bed House	90	sqm	2275	£ per sqm	£0

Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1550	£ per sqm	£0
0	2 Bed house	75	sqm	1775	£ per sqm	£0
0	3 Bed House	90	sqm	1750	£ per sqm	£0

100 Total Units

Development Value £34,441,000

Development Costs

Land						

Construction						
10	Apartments	65	sqm	2213.75	£ per sqm	£1,438,938
20	2B Houses	75	sqm	1318	£ per sqm	£1,977,000
35	3B Houses	90	sqm	1318	£ per sqm	£4,151,700
25	4B Houses	120	sqm	1318	£ per sqm	£3,954,000
10	5B Houses	164	sqm	1318	£ per sqm	£2,161,520

100 9290 Total sqm

Professional Fees				8.0%	Build Cost	£1,094,653	
Legal Fees				0.5%	GDV	£172,205	
Statutory Fees				1.1%	Build Cost	£150,515	
Sales/Marketing Costs				2.0%	Market Units Value	£688,820	
Contingencies				3.0%	Build Cost	£410,495	
Interest	7.0%	12	Month Build		6	Mth Sale Void	£894,003
Arrangement Fee	0.0%		Cost			£0	
Development Profit		Market Hsg	20.0%		of GDV	£6,888,200	

Total Cost £23,982,048

GROSS RESIDUAL LAND VALUE £10,458,952

GROSS RESIDUAL LAND VALUE PER HA £3,373,856



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	1138 Sqm Market Housing		608 Sqm Affordable Housing	

Development Value

Market Houses				
18	Apartments	65 sqm	2400 £ per sqm	£2,730,000
0	2 bed houses	75 sqm	2750 £ per sqm	£0
0	3 Bed houses	90 sqm	2700 £ per sqm	£0
0	4 bed houses	120 sqm	2700 £ per sqm	£0
0	5 bed house	164 sqm	2600 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1680 £ per sqm	£0
1	2 Bed house	75 sqm	1925 £ per sqm	£214,397
1	3 Bed House	90 sqm	1890 £ per sqm	£168,399

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1200 £ per sqm	£0
3	2 Bed house	75 sqm	1375 £ per sqm	£310,922
2	3 Bed House	90 sqm	1350 £ per sqm	£244,215

25	Total Units			
Development Value				£3,667,933

Development Costs

Land				
18	Apartments	Plots	1100 £ per plot	£19,250
0	2 Bed House	Plots	2750 £ per plot	£0
0	3 Bed House	Plots	3143 £ per plot	£0
0	4 Bed House	Plots	4400 £ per plot	£0
0	5 Bed House	Plots	5500 £ per plot	£0
				Total Land £19,250
Stamp Duty Land Tax				1.0%
				£193

Construction				
2213.75	Apartments	£ per sqm	Market Housing Construction Cost	
1318	2 bed houses	£ per sqm		
1318	3 Bed houses	£ per sqm	Affordable Housing Construction Cost	
1318	4 bed houses	£ per sqm		
1318	5 bed house	£ per sqm		

Additional Affordable Housing Land Cost				
8.0%	Build Cost			£21,804
0.5%	GDV			£265,506
1.1%	Build Cost			£18,340
2.0%	Market Units Value			£36,507
3.0%	Build Cost			£54,600
0	£ CIL	3600	£ per Market Unit	£100,219
7.0%	Interest	12	Month Build	£90,000
0.0%	Arrangement Fee	Cost	6	Month Sale Void
20.0%	Market Hsg	of GDV	6.0%	of Cost
Development Profit				£217,691
				£0
				£594,041

Total Cost				£4,736,976
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VIABILITY MARGIN **-£1,069,043**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£940**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	1138	Sqm Market Housing	608	Sqm Affordable Housing

Development Value

Market Houses					
18	Apartments	65	sqm	2400 £ per sqm	£2,730,000
0	2 bed houses	75	sqm	2750 £ per sqm	£0
0	3 Bed houses	90	sqm	2700 £ per sqm	£0
0	4 bed houses	120	sqm	2700 £ per sqm	£0
0	5 bed house	164	sqm	2600 £ per sqm	£0

LCHO 70% Open Market Value					
0	Apartments	65	sqm	1680 £ per sqm	£0
1	2 Bed house	75	sqm	1925 £ per sqm	£214,397
1	3 Bed House	90	sqm	1890 £ per sqm	£168,399

Intermediate 65% Open Market Value					
0	Apartments	65	sqm	1560 £ per sqm	£0
0	2 Bed house	75	sqm	1787.5 £ per sqm	£0
0	3 Bed House	90	sqm	1755 £ per sqm	£0

Affordable Rent 50% Open Market Value					
0	Apartments	65	sqm	1200 £ per sqm	£0
3	2 Bed house	75	sqm	1375 £ per sqm	£310,922
2	3 Bed House	90	sqm	1350 £ per sqm	£244,215

25	Total Units				
Development Value					£3,667,933

Development Costs

Land					
18	Apartments	Plots	3475	£ per plot	£60,813
0	2 Bed House	Plots	8688	£ per plot	£0
0	3 Bed House	Plots	9929	£ per plot	£0
0	4 Bed House	Plots	13900	£ per plot	£0
0	5 Bed House	Plots	17375	£ per plot	£0
				Total Land	£60,813
Stamp Duty Land Tax				1.0%	£608

Construction					
2213.75	Apartments	£ per sqm	Market Housing Construction Cost		£2,518,141
1318	2 bed houses	£ per sqm	Affordable Housing Construction Cost		£800,685
1318	3 Bed houses	£ per sqm			
1318	4 bed houses	£ per sqm			
1318	5 bed house	£ per sqm			

Additional Affordable Housing Land Cost					£68,879
Professional Fees		8.0%	Build Cost	£265,506	
Legal Fees		0.5%	GDV	£18,340	
Statutory Fees		1.1%	Build Cost	£36,507	
Sales/Marketing Costs		2.0%	Market Units Value	£54,600	
Contingencies		3.0%	Build Cost	£101,631	
S106 & CIL		0	£ CIL	3600	£ per Market Unit
Interest		7.0%	12	Month Build	6
Arrangement Fee		0.0%	Cost	£0	
Development Profit		Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost
					£594,041

Total Cost				£4,834,751
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VIABILITY MARGIN	-£1,166,818
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£1,026
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	25
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Low	3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units	4 bed houses	0
	0.25 Site Area	5 bed house	0

Development Floorspace 1625 Sqm Market Housing

Development Value

Market Houses					
25	Apartments	65 sqm	2400	£ per sqm	£3,900,000
0	2 bed houses	75 sqm	2750	£ per sqm	£0
0	3 Bed houses	90 sqm	2700	£ per sqm	£0
0	4 bed houses	120 sqm	2700	£ per sqm	£0
0	5 bed house	164 sqm	2600	£ per sqm	£0

LCHO					
		70%	Open Market Value		
0	Apartments	65 sqm	1680	£ per sqm	£0
0	2 Bed house	75 sqm	1925	£ per sqm	£0
0	3 Bed House	90 sqm	1890	£ per sqm	£0

Intermediate					
		65%	Open Market Value		
0	Apartments	65 sqm	1560	£ per sqm	£0
0	2 Bed house	75 sqm	1787.5	£ per sqm	£0
0	3 Bed House	90 sqm	1755	£ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65 sqm	1200	£ per sqm	£0
0	2 Bed house	75 sqm	1375	£ per sqm	£0
0	3 Bed House	90 sqm	1350	£ per sqm	£0

25 Total Units
Development Value £3,900,000

Development Costs

Construction

25	Apartments	65 sqm	2213.75	£ per sqm	£3,597,344
0	2B Houses	75 sqm	1318	£ per sqm	£0
0	3B Houses	90 sqm	1318	£ per sqm	£0
0	4B Houses	120 sqm	1318	£ per sqm	£0
0	5B Houses	164 sqm	1318	£ per sqm	£0
25	0 Total sqm				

Professional Fees		8.0%	Build Cost	£287,788
Legal Fees		0.5%	GDV	£19,500
Statutory Fees		1.1%	Build Cost	£39,571
Sales/Marketing Costs		2.0%	Market Units Value	£78,000
Contingencies		3.0%	Build Cost	£107,920
Interest	7.0%	12	Month Build	£227,925
Arrangement Fee	0.0%		Cost	£0
Development Profit	Market Hsg	20.0%	of GDV	£780,000

Total Cost £5,138,047

GROSS RESIDUAL LAND VALUE -£1,238,047
GROSS RESIDUAL LAND VALUE PER HA -£4,952,188



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	1138 Sqm Market Housing		608 Sqm Affordable Housing	

Development Value

Market Houses				
18	Apartments	65 sqm	2450 £ per sqm	£2,786,875
0	2 bed houses	75 sqm	2950 £ per sqm	£0
0	3 Bed houses	90 sqm	2900 £ per sqm	£0
0	4 bed houses	120 sqm	2900 £ per sqm	£0
0	5 bed house	164 sqm	2800 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1715 £ per sqm	£0
1	2 Bed house	75 sqm	2065 £ per sqm	£229,989
1	3 Bed House	90 sqm	2030 £ per sqm	£180,873

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1225 £ per sqm	£0
3	2 Bed house	75 sqm	1475 £ per sqm	£333,534
2	3 Bed House	90 sqm	1450 £ per sqm	£262,305

25	Total Units			
Development Value				£3,793,577

Development Costs

Land				
18	Apartments	Plots	1600 £ per plot	£28,000
0	2 Bed House	Plots	4000 £ per plot	£0
0	3 Bed House	Plots	4571 £ per plot	£0
0	4 Bed House	Plots	6400 £ per plot	£0
0	5 Bed House	Plots	8000 £ per plot	£0
				Total Land £28,000
Stamp Duty Land Tax				1.0%
				£280

Construction				
2213.75	Apartments	£ per sqm	Market Housing Construction Cost	
1318	2 bed houses	£ per sqm		
1318	3 Bed houses	£ per sqm	Affordable Housing Construction Cost	
1318	4 bed houses	£ per sqm		
1318	5 bed house	£ per sqm		

Additional Affordable Housing Land Cost				
8.0%	Build Cost			£31,714
0.5%	GDV			£265,506
1.1%	Build Cost			£18,968
2.0%	Market Units Value			£36,507
3.0%	Build Cost			£55,738
0	£ CIL	3600	£ per Market Unit	£100,516
7.0%	Interest	12	Month Build	£90,000
0.0%	Arrangement Fee	Cost	6	£219,327
0.0%	Development Profit	Market Hsg 20.0%	of GDV	£0
6.0%	Aff Hsg	6.0%	of Cost	£605,416

Total Cost				£4,770,798
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VIABILITY MARGIN	-£977,221
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£859
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	1138 Sqm Market Housing		608 Sqm Affordable Housing	

Development Value				
Market Houses				
18	Apartments	65 sqm	2450 £ per sqm	£2,786,875
0	2 bed houses	75 sqm	2950 £ per sqm	£0
0	3 Bed houses	90 sqm	2900 £ per sqm	£0
0	4 bed houses	120 sqm	2900 £ per sqm	£0
0	5 bed house	164 sqm	2800 £ per sqm	£0
LCHO				
		70% Open Market Value		
0	Apartments	65 sqm	1715 £ per sqm	£0
1	2 Bed house	75 sqm	2065 £ per sqm	£229,989
1	3 Bed House	90 sqm	2030 £ per sqm	£180,873
Intermediate				
		65% Open Market Value		
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0
Affordable Rent				
		50% Open Market Value		
0	Apartments	65 sqm	1225 £ per sqm	£0
3	2 Bed house	75 sqm	1475 £ per sqm	£333,534
2	3 Bed House	90 sqm	1450 £ per sqm	£262,305
25	Total Units			
Development Value				£3,793,577

Development Costs				
Land				
18	Apartments	Plots	3975 £ per plot	£69,563
0	2 Bed House	Plots	9938 £ per plot	£0
0	3 Bed House	Plots	11357 £ per plot	£0
0	4 Bed House	Plots	15900 £ per plot	£0
0	5 Bed House	Plots	19875 £ per plot	£0
				Total Land £69,563
Stamp Duty Land Tax				1.0%
				£696

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£2,518,141
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£800,685
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				£78,790
Professional Fees	8.0%	Build Cost		£265,506
Legal Fees	0.5%	GDV		£18,968
Statutory Fees	1.1%	Build Cost		£36,507
Sales/Marketing Costs	2.0%	Market Units Value		£55,738
Contingencies	3.0%	Build Cost		£101,928
S106 & CIL	0	£ CIL	3600	£ per Market Unit
Interest	7.0%	12 Month Build	6	Mth Sale Void
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost
				£605,416

Total Cost **£4,868,573**

VIABILITY MARGIN **-£1,074,997**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£945**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	25
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units	4 bed houses	0
	0.25 Site Area	5 bed house	0

Development Floorspace 1625 Sqm Market Housing

Development Value

Market Houses				
25	Apartments	65 sqm	2450 £ per sqm	£3,981,250
0	2 bed houses	75 sqm	2950 £ per sqm	£0
0	3 Bed houses	90 sqm	2900 £ per sqm	£0
0	4 bed houses	120 sqm	2900 £ per sqm	£0
0	5 bed house	164 sqm	2800 £ per sqm	£0

LCHO				
		70% Open Market Value		
0	Apartments	65 sqm	1715 £ per sqm	£0
0	2 Bed house	75 sqm	2065 £ per sqm	£0
0	3 Bed House	90 sqm	2030 £ per sqm	£0

Intermediate				
		65% Open Market Value		
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0

Affordable Rent				
		50% Open Market Value		
0	Apartments	65 sqm	1225 £ per sqm	£0
0	2 Bed house	75 sqm	1475 £ per sqm	£0
0	3 Bed House	90 sqm	1450 £ per sqm	£0

25 Total Units

Development Value £3,981,250

Development Costs

Construction

25	Apartments	65 sqm	2213.75 £ per sqm	£3,597,344
0	2B Houses	75 sqm	1318 £ per sqm	£0
0	3B Houses	90 sqm	1318 £ per sqm	£0
0	4B Houses	120 sqm	1318 £ per sqm	£0
0	5B Houses	164 sqm	1318 £ per sqm	£0

25 0 Total sqm

Professional Fees		8.0%	Build Cost	£287,788
Legal Fees		0.5%	GDV	£19,906
Statutory Fees		1.1%	Build Cost	£39,571
Sales/Marketing Costs		2.0%	Market Units Value	£79,625
Contingencies		3.0%	Build Cost	£107,920
Interest	7.0%	12	Month Build	£228,037
Arrangement Fee	0.0%		Cost	£0
Development Profit	Market Hsg	20.0%	of GDV	£796,250

Total Cost £5,156,440

GROSS RESIDUAL LAND VALUE -£1,175,190

GROSS RESIDUAL LAND VALUE PER HA -£4,700,761



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25		
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0		
DEVELOPMENT LOCATION (ZONE)	High		3 Bed houses	0		
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0		
Affordable Proportion	30%	8 Affordable Units	5 bed house	0		
Affordable Mix	33%	LCHO	0%	Intermediate	67%	Affordable Rent
Development Floorspace	1138 Sqm Market Housing		608 Sqm Affordable Housing			

Development Value

Market Houses				
18	Apartments	65 sqm	2500 £ per sqm	£2,843,750
0	2 bed houses	75 sqm	3050 £ per sqm	£0
0	3 Bed houses	90 sqm	3000 £ per sqm	£0
0	4 bed houses	120 sqm	3000 £ per sqm	£0
0	5 bed house	164 sqm	2900 £ per sqm	£0

LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1750 £ per sqm	£0
1	2 Bed house	75 sqm	2135 £ per sqm	£237,786
1	3 Bed House	90 sqm	2100 £ per sqm	£187,110

Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1625 £ per sqm	£0
0	2 Bed house	75 sqm	1982.5 £ per sqm	£0
0	3 Bed House	90 sqm	1950 £ per sqm	£0

Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1250 £ per sqm	£0
3	2 Bed house	75 sqm	1525 £ per sqm	£344,841
2	3 Bed House	90 sqm	1500 £ per sqm	£271,350

25	Total Units			
Development Value				£3,884,836

Development Costs

Land				
18	Apartments	Plots	2100 £ per plot	£36,750
0	2 Bed House	Plots	5250 £ per plot	£0
0	3 Bed House	Plots	6000 £ per plot	£0
0	4 Bed House	Plots	8400 £ per plot	£0
0	5 Bed House	Plots	10500 £ per plot	£0
				Total Land £36,750
Stamp Duty Land Tax				£368

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£2,518,141
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£800,685
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				
Professional Fees	8.0%	Build Cost	£41,625	
Legal Fees	0.5%	GDV	£265,506	
Statutory Fees	1.1%	Build Cost	£19,424	
Sales/Marketing Costs	2.0%	Market Units Value	£36,507	
Contingencies	3.0%	Build Cost	£56,875	
S106 & CIL	0	£ CIL	3600	£ per Market Unit
Interest	7.0%	12 Month Build	6	Mth Sale Void
Arrangement Fee	0.0%	Cost	£220,954	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg
				6.0%
				of Cost
				£616,791

Total Cost	£4,804,439
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VIABILITY MARGIN	-£919,603
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£808
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	High		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	1138	Sqm Market Housing	608	Sqm Affordable Housing

Development Value

Market Houses					
18	Apartments	65	sqm	2500 £ per sqm	£2,843,750
0	2 bed houses	75	sqm	3050 £ per sqm	£0
0	3 Bed houses	90	sqm	3000 £ per sqm	£0
0	4 bed houses	120	sqm	3000 £ per sqm	£0
0	5 bed house	164	sqm	2900 £ per sqm	£0

LCHO 70% Open Market Value					
0	Apartments	65	sqm	1750 £ per sqm	£0
1	2 Bed house	75	sqm	2135 £ per sqm	£237,786
1	3 Bed House	90	sqm	2100 £ per sqm	£187,110

Intermediate 65% Open Market Value					
0	Apartments	65	sqm	1625 £ per sqm	£0
0	2 Bed house	75	sqm	1982.5 £ per sqm	£0
0	3 Bed House	90	sqm	1950 £ per sqm	£0

Affordable Rent 50% Open Market Value					
0	Apartments	65	sqm	1250 £ per sqm	£0
3	2 Bed house	75	sqm	1525 £ per sqm	£344,841
2	3 Bed House	90	sqm	1500 £ per sqm	£271,350

25	Total Units				
Development Value					£3,884,836

Development Costs

Land					
18	Apartments	Plots	4475	£ per plot	£78,313
0	2 Bed House	Plots	11188	£ per plot	£0
0	3 Bed House	Plots	12786	£ per plot	£0
0	4 Bed House	Plots	17900	£ per plot	£0
0	5 Bed House	Plots	22375	£ per plot	£0
				Total Land	£78,313
Stamp Duty Land Tax				1.0%	£783

Construction					
Apartments	2213.75	£ per sqm	Market Housing Construction Cost		£2,518,141
2 bed houses	1318	£ per sqm	Affordable Housing Construction Cost		£800,685
3 Bed houses	1318	£ per sqm			
4 bed houses	1318	£ per sqm			
5 bed house	1318	£ per sqm			

Additional Affordable Housing Land Cost					£88,701	
Professional Fees	8.0%	Build Cost			£265,506	
Legal Fees	0.5%	GDV			£19,424	
Statutory Fees	1.1%	Build Cost			£36,507	
Sales/Marketing Costs	2.0%	Market Units Value			£56,875	
Contingencies	3.0%	Build Cost			£102,226	
S106 & CIL	0	£ CIL	3600	£ per Market Unit	£90,000	
Interest	7.0%	12	Month Build	6	Mth Sale Void	£228,263
Arrangement Fee	0.0%	Cost			£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost	£616,791	

Total Cost				£4,902,214
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VIABILITY MARGIN **-£1,017,378**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£894**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	Apartments	25	
	Gross Residual Value	2 bed houses	0	
	25 Units	High	3 Bed houses	0
		0.25	4 bed houses	0
		Site Area	5 bed house	0

Development Floorspace 1625 Sqm Market Housing

Development Value

Market Houses					
25	Apartments	65 sqm	2500	£ per sqm	£4,062,500
0	2 bed houses	75 sqm	3050	£ per sqm	£0
0	3 Bed houses	90 sqm	3000	£ per sqm	£0
0	4 bed houses	120 sqm	3000	£ per sqm	£0
0	5 bed house	164 sqm	2900	£ per sqm	£0
LCHO					
		70% Open Market Value			
0	Apartments	65 sqm	1750	£ per sqm	£0
0	2 Bed house	75 sqm	2135	£ per sqm	£0
0	3 Bed House	90 sqm	2100	£ per sqm	£0
Intermediate					
		65% Open Market Value			
0	Apartments	65 sqm	1625	£ per sqm	£0
0	2 Bed house	75 sqm	1982.5	£ per sqm	£0
0	3 Bed House	90 sqm	1950	£ per sqm	£0
Affordable Rent					
		50% Open Market Value			
0	Apartments	65 sqm	1250	£ per sqm	£0
0	2 Bed house	75 sqm	1525	£ per sqm	£0
0	3 Bed House	90 sqm	1500	£ per sqm	£0
25	Total Units				
Development Value					£4,062,500

Development Costs

Land					
Construction					
25	Apartments	65 sqm	2213.75	£ per sqm	£3,597,344
0	2B Houses	75 sqm	1318	£ per sqm	£0
0	3B Houses	90 sqm	1318	£ per sqm	£0
0	4B Houses	120 sqm	1318	£ per sqm	£0
0	5B Houses	164 sqm	1318	£ per sqm	£0
25	Total sqm	0			
Professional Fees					
			8.0%	Build Cost	£287,788
			0.5%	GDV	£20,313
			1.1%	Build Cost	£39,571
			2.0%	Market Units Value	£81,250
			3.0%	Build Cost	£107,920
Interest					
		7.0%	12	Month Build	
		0.0%		Cost	
				6	Mth Sale Void
					£228,149
					£0
		Market Hsg	20.0%	of GDV	£812,500
Total Cost					£5,174,834

GROSS RESIDUAL LAND VALUE -£1,112,334
GROSS RESIDUAL LAND VALUE PER HA -£4,449,334



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Very High		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	1138	Sqm Market Housing	608	Sqm Affordable Housing

Development Value

Market Houses					
18	Apartments	65	sqm	3100 £ per sqm	£3,526,250
0	2 bed houses	75	sqm	3550 £ per sqm	£0
0	3 Bed houses	90	sqm	3500 £ per sqm	£0
0	4 bed houses	120	sqm	3500 £ per sqm	£0
0	5 bed house	164	sqm	3400 £ per sqm	£0

LCHO 70% Open Market Value					
0	Apartments	65	sqm	2170 £ per sqm	£0
1	2 Bed house	75	sqm	2485 £ per sqm	£276,767
1	3 Bed House	90	sqm	2450 £ per sqm	£218,295

Intermediate 65% Open Market Value					
0	Apartments	65	sqm	2015 £ per sqm	£0
0	2 Bed house	75	sqm	2307.5 £ per sqm	£0
0	3 Bed House	90	sqm	2275 £ per sqm	£0

Affordable Rent 50% Open Market Value					
0	Apartments	65	sqm	1550 £ per sqm	£0
3	2 Bed house	75	sqm	1775 £ per sqm	£401,372
2	3 Bed House	90	sqm	1750 £ per sqm	£316,575

25	Total Units				
Development Value					£4,739,259

Development Costs

Land					
18	Apartments	Plots	2600	£ per plot	£45,500
0	2 Bed House	Plots	6500	£ per plot	£0
0	3 Bed House	Plots	7429	£ per plot	£0
0	4 Bed House	Plots	10400	£ per plot	£0
0	5 Bed House	Plots	13000	£ per plot	£0
				Total Land	£45,500
Stamp Duty Land Tax				1.0%	£455

Construction					
2213.75	Apartments	£ per sqm	Market Housing Construction Cost		£2,518,141
1318	2 bed houses	£ per sqm	Affordable Housing Construction Cost		£800,685
1318	3 Bed houses	£ per sqm			
1318	4 bed houses	£ per sqm			
1318	5 bed house	£ per sqm			

Additional Affordable Housing Land Cost					£51,536
Professional Fees		8.0%	Build Cost		£265,506
Legal Fees		0.5%	GDV		£23,696
Statutory Fees		1.1%	Build Cost		£36,507
Sales/Marketing Costs		2.0%	Market Units Value		£70,525
Contingencies		3.0%	Build Cost		£101,111
S106 & CIL		0	£ CIL	3600	£ per Market Unit
Interest		7.0%	12	Month Build	6
Arrangement Fee		0.0%	Cost		£0
Development Profit		Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost
					£753,291

Total Cost				£4,980,434
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VIABILITY MARGIN	-£241,176
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£212
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	25
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Very High		3 Bed houses	0
DEVELOPMENT DETAILS	25 Total Units		4 bed houses	0
Affordable Proportion	30%	8 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	1138	Sqm Market Housing	608	Sqm Affordable Housing

Development Value

Market Houses					
18	Apartments	65	sqm	3100 £ per sqm	£3,526,250
0	2 bed houses	75	sqm	3550 £ per sqm	£0
0	3 Bed houses	90	sqm	3500 £ per sqm	£0
0	4 bed houses	120	sqm	3500 £ per sqm	£0
0	5 bed house	164	sqm	3400 £ per sqm	£0

LCHO 70% Open Market Value					
0	Apartments	65	sqm	2170 £ per sqm	£0
1	2 Bed house	75	sqm	2485 £ per sqm	£276,767
1	3 Bed House	90	sqm	2450 £ per sqm	£218,295

Intermediate 65% Open Market Value					
0	Apartments	65	sqm	2015 £ per sqm	£0
0	2 Bed house	75	sqm	2307.5 £ per sqm	£0
0	3 Bed House	90	sqm	2275 £ per sqm	£0

Affordable Rent 50% Open Market Value					
0	Apartments	65	sqm	1550 £ per sqm	£0
3	2 Bed house	75	sqm	1775 £ per sqm	£401,372
2	3 Bed House	90	sqm	1750 £ per sqm	£316,575

25	Total Units				
Development Value					£4,739,259

Development Costs

Land					
18	Apartments	Plots	4975	£ per plot	£87,063
0	2 Bed House	Plots	12438	£ per plot	£0
0	3 Bed House	Plots	14214	£ per plot	£0
0	4 Bed House	Plots	19900	£ per plot	£0
0	5 Bed House	Plots	24875	£ per plot	£0
				Total Land	£87,063
Stamp Duty Land Tax				1.0%	£871

Construction

Apartments	2213.75	£ per sqm	Market Housing Construction Cost		£2,518,141
2 bed houses	1318	£ per sqm			
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost		£800,685
4 bed houses	1318	£ per sqm			
5 bed house	1318	£ per sqm			

Additional Affordable Housing Land Cost					£98,612	
Professional Fees	8.0%	Build Cost			£265,506	
Legal Fees	0.5%	GDV			£23,696	
Statutory Fees	1.1%	Build Cost			£36,507	
Sales/Marketing Costs	2.0%	Market Units Value			£70,525	
Contingencies	3.0%	Build Cost			£102,523	
S106 & CIL	0	£ CIL	3600	£ per Market Unit	£90,000	
Interest	7.0%	12	Month Build	6	Mth Sale Void	£230,791
Arrangement Fee	0.0%	Cost			£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost	£753,291	

Total Cost				£5,078,210
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VIABILITY MARGIN	-£338,951
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£298



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Apartments	Apartments	25	
	Gross Residual Value	2 bed houses	0	
	25 Units	0.25	3 Bed houses	0
			4 bed houses	0
			5 bed house	0
	Site Area			

Development Floorspace 1625 Sqm Market Housing

Development Value

Market Houses					
25	Apartments	65 sqm	3100	£ per sqm	£5,037,500
0	2 bed houses	75 sqm	3550	£ per sqm	£0
0	3 Bed houses	90 sqm	3500	£ per sqm	£0
0	4 bed houses	120 sqm	3500	£ per sqm	£0
0	5 bed house	164 sqm	3400	£ per sqm	£0
LCHO					
		70% Open Market Value			
0	Apartments	65 sqm	2170	£ per sqm	£0
0	2 Bed house	75 sqm	2485	£ per sqm	£0
0	3 Bed House	90 sqm	2450	£ per sqm	£0
Intermediate					
		65% Open Market Value			
0	Apartments	65 sqm	2015	£ per sqm	£0
0	2 Bed house	75 sqm	2307.5	£ per sqm	£0
0	3 Bed House	90 sqm	2275	£ per sqm	£0
Affordable Rent					
		50% Open Market Value			
0	Apartments	65 sqm	1550	£ per sqm	£0
0	2 Bed house	75 sqm	1775	£ per sqm	£0
0	3 Bed House	90 sqm	1750	£ per sqm	£0
25	Total Units				
Development Value					£5,037,500

Development Costs

Land					
Construction					
25	Apartments	65 sqm	2213.75	£ per sqm	£3,597,344
0	2B Houses	75 sqm	1318	£ per sqm	£0
0	3B Houses	90 sqm	1318	£ per sqm	£0
0	4B Houses	120 sqm	1318	£ per sqm	£0
0	5B Houses	164 sqm	1318	£ per sqm	£0
25		0 Total sqm			
Professional Fees					
			8.0%	Build Cost	£287,788
			0.5%	GDV	£25,188
			1.1%	Build Cost	£39,571
			2.0%	Market Units Value	£100,750
			3.0%	Build Cost	£107,920
Interest					
		7.0%	12	Month Build	
		0.0%		Cost	
				6	Mth Sale Void
					£229,494
					£0
		Market Hsg	20.0%	of GDV	£1,007,500
Total Cost					£5,395,554

GROSS RESIDUAL LAND VALUE	-£358,054
GROSS RESIDUAL LAND VALUE PER HA	-£1,432,215



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	5
DEVELOPMENT DETAILS	15 Total Units		4 bed houses	0
Affordable Proportion	30%	5 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	840 Sqm Market Housing		365 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	65 sqm	2400 £ per sqm	£0
7	2 bed houses	75 sqm	2750 £ per sqm	£1,443,750
4	3 Bed houses	90 sqm	2700 £ per sqm	£850,500
0	4 bed houses	120 sqm	2700 £ per sqm	£0
0	5 bed house	164 sqm	2600 £ per sqm	£0
LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1680 £ per sqm	£0
1	2 Bed house	75 sqm	1925 £ per sqm	£128,638
1	3 Bed House	90 sqm	1890 £ per sqm	£101,039
Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0
Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1200 £ per sqm	£0
2	2 Bed house	75 sqm	1375 £ per sqm	£186,553
1	3 Bed House	90 sqm	1350 £ per sqm	£146,529
15	Total Units			
Development Value				£2,857,010

Development Costs

Land				
Apartments	0 Plots	8560	£ per plot	£0
2 Bed House	7 Plots	21400	£ per plot	£149,802
3 Bed House	4 Plots	24457	£ per plot	£85,601
4 Bed House	0 Plots	34240	£ per plot	£0
5 Bed House	0 Plots	42801	£ per plot	£0
				Total Land £235,403
Stamp Duty Land Tax				£2,354
				1.0%

Construction

Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£1,107,120
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£480,411
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				£101,804	
Professional Fees	8.0%	Build Cost		£127,002	
Legal Fees	0.5%	GDV		£14,285	
Statutory Fees	1.1%	Build Cost		£17,463	
Sales/Marketing Costs	2.0%	Market Units Value		£45,885	
Contingencies	3.0%	Build Cost		£50,680	
Planning Obligations	3600	£ per Market Unit		£54,000	
Interest	7.0%	12 Month Build	6 Mth Sale Void	£136,539	
Arrangement Fee	0.0%	Cost		£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost	£487,675

Total Cost **£2,860,622**

VIABILITY MARGIN **-£3,612**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£4**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	5
DEVELOPMENT DETAILS	15 Total Units		4 bed houses	0
Affordable Proportion	30%	5 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	840 Sqm Market Housing		365 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	65 sqm	2400 £ per sqm	£0
7	2 bed houses	75 sqm	2750 £ per sqm	£1,443,750
4	3 Bed houses	90 sqm	2700 £ per sqm	£850,500
0	4 bed houses	120 sqm	2700 £ per sqm	£0
0	5 bed house	164 sqm	2600 £ per sqm	£0
LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1680 £ per sqm	£0
1	2 Bed house	75 sqm	1925 £ per sqm	£128,638
1	3 Bed House	90 sqm	1890 £ per sqm	£101,039
Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0
Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1200 £ per sqm	£0
2	2 Bed house	75 sqm	1375 £ per sqm	£186,553
1	3 Bed House	90 sqm	1350 £ per sqm	£146,529
15	Total Units			
Development Value				£2,857,010

Development Costs

Land				
	Apartments	0 Plots	10935 £ per plot	£0
	2 Bed House	7 Plots	27338 £ per plot	£191,365
	3 Bed House	4 Plots	31243 £ per plot	£109,351
	4 Bed House	0 Plots	43740 £ per plot	£0
	5 Bed House	0 Plots	54676 £ per plot	£0
				Total Land £300,716
Stamp Duty Land Tax				£9,021
				3.0%

Construction

Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£1,107,120
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£480,411
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				£130,050
Professional Fees	8.0%	Build Cost		£127,002
Legal Fees	0.5%	GDV		£14,285
Statutory Fees	1.1%	Build Cost		£17,463
Sales/Marketing Costs	2.0%	Market Units Value		£45,885
Contingencies	3.0%	Build Cost		£51,527
Planning Obligations	3600	£ per Market Unit		£54,000
Interest	7.0%	12 Month Build	6 Mth Sale Void	£146,089
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost
				£487,675

Total Cost **£2,971,245**

VIABILITY MARGIN **-£114,235**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£136**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	10
DEVELOPMENT LOCATION (ZONE)	Low	5
DEVELOPMENT DETAILS	15 Total Units	0.39 Site Area
		4 bed houses
		5 bed house

Development Floorspace 1200 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2400 £ per sqm
10	2 bed houses	75 sqm	2750 £ per sqm
5	3 Bed houses	90 sqm	2700 £ per sqm
0	4 bed houses	120 sqm	2700 £ per sqm
0	5 bed house	164 sqm	2600 £ per sqm
			£0
			£2,062,500
			£1,215,000
			£0
			£0

LCHO			
		70%	Open Market Value
0	Apartments	65 sqm	1680 £ per sqm
0	2 Bed house	75 sqm	1925 £ per sqm
0	3 Bed House	90 sqm	1890 £ per sqm
			£0
			£0
			£0

Intermediate			
		65%	Open Market Value
0	Apartments	65 sqm	1560 £ per sqm
0	2 Bed house	75 sqm	1787.5 £ per sqm
0	3 Bed House	90 sqm	1755 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		50%	Open Market Value
0	Apartments	65 sqm	1200 £ per sqm
0	2 Bed house	75 sqm	1375 £ per sqm
0	3 Bed House	90 sqm	1350 £ per sqm
			£0
			£0
			£0

15 Total Units
Development Value £3,277,500

Development Costs

Construction

0	Apartments	65 sqm	2213.75 £ per sqm	£0
10	2B Houses	75 sqm	1318 £ per sqm	£988,500
5	3B Houses	90 sqm	1318 £ per sqm	£593,100
0	4B Houses	120 sqm	1318 £ per sqm	£0
0	5B Houses	164 sqm	1318 £ per sqm	£0
15	1200 Total sqm			

Professional Fees	8.0%	Build Cost	£126,528
Legal Fees	0.5%	GDV	£16,388
Statutory Fees	1.1%	Build Cost	£17,398
Sales/Marketing Costs	2.0%	Market Units Value	£65,550
Contingencies	3.0%	Build Cost	£47,448
Interest	7.0%	12 Month Build	£102,365
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£655,500

Total Cost £2,612,776

GROSS RESIDUAL LAND VALUE £664,724

GROSS RESIDUAL LAND VALUE PER HA £1,692,025



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	0	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	5
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	33%	LCHO	0%
Development Floorspace	840 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		365 Sqm Affordable Housing	

Development Value				
Market Houses				
0	Apartments	65 sqm	2450 £ per sqm	£0
7	2 bed houses	75 sqm	2950 £ per sqm	£1,548,750
4	3 Bed houses	90 sqm	2900 £ per sqm	£913,500
0	4 bed houses	120 sqm	2900 £ per sqm	£0
0	5 bed house	164 sqm	2800 £ per sqm	£0
LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1715 £ per sqm	£0
1	2 Bed house	75 sqm	2065 £ per sqm	£137,994
1	3 Bed House	90 sqm	2030 £ per sqm	£108,524
Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0
Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1225 £ per sqm	£0
2	2 Bed house	75 sqm	1475 £ per sqm	£200,121
1	3 Bed House	90 sqm	1450 £ per sqm	£157,383
15	Total Units			
Development Value				£3,066,271

Development Costs				
Land				
	Apartments	0 Plots	10923 £ per plot	£0
	2 Bed House	7 Plots	27308 £ per plot	£191,156
	3 Bed House	4 Plots	31209 £ per plot	£109,232
	4 Bed House	0 Plots	43693 £ per plot	£0
	5 Bed House	0 Plots	54616 £ per plot	£0
			Total Land	£300,387
Stamp Duty Land Tax				£9,012
			3.0%	

Construction				
	Apartments	2213.75 £ per sqm	Market Housing Construction Cost	£1,107,120
	2 bed houses	1318 £ per sqm		
	3 Bed houses	1318 £ per sqm	Affordable Housing Construction Cost	£480,411
	4 bed houses	1318 £ per sqm		
	5 bed house	1318 £ per sqm		

Additional Affordable Housing Land Cost				
		8.0%	Build Cost	£129,908
	Professional Fees	0.5%	GDV	£127,002
	Legal Fees	1.1%	Build Cost	£15,331
	Statutory Fees	2.0%	Market Units Value	£17,463
	Sales/Marketing Costs	3.0%	Build Cost	£49,245
	Contingencies		Build Cost	£51,523
	S106 & CIL	0	£ CIL	£54,000
	Interest	7.0%	12 Month Build	£146,287
	Arrangement Fee	0.0%	Cost	£0
	Development Profit	Market Hsg 20.0%	of GDV	£521,275
		Aff Hsg 6.0%	of Cost	

Total Cost **£3,008,964**

VIABILITY MARGIN **£57,307**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **£68**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0		
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	10		
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed houses	5		
DEVELOPMENT DETAILS	15 Total Units		4 bed houses	0		
Affordable Proportion	30%	5 Affordable Units	5 bed house	0		
Affordable Mix	33%	LCHO	0%	Intermediate	67%	Affordable Rent
Development Floorspace	840 Sqm Market Housing		365 Sqm Affordable Housing			

Development Value

Market Houses				
0	Apartments	65 sqm	2450 £ per sqm	£0
7	2 bed houses	75 sqm	2950 £ per sqm	£1,548,750
4	3 Bed houses	90 sqm	2900 £ per sqm	£913,500
0	4 bed houses	120 sqm	2900 £ per sqm	£0
0	5 bed house	164 sqm	2800 £ per sqm	£0
LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1715 £ per sqm	£0
1	2 Bed house	75 sqm	2065 £ per sqm	£137,994
1	3 Bed House	90 sqm	2030 £ per sqm	£108,524
Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0
Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1225 £ per sqm	£0
2	2 Bed house	75 sqm	1475 £ per sqm	£200,121
1	3 Bed House	90 sqm	1450 £ per sqm	£157,383
15	Total Units			
Development Value				£3,066,271

Development Costs

Land				
Apartments	0 Plots	13298	£ per plot	£0
2 Bed House	7 Plots	33245	£ per plot	£232,718
3 Bed House	4 Plots	37995	£ per plot	£132,982
4 Bed House	0 Plots	53193	£ per plot	£0
5 Bed House	0 Plots	66491	£ per plot	£0
				Total Land £365,700
Stamp Duty Land Tax				£10,971
				3.0%

Construction

Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£1,107,120
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£480,411
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				£158,153			
Professional Fees	8.0%	Build Cost		£127,002			
Legal Fees	0.5%	GDV		£15,331			
Statutory Fees	1.1%	Build Cost		£17,463			
Sales/Marketing Costs	2.0%	Market Units Value		£49,245			
Contingencies	3.0%	Build Cost		£52,371			
S106 & CIL	0	£ CIL	3600	£ per Market Unit			
Interest	7.0%	12	Month Build	6			
Arrangement Fee	0.0%	Cost		£0			
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£521,275

Total Cost **£3,114,360**

VIABILITY MARGIN **-£48,089**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£57**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	10
DEVELOPMENT LOCATION (ZONE)	Medium	5
DEVELOPMENT DETAILS	15 Total Units	0.39 Site Area
		4 bed houses
		5 bed house

Development Floorspace 1200 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2450 £ per sqm
10	2 bed houses	75 sqm	2950 £ per sqm
5	3 Bed houses	90 sqm	2900 £ per sqm
0	4 bed houses	120 sqm	2900 £ per sqm
0	5 bed house	164 sqm	2800 £ per sqm
			£0
			£2,212,500
			£1,305,000
			£0
			£0

LCHO			
		70%	Open Market Value
0	Apartments	65 sqm	1715 £ per sqm
0	2 Bed house	75 sqm	2065 £ per sqm
0	3 Bed House	90 sqm	2030 £ per sqm
			£0
			£0
			£0

Intermediate			
		65%	Open Market Value
0	Apartments	65 sqm	1592.5 £ per sqm
0	2 Bed house	75 sqm	1917.5 £ per sqm
0	3 Bed House	90 sqm	1885 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		50%	Open Market Value
0	Apartments	65 sqm	1225 £ per sqm
0	2 Bed house	75 sqm	1475 £ per sqm
0	3 Bed House	90 sqm	1450 £ per sqm
			£0
			£0
			£0

15 Total Units

Development Value £3,517,500

Development Costs

Construction

0	Apartments	65 sqm	2213.75 £ per sqm	£0
10	2B Houses	75 sqm	1318 £ per sqm	£988,500
5	3B Houses	90 sqm	1318 £ per sqm	£593,100
0	4B Houses	120 sqm	1318 £ per sqm	£0
0	5B Houses	164 sqm	1318 £ per sqm	£0
15	1200 Total sqm			

Professional Fees	8.0%	Build Cost	£126,528
Legal Fees	0.5%	GDV	£17,588
Statutory Fees	1.1%	Build Cost	£17,398
Sales/Marketing Costs	2.0%	Market Units Value	£70,350
Contingencies	3.0%	Build Cost	£47,448
Interest	7.0%	12 Month Build	£102,696
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg	20.0% of GDV	£703,500

Total Cost £2,667,107

GROSS RESIDUAL LAND VALUE £850,393

GROSS RESIDUAL LAND VALUE PER HA £2,164,636



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	High	3 Bed houses	5
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	0
Affordable Proportion	30%	5 Affordable Units	0
Affordable Mix	33%	LCHO	0%
Development Floorspace	840 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		365 Sqm Affordable Housing	

Development Value

Market Houses			
0	Apartments	65 sqm	2500 £ per sqm
7	2 bed houses	75 sqm	3050 £ per sqm
4	3 Bed houses	90 sqm	3000 £ per sqm
0	4 bed houses	120 sqm	3000 £ per sqm
0	5 bed house	164 sqm	2900 £ per sqm
			£0
			£1,601,250
			£945,000
			£0
			£0

LCHO			
		70%	Open Market Value
0	Apartments	65 sqm	1750 £ per sqm
1	2 Bed house	75 sqm	2135 £ per sqm
1	3 Bed House	90 sqm	2100 £ per sqm
			£0
			£142,671
			£112,266

Intermediate			
		65%	Open Market Value
0	Apartments	65 sqm	1625 £ per sqm
0	2 Bed house	75 sqm	1982.5 £ per sqm
0	3 Bed House	90 sqm	1950 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		50%	Open Market Value
0	Apartments	65 sqm	1250 £ per sqm
2	2 Bed house	75 sqm	1525 £ per sqm
1	3 Bed House	90 sqm	1500 £ per sqm
			£0
			£206,904
			£162,810

15	Total Units		
Development Value			£3,170,902

Development Costs

Land			
	0 Plots	12105	£ per plot
	7 Plots	30262	£ per plot
	4 Plots	34585	£ per plot
	0 Plots	48419	£ per plot
	0 Plots	60524	£ per plot
			Total Land £332,880
			£0
			£9,986
Stamp Duty Land Tax			
			3.0%

Construction			
2213.75	£ per sqm	Market Housing Construction Cost	
1318	£ per sqm		
1318	£ per sqm	Affordable Housing Construction Cost	
1318	£ per sqm		
1318	£ per sqm		

Additional Affordable Housing Land Cost			
	8.0%	Build Cost	£143,960
	0.5%	GDV	£127,002
	1.1%	Build Cost	£15,855
	2.0%	Market Units Value	£17,463
	3.0%	Build Cost	£50,925
	3.0%	Build Cost	£51,945
43680	£ CIL	3600	£ per Market Unit
7.0%	12	Month Build	6
0.0%	Cost	Mth Sale Void	
			£153,312
			£0
			£538,075

Total Cost			£3,126,612
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VIABILITY MARGIN	£44,289
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£53
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	High	3 Bed houses	5
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	0
Affordable Proportion	30%	5 bed house	0
Affordable Mix	33%	LCHO	0%
Development Floorspace	840 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		365 Sqm Affordable Housing	

Development Value			
Market Houses			
0	Apartments	65 sqm	2500 £ per sqm
7	2 bed houses	75 sqm	3050 £ per sqm
4	3 Bed houses	90 sqm	3000 £ per sqm
0	4 bed houses	120 sqm	3000 £ per sqm
0	5 bed house	164 sqm	2900 £ per sqm
LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1750 £ per sqm
1	2 Bed house	75 sqm	2135 £ per sqm
1	3 Bed House	90 sqm	2100 £ per sqm
Intermediate			
		65% Open Market Value	
0	Apartments	65 sqm	1625 £ per sqm
0	2 Bed house	75 sqm	1982.5 £ per sqm
0	3 Bed House	90 sqm	1950 £ per sqm
Affordable Rent			
		50% Open Market Value	
0	Apartments	65 sqm	1250 £ per sqm
2	2 Bed house	75 sqm	1525 £ per sqm
1	3 Bed House	90 sqm	1500 £ per sqm
15	Total Units		
Development Value			£3,170,902

Development Costs			
Land			
0	Plots	14480	£ per plot
7	Plots	36199	£ per plot
4	Plots	41371	£ per plot
0	Plots	57919	£ per plot
0	Plots	72399	£ per plot
			Total Land £398,192
Stamp Duty Land Tax			3.0%
			£11,946

Construction			
2213.75	£ per sqm	Market Housing Construction Cost	
1318	£ per sqm		
1318	£ per sqm	Affordable Housing Construction Cost	
1318	£ per sqm		
1318	£ per sqm		

Additional Affordable Housing Land Cost				£172,205
Professional Fees	8.0%	Build Cost		£127,002
Legal Fees	0.5%	GDV		£15,855
Statutory Fees	1.1%	Build Cost		£17,463
Sales/Marketing Costs	2.0%	Market Units Value		£50,925
Contingencies	3.0%	Build Cost		£52,792
S106 & CIL	43680	£ CIL	3600	£ per Market Unit
Interest	7.0%	12	Month Build	6
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg
				6.0%
				of Cost
Total Cost				£3,232,007

VIABILITY MARGIN	-£61,106
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£73



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Mixed Residential Estate	Apartments	0
	Gross Residual Value	2 bed houses	10
	High	3 Bed houses	5
	15 Units	4 bed houses	0
	0.39 Site Area	5 bed house	0

Development Floorspace 1200 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2500 £ per sqm	£0
10	2 bed houses	75 sqm	3050 £ per sqm	£2,287,500
5	3 Bed houses	90 sqm	3000 £ per sqm	£1,350,000
0	4 bed houses	120 sqm	3000 £ per sqm	£0
0	5 bed house	164 sqm	2900 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1750 £ per sqm	£0
0	2 Bed house	75 sqm	2135 £ per sqm	£0
0	3 Bed House	90 sqm	2100 £ per sqm	£0

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1625 £ per sqm	£0
0	2 Bed house	75 sqm	1982.5 £ per sqm	£0
0	3 Bed House	90 sqm	1950 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1250 £ per sqm	£0
0	2 Bed house	75 sqm	1525 £ per sqm	£0
0	3 Bed House	90 sqm	1500 £ per sqm	£0

15 Total Units

Development Value £3,637,500

Development Costs

Land				

Construction				
0	Apartments	65 sqm	2213.75 £ per sqm	£0
10	2B Houses	75 sqm	1318 £ per sqm	£988,500
5	3B Houses	90 sqm	1318 £ per sqm	£593,100
0	4B Houses	120 sqm	1318 £ per sqm	£0
0	5B Houses	164 sqm	1318 £ per sqm	£0
15	1200 Total sqm			

Professional Fees	8.0%	Build Cost	£126,528
Legal Fees	0.5%	GDV	£18,188
Statutory Fees	1.1%	Build Cost	£17,398
Sales/Marketing Costs	2.0%	Market Units Value	£72,750
Contingencies	3.0%	Build Cost	£47,448
Interest	7.0%	12 Month Build	£102,862
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg	20.0% of GDV	£727,500

Total Cost £2,694,273

GROSS RESIDUAL LAND VALUE £943,227

GROSS RESIDUAL LAND VALUE PER HA £2,400,942



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Very High		3 Bed houses	5
DEVELOPMENT DETAILS	15 Total Units		4 bed houses	0
Affordable Proportion	30%	5 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	840 Sqm Market Housing		365 Sqm Affordable Housing	

Development Value				
Market Houses				
0	Apartments	65 sqm	3100 £ per sqm	£0
7	2 bed houses	75 sqm	3550 £ per sqm	£1,863,750
4	3 Bed houses	90 sqm	3500 £ per sqm	£1,102,500
0	4 bed houses	120 sqm	3500 £ per sqm	£0
0	5 bed house	164 sqm	3400 £ per sqm	£0
LCHO				
		70% Open Market Value		
0	Apartments	65 sqm	2170 £ per sqm	£0
1	2 Bed house	75 sqm	2485 £ per sqm	£166,060
1	3 Bed House	90 sqm	2450 £ per sqm	£130,977
Intermediate				
		65% Open Market Value		
0	Apartments	65 sqm	2015 £ per sqm	£0
0	2 Bed house	75 sqm	2307.5 £ per sqm	£0
0	3 Bed House	90 sqm	2275 £ per sqm	£0
Affordable Rent				
		50% Open Market Value		
0	Apartments	65 sqm	1550 £ per sqm	£0
2	2 Bed house	75 sqm	1775 £ per sqm	£240,823
1	3 Bed House	90 sqm	1750 £ per sqm	£189,945
15	Total Units			
Development Value				£3,694,055

Development Costs				
Land				
0	Plots	18012	£ per plot	£0
7	Plots	45031	£ per plot	£315,216
4	Plots	51464	£ per plot	£180,124
0	Plots	72049	£ per plot	£0
0	Plots	90062	£ per plot	£0
				Total Land £495,340
Stamp Duty Land Tax				£14,860
				3.0%

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£1,107,120
1318	£ per sqm	Affordable Housing Construction Cost		£480,411
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost				£214,218
Professional Fees		8.0%	Build Cost	£127,002
Legal Fees		0.5%	GDV	£18,470
Statutory Fees		1.1%	Build Cost	£17,463
Sales/Marketing Costs		2.0%	Market Units Value	£59,325
Contingencies		3.0%	Build Cost	£54,052
68880	£ CIL	3600	£ per Market Unit	£122,880
7.0%	12	Month Build	6	Mth Sale Void
0.0%	Cost			£177,773
Arrangement Fee				£0
Development Profit		Market Hsg 20.0% of GDV	Aff Hsg 6.0% of Cost	£622,075

Total Cost £3,510,990

VIABILITY MARGIN £183,065

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) £218



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	0		
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	10		
DEVELOPMENT LOCATION (ZONE)	Very High		3 Bed houses	5		
DEVELOPMENT DETAILS	15 Total Units		4 bed houses	0		
Affordable Proportion	30%	5 Affordable Units	5 bed house	0		
Affordable Mix	33%	LCHO	0%	Intermediate	67%	Affordable Rent
Development Floorspace	840 Sqm Market Housing		365 Sqm Affordable Housing			

Development Value

Market Houses				
0	Apartments	65 sqm	3100 £ per sqm	£0
7	2 bed houses	75 sqm	3550 £ per sqm	£1,863,750
4	3 Bed houses	90 sqm	3500 £ per sqm	£1,102,500
0	4 bed houses	120 sqm	3500 £ per sqm	£0
0	5 bed house	164 sqm	3400 £ per sqm	£0
LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	2170 £ per sqm	£0
1	2 Bed house	75 sqm	2485 £ per sqm	£166,060
1	3 Bed House	90 sqm	2450 £ per sqm	£130,977
Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	2015 £ per sqm	£0
0	2 Bed house	75 sqm	2307.5 £ per sqm	£0
0	3 Bed House	90 sqm	2275 £ per sqm	£0
Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1550 £ per sqm	£0
2	2 Bed house	75 sqm	1775 £ per sqm	£240,823
1	3 Bed House	90 sqm	1750 £ per sqm	£189,945
15	Total Units			
Development Value				£3,694,055

Development Costs

Land				
0	Plots	20387	£ per plot	£0
7	Plots	50968	£ per plot	£356,779
4	Plots	58250	£ per plot	£203,874
0	Plots	81549	£ per plot	£0
0	Plots	101937	£ per plot	£0
				Total Land £560,652
Stamp Duty Land Tax				£22,426
				4.0%

Construction

2213.75	£ per sqm	Market Housing Construction Cost		£1,107,120
1318	£ per sqm	Affordable Housing Construction Cost		£480,411
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£242,464		
		8.0%	Build Cost	£127,002			
		0.5%	GDV	£18,470			
		1.1%	Build Cost	£17,463			
		2.0%	Market Units Value	£59,325			
		3.0%	Build Cost	£54,900			
68880	£ CIL	3600	£ per Market Unit	£122,880			
7.0%	12	Month Build	6	Mth Sale Void	£187,422		
0.0%	Cost			£0			
		20.0%	of GDV	Aff Hsg	6.0%	of Cost	£622,075

Total Cost **£3,622,610**

VIABILITY MARGIN **£71,445**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **£85**



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Mixed Residential Estate	Apartments	0	
	Gross Residual Value	2 bed houses	10	
	15 Units	0.39	3 Bed houses	5
			4 bed houses	0
			5 bed house	0
	Site Area			

Development Floorspace 1200 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	3100 £ per sqm
10	2 bed houses	75 sqm	3550 £ per sqm
5	3 Bed houses	90 sqm	3500 £ per sqm
0	4 bed houses	120 sqm	3500 £ per sqm
0	5 bed house	164 sqm	3400 £ per sqm
LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	2170 £ per sqm
0	2 Bed house	75 sqm	2485 £ per sqm
0	3 Bed House	90 sqm	2450 £ per sqm
Intermediate			
		65% Open Market Value	
0	Apartments	65 sqm	2015 £ per sqm
0	2 Bed house	75 sqm	2307.5 £ per sqm
0	3 Bed House	90 sqm	2275 £ per sqm
Affordable Rent			
		50% Open Market Value	
0	Apartments	65 sqm	1550 £ per sqm
0	2 Bed house	75 sqm	1775 £ per sqm
0	3 Bed House	90 sqm	1750 £ per sqm
15	Total Units		
Development Value			£4,237,500

Development Costs

Land			
Construction			
0	Apartments	65 sqm	2213.75 £ per sqm
10	2B Houses	75 sqm	1318 £ per sqm
5	3B Houses	90 sqm	1318 £ per sqm
0	4B Houses	120 sqm	1318 £ per sqm
0	5B Houses	164 sqm	1318 £ per sqm
15	1200 Total sqm		
Professional Fees			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
Interest			
	7.0%	12 Month Build	6 Mth Sale Void
	0.0%	Cost	
	Market Hsg	20.0%	of GDV
Total Cost			£2,830,101

GROSS RESIDUAL LAND VALUE £1,407,399

GROSS RESIDUAL LAND VALUE PER HA £3,582,471

S106 & CIL

£ CIL

£ per Market Unit

S106 & CIL

£ CIL

£ per Market Unit



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units		4 bed houses	10
Affordable Proportion	30%	11 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO	0%	Intermediate
Development Floorspace	2310	Sqm Market Housing	67%	Affordable Rent
			851	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2400 £ per sqm	£0
7	2 bed houses	75 sqm	2750 £ per sqm	£1,443,750
11	3 Bed houses	90 sqm	2700 £ per sqm	£2,551,500
7	4 bed houses	120 sqm	2700 £ per sqm	£2,268,000
0	5 bed house	164 sqm	2600 £ per sqm	£0

LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1680 £ per sqm	£0
2	2 Bed house	75 sqm	1925 £ per sqm	£300,156
1	3 Bed House	90 sqm	1890 £ per sqm	£235,759

Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0

Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1200 £ per sqm	£0
4	2 Bed house	75 sqm	1375 £ per sqm	£435,291
3	3 Bed House	90 sqm	1350 £ per sqm	£341,901

35	Total Units			
Development Value				£7,576,356

Development Costs

Land				
0	Apartments	0 Plots	8339 £ per plot	£0
2	2 Bed House	7 Plots	20847 £ per plot	£145,929
3	3 Bed House	11 Plots	23825 £ per plot	£250,163
4	4 Bed House	7 Plots	33355 £ per plot	£233,486
5	5 Bed House	0 Plots	41694 £ per plot	£0
				Total Land £629,578
Stamp Duty Land Tax				4.0%
				£25,183

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£3,044,580
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£1,120,959
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				
Professional Fees	8.0%	Build Cost		£231,401
Legal Fees	0.5%	GDV		£37,882
Statutory Fees	1.1%	Build Cost		£45,821
Sales/Marketing Costs	2.0%	Market Units Value		£125,265
Contingencies	3.0%	Build Cost		£131,908
S106 & CIL	0	£ CIL	3600	£ per Market Unit
Interest	7.0%	12	Month Build	6
Arrangement Fee	0.0%	Cost		£359,072
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg
				6.0%
				of Cost
				£1,319,908

Total Cost	£7,530,799
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VIABILITY MARGIN	£45,557
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£20
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units		4 bed houses	10
Affordable Proportion	30%	11 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	2310	Sqm Market Housing	851	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2400 £ per sqm	£0
7	2 bed houses	75 sqm	2750 £ per sqm	£1,443,750
11	3 Bed houses	90 sqm	2700 £ per sqm	£2,551,500
7	4 bed houses	120 sqm	2700 £ per sqm	£2,268,000
0	5 bed house	164 sqm	2600 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1680 £ per sqm	£0
2	2 Bed house	75 sqm	1925 £ per sqm	£300,156
1	3 Bed House	90 sqm	1890 £ per sqm	£235,759

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1200 £ per sqm	£0
4	2 Bed house	75 sqm	1375 £ per sqm	£435,291
3	3 Bed House	90 sqm	1350 £ per sqm	£341,901

35	Total Units			
Development Value				£7,576,356

Development Costs

Land				
0	Apartments	0 Plots	10714 £ per plot	£0
2	2 Bed House	7 Plots	26784 £ per plot	£187,491
3	3 Bed House	11 Plots	30611 £ per plot	£321,413
4	4 Bed House	7 Plots	42855 £ per plot	£299,986
5	5 Bed House	0 Plots	53569 £ per plot	£0
				Total Land £808,890
Stamp Duty Land Tax				4.0%
				£32,356

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£3,044,580
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£1,120,959
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				
Professional Fees	8.0%	Build Cost		£297,307
Legal Fees	0.5%	GDV		£333,243
Statutory Fees	1.1%	Build Cost		£45,821
Sales/Marketing Costs	2.0%	Market Units Value		£125,265
Contingencies	3.0%	Build Cost		£133,885
S106 & CIL	0	£ CIL	3600	£ per Market Unit
Interest	7.0%	12 Month Build	6	Mth Sale Void
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost
				£1,319,908

Total Cost	£7,809,496
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VIABILITY MARGIN -£233,141

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) -£101



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Low	3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units	4 bed houses	10
	1.08 Site Area	5 bed house	0

Development Floorspace 3300 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2400 £ per sqm	£0
10	2 bed houses	75 sqm	2750 £ per sqm	£2,062,500
15	3 Bed houses	90 sqm	2700 £ per sqm	£3,645,000
10	4 bed houses	120 sqm	2700 £ per sqm	£3,240,000
0	5 bed house	164 sqm	2600 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1680 £ per sqm	£0
0	2 Bed house	75 sqm	1925 £ per sqm	£0
0	3 Bed House	90 sqm	1890 £ per sqm	£0

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1200 £ per sqm	£0
0	2 Bed house	75 sqm	1375 £ per sqm	£0
0	3 Bed House	90 sqm	1350 £ per sqm	£0

35 Total Units

Development Value £8,947,500

Development Costs

Construction

0	Apartments	65 sqm	2213.75 £ per sqm	£0
10	2B Houses	75 sqm	1318 £ per sqm	£988,500
15	3B Houses	90 sqm	1318 £ per sqm	£1,779,300
10	4B Houses	120 sqm	1318 £ per sqm	£1,581,600
0	5B Houses	164 sqm	1318 £ per sqm	£0
35		3300 Total sqm		

Professional Fees	8.0%	Build Cost	£347,952
Legal Fees	0.5%	GDV	£44,738
Statutory Fees	1.1%	Build Cost	£47,843
Sales/Marketing Costs	2.0%	Market Units Value	£178,950
Contingencies	3.0%	Build Cost	£130,482
Interest	7.0%	12 Month Build	£281,413
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg	20.0% of GDV	£1,789,500

Total Cost £7,170,278

GROSS RESIDUAL LAND VALUE £1,777,222

GROSS RESIDUAL LAND VALUE PER HA £1,647,755



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units		4 bed houses	10
Affordable Proportion	30%	11 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	2310	Sqm Market Housing	851	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2450 £ per sqm	£0
7	2 bed houses	75 sqm	2950 £ per sqm	£1,548,750
11	3 Bed houses	90 sqm	2900 £ per sqm	£2,740,500
7	4 bed houses	120 sqm	2900 £ per sqm	£2,436,000
0	5 bed house	164 sqm	2800 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1715 £ per sqm	£0
2	2 Bed house	75 sqm	2065 £ per sqm	£321,985
1	3 Bed House	90 sqm	2030 £ per sqm	£253,222

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1225 £ per sqm	£0
4	2 Bed house	75 sqm	1475 £ per sqm	£466,948
3	3 Bed House	90 sqm	1450 £ per sqm	£367,227

35	Total Units			
Development Value				£8,134,632

Development Costs

Land				
0	Apartments	0 Plots	10706 £ per plot	£0
2	2 Bed House	7 Plots	26764 £ per plot	£187,351
3	3 Bed House	11 Plots	30588 £ per plot	£321,172
4	4 Bed House	7 Plots	42823 £ per plot	£299,761
5	5 Bed House	0 Plots	53529 £ per plot	£0
				Total Land £808,284
Stamp Duty Land Tax				4.0%
				£32,331

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£3,044,580
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£1,120,959
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost					£297,085	
Professional Fees	8.0%	Build Cost		£333,243		
Legal Fees	0.5%	GDV		£40,673		
Statutory Fees	1.1%	Build Cost		£45,821		
Sales/Marketing Costs	2.0%	Market Units Value		£134,505		
Contingencies	3.0%	Build Cost		£133,879		
S106 & CIL	120120	£ CIL	3600	£ per Market Unit	£246,120	
Interest	7.0%	12	Month Build	6	Mth Sale Void	£390,611
Arrangement Fee	0.0%	Cost			£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost	£1,412,308	

Total Cost	£8,040,398
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VIABILITY MARGIN	£94,234
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£41
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0		
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	10		
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed houses	15		
DEVELOPMENT DETAILS	35 Total Units		4 bed houses	10		
Affordable Proportion	30%	11 Affordable Units	5 bed house	0		
Affordable Mix	33%	LCHO	0%	Intermediate	67%	Affordable Rent
Development Floorspace	2310	Sqm Market Housing	851	Sqm Affordable Housing		

Development Value						
Market Houses						
0	Apartments	65	sqm	2450	£ per sqm	£0
7	2 bed houses	75	sqm	2950	£ per sqm	£1,548,750
11	3 Bed houses	90	sqm	2900	£ per sqm	£2,740,500
7	4 bed houses	120	sqm	2900	£ per sqm	£2,436,000
0	5 bed house	164	sqm	2800	£ per sqm	£0
LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	1715	£ per sqm	£0
2	2 Bed house	75	sqm	2065	£ per sqm	£321,985
1	3 Bed House	90	sqm	2030	£ per sqm	£253,222
Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	1592.5	£ per sqm	£0
0	2 Bed house	75	sqm	1917.5	£ per sqm	£0
0	3 Bed House	90	sqm	1885	£ per sqm	£0
Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1225	£ per sqm	£0
4	2 Bed house	75	sqm	1475	£ per sqm	£466,948
3	3 Bed House	90	sqm	1450	£ per sqm	£367,227
35	Total Units					
Development Value						£8,134,632

Development Costs						
Land						
	Apartments	0	Plots	13081	£ per plot	£0
	2 Bed House	7	Plots	32702	£ per plot	£228,913
	3 Bed House	11	Plots	37374	£ per plot	£392,422
	4 Bed House	7	Plots	52323	£ per plot	£366,261
	5 Bed House	0	Plots	65404	£ per plot	£0
					Total Land	£987,597
Stamp Duty Land Tax					4.0%	£39,504

Construction						
	Apartments	2213.75	£ per sqm	Market Housing Construction Cost		£3,044,580
	2 bed houses	1318	£ per sqm	Affordable Housing Construction Cost		£1,120,959
	3 Bed houses	1318	£ per sqm			
	4 bed houses	1318	£ per sqm			
	5 bed house	1318	£ per sqm			

Additional Affordable Housing Land Cost						£362,991	
Professional Fees		8.0%	Build Cost			£333,243	
Legal Fees		0.5%	GDV			£40,673	
Statutory Fees		1.1%	Build Cost			£45,821	
Sales/Marketing Costs		2.0%	Market Units Value			£134,505	
Contingencies		3.0%	Build Cost			£135,856	
S106 & CIL	120120	£ CIL	3600	£ per Market Unit		£246,120	
Interest	7.0%	12	Month Build	6	Mth Sale Void	£414,940	
Arrangement Fee	0.0%	Cost				£0	
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£1,412,308

Total Cost **£8,319,096**

VIABILITY MARGIN **-£184,463**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£80**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units	4 bed houses	10
	1.08 Site Area	5 bed house	0

Development Floorspace 3300 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2450 £ per sqm	£0
10	2 bed houses	75 sqm	2950 £ per sqm	£2,212,500
15	3 Bed houses	90 sqm	2900 £ per sqm	£3,915,000
10	4 bed houses	120 sqm	2900 £ per sqm	£3,480,000
0	5 bed house	164 sqm	2800 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1715 £ per sqm	£0
0	2 Bed house	75 sqm	2065 £ per sqm	£0
0	3 Bed House	90 sqm	2030 £ per sqm	£0

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1225 £ per sqm	£0
0	2 Bed house	75 sqm	1475 £ per sqm	£0
0	3 Bed House	90 sqm	1450 £ per sqm	£0

35 Total Units

Development Value £9,607,500

Development Costs

Construction

0	Apartments	65 sqm	2213.75 £ per sqm	£0
10	2B Houses	75 sqm	1318 £ per sqm	£988,500
15	3B Houses	90 sqm	1318 £ per sqm	£1,779,300
10	4B Houses	120 sqm	1318 £ per sqm	£1,581,600
0	5B Houses	164 sqm	1318 £ per sqm	£0
35		3300 Total sqm		

Professional Fees	8.0%	Build Cost	£347,952
Legal Fees	0.5%	GDV	£48,038
Statutory Fees	1.1%	Build Cost	£47,843
Sales/Marketing Costs	2.0%	Market Units Value	£192,150
Contingencies	3.0%	Build Cost	£130,482
Interest	7.0%	12 Month Build	£282,324
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg	20.0% of GDV	£1,921,500

Total Cost £7,319,689

GROSS RESIDUAL LAND VALUE £2,287,811

GROSS RESIDUAL LAND VALUE PER HA £2,121,150



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	High	3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units	4 bed houses	10
Affordable Proportion	30%	5 bed house	0
Affordable Mix	33%	LCHO	0%
Development Floorspace	2310 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		851 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	65 sqm	2500 £ per sqm	£0
7	2 bed houses	75 sqm	3050 £ per sqm	£1,601,250
11	3 Bed houses	90 sqm	3000 £ per sqm	£2,835,000
7	4 bed houses	120 sqm	3000 £ per sqm	£2,520,000
0	5 bed house	164 sqm	2900 £ per sqm	£0
LCHO				
		70% Open Market Value		
0	Apartments	65 sqm	1750 £ per sqm	£0
2	2 Bed house	75 sqm	2135 £ per sqm	£332,900
1	3 Bed House	90 sqm	2100 £ per sqm	£261,954
Intermediate				
		65% Open Market Value		
0	Apartments	65 sqm	1625 £ per sqm	£0
0	2 Bed house	75 sqm	1982.5 £ per sqm	£0
0	3 Bed House	90 sqm	1950 £ per sqm	£0
Affordable Rent				
		50% Open Market Value		
0	Apartments	65 sqm	1250 £ per sqm	£0
4	2 Bed house	75 sqm	1525 £ per sqm	£482,777
3	3 Bed House	90 sqm	1500 £ per sqm	£379,890
35	Total Units			
Development Value				£8,413,771

Development Costs

Land				
0	Plots	11889	£ per plot	£0
7	Plots	29723	£ per plot	£208,062
11	Plots	33969	£ per plot	£356,677
7	Plots	47557	£ per plot	£332,899
0	Plots	59446	£ per plot	£0
				Total Land £897,637
Stamp Duty Land Tax				4.0%
				£35,905

Construction

2213.75	£ per sqm	Market Housing Construction Cost	£3,044,580
1318	£ per sqm		
1318	£ per sqm	Affordable Housing Construction Cost	£1,120,959
1318	£ per sqm		
1318	£ per sqm		

Additional Affordable Housing Land Cost			£329,926	
Professional Fees	8.0%	Build Cost	£333,243	
Legal Fees	0.5%	GDV	£42,069	
Statutory Fees	1.1%	Build Cost	£45,821	
Sales/Marketing Costs	2.0%	Market Units Value	£139,125	
Contingencies	3.0%	Build Cost	£134,864	
S106 & CIL	189420	£ CIL	3600	
Interest	7.0%	12 Month Build	6 Mth Sale Void	
Arrangement Fee	0.0%	Cost	£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	
			of Cost	
			£1,458,508	
Total Cost				£8,304,948

VIABILITY MARGIN	£108,823
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£47



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	High	3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units	4 bed houses	10
Affordable Proportion	30%	5 bed house	0
Affordable Mix	33%	LCHO	0%
Development Floorspace	2310 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		851 Sqm Affordable Housing	

Development Value

Market Houses			
0	Apartments	65 sqm	2500 £ per sqm
7	2 bed houses	75 sqm	3050 £ per sqm
11	3 Bed houses	90 sqm	3000 £ per sqm
7	4 bed houses	120 sqm	3000 £ per sqm
0	5 bed house	164 sqm	2900 £ per sqm
			£0
			£1,601,250
			£2,835,000
			£2,520,000
			£0

LCHO			
		70%	Open Market Value
0	Apartments	65 sqm	1750 £ per sqm
2	2 Bed house	75 sqm	2135 £ per sqm
1	3 Bed House	90 sqm	2100 £ per sqm
			£0
			£332,900
			£261,954

Intermediate			
		65%	Open Market Value
0	Apartments	65 sqm	1625 £ per sqm
0	2 Bed house	75 sqm	1982.5 £ per sqm
0	3 Bed House	90 sqm	1950 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		50%	Open Market Value
0	Apartments	65 sqm	1250 £ per sqm
4	2 Bed house	75 sqm	1525 £ per sqm
3	3 Bed House	90 sqm	1500 £ per sqm
			£0
			£482,777
			£379,890

35	Total Units		
Development Value			£8,413,771

Development Costs

Land			
0	Plots	14264	£ per plot
7	Plots	35661	£ per plot
11	Plots	40755	£ per plot
7	Plots	57057	£ per plot
0	Plots	71321	£ per plot
			Total Land £1,076,950
			£0
			£43,078
Stamp Duty Land Tax			
		4.0%	

Construction

2213.75	£ per sqm	Market Housing Construction Cost	£3,044,580
1318	£ per sqm		
1318	£ per sqm	Affordable Housing Construction Cost	£1,120,959
1318	£ per sqm		
1318	£ per sqm		

Additional Affordable Housing Land Cost			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
189420	£ CIL	3600	£ per Market Unit
7.0%	12	Month Build	6
0.0%	Cost		Mth Sale Void
			£431,220
			£0
			£1,458,508

Total Cost			£8,583,645
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VIABILITY MARGIN	-£169,875
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£74
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Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Mixed Residential Estate	Apartments	0
	Gross Residual Value	2 bed houses	10
	High	3 Bed houses	15
	35 Units	4 bed houses	10
	1.08	5 bed house	0

Development Floorspace 3300 Sqm Market Housing

Development Value

Market Houses						
0	Apartments	65	sqm	2500	£ per sqm	£0
10	2 bed houses	75	sqm	3050	£ per sqm	£2,287,500
15	3 Bed houses	90	sqm	3000	£ per sqm	£4,050,000
10	4 bed houses	120	sqm	3000	£ per sqm	£3,600,000
0	5 bed house	164	sqm	2900	£ per sqm	£0

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	1750	£ per sqm	£0
0	2 Bed house	75	sqm	2135	£ per sqm	£0
0	3 Bed House	90	sqm	2100	£ per sqm	£0

Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	1625	£ per sqm	£0
0	2 Bed house	75	sqm	1982.5	£ per sqm	£0
0	3 Bed House	90	sqm	1950	£ per sqm	£0

Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1250	£ per sqm	£0
0	2 Bed house	75	sqm	1525	£ per sqm	£0
0	3 Bed House	90	sqm	1500	£ per sqm	£0

35 Total Units

Development Value £9,937,500

Development Costs

Land						

Construction						
0	Apartments	65	sqm	2213.75	£ per sqm	£0
10	2B Houses	75	sqm	1318	£ per sqm	£988,500
15	3B Houses	90	sqm	1318	£ per sqm	£1,779,300
10	4B Houses	120	sqm	1318	£ per sqm	£1,581,600
0	5B Houses	164	sqm	1318	£ per sqm	£0
35		3300	Total sqm			

Professional Fees		8.0%	Build Cost		£347,952	
Legal Fees		0.5%	GDV		£49,688	
Statutory Fees		1.1%	Build Cost		£47,843	
Sales/Marketing Costs		2.0%	Market Units Value		£198,750	
Contingencies		3.0%	Build Cost		£130,482	
Interest	7.0%	12	Month Build	6	Mth Sale Void	£282,779
Arrangement Fee	0.0%		Cost		£0	
Development Profit	Market Hsg	20.0%	of GDV		£1,987,500	

Total Cost £7,394,394

GROSS RESIDUAL LAND VALUE £2,543,106

GROSS RESIDUAL LAND VALUE PER HA £2,357,847



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Very High		3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units		4 bed houses	10
Affordable Proportion	30%	11 Affordable Units	5 bed house	0
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	2310	Sqm Market Housing	851	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	3100 £ per sqm	£0
7	2 bed houses	75 sqm	3550 £ per sqm	£1,863,750
11	3 Bed houses	90 sqm	3500 £ per sqm	£3,307,500
7	4 bed houses	120 sqm	3500 £ per sqm	£2,940,000
0	5 bed house	164 sqm	3400 £ per sqm	£0

LCHO 70% Open Market Value				
0	Apartments	65 sqm	2170 £ per sqm	£0
2	2 Bed house	75 sqm	2485 £ per sqm	£387,474
1	3 Bed House	90 sqm	2450 £ per sqm	£305,613

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	2015 £ per sqm	£0
0	2 Bed house	75 sqm	2307.5 £ per sqm	£0
0	3 Bed House	90 sqm	2275 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1550 £ per sqm	£0
4	2 Bed house	75 sqm	1775 £ per sqm	£561,921
3	3 Bed House	90 sqm	1750 £ per sqm	£443,205

35	Total Units			
Development Value				£9,809,462

Development Costs

Land				
0	Plots	17807	£ per plot	£0
7	Plots	44517	£ per plot	£311,617
11	Plots	50876	£ per plot	£534,200
7	Plots	71227	£ per plot	£498,587
0	Plots	89033	£ per plot	£0
				Total Land £1,344,403
Stamp Duty Land Tax				4.0%
				£53,776

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£3,044,580
1318	£ per sqm	Affordable Housing Construction Cost		£1,120,959
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£494,135
Professional Fees		8.0%	Build Cost	£333,243	
Legal Fees		0.5%	GDV	£49,047	
Statutory Fees		1.1%	Build Cost	£45,821	
Sales/Marketing Costs		2.0%	Market Units Value	£162,225	
Contingencies		3.0%	Build Cost	£139,790	
S106 & CIL		270270	£ CIL	3600	
Interest		7.0%	12 Month Build	6 Mth Sale Void	
Arrangement Fee		0.0%	Cost	£0	
Development Profit		Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	
				of Cost	
				£1,689,508	

Total Cost				£9,347,386
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VIABILITY MARGIN	£462,076
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Very High	3 Bed houses	15
DEVELOPMENT DETAILS	35 Total Units	4 bed houses	10
Affordable Proportion	30%	5 bed house	0
Affordable Mix	33%	LCHO	0%
Development Floorspace	2310 Sqm Market Housing	Intermediate	67%
Development Value		Affordable Rent	
		851 Sqm Affordable Housing	

Market Houses					
0	Apartments	65 sqm	3100	£ per sqm	£0
7	2 bed houses	75 sqm	3550	£ per sqm	£1,863,750
11	3 Bed houses	90 sqm	3500	£ per sqm	£3,307,500
7	4 bed houses	120 sqm	3500	£ per sqm	£2,940,000
0	5 bed house	164 sqm	3400	£ per sqm	£0

LCHO	70%	Open Market Value			
0	Apartments	65 sqm	2170	£ per sqm	£0
2	2 Bed house	75 sqm	2485	£ per sqm	£387,474
1	3 Bed House	90 sqm	2450	£ per sqm	£305,613

Intermediate	65%	Open Market Value			
0	Apartments	65 sqm	2015	£ per sqm	£0
0	2 Bed house	75 sqm	2307.5	£ per sqm	£0
0	3 Bed House	90 sqm	2275	£ per sqm	£0

Affordable Rent	50%	Open Market Value			
0	Apartments	65 sqm	1550	£ per sqm	£0
4	2 Bed house	75 sqm	1775	£ per sqm	£561,921
3	3 Bed House	90 sqm	1750	£ per sqm	£443,205

Development Value	35 Total Units				£9,809,462
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Development Costs

Land					
0	Plots	20182	£ per plot		£0
7	Plots	50454	£ per plot		£353,179
11	Plots	57662	£ per plot		£605,450
7	Plots	80727	£ per plot		£565,087
0	Plots	100908	£ per plot	Total Land	£1,523,715
		4.0%			£60,949

Construction					
2213.75	£ per sqm		Market Housing Construction Cost		£3,044,580
1318	£ per sqm		Affordable Housing Construction Cost		£1,120,959
1318	£ per sqm				
1318	£ per sqm				
1318	£ per sqm				

Additional Affordable Housing Land Cost					£560,041		
Professional Fees	8.0%	Build Cost			£333,243		
Legal Fees	0.5%	GDV			£49,047		
Statutory Fees	1.1%	Build Cost			£45,821		
Sales/Marketing Costs	2.0%	Market Units Value			£162,225		
Contingencies	3.0%	Build Cost			£141,767		
S106 & CIL	270270	£ CIL	3600	£ per Market Unit	£396,270		
Interest	7.0%	12	Month Build	6	Mth Sale Void	£497,958	
Arrangement Fee	0.0%	Cost			£0		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£1,689,508

Total Cost					£9,626,083
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VIABILITY MARGIN	£183,379
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£79



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS	Mixed Residential Estate	Apartments	0	
	Gross Residual Value	2 bed houses	10	
	35 Units	1.08	3 Bed houses	15
			4 bed houses	10
			5 bed house	0
	Site Area			

Development Floorspace 3300 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65 sqm	3100	£ per sqm	£0
10	2 bed houses	75 sqm	3550	£ per sqm	£2,662,500
15	3 Bed houses	90 sqm	3500	£ per sqm	£4,725,000
10	4 bed houses	120 sqm	3500	£ per sqm	£4,200,000
0	5 bed house	164 sqm	3400	£ per sqm	£0

LCHO 70% Open Market Value					
0	Apartments	65 sqm	2170	£ per sqm	£0
0	2 Bed house	75 sqm	2485	£ per sqm	£0
0	3 Bed House	90 sqm	2450	£ per sqm	£0

Intermediate 65% Open Market Value					
0	Apartments	65 sqm	2015	£ per sqm	£0
0	2 Bed house	75 sqm	2307.5	£ per sqm	£0
0	3 Bed House	90 sqm	2275	£ per sqm	£0

Affordable Rent 50% Open Market Value					
0	Apartments	65 sqm	1550	£ per sqm	£0
0	2 Bed house	75 sqm	1775	£ per sqm	£0
0	3 Bed House	90 sqm	1750	£ per sqm	£0

35 Total Units

Development Value £11,587,500

Development Costs

Land					

Construction					
0	Apartments	65 sqm	2213.75	£ per sqm	£0
10	2B Houses	75 sqm	1318	£ per sqm	£988,500
15	3B Houses	90 sqm	1318	£ per sqm	£1,779,300
10	4B Houses	120 sqm	1318	£ per sqm	£1,581,600
0	5B Houses	164 sqm	1318	£ per sqm	£0
35		3300 Total sqm			

Professional Fees		8.0%	Build Cost	£347,952
Legal Fees		0.5%	GDV	£57,938
Statutory Fees		1.1%	Build Cost	£47,843
Sales/Marketing Costs		2.0%	Market Units Value	£231,750
Contingencies		3.0%	Build Cost	£130,482
Interest	7.0%	12	Month Build	£285,055
Arrangement Fee	0.0%		Cost	£0
Development Profit	Market Hsg	20.0%	of GDV	£2,317,500

Total Cost £7,767,920

GROSS RESIDUAL LAND VALUE £3,819,580

GROSS RESIDUAL LAND VALUE PER HA £3,541,332



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Low	3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	4
Affordable Proportion	30%	5 bed house	4
Affordable Mix	33%	LCHO	0%
Development Floorspace	921 Sqm Market Housing	Intermediate	67%
Development Value		Affordable Rent	
		243 Sqm Affordable Housing	

Market Houses					
0	Apartments	65	sqm	2400 £ per sqm	£0
0	2 bed houses	75	sqm	2750 £ per sqm	£0
1	3 Bed houses	90	sqm	2700 £ per sqm	£340,200
3	4 bed houses	120	sqm	2700 £ per sqm	£907,200
3	5 bed house	164	sqm	2600 £ per sqm	£1,193,920

LCHO					
		70%	Open Market Value		
0	Apartments	65	sqm	1680 £ per sqm	£0
1	2 Bed house	75	sqm	1925 £ per sqm	£85,759
0	3 Bed House	90	sqm	1890 £ per sqm	£67,360

Intermediate					
		65%	Open Market Value		
0	Apartments	65	sqm	1560 £ per sqm	£0
0	2 Bed house	75	sqm	1787.5 £ per sqm	£0
0	3 Bed House	90	sqm	1755 £ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65	sqm	1200 £ per sqm	£0
1	2 Bed house	75	sqm	1375 £ per sqm	£124,369
1	3 Bed House	90	sqm	1350 £ per sqm	£97,686

10	Total Units				
Development Value					£2,816,493

Development Costs

Land					
0	Plots	7848	£ per plot	£0	
0	Plots	19620	£ per plot	£0	
1	Plots	22423	£ per plot	£31,393	
3	Plots	31393	£ per plot	£87,899	
3	Plots	39241	£ per plot	£109,874	
				Total Land	£229,166
Stamp Duty Land Tax					1.0%
					£2,292

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£1,214,142
1318	£ per sqm	Affordable Housing Construction Cost		£320,274
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£62,225
Professional Fees					8.0% Build Cost
Legal Fees					£122,753
Statutory Fees					0.5% GDV
Sales/Marketing Costs					£14,082
Contingencies					1.1% Build Cost
S106 & CIL					£16,879
Interest					2.0% Market Units Value
Arrangement Fee					£48,826
Development Profit					3.0% Build Cost
Market Hsg					£47,899
Aff Hsg					£36,000
0	£ CIL	3600	£ per Market Unit	£36,000	
7.0%	12	Month Build	6	Mth Sale Void	£129,466
0.0%	Cost			£0	
20.0%	of GDV	6.0%	of Cost	£507,480	

Total Cost					£2,751,484
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VIABILITY MARGIN	£65,010
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£71
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0		
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0		
DEVELOPMENT LOCATION (ZONE)	Low		3 Bed houses	2		
DEVELOPMENT DETAILS	10 Total Units		4 bed houses	4		
Affordable Proportion	30%	3 Affordable Units	5 bed house	4		
Affordable Mix	33%	LCHO	0%	Intermediate	67%	Affordable Rent
Development Floorspace	921 Sqm Market Housing		243 Sqm Affordable Housing			

Development Value

Market Houses					
0	Apartments	65	sqm	2400 £ per sqm	£0
0	2 bed houses	75	sqm	2750 £ per sqm	£0
1	3 Bed houses	90	sqm	2700 £ per sqm	£340,200
3	4 bed houses	120	sqm	2700 £ per sqm	£907,200
3	5 bed house	164	sqm	2600 £ per sqm	£1,193,920

LCHO					
		70%	Open Market Value		
0	Apartments	65	sqm	1680 £ per sqm	£0
1	2 Bed house	75	sqm	1925 £ per sqm	£85,759
0	3 Bed House	90	sqm	1890 £ per sqm	£67,360

Intermediate					
		65%	Open Market Value		
0	Apartments	65	sqm	1560 £ per sqm	£0
0	2 Bed house	75	sqm	1787.5 £ per sqm	£0
0	3 Bed House	90	sqm	1755 £ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65	sqm	1200 £ per sqm	£0
1	2 Bed house	75	sqm	1375 £ per sqm	£124,369
1	3 Bed House	90	sqm	1350 £ per sqm	£97,686

10	Total Units				
Development Value				£2,816,493	

Development Costs

Land					
Apartments	0	Plots	10223	£ per plot	£0
2 Bed House	0	Plots	25558	£ per plot	£0
3 Bed House	1	Plots	29209	£ per plot	£40,893
4 Bed House	3	Plots	40893	£ per plot	£114,499
5 Bed House	3	Plots	51116	£ per plot	£143,124
				Total Land	£298,516
Stamp Duty Land Tax				3.0%	£8,955

Construction					
Apartments	2213.75	£ per sqm	Market Housing Construction Cost		£1,214,142
2 bed houses	1318	£ per sqm	Affordable Housing Construction Cost		£320,274
3 Bed houses	1318	£ per sqm			
4 bed houses	1318	£ per sqm			
5 bed house	1318	£ per sqm			

Additional Affordable Housing Land Cost					£81,055		
Professional Fees	8.0%	Build Cost			£122,753		
Legal Fees	0.5%	GDV			£14,082		
Statutory Fees	1.1%	Build Cost			£16,879		
Sales/Marketing Costs	2.0%	Market Units Value			£48,826		
Contingencies	3.0%	Build Cost			£48,464		
S106 & CIL	0	£ CIL	3600	£ per Market Unit	£36,000		
Interest	7.0%	12	Month Build	6	Mth Sale Void	£138,926	
Arrangement Fee	0.0%	Cost			£0		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£507,480

Total Cost	£2,856,353
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VIABILITY MARGIN -£39,860

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) -£43



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Low	3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	4
	0.42 Site Area	5 bed house	4

Development Floorspace 1316 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2400 £ per sqm	£0
0	2 bed houses	75 sqm	2750 £ per sqm	£0
2	3 Bed houses	90 sqm	2700 £ per sqm	£486,000
4	4 bed houses	120 sqm	2700 £ per sqm	£1,296,000
4	5 bed house	164 sqm	2600 £ per sqm	£1,705,600

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1680 £ per sqm	£0
0	2 Bed house	75 sqm	1925 £ per sqm	£0
0	3 Bed House	90 sqm	1890 £ per sqm	£0

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1560 £ per sqm	£0
0	2 Bed house	75 sqm	1787.5 £ per sqm	£0
0	3 Bed House	90 sqm	1755 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1200 £ per sqm	£0
0	2 Bed house	75 sqm	1375 £ per sqm	£0
0	3 Bed House	90 sqm	1350 £ per sqm	£0

10 Total Units

Development Value £3,487,600

Development Costs

Construction

0	Apartments	65 sqm	2213.75 £ per sqm	£0
0	2B Houses	75 sqm	1318 £ per sqm	£0
2	3B Houses	90 sqm	1318 £ per sqm	£237,240
4	4B Houses	120 sqm	1318 £ per sqm	£632,640
4	5B Houses	164 sqm	1318 £ per sqm	£864,608

10 1316 Total sqm

Professional Fees		8.0%	Build Cost	£138,759
Legal Fees		0.5%	GDV	£17,438
Statutory Fees		1.1%	Build Cost	£19,079
Sales/Marketing Costs		2.0%	Market Units Value	£69,752
Contingencies		3.0%	Build Cost	£52,035
Interest	7.0%	12 Month Build	6 Mth Sale Void	£112,113
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg	20.0%	of GDV	£697,520

Total Cost £2,841,184

GROSS RESIDUAL LAND VALUE £646,416

GROSS RESIDUAL LAND VALUE PER HA £1,549,627



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	0		
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0		
DEVELOPMENT LOCATION (ZONE)	Medium		3 Bed houses	2		
DEVELOPMENT DETAILS	10 Total Units		4 bed houses	4		
Affordable Proportion	30%	3 Affordable Units	5 bed house	4		
Affordable Mix	33%	LCHO	0%	Intermediate	67%	Affordable Rent
Development Floorspace	921 Sqm Market Housing		243 Sqm Affordable Housing			

Development Value

Market Houses				
0	Apartments	65 sqm	2450 £ per sqm	£0
0	2 bed houses	75 sqm	2950 £ per sqm	£0
1	3 Bed houses	90 sqm	2900 £ per sqm	£365,400
3	4 bed houses	120 sqm	2900 £ per sqm	£974,400
3	5 bed house	164 sqm	2800 £ per sqm	£1,285,760

LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1715 £ per sqm	£0
1	2 Bed house	75 sqm	2065 £ per sqm	£91,996
0	3 Bed House	90 sqm	2030 £ per sqm	£72,349

Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0

Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1225 £ per sqm	£0
1	2 Bed house	75 sqm	1475 £ per sqm	£133,414
1	3 Bed House	90 sqm	1450 £ per sqm	£104,922

10	Total Units			
Development Value				£3,028,241

Development Costs

Land				
Apartments	0 Plots	10289	£ per plot	£0
2 Bed House	0 Plots	25722	£ per plot	£0
3 Bed House	1 Plots	29396	£ per plot	£41,155
4 Bed House	3 Plots	41155	£ per plot	£115,234
5 Bed House	3 Plots	51444	£ per plot	£144,042
				Total Land £300,431
Stamp Duty Land Tax				3.0%
				£9,013

Construction				
Apartments	2213.75	£ per sqm	Market Housing Construction Cost	£1,214,142
2 bed houses	1318	£ per sqm		
3 Bed houses	1318	£ per sqm	Affordable Housing Construction Cost	£320,274
4 bed houses	1318	£ per sqm		
5 bed house	1318	£ per sqm		

Additional Affordable Housing Land Cost				
Professional Fees	8.0%	Build Cost	£81,575	
Legal Fees	0.5%	GDV	£122,753	
Statutory Fees	1.1%	Build Cost	£15,141	
Sales/Marketing Costs	2.0%	Market Units Value	£16,879	
Contingencies	3.0%	Build Cost	£52,511	
S106 & CIL	47902.4	£ CIL	3600	£ per Market Unit
Interest	7.0%	12 Month Build	6	Mth Sale Void
Arrangement Fee	0.0%	Cost	£142,079	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of Cost
				£544,328

Total Cost				£2,951,509
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VIABILITY MARGIN	£76,732
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£83
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	4
Affordable Proportion	30%	5 bed house	4
Affordable Mix	33%	LCHO	0%
Development Floorspace	921 Sqm Market Housing	Intermediate	67%
		Affordable Rent	
		243 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	65 sqm	2450 £ per sqm	£0
0	2 bed houses	75 sqm	2950 £ per sqm	£0
1	3 Bed houses	90 sqm	2900 £ per sqm	£365,400
3	4 bed houses	120 sqm	2900 £ per sqm	£974,400
3	5 bed house	164 sqm	2800 £ per sqm	£1,285,760

LCHO				
		70%	Open Market Value	
0	Apartments	65 sqm	1715 £ per sqm	£0
1	2 Bed house	75 sqm	2065 £ per sqm	£91,996
0	3 Bed House	90 sqm	2030 £ per sqm	£72,349

Intermediate				
		65%	Open Market Value	
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0

Affordable Rent				
		50%	Open Market Value	
0	Apartments	65 sqm	1225 £ per sqm	£0
1	2 Bed house	75 sqm	1475 £ per sqm	£133,414
1	3 Bed House	90 sqm	1450 £ per sqm	£104,922

10	Total Units			
Development Value				£3,028,241

Development Costs

Land				
	Apartments	0 Plots	12664 £ per plot	£0
	2 Bed House	0 Plots	31659 £ per plot	£0
	3 Bed House	1 Plots	36182 £ per plot	£50,655
	4 Bed House	3 Plots	50655 £ per plot	£141,834
	5 Bed House	3 Plots	63319 £ per plot	£177,292
			Total Land	£369,781
Stamp Duty Land Tax				3.0%
				£11,093

Construction				
	Apartments	2213.75 £ per sqm	Market Housing Construction Cost	£1,214,142
	2 bed houses	1318 £ per sqm		
	3 Bed houses	1318 £ per sqm	Affordable Housing Construction Cost	£320,274
	4 bed houses	1318 £ per sqm		
	5 bed house	1318 £ per sqm		

Additional Affordable Housing Land Cost				
		8.0%	Build Cost	£100,405
	Professional Fees			£122,753
	Legal Fees	0.5%	GDV	£15,141
	Statutory Fees	1.1%	Build Cost	£16,879
	Sales/Marketing Costs	2.0%	Market Units Value	£52,511
	Contingencies	3.0%	Build Cost	£49,045
	S106 & CIL	47902.4 £ CIL	3600 £ per Market Unit	£83,902
	Interest	7.0%	12 Month Build	6 Mth Sale Void
	Arrangement Fee	0.0%	Cost	£151,033
	Development Profit	Market Hsg 20.0% of GDV	Aff Hsg 6.0% of Cost	£0
				£544,328

Total Cost				£3,051,289
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VIABILITY MARGIN **-£23,048**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE) **-£25**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Medium	3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	4
	0.42 Site Area	5 bed house	4

Development Floorspace 1316 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2450 £ per sqm	£0
0	2 bed houses	75 sqm	2950 £ per sqm	£0
2	3 Bed houses	90 sqm	2900 £ per sqm	£522,000
4	4 bed houses	120 sqm	2900 £ per sqm	£1,392,000
4	5 bed house	164 sqm	2800 £ per sqm	£1,836,800

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1715 £ per sqm	£0
0	2 Bed house	75 sqm	2065 £ per sqm	£0
0	3 Bed House	90 sqm	2030 £ per sqm	£0

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1592.5 £ per sqm	£0
0	2 Bed house	75 sqm	1917.5 £ per sqm	£0
0	3 Bed House	90 sqm	1885 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1225 £ per sqm	£0
0	2 Bed house	75 sqm	1475 £ per sqm	£0
0	3 Bed House	90 sqm	1450 £ per sqm	£0

10 Total Units

Development Value £3,750,800

Development Costs

Construction

0	Apartments	65 sqm	2213.75 £ per sqm	£0
0	2B Houses	75 sqm	1318 £ per sqm	£0
2	3B Houses	90 sqm	1318 £ per sqm	£237,240
4	4B Houses	120 sqm	1318 £ per sqm	£632,640
4	5B Houses	164 sqm	1318 £ per sqm	£864,608

10 1316 Total sqm

Professional Fees		8.0%	Build Cost	£138,759
Legal Fees		0.5%	GDV	£18,754
Statutory Fees		1.1%	Build Cost	£19,079
Sales/Marketing Costs		2.0%	Market Units Value	£75,016
Contingencies		3.0%	Build Cost	£52,035
Interest	7.0%	12 Month Build	6 Mth Sale Void	£112,476
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg	20.0%	of GDV	£750,160

Total Cost £2,900,767

GROSS RESIDUAL LAND VALUE £850,033

GROSS RESIDUAL LAND VALUE PER HA £2,037,750



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	High		3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units		4 bed houses	4
Affordable Proportion	30%	3 Affordable Units	5 bed house	4
Affordable Mix	33%	LCHO 0%	Intermediate 67%	Affordable Rent
Development Floorspace	921 Sqm Market Housing		243 Sqm Affordable Housing	

Development Value

Market Houses				
0	Apartments	65 sqm	2500 £ per sqm	£0
0	2 bed houses	75 sqm	3050 £ per sqm	£0
1	3 Bed houses	90 sqm	3000 £ per sqm	£378,000
3	4 bed houses	120 sqm	3000 £ per sqm	£1,008,000
3	5 bed house	164 sqm	2900 £ per sqm	£1,331,680

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1750 £ per sqm	£0
1	2 Bed house	75 sqm	2135 £ per sqm	£95,114
0	3 Bed House	90 sqm	2100 £ per sqm	£74,844

Intermediate 65% Open Market Value				
0	Apartments	65 sqm	1625 £ per sqm	£0
0	2 Bed house	75 sqm	1982.5 £ per sqm	£0
0	3 Bed House	90 sqm	1950 £ per sqm	£0

Affordable Rent 50% Open Market Value				
0	Apartments	65 sqm	1250 £ per sqm	£0
1	2 Bed house	75 sqm	1525 £ per sqm	£137,936
1	3 Bed House	90 sqm	1500 £ per sqm	£108,540

10	Total Units			
Development Value				£3,134,115

Development Costs

Land				
0	Plots	11509	£ per plot	£0
0	Plots	28773	£ per plot	£0
1	Plots	32883	£ per plot	£46,036
3	Plots	46036	£ per plot	£128,901
3	Plots	57545	£ per plot	£161,127
Total Land				£336,064
Stamp Duty Land Tax				3.0%
				£10,082

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£1,214,142
1318	£ per sqm	Affordable Housing Construction Cost		£320,274
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£91,250
Professional Fees		8.0%	Build Cost	£122,753	
Legal Fees		0.5%	GDV	£15,671	
Statutory Fees		1.1%	Build Cost	£16,879	
Sales/Marketing Costs		2.0%	Market Units Value	£54,354	
Contingencies		3.0%	Build Cost	£48,770	
S106 & CIL		75538.4	£ CIL	£111,538	
Interest		7.0%	12 Month Build	£148,335	
Arrangement Fee		0.0%	Cost	£0	
Development Profit		Market Hsg 20.0%	of GDV	£562,752	
		Aff Hsg 6.0%	of Cost		

Total Cost				£3,052,865
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VIABILITY MARGIN	£81,250
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£88
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	High	3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	4
Affordable Proportion	30%	5 bed house	4
Affordable Mix	33%	LCHO	0%
Development Floorspace	921 Sqm Market Housing	Intermediate	67%
Development Value		Affordable Rent	
		243 Sqm Affordable Housing	

Market Houses					
0	Apartments	65	sqm	2500 £ per sqm	£0
0	2 bed houses	75	sqm	3050 £ per sqm	£0
1	3 Bed houses	90	sqm	3000 £ per sqm	£378,000
3	4 bed houses	120	sqm	3000 £ per sqm	£1,008,000
3	5 bed house	164	sqm	2900 £ per sqm	£1,331,680

LCHO					
		70%	Open Market Value		
0	Apartments	65	sqm	1750 £ per sqm	£0
1	2 Bed house	75	sqm	2135 £ per sqm	£95,114
0	3 Bed House	90	sqm	2100 £ per sqm	£74,844

Intermediate					
		65%	Open Market Value		
0	Apartments	65	sqm	1625 £ per sqm	£0
0	2 Bed house	75	sqm	1982.5 £ per sqm	£0
0	3 Bed House	90	sqm	1950 £ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65	sqm	1250 £ per sqm	£0
1	2 Bed house	75	sqm	1525 £ per sqm	£137,936
1	3 Bed House	90	sqm	1500 £ per sqm	£108,540

10	Total Units				
Development Value					£3,134,115

Development Costs

Land					
0	Plots	13884	£ per plot	£0	
0	Plots	34710	£ per plot	£0	
1	Plots	39669	£ per plot	£55,536	
3	Plots	55536	£ per plot	£155,501	
3	Plots	69420	£ per plot	£194,377	
Stamp Duty Land Tax				3.0%	£12,162
Total Land				£405,414	

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£1,214,142
1318	£ per sqm	Affordable Housing Construction Cost		£320,274
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£110,081
Professional Fees		8.0%	Build Cost	£122,753	
Legal Fees		0.5%	GDV	£15,671	
Statutory Fees		1.1%	Build Cost	£16,879	
Sales/Marketing Costs		2.0%	Market Units Value	£54,354	
Contingencies		3.0%	Build Cost	£49,335	
S106 & CIL		75538.4	£ CIL	£111,538	
Interest		7.0%	12 Month Build	£157,290	
Arrangement Fee		0.0%	Cost	£0	
Development Profit		Market Hsg	20.0% of GDV	£562,752	
		Aff Hsg	6.0% of Cost		

Total Cost					£3,152,645
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VIABILITY MARGIN	-£18,530
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£20
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	High	3 Bed houses	2
DEVELOPMENT DETAILS	10 Units	4 bed houses	4
	0.42	5 bed house	4
		Site Area	

Development Floorspace 1316 Sqm Market Housing

Development Value

Market Houses						
0	Apartments	65	sqm	2500	£ per sqm	£0
0	2 bed houses	75	sqm	3050	£ per sqm	£0
2	3 Bed houses	90	sqm	3000	£ per sqm	£540,000
4	4 bed houses	120	sqm	3000	£ per sqm	£1,440,000
4	5 bed house	164	sqm	2900	£ per sqm	£1,902,400

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	1750	£ per sqm	£0
0	2 Bed house	75	sqm	2135	£ per sqm	£0
0	3 Bed House	90	sqm	2100	£ per sqm	£0

Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	1625	£ per sqm	£0
0	2 Bed house	75	sqm	1982.5	£ per sqm	£0
0	3 Bed House	90	sqm	1950	£ per sqm	£0

Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1250	£ per sqm	£0
0	2 Bed house	75	sqm	1525	£ per sqm	£0
0	3 Bed House	90	sqm	1500	£ per sqm	£0

10 Total Units
Development Value £3,882,400

Development Costs

Land						

Construction						
0	Apartments	65	sqm	2213.75	£ per sqm	£0
0	2B Houses	75	sqm	1318	£ per sqm	£0
2	3B Houses	90	sqm	1318	£ per sqm	£237,240
4	4B Houses	120	sqm	1318	£ per sqm	£632,640
4	5B Houses	164	sqm	1318	£ per sqm	£864,608
10		1316	Total sqm			

Professional Fees		8.0%	Build Cost		£138,759	
Legal Fees		0.5%	GDV		£19,412	
Statutory Fees		1.1%	Build Cost		£19,079	
Sales/Marketing Costs		2.0%	Market Units Value		£77,648	
Contingencies		3.0%	Build Cost		£52,035	
Interest	7.0%	12	Month Build	6	Mth Sale Void	£112,658
Arrangement Fee	0.0%		Cost		£0	
Development Profit	Market Hsg	20.0%	of GDV		£776,480	

Total Cost £2,930,559

GROSS RESIDUAL LAND VALUE £951,841

GROSS RESIDUAL LAND VALUE PER HA £2,281,811



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Very High	3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	4
Affordable Proportion	30%	5 bed house	4
Affordable Mix	33%	LCHO	0%
Development Floorspace	921 Sqm Market Housing	Intermediate	67%
Development Value		Affordable Rent	
		243 Sqm Affordable Housing	

Market Houses					
0	Apartments	65	sqm	3100 £ per sqm	£0
0	2 bed houses	75	sqm	3550 £ per sqm	£0
1	3 Bed houses	90	sqm	3500 £ per sqm	£441,000
3	4 bed houses	120	sqm	3500 £ per sqm	£1,176,000
3	5 bed house	164	sqm	3400 £ per sqm	£1,561,280

LCHO					
		70%	Open Market Value		
0	Apartments	65	sqm	2170 £ per sqm	£0
1	2 Bed house	75	sqm	2485 £ per sqm	£110,707
0	3 Bed House	90	sqm	2450 £ per sqm	£87,318

Intermediate					
		65%	Open Market Value		
0	Apartments	65	sqm	2015 £ per sqm	£0
0	2 Bed house	75	sqm	2307.5 £ per sqm	£0
0	3 Bed House	90	sqm	2275 £ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65	sqm	1550 £ per sqm	£0
1	2 Bed house	75	sqm	1775 £ per sqm	£160,549
1	3 Bed House	90	sqm	1750 £ per sqm	£126,630

10	Total Units				
Development Value					£3,663,484

Development Costs

Land					
0	Plots	17611	£ per plot	£0	
0	Plots	44026	£ per plot	£0	
1	Plots	50316	£ per plot	£70,442	
3	Plots	70442	£ per plot	£197,239	
3	Plots	88053	£ per plot	£246,548	
				Total Land	£514,229
Stamp Duty Land Tax					4.0%
					£20,569

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£1,214,142
1318	£ per sqm	Affordable Housing Construction Cost		£320,274
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£139,627
		8.0%	Build Cost	£122,753	
		0.5%	GDV	£18,317	
		1.1%	Build Cost	£16,879	
		2.0%	Market Units Value	£63,566	
		3.0%	Build Cost	£50,221	
107780.4	£ CIL	3600	£ per Market Unit	£143,780	
7.0%	12	Month Build	6	Mth Sale Void	£174,341
0.0%	Cost			£0	
Development Profit		Market Hsg	20.0%	of GDV	
		Aff Hsg	6.0%	of Cost	£654,872

Total Cost					£3,453,571
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VIABILITY MARGIN	£209,913
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£228
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Very High	3 Bed houses	2
DEVELOPMENT DETAILS	10 Total Units	4 bed houses	4
Affordable Proportion	30%	5 bed house	4
Affordable Mix	33%	LCHO	0%
Development Floorspace	921 Sqm Market Housing	Intermediate	67%
Development Value		Affordable Rent	
		243 Sqm Affordable Housing	

Market Houses					
0	Apartments	65	sqm	3100 £ per sqm	£0
0	2 bed houses	75	sqm	3550 £ per sqm	£0
1	3 Bed houses	90	sqm	3500 £ per sqm	£441,000
3	4 bed houses	120	sqm	3500 £ per sqm	£1,176,000
3	5 bed house	164	sqm	3400 £ per sqm	£1,561,280

LCHO					
		70%	Open Market Value		
0	Apartments	65	sqm	2170 £ per sqm	£0
1	2 Bed house	75	sqm	2485 £ per sqm	£110,707
0	3 Bed House	90	sqm	2450 £ per sqm	£87,318

Intermediate					
		65%	Open Market Value		
0	Apartments	65	sqm	2015 £ per sqm	£0
0	2 Bed house	75	sqm	2307.5 £ per sqm	£0
0	3 Bed House	90	sqm	2275 £ per sqm	£0

Affordable Rent					
		50%	Open Market Value		
0	Apartments	65	sqm	1550 £ per sqm	£0
1	2 Bed house	75	sqm	1775 £ per sqm	£160,549
1	3 Bed House	90	sqm	1750 £ per sqm	£126,630

10	Total Units				
Development Value					£3,663,484

Development Costs

Land					
0	Plots	19986	£ per plot	£0	
0	Plots	49964	£ per plot	£0	
1	Plots	57102	£ per plot	£79,942	
3	Plots	79942	£ per plot	£223,839	
3	Plots	99928	£ per plot	£279,798	
				Total Land	£583,579
Stamp Duty Land Tax					4.0%
					£23,343

Construction				
2213.75	£ per sqm	Market Housing Construction Cost		£1,214,142
1318	£ per sqm	Affordable Housing Construction Cost		£320,274
1318	£ per sqm			
1318	£ per sqm			
1318	£ per sqm			

Additional Affordable Housing Land Cost					£158,457
Professional Fees					8.0% Build Cost
					£122,753
Legal Fees					0.5% GDV
					£18,317
Statutory Fees					1.1% Build Cost
					£16,879
Sales/Marketing Costs					2.0% Market Units Value
					£63,566
Contingencies					3.0% Build Cost
					£50,786
S106 & CIL					107780.4 £ CIL
					3600 £ per Market Unit
					£143,780
Interest					7.0% 12 Month Build
					6 Mth Sale Void
					£183,372
Arrangement Fee					0.0% Cost
					£0
Development Profit					Market Hsg 20.0% of GDV
					Aff Hsg 6.0% of Cost
					£654,872

Total Cost					£3,554,121
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VIABILITY MARGIN	£109,363
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£119
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Mixed Residential Estate	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Very High	3 Bed houses	2
DEVELOPMENT DETAILS	10 Units	4 bed houses	4
	0.42	5 bed house	4
		Site Area	

Development Floorspace 1316 Sqm Market Housing

Development Value

Market Houses						
0	Apartments	65	sqm	3100	£ per sqm	£0
0	2 bed houses	75	sqm	3550	£ per sqm	£0
2	3 Bed houses	90	sqm	3500	£ per sqm	£630,000
4	4 bed houses	120	sqm	3500	£ per sqm	£1,680,000
4	5 bed house	164	sqm	3400	£ per sqm	£2,230,400

LCHO						
		70%	Open Market Value			
0	Apartments	65	sqm	2170	£ per sqm	£0
0	2 Bed house	75	sqm	2485	£ per sqm	£0
0	3 Bed House	90	sqm	2450	£ per sqm	£0

Intermediate						
		65%	Open Market Value			
0	Apartments	65	sqm	2015	£ per sqm	£0
0	2 Bed house	75	sqm	2307.5	£ per sqm	£0
0	3 Bed House	90	sqm	2275	£ per sqm	£0

Affordable Rent						
		50%	Open Market Value			
0	Apartments	65	sqm	1550	£ per sqm	£0
0	2 Bed house	75	sqm	1775	£ per sqm	£0
0	3 Bed House	90	sqm	1750	£ per sqm	£0

10 Total Units

Development Value £4,540,400

Development Costs

Land						

Construction						
0	Apartments	65	sqm	2213.75	£ per sqm	£0
0	2B Houses	75	sqm	1318	£ per sqm	£0
2	3B Houses	90	sqm	1318	£ per sqm	£237,240
4	4B Houses	120	sqm	1318	£ per sqm	£632,640
4	5B Houses	164	sqm	1318	£ per sqm	£864,608

10 1316 Total sqm

Professional Fees				8.0%	Build Cost	£138,759	
Legal Fees				0.5%	GDV	£22,702	
Statutory Fees				1.1%	Build Cost	£19,079	
Sales/Marketing Costs				2.0%	Market Units Value	£90,808	
Contingencies				3.0%	Build Cost	£52,035	
Interest	7.0%	12	Month Build		6	Mth Sale Void	£113,565
Arrangement Fee	0.0%		Cost				£0
Development Profit			Market Hsg	20.0%	of GDV		£908,080

Total Cost £3,079,517

GROSS RESIDUAL LAND VALUE £1,460,883

GROSS RESIDUAL LAND VALUE PER HA £3,502,118