



Viability Model Appraisal Assumptions

Commercial Assumptions

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

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

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

Charging Zones	
Area Wide	

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

Land Benchmark Uplift Split	50%
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Maximum Commercial CIL Rates

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



Industrial Viability Appraisal

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

Development Value

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

Development Value **£850,000**

Development Costs

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

Construction **Stamp Duty** **£0**

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

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

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



Industrial Viability Appraisal

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

Development Value

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

Development Value **£850,000**

Development Costs

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

Construction **Stamp Duty** **£850**

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

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

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



Industrial Viability Appraisal

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

Development Value

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

Development Value **£850,000**

Development Costs

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

Construction **Stamp Duty** **£0**

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

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£71,120	
Legal Fees			0.5%	GDV	£4,250	
Statutory Fees			0.6%	Build Cost	£5,334	
Sales/Marketing Costs			1.0%	GDV	£8,500	
Contingencies			5.0%	Build Cost	£44,450	
Planning Obligations				per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£39,721
Arrangement Fee	1.0%	Cost			£10,227	
Development Profit		17.5%	of GDV		£148,750	
Total Cost					£1,221,352	

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



Office Viability Appraisal

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

Development Value

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

Development Value **£2,690,000**

Development Costs

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

Construction **Stamp Duty** **£890**

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

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

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



Office Viability Appraisal

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

Development Value

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

Development Value **£2,690,000**

Development Costs

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

Construction Stamp Duty 1.0% £1,700

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

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

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

Office Viability Appraisal

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

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

Development Value **£2,690,000**

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

Construction Stamp Duty 1.0% £0

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

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

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



Food Retail Viability Appraisal

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

Development Value

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

Development Value **£8,250,000**

Development Costs

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

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

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

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

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



Food Retail Viability Appraisal

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

Development Value

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

Development Value **£8,250,000**

Development Costs

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

Construction Stamp Duty 4.0% £46,170

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

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

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



Food Retail Viability Appraisal

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

Development Value

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

Development Value **£8,250,000**

Development Costs

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

Construction Stamp Duty £0

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

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

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



General Retail Viability Appraisal

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

Development Value

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

Development Value **£510,000**

Development Costs

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

Construction **Stamp Duty** **£342**

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

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

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



General Retail Viability Appraisal

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

Development Value

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

Development Value **£510,000**

Development Costs

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

Construction **Stamp Duty** **£433**

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

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£28,032	
Legal Fees			0.5%	GDV	£2,550	
Statutory Fees			0.6%	Build Cost	£2,102	
Sales/Marketing Costs			1.0%	GDV	£5,100	
Contingencies			5.0%	Build Cost	£17,520	
Planning Obligations			10	£ per Sqm	£3,000	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£19,273
Arrangement Fee	1.0%		Cost		£4,525	
Development Profit			17.5%	of GDV	£89,250	
Total Cost					£565,497	

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



General Retail Viability Appraisal

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

Development Value

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

Development Value **£510,000**

Development Costs

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

Construction Stamp Duty £0

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

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£28,032	
Legal Fees			0.5%	GDV	£2,550	
Statutory Fees			0.6%	Build Cost	£2,102	
Sales/Marketing Costs			1.0%	GDV	£5,100	
Contingencies			5.0%	Build Cost	£17,520	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£15,758
Arrangement Fee	1.0%		Cost		£4,057	
Development Profit			17.5%	of GDV	£89,250	
Total Cost					£514,770	

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



Residential Institution Viability Appraisal

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

Development Value

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

Development Value **£4,800,000**

Development Costs

Land	Plot Ratio					
Industrial	200%	0	sqm		£ per sqm	£0
Office	200%	0	sqm		£ per sqm	£0
Food Retail	300%	0	sqm		£ per sqm	£0
Other Retail	150%	0	sqm		£ per sqm	£0
Residential Inst	150%	6000	sqm	22.25	£ per sqm	£133,500
Hotels	200%	0	sqm		£ per sqm	£0
Community	150%	0	sqm		£ per sqm	£0
Leisure	300%	0	sqm		£ per sqm	£0
Agricultural	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	200%	0	sqm		£ per sqm	£0
Blank	0%	0	sqm		£ per sqm	£0

Construction Stamp Duty **1.0%** **£1,335**

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

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

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



Residential Institution Viability Appraisal

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

Development Value

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

Development Value

£4,800,000

Development Costs

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

Construction

Stamp Duty

3.0%

£7,650

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

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

POTENTIAL MARGIN FOR CIL

-£5,645,218

POTENTIAL CIL RATE PER SQ METRE

-£1,176



Residential Institution Viability Appraisal

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

Development Value

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

Development Value **£4,800,000**

Development Costs

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

Construction Stamp Duty £0

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

Abnormal Costs			0	£ sqm Build Cost	£0	
Professional Fees @			8.0%	Build Cost	£0	
Legal Fees			0.5%	GDV	£24,000	
Statutory Fees			0.6%	Build Cost	£0	
Sales/Marketing Costs			1.0%	GDV	£48,000	
Contingencies			5.0%	Build Cost	£0	
Planning Obligations				£ per Sqm	£0	
Interest @	6.0%	12	Month Build	3	Mth Sale Void	£2,797
Arrangement Fee	1.0%		Cost		£720	
Development Profit		17.5%	of GDV		£840,000	
Total Cost					£915,517	

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



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

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

Housing Type & Size

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

1.15
Gross : Net

Construction Cost Sqm

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

Sales Values

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

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	1750	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

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

Residential Scenario 2

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

Residential Scenario 3

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

Residential Scenario 4

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

Residential Scenario 5

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

LAND VALUE ASSUMPTIONS

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

Existing Use Values

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

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

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

Maximum Residential CIL Rates per sqm

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£62,304,197			

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

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
250 24358 Total sqm			
1.15 Gross/Net			
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

Additional Affordable Housing Land Cost				
8.0% Build Cost				
£492,709				
Professional Fees				
0.5% GDV				
£2,446,281				
Legal Fees				
0.5% GDV				
£311,521				
Statutory Fees				
1.1% Build Cost				
£336,364				
Sales/Marketing Costs				
2.0% Market Units Value				
£1,185,273				
Contingencies				
3.0% Build Cost				
£932,137				
Planning Obligations				
1750 £ per Market Unit				
£437,500				
Interest				
5.0%	12	Month Build	6	Mth Sale Void
£1,976,682				
Arrangement Fee				
0.0% Cost				
£0				
Development Profit				
Market Hsg 20.0% of GDV				
Aff Hsg 6.0% of GDV				
£12,035,163				

Total Cost			
£57,806,612			

POTENTIAL MARGIN FOR CIL	£4,497,584
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£201



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£58,759,894			

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

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
250 23816 Total sqm			
1.15 Gross/Net			
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

Additional Affordable Housing Land Cost				
8.0% Build Cost				
£985,418				
Professional Fees				
0.5% GDV				
£2,418,498				
Legal Fees				
0.5% GDV				
£293,799				
Statutory Fees				
1.1% Build Cost				
£332,544				
Sales/Marketing Costs				
2.0% Market Units Value				
£1,053,576				
Contingencies				
3.0% Build Cost				
£936,499				
Planning Obligations				
1750 £ per Market Unit				
£437,500				
Interest				
5.0%	12	Month Build	6	Mth Sale Void
£1,914,379				
Arrangement Fee				
0.0% Cost				
£0				
Development Profit				
Market Hsg 20.0% of GDV				
Aff Hsg 6.0% of GDV				
£10,900,626				

Total Cost			
£55,792,485			

POTENTIAL MARGIN FOR CIL	£2,967,408
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£149



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£62,304,197			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
36	2 Bed House	36 Plots	28288 £ per plot
104	3 Bed House	104 Plots	32329 £ per plot
81	4 Bed House	81 Plots	45261 £ per plot
5	5 Bed House	5 Plots	56576 £ per plot
Total Land £8,285,107			
£254,591			
Stamp Duty Land Tax			
£331,404			

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
250 24358 Total sqm			
1.15 Gross/Net			
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

Additional Affordable Housing Land Cost			
£600,107			
Professional Fees			
8.0% Build Cost			
£2,446,281			
Legal Fees			
0.5% GDV			
£311,521			
Statutory Fees			
1.1% Build Cost			
£336,364			
Sales/Marketing Costs			
2.0% Market Units Value			
£1,185,273			
Contingencies			
3.0% Build Cost			
£935,359			
Planning Obligations			
1750 £ per Market Unit			
£437,500			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£2,100,822			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£12,035,163			

Total Cost			
£59,583,415			

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£58,759,894			

Development Costs			
Land			
0	Apartments	0 Plots	11315 £ per plot
32	2 Bed House	32 Plots	28288 £ per plot
92	3 Bed House	92 Plots	32329 £ per plot
72	4 Bed House	72 Plots	45261 £ per plot
5	5 Bed House	4 Plots	56576 £ per plot
Total Land £7,364,540			
£226,303			
Stamp Duty Land Tax			
4.0%			
£294,582			

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
250 23816 Total sqm			
1.15 Gross/Net			
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

Additional Affordable Housing Land Cost			
£1,200,213			
Professional Fees			
8.0% Build Cost			
£2,418,498			
Legal Fees			
0.5% GDV			
£293,799			
Statutory Fees			
1.1% Build Cost			
£332,544			
Sales/Marketing Costs			
2.0% Market Units Value			
£1,053,576			
Contingencies			
3.0% Build Cost			
£942,943			
Planning Obligations			
1750 £ per Market Unit			
£437,500			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£2,029,502			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£10,900,626			

Total Cost			
£57,499,552			

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



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing

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

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

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

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

250 Total Units Development Value £65,848,500

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

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250 24900 Total sqm			1.15 Gross/Net

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

Total Cost £50,894,829

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



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing

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

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

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

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

250 Total Units Development Value £65,848,500

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

Construction			
0	Apartment	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250 24900 Total sqm			1.15 Gross/Net

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

Total Cost £50,894,829

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

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£24,400,039

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
41	2 Bed House	41 Plots	23086 £ per plot
14	3 Bed House	14 Plots	26384 £ per plot
28	4 Bed House	28 Plots	36938 £ per plot
7	5 Bed House	7 Plots	46172 £ per plot
			Total Land £2,674,955
			£332,440
			£106,998

Stamp Duty Land Tax			
4.0%			
Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
			1.15 Gross/Net
			£408,808
			£4,322,160
			£1,732,590
			£4,158,216
			£1,341,360

100	9527	Total sqm	
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£22,639,535
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POTENTIAL MARGIN FOR CIL	£1,760,504
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£201

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£23,040,278

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
37	2 Bed House	37 Plots	23086 £ per plot
12	3 Bed House	12 Plots	26384 £ per plot
25	4 Bed House	25 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
			Total Land £2,377,738
			£295,502
			£95,110

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

100	9335	Total sqm	
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£21,886,158
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POTENTIAL MARGIN FOR CIL	£1,154,119
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£148

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£24,400,039

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

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

100	9527	Total sqm	
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£23,342,961
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POTENTIAL MARGIN FOR CIL	£1,057,078
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£121

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£23,040,278

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

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

100	9335	Total sqm	
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£22,562,500
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POTENTIAL MARGIN FOR CIL	£477,778
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£61



Residential Viability Appraisal

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

Development Floorspace 9720 Sqm Market Housing

Development Value

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

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

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

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

100 Total Units £25,759,800

Development Costs

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

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

Professional Fees			
8.0% Build Cost			
£965,779			
Legal Fees			
0.5% GDV			
£128,799			
Statutory Fees			
1.1% Build Cost			
£132,795			
Sales/Marketing Costs			
2.0% Market Units Value			
£515,196			
Contingencies			
3.0% Build Cost			
£362,167			

Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
			£550,890
Arrangement Fee			
0.0% Cost			
			£0
Development Profit			
Market Hsg 20.0% of GDV			
			£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

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



Residential Viability Appraisal

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

Development Floorspace 9720 Sqm Market Housing

Development Value

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

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

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

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

100 Total Units £25,759,800

Development Costs

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

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

Professional Fees			
8.0% Build Cost			
£965,779			
Legal Fees			
0.5% GDV			
£128,799			
Statutory Fees			
1.1% Build Cost			
£132,795			
Sales/Marketing Costs			
2.0% Market Units Value			
£515,196			
Contingencies			
3.0% Build Cost			
£362,167			

Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
			£550,890
Arrangement Fee			
0.0% Cost			
			£0
Development Profit			
Market Hsg 20.0% of GDV			
			£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,990,666

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

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2731 Total sqm		

Additional Affordable Housing Land Cost			£59,687
Professional Fees	8.0%	Build Cost	£274,506
Legal Fees	0.5%	GDV	£34,953
Statutory Fees	1.1%	Build Cost	£37,745
Sales/Marketing Costs	2.0%	Market Units Value	£132,516
Contingencies	3.0%	Build Cost	£104,731
Planning Obligations	1750	£ per Market Unit	£52,500
Interest	5.0%	12 Month Build	£222,339
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,347,052
		Aff Hsg 6.0% of GDV	

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,619,331

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

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2688 Total sqm		

Additional Affordable Housing Land Cost			£119,373
Professional Fees	8.0%	Build Cost	£273,289
Legal Fees	0.5%	GDV	£33,097
Statutory Fees	1.1%	Build Cost	£37,577
Sales/Marketing Costs	2.0%	Market Units Value	£117,792
Contingencies	3.0%	Build Cost	£106,065
Planning Obligations	1750	£ per Market Unit	£52,500
Interest	5.0%	12 Month Build	£216,539
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,221,704
		Aff Hsg 6.0% of GDV	

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,990,666

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

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2731 Total sqm		

Additional Affordable Housing Land Cost			£72,574
Professional Fees	8.0%	Build Cost	£274,506
Legal Fees	0.5%	GDV	£34,953
Statutory Fees	1.1%	Build Cost	£37,745
Sales/Marketing Costs	2.0%	Market Units Value	£132,516
Contingencies	3.0%	Build Cost	£105,117
Planning Obligations	1750	£ per Market Unit	£52,500
Interest	5.0%	12 Month Build	£236,228
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,347,052
		Aff Hsg 6.0% of GDV	

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	0 Plots	11403	£ per plot
	9 Plots	28508	£ per plot
	10 Plots	32581	£ per plot
	5 Plots	45613	£ per plot
	1 Plots	57017	£ per plot
Stamp Duty Land Tax		4.0%	
			£33,128

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2688 Total sqm		

Additional Affordable Housing Land Cost			£145,148
Professional Fees	8.0%	Build Cost	£273,289
Legal Fees	0.5%	GDV	£33,097
Statutory Fees	1.1%	Build Cost	£37,577
Sales/Marketing Costs	2.0%	Market Units Value	£117,792
Contingencies	3.0%	Build Cost	£106,838
Planning Obligations	1750	£ per Market Unit	£52,500
Interest	5.0%	12 Month Build	£229,458
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,221,704
		Aff Hsg 6.0% of GDV	

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



Residential Viability Appraisal

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

Development Floorspace 2775 Sqm Market Housing

Development Value

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

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

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

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

30 Total Units £7,362,000

Development Costs

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

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

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

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

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



Residential Viability Appraisal

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

Development Floorspace 2775 Sqm Market Housing

Development Value

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

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

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

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

30 Total Units £7,362,000

Development Costs

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

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

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

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

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

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
				£3,722,943

Development Costs			
Land	0 Plots	9321 £ per plot	£0
	3 Plots	23302 £ per plot	£62,917
	5 Plots	26631 £ per plot	£143,810
	5 Plots	37284 £ per plot	£201,334
	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax		3.0%	£12,242
			Total Land £408,060

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£61,321
			£321,368
			£637,146
			£804,816
			£0
15	1453 Total sqm	1.15 Gross/Net	

Additional Affordable Housing Land Cost			£29,661
Professional Fees	8.0%	Build Cost	£145,972
Legal Fees	0.5%	GDV	£18,615
Statutory Fees	1.1%	Build Cost	£20,071
Sales/Marketing Costs	2.0%	Market Units Value	£70,810
Contingencies	3.0%	Build Cost	£55,629
Planning Obligations	1750	£ per Market Unit	£26,250
Interest	5.0%	12 Month Build	£117,828
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	of GDV	£719,048
		Aff Hsg 6.0% of GDV	

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

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
				£3,511,986

Development Costs			
Land	0 Plots	9321 £ per plot	£0
	2 Plots	23302 £ per plot	£55,926
	5 Plots	26631 £ per plot	£127,831
	5 Plots	37284 £ per plot	£178,963
	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax		3.0%	£10,882
			Total Land £362,720

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£122,642
			£363,285
			£603,612
			£715,392
			£0
15	1422 Total sqm	1.15 Gross/Net	

Additional Affordable Housing Land Cost			£59,322
Professional Fees	8.0%	Build Cost	£144,395
Legal Fees	0.5%	GDV	£17,560
Statutory Fees	1.1%	Build Cost	£19,854
Sales/Marketing Costs	2.0%	Market Units Value	£62,942
Contingencies	3.0%	Build Cost	£55,928
Planning Obligations	1750	£ per Market Unit	£26,250
Interest	5.0%	12 Month Build	£114,180
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	of GDV	£651,316
		Aff Hsg 6.0% of GDV	

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

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
Development Value				£3,722,943

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

Construction			
0	sqm	1823	£ per sqm
3	sqm	1242	£ per sqm
6	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£61,321
			£321,368
			£637,146
			£804,816
			£0

15	1453 Total sqm		
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

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

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
Development Value				£3,511,986

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

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£122,642
			£363,285
			£603,612
			£715,392
			£0

15	1422 Total sqm		
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

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



Residential Viability Appraisal

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

Development Floorspace 1485 Sqm Market Housing

Development Value

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

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

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

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

15 Total Units Development Value £3,933,900

Development Costs

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

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

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

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

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



Residential Viability Appraisal

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

Development Floorspace 1485 Sqm Market Housing

Development Value

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

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

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

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

15 Total Units Development Value £3,933,900

Development Costs

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

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

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

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

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

NCS Residential Viability Appraisal

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

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

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

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

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

20 Total Units	£2,992,744		
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Development Costs			
Land			
18	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £37,800
Stamp Duty Land Tax			
1.0% £378			

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

Additional Affordable Housing Land Cost			
8.0% Build Cost £213,798			
0.5% GDV £14,964			
1.1% Build Cost £29,397			
2.0% Market Units Value £54,990			
3.0% Build Cost £80,441			
1750 £ per Market Unit £35,000			
5.0%	12	Month Build	6
£123,815			
0.0% Cost £0			
20.0% of GDV £564,495			
6.0% of GDV			

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

NCS Residential Viability Appraisal

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

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

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

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

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

20 Total Units	£2,930,488		
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Development Costs			
Land			
16	Apartments	Plots	2100 £ per plot
0	2 Bed House	Plots	5250 £ per plot
0	3 Bed House	Plots	6000 £ per plot
0	4 Bed House	Plots	8400 £ per plot
0	5 Bed House	Plots	10500 £ per plot
			Total Land £33,600
Stamp Duty Land Tax			
1.0% £336			

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

Additional Affordable Housing Land Cost			
8.0% Build Cost £17,820			
0.5% GDV £209,564			
1.1% Build Cost £14,652			
1.1% Build Cost £28,815			
2.0% Market Units Value £48,880			
3.0% Build Cost £79,121			
1750 £ per Market Unit £35,000			
5.0%	12	Month Build	6
£121,287			
0.0% Cost £0			
20.0% of GDV £517,989			
6.0% of GDV			

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



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	1170 Sqm Market Housing	150 Sqm Affordable Housing

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

LCHO	70%	Open Market Value	
0 Apartments	65 sqm	1645 £ per sqm	£32,078
1 2 Bed house	75 sqm	1890 £ per sqm	£70,875
0 3 Bed House	90 sqm	1848 £ per sqm	£33,264

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

Affordable Rent	55%	Open Market Value	
0 Apartments	65 sqm	1292.5 £ per sqm	£25,204
1 2 Bed house	75 sqm	1485 £ per sqm	£55,688
0 3 Bed House	90 sqm	1452 £ per sqm	£26,136

20 Total Units **£2,992,744**

Development Costs			
Land			
18 Apartments	18 Plots	4125 £ per plot	£74,250
0 2 Bed House	0 Plots	10313 £ per plot	£0
0 3 Bed House	0 Plots	11786 £ per plot	£0
0 4 Bed House	0 Plots	16500 £ per plot	£0
0 5 Bed House	0 Plots	20625 £ per plot	£0
Total Land		£74,250	£0

Stamp Duty Land Tax **£743**

Construction			
19 Apartments	65 sqm	1823 £ per sqm	£2,534,608
1 2B Houses	75 sqm	1242 £ per sqm	£93,150
0 3B Houses	90 sqm	1242 £ per sqm	£44,712
0 4B Houses	120 sqm	1242 £ per sqm	£0
0 5B Houses	150 sqm	1242 £ per sqm	£0
20 Total sqm	1501		

Additional Affordable Housing Land Cost			£17,502
Professional Fees	8.0%	Build Cost	£213,798
Legal Fees	0.5%	GDV	£14,964
Statutory Fees	1.1%	Build Cost	£29,397
Sales/Marketing Costs	2.0%	Market Units Value	£54,990
Contingencies	3.0%	Build Cost	£80,699
Planning Obligations	1750	£ per Market Unit	£35,000
Interest	5.0%	12 Month Build	£127,020
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£564,495
		Aff Hsg 6.0% of GDV	

Total Cost £3,885,326

POTENTIAL MARGIN FOR CIL **-£892,582**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£763**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	1040 Sqm Market Housing	300 Sqm Affordable Housing

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

LCHO	70%	Open Market Value	
1 Apartments	65 sqm	1645 £ per sqm	£64,155
1 2 Bed house	75 sqm	1890 £ per sqm	£141,750
0 3 Bed House	90 sqm	1848 £ per sqm	£66,528

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

Affordable Rent	55%	Open Market Value	
1 Apartments	65 sqm	1292.5 £ per sqm	£50,408
1 2 Bed house	75 sqm	1485 £ per sqm	£111,375
0 3 Bed House	90 sqm	1452 £ per sqm	£52,272

20 Total Units **£2,930,488**

Development Costs			
Land			
16 Apartments	16 Plots	4125 £ per plot	£66,000
0 2 Bed House	0 Plots	10313 £ per plot	£0
0 3 Bed House	0 Plots	11786 £ per plot	£0
0 4 Bed House	0 Plots	16500 £ per plot	£0
0 5 Bed House	0 Plots	20625 £ per plot	£0
Total Land		£66,000	£0

Stamp Duty Land Tax **£660**

Construction			
17 Apartments	65 sqm	1823 £ per sqm	£2,343,831
2 2B Houses	75 sqm	1242 £ per sqm	£186,300
1 3B Houses	90 sqm	1242 £ per sqm	£89,424
0 4B Houses	120 sqm	1242 £ per sqm	£0
0 5B Houses	150 sqm	1242 £ per sqm	£0
20 Total sqm	1508		

Additional Affordable Housing Land Cost			£35,004
Professional Fees	8.0%	Build Cost	£209,564
Legal Fees	0.5%	GDV	£14,652
Statutory Fees	1.1%	Build Cost	£28,815
Sales/Marketing Costs	2.0%	Market Units Value	£48,880
Contingencies	3.0%	Build Cost	£79,637
Planning Obligations	1750	£ per Market Unit	£35,000
Interest	5.0%	12 Month Build	£124,518
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£517,989
		Aff Hsg 6.0% of GDV	

Total Cost £3,780,275

POTENTIAL MARGIN FOR CIL **-£849,787**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£817**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

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

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

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

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

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

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

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

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

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



Residential Viability Appraisal

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

Development Floorspace 1300 Sqm Market Housing

Development Value

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

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

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

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

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

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

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

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

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



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

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

Housing Type & Size

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

1.15
Gross : Net

Construction Cost Sqm

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

Sales Values

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

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	3000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

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

Residential Scenario 2

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

Residential Scenario 3

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

Residential Scenario 4

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

Residential Scenario 5

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

LAND VALUE ASSUMPTIONS

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

Existing Use Values

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

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

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

Maximum Residential CIL Rates per sqm

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£62,304,197			

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

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
250 24358 Total sqm			
1.15 Gross/Net			
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

Additional Affordable Housing Land Cost			
8.0% Build Cost			
£492,709			
Professional Fees			
0.5% GDV			
£2,446,281			
Legal Fees			
0.5% GDV			
£311,521			
Statutory Fees			
1.1% Build Cost			
£336,364			
Sales/Marketing Costs			
2.0% Market Units Value			
£1,185,273			
Contingencies			
3.0% Build Cost			
£932,137			
Planning Obligations			
3000 £ per Market Unit			
£750,000			
Interest			
5.0%	12	Month Build	6
Mth Sale Void			
£1,988,825			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£12,035,163			

Total Cost			
£58,131,256			

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£58,759,894			

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

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
250 23816 Total sqm			
1.15 Gross/Net			
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

Additional Affordable Housing Land Cost			
8.0% Build Cost			
£985,418			
Professional Fees			
0.5% GDV			
£2,418,498			
Legal Fees			
0.5% GDV			
£293,799			
Statutory Fees			
1.1% Build Cost			
£332,544			
Sales/Marketing Costs			
2.0% Market Units Value			
£1,053,576			
Contingencies			
3.0% Build Cost			
£936,499			
Planning Obligations			
3000 £ per Market Unit			
£750,000			
Interest			
5.0%	12	Month Build	6
Mth Sale Void			
£1,926,523			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£10,900,626			

Total Cost			
£56,117,128			

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value				£62,304,197	

Development Costs					
Land					
0	Apartments	0 Plots	11315 £ per plot		£0
36	2 Bed House	36 Plots	28288 £ per plot		£1,018,363
104	3 Bed House	104 Plots	32329 £ per plot		£3,346,049
81	4 Bed House	81 Plots	45261 £ per plot		£3,666,105
5	5 Bed House	5 Plots	56576 £ per plot	Total Land	£8,285,107
Stamp Duty Land Tax					£331,404

Construction					
8	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£1,022,019
49	2B Houses	75 sqm	1242 £ per sqm		£4,517,775
109	3B Houses	90 sqm	1242 £ per sqm		£12,128,130
81	4B Houses	120 sqm	1242 £ per sqm		£12,072,240
5	5B Houses	150 sqm	1242 £ per sqm		£838,350
250		24358 Total sqm			

Additional Affordable Housing Land Cost				£600,107	
Professional Fees				8.0%	Build Cost
Legal Fees				0.5%	GDV
Statutory Fees				1.1%	Build Cost
Sales/Marketing Costs				2.0%	Market Units Value
Contingencies				3.0%	Build Cost
Planning Obligations				3000	£ per Market Unit
Interest				5.0%	12 Month Build
Arrangement Fee				0.0%	Cost
Development Profit				20.0%	Market Hsg of GDV
				6.0%	Aff Hsg of GDV
					£12,035,163

Total Cost				£59,908,058	
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POTENTIAL MARGIN FOR CIL	£2,396,139
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£107



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value				£58,759,894	

Development Costs					
Land					
0	Apartments	0 Plots	11315 £ per plot		£0
32	2 Bed House	32 Plots	28288 £ per plot		£905,211
92	3 Bed House	92 Plots	32329 £ per plot		£2,974,265
72	4 Bed House	72 Plots	45261 £ per plot		£3,258,760
5	5 Bed House	4 Plots	56576 £ per plot	Total Land	£7,364,540
Stamp Duty Land Tax					£226,303
					£294,582

Construction					
15	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,044,039
57	2B Houses	75 sqm	1242 £ per sqm		£5,309,550
102	3B Houses	90 sqm	1242 £ per sqm		£11,401,560
72	4B Houses	120 sqm	1242 £ per sqm		£10,730,880
4	5B Houses	150 sqm	1242 £ per sqm		£745,200
250		23816 Total sqm			

Additional Affordable Housing Land Cost				£1,200,213	
Professional Fees				8.0%	Build Cost
Legal Fees				0.5%	GDV
Statutory Fees				1.1%	Build Cost
Sales/Marketing Costs				2.0%	Market Units Value
Contingencies				3.0%	Build Cost
Planning Obligations				3000	£ per Market Unit
Interest				5.0%	12 Month Build
Arrangement Fee				0.0%	Cost
Development Profit				20.0%	Market Hsg of GDV
				6.0%	Aff Hsg of GDV
					£10,900,626

Total Cost				£57,824,195	
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POTENTIAL MARGIN FOR CIL	£935,699
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£47



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing

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

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

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

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

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

Development Costs			
Land			
0	Apartments		
40	2 Bed House		
115	3 Bed House		
90	4 Bed House		
5	5 Bed House		

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

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

Total Cost £50,894,829

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



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing

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

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

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

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

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

Development Costs			
Land			
0	Apartments		
40	2 Bed House		
115	3 Bed House		
90	4 Bed House		
5	5 Bed House		

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

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

Total Cost £50,894,829

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

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£24,400,039

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

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
100	9527 Total sqm	1.15 Gross/Net	£408,808
			£4,322,160
			£1,732,590
			£4,158,216
			£1,341,360

Additional Affordable Housing Land Cost			£195,902
Professional Fees	8.0%	Build Cost	£957,051
Legal Fees	0.5%	GDV	£122,000
Statutory Fees	1.1%	Build Cost	£131,594
Sales/Marketing Costs	2.0%	Market Units Value	£463,676
Contingencies	3.0%	Build Cost	£364,771
Planning Obligations	3000	£ per Market Unit	£300,000
Interest	5.0%	12 Month Build	£779,573
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£4,709,737
		Aff Hsg 6.0% of GDV	

Total Cost			£22,769,392
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POTENTIAL MARGIN FOR CIL		£1,630,647
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£186

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£23,040,278

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

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
100	9335 Total sqm	1.15 Gross/Net	£817,616
			£4,359,420
			£1,788,480
			£3,696,192
			£1,192,320

Additional Affordable Housing Land Cost			£391,804
Professional Fees	8.0%	Build Cost	£948,322
Legal Fees	0.5%	GDV	£115,201
Statutory Fees	1.1%	Build Cost	£130,394
Sales/Marketing Costs	2.0%	Market Units Value	£412,157
Contingencies	3.0%	Build Cost	£367,375
Planning Obligations	3000	£ per Market Unit	£300,000
Interest	5.0%	12 Month Build	£756,372
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£4,267,514
		Aff Hsg 6.0% of GDV	

Total Cost			£22,016,015
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POTENTIAL MARGIN FOR CIL		£1,024,262
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£132



Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			
£24,400,039			

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

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

100 9527 Total sqm			
Additional Affordable Housing Land Cost			
£238,861			
Professional Fees			
8.0% Build Cost			
£957,051			
Legal Fees			
0.5% GDV			
£122,000			
Statutory Fees			
1.1% Build Cost			
£131,594			
Sales/Marketing Costs			
2.0% Market Units Value			
£463,676			
Contingencies			
3.0% Build Cost			
£366,060			
Planning Obligations			
3000 £ per Market Unit			
£300,000			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£828,703			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£4,709,737			

Total Cost			
£23,472,818			

POTENTIAL MARGIN FOR CIL	£927,221
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£106



Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			
£23,040,278			

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
37	2 Bed House	37 Plots	28149 £ per plot
12	3 Bed House	12 Plots	32170 £ per plot
25	4 Bed House	25 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
			Total Land £2,899,147
Stamp Duty Land Tax			
4.0% £115,966			

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

100 9335 Total sqm			
Additional Affordable Housing Land Cost			
£477,722			
Professional Fees			
8.0% Build Cost			
£948,322			
Legal Fees			
0.5% GDV			
£115,201			
Statutory Fees			
1.1% Build Cost			
£130,394			
Sales/Marketing Costs			
2.0% Market Units Value			
£412,157			
Contingencies			
3.0% Build Cost			
£369,952			
Planning Obligations			
3000 £ per Market Unit			
£300,000			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£801,954			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£4,267,514			

Total Cost			
£22,692,357			

POTENTIAL MARGIN FOR CIL	£347,920
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£45



Residential Viability Appraisal

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

Development Floorspace 9720 Sqm Market Housing

Development Value

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

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

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

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

100 Total Units £25,759,800

Development Costs

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

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

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

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



Residential Viability Appraisal

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

Development Floorspace 9720 Sqm Market Housing

Development Value

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

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

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

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

100 Total Units £25,759,800

Development Costs

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

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

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
			£6,990,666

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

Construction			
1	sqm	1823	£ per sqm
11	sqm	1242	£ per sqm
11	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
1	sqm	1242	£ per sqm
30	Total sqm	2731	

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

			£59,687
			£274,506
			£34,953
			£37,745
			£132,516
			£104,731
			£90,000
			£223,797
			£0
			£1,347,052

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
			£6,619,331

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

Construction			
2	sqm	1823	£ per sqm
12	sqm	1242	£ per sqm
11	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
1	sqm	1242	£ per sqm
30	Total sqm	2688	

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

			£119,373
			£273,289
			£33,097
			£37,577
			£117,792
			£106,065
			£90,000
			£217,997
			£0
			£1,221,704

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,990,666

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	10 Plots	28508 £ per plot
	3 Bed House	11 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£931,736
			£51,315
			£37,269
Stamp Duty Land Tax			
0			

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2731 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	9 Plots	28508 £ per plot
	3 Bed House	10 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£828,209
			£45,613
			£33,128
Stamp Duty Land Tax			
4.0%			

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2688 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

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



Residential Viability Appraisal

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

Development Floorspace 2775 Sqm Market Housing

Development Value

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

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

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

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

30 Total Units **£7,362,000**

Development Costs

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

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

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

Total Cost £5,677,316

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

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



Residential Viability Appraisal

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

Development Floorspace 2775 Sqm Market Housing

Development Value

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

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

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

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

30 Total Units **£7,362,000**

Development Costs

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

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

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

Total Cost £5,677,316

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

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



Residential Viability Appraisal

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

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

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

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

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

15	Total Units			£3,722,943
Development Value				

Development Costs				
Land				
0	Apartments	0 Plots	9321 £ per plot	£0
2	2 Bed House	3 Plots	23302 £ per plot	£62,917
3	3 Bed House	5 Plots	26631 £ per plot	£143,810
4	4 Bed House	5 Plots	37284 £ per plot	£201,334
5	5 Bed House	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax				3.0%
				£12,242

Construction				
0	Apartments	65 sqm	1823 £ per sqm	£61,321
3	2B Houses	75 sqm	1242 £ per sqm	£321,368
6	3B Houses	90 sqm	1242 £ per sqm	£637,146
5	4B Houses	120 sqm	1242 £ per sqm	£804,816
0	5B Houses	150 sqm	1242 £ per sqm	£0
15	Total sqm	1453		

Additional Affordable Housing Land Cost					£29,661
Professional Fees					8.0% Build Cost £145,972
Legal Fees					0.5% GDV £18,615
Statutory Fees					1.1% Build Cost £20,071
Sales/Marketing Costs					2.0% Market Units Value £70,810
Contingencies					3.0% Build Cost £55,629
Planning Obligations					3000 £ per Market Unit £45,000
Interest					5.0% 12 Month Build 6 Mth Sale Void £118,557
Arrangement Fee					0.0% Cost £0
Development Profit					Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £719,048

Total Cost	£3,468,315
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POTENTIAL MARGIN FOR CIL	£254,628
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£191



Residential Viability Appraisal

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

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

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

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

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

15	Total Units			£3,511,986
Development Value				

Development Costs				
Land				
0	Apartments	0 Plots	9321 £ per plot	£0
2	2 Bed House	2 Plots	23302 £ per plot	£55,926
3	3 Bed House	5 Plots	26631 £ per plot	£127,831
4	4 Bed House	5 Plots	37284 £ per plot	£178,963
5	5 Bed House	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax				3.0%
				£10,882

Construction				
1	Apartments	65 sqm	1823 £ per sqm	£122,642
4	2B Houses	75 sqm	1242 £ per sqm	£363,285
5	3B Houses	90 sqm	1242 £ per sqm	£603,612
5	4B Houses	120 sqm	1242 £ per sqm	£715,392
0	5B Houses	150 sqm	1242 £ per sqm	£0
15	Total sqm	1422		

Additional Affordable Housing Land Cost					£59,322
Professional Fees					8.0% Build Cost £144,395
Legal Fees					0.5% GDV £17,560
Statutory Fees					1.1% Build Cost £19,854
Sales/Marketing Costs					2.0% Market Units Value £62,942
Contingencies					3.0% Build Cost £55,928
Planning Obligations					3000 £ per Market Unit £45,000
Interest					5.0% 12 Month Build 6 Mth Sale Void £114,909
Arrangement Fee					0.0% Cost £0
Development Profit					Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £651,316

Total Cost	£3,349,758
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POTENTIAL MARGIN FOR CIL	£162,228
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£137

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
				£3,722,943

Development Costs			
Land	0 Plots	11346	£ per plot
	3 Plots	28365	£ per plot
	5 Plots	32417	£ per plot
	5 Plots	45384	£ per plot
	0 Plots	56730	£ per plot
	Total Land	£496,712	
Stamp Duty Land Tax		0	

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1453 Total sqm		

Additional Affordable Housing Land Cost			£36,105
Professional Fees	8.0%	Build Cost	£145,972
Legal Fees	0.5%	GDV	£18,615
Statutory Fees	1.1%	Build Cost	£20,071
Sales/Marketing Costs	2.0%	Market Units Value	£70,810
Contingencies	3.0%	Build Cost	£55,823
Planning Obligations	3000	£ per Market Unit	£45,000
Interest	5.0%	12 Month Build	£125,911
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£719,048
		Aff Hsg 6.0% of GDV	

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

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
				£3,511,986

Development Costs			
Land	0 Plots	11346	£ per plot
	2 Plots	28365	£ per plot
	5 Plots	32417	£ per plot
	5 Plots	45384	£ per plot
	0 Plots	56730	£ per plot
	Total Land	£441,521	
Stamp Duty Land Tax		3.0%	

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1422 Total sqm		

Additional Affordable Housing Land Cost			£72,209
Professional Fees	8.0%	Build Cost	£144,395
Legal Fees	0.5%	GDV	£17,560
Statutory Fees	1.1%	Build Cost	£19,854
Sales/Marketing Costs	2.0%	Market Units Value	£62,942
Contingencies	3.0%	Build Cost	£56,314
Planning Obligations	3000	£ per Market Unit	£45,000
Interest	5.0%	12 Month Build	£121,732
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£651,316
		Aff Hsg 6.0% of GDV	

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



Residential Viability Appraisal

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

Development Floorspace 1485 Sqm Market Housing

Development Value

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

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

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

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

15 Total Units £3,933,900

Development Costs

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

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

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

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

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



Residential Viability Appraisal

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

Development Floorspace 1485 Sqm Market Housing

Development Value

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

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

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

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

15 Total Units £3,933,900

Development Costs

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

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

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

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

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

NCS Residential Viability Appraisal

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

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

LCHO	70% Open Market Value		
0 Apartments	65 sqm	1645 £ per sqm	£32,078
1 2 Bed house	75 sqm	1890 £ per sqm	£70,875
0 3 Bed House	90 sqm	1848 £ per sqm	£33,264

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

Affordable Rent	55% Open Market Value		
0 Apartments	65 sqm	1292.5 £ per sqm	£25,204
1 2 Bed house	75 sqm	1485 £ per sqm	£55,688
0 3 Bed House	90 sqm	1452 £ per sqm	£26,136

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

Construction			
19 Apartments	65 sqm	1823 £ per sqm	£2,534,608
1 2B Houses	75 sqm	1242 £ per sqm	£93,150
0 3B Houses	90 sqm	1242 £ per sqm	£44,712
0 4B Houses	120 sqm	1242 £ per sqm	£0
0 5B Houses	150 sqm	1242 £ per sqm	£0
20	1501 Total sqm		

Additional Affordable Housing Land Cost			£8,910
Professional Fees	8.0% Build Cost		£213,798
Legal Fees	0.5% GDV		£14,964
Statutory Fees	1.1% Build Cost		£29,397
Sales/Marketing Costs	2.0% Market Units Value		£54,990
Contingencies	3.0% Build Cost		£80,441
Planning Obligations	3000 £ per Market Unit		£60,000
Interest	5.0% 12 Month Build	6 Mth Sale Void	£124,786
Arrangement Fee	0.0% Cost		£0
Development Profit	Market Hsg 20.0% of GDV	Aff Hsg 6.0% of GDV	£564,495

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

NCS Residential Viability Appraisal

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

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

LCHO	70% Open Market Value		
1 Apartments	65 sqm	1645 £ per sqm	£64,155
1 2 Bed house	75 sqm	1890 £ per sqm	£141,750
0 3 Bed House	90 sqm	1848 £ per sqm	£66,528

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

Affordable Rent	55% Open Market Value		
1 Apartments	65 sqm	1292.5 £ per sqm	£50,408
1 2 Bed house	75 sqm	1485 £ per sqm	£111,375
0 3 Bed House	90 sqm	1452 £ per sqm	£52,272

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

Construction			
17 Apartments	65 sqm	1823 £ per sqm	£2,343,831
2 2B Houses	75 sqm	1242 £ per sqm	£186,300
1 3B Houses	90 sqm	1242 £ per sqm	£89,424
0 4B Houses	120 sqm	1242 £ per sqm	£0
0 5B Houses	150 sqm	1242 £ per sqm	£0
20	1508 Total sqm		

Additional Affordable Housing Land Cost			£17,820
Professional Fees	8.0% Build Cost		£209,564
Legal Fees	0.5% GDV		£14,652
Statutory Fees	1.1% Build Cost		£28,815
Sales/Marketing Costs	2.0% Market Units Value		£48,880
Contingencies	3.0% Build Cost		£79,121
Planning Obligations	3000 £ per Market Unit		£60,000
Interest	5.0% 12 Month Build	6 Mth Sale Void	£122,258
Arrangement Fee	0.0% Cost		£0
Development Profit	Market Hsg 20.0% of GDV	Aff Hsg 6.0% of GDV	£517,989

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

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1170 Sqm Market Housing	150 Sqm Affordable Housing

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

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£33,264			

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

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

Development Value			
£2,992,744			

Development Costs			
Land			
18	Apartments	Plots	4125 £ per plot
0	2 Bed House	Plots	10313 £ per plot
0	3 Bed House	Plots	11786 £ per plot
0	4 Bed House	Plots	16500 £ per plot
0	5 Bed House	Plots	20625 £ per plot
			Total Land £74,250
Stamp Duty Land Tax			
£743			

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

Additional Affordable Housing Land Cost			
1.15 Gross/Net			
£17,502			
Professional Fees			
8.0% Build Cost			
£213,798			
Legal Fees			
0.5% GDV			
£14,964			
Statutory Fees			
1.1% Build Cost			
£29,397			
Sales/Marketing Costs			
2.0% Market Units Value			
£54,990			
Contingencies			
3.0% Build Cost			
£80,699			
Planning Obligations			
3000 £ per Market Unit			
£60,000			
Interest			
5.0%	12	Month Build	6
£127,991			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg		20.0% of GDV	Aff Hsg
			6.0% of GDV
£564,495			

Total Cost			
£3,911,298			

POTENTIAL MARGIN FOR CIL	-£918,554
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£785

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1040 Sqm Market Housing	300 Sqm Affordable Housing

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

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£66,528			

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

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

Development Value			
£2,930,488			

Development Costs			
Land			
16	Apartments	Plots	4125 £ per plot
0	2 Bed House	Plots	10313 £ per plot
0	3 Bed House	Plots	11786 £ per plot
0	4 Bed House	Plots	16500 £ per plot
0	5 Bed House	Plots	20625 £ per plot
			Total Land £66,000
Stamp Duty Land Tax			
£660			

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

Additional Affordable Housing Land Cost			
1.15 Gross/Net			
£35,004			
Professional Fees			
8.0% Build Cost			
£209,564			
Legal Fees			
0.5% GDV			
£14,652			
Statutory Fees			
1.1% Build Cost			
£28,815			
Sales/Marketing Costs			
2.0% Market Units Value			
£48,880			
Contingencies			
3.0% Build Cost			
£79,637			
Planning Obligations			
3000 £ per Market Unit			
£60,000			
Interest			
5.0%	12	Month Build	6
£125,489			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg		20.0% of GDV	Aff Hsg
			6.0% of GDV
£517,989			

Total Cost			
£3,806,246			

POTENTIAL MARGIN FOR CIL	-£875,759
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£842



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	2 bed houses	0
	3 Bed houses	0
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

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

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

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

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

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

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

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

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

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



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	2 bed houses	0
	3 Bed houses	0
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

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

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

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

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

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

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

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

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

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



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

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

Housing Type & Size

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

Sales Values

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

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost	
Professional Fees @	8.0%	Construction Cost	
Legal Fees	0.5%	GDV	
Statutory Fees	1.1%	Construction Cost	
Sales/Marketing Costs	2.0%	Market Units Value	
Contingencies	3.0%	Construction Cost	
Planning Obligations	4500	£ per Unit	
Interest @	5.0%	12 Month Construction	6 Mth Sales Void
Arrangement Fee		Cost	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%

Residential Development Scenarios

Residential Scenario 1

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

Residential Scenario 2

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

Residential Scenario 3

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

Residential Scenario 4

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

Residential Scenario 5

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

LAND VALUE ASSUMPTIONS

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

Existing Use Values

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

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

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

Maximum Residential CIL Rates per sqm

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value				£62,304,197	

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

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
250 24358 Total sqm			
1.15 Gross/Net			
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

Additional Affordable Housing Land Cost				£492,709	
Professional Fees 8.0% Build Cost				£2,446,281	
Legal Fees 0.5% GDV				£311,521	
Statutory Fees 1.1% Build Cost				£336,364	
Sales/Marketing Costs 2.0% Market Units Value				£1,185,273	
Contingencies 3.0% Build Cost				£932,137	
Planning Obligations 4500 £ per Market Unit				£1,125,000	
Interest 5.0% 12 Month Build 6 Mth Sale Void				£2,003,397	
Arrangement Fee 0.0% Cost				£0	
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				£12,035,163	

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value				£58,759,894	

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

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
250 23816 Total sqm			
1.15 Gross/Net			
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

Additional Affordable Housing Land Cost				£985,418	
Professional Fees 8.0% Build Cost				£2,418,498	
Legal Fees 0.5% GDV				£293,799	
Statutory Fees 1.1% Build Cost				£332,544	
Sales/Marketing Costs 2.0% Market Units Value				£1,053,576	
Contingencies 3.0% Build Cost				£936,499	
Planning Obligations 4500 £ per Market Unit				£1,125,000	
Interest 5.0% 12 Month Build 6 Mth Sale Void				£1,941,094	
Arrangement Fee 0.0% Cost				£0	
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				£10,900,626	

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



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value				£62,304,197	

Development Costs				
Land				
0	Plots	11315	£ per plot	£0
36	Plots	28288	£ per plot	£1,018,363
104	Plots	32329	£ per plot	£3,346,049
81	Plots	45261	£ per plot	£3,666,105
5	Plots	56576	£ per plot	£254,591
Total Land				£8,285,107
Stamp Duty Land Tax				£331,404

Construction						
8	sqm	1823	£ per sqm	1.15	Gross/Net	£1,022,019
49	sqm	1242	£ per sqm			£4,517,775
109	sqm	1242	£ per sqm			£12,128,130
81	sqm	1242	£ per sqm			£12,072,240
5	sqm	1242	£ per sqm			£838,350
250	24358	Total sqm				

Additional Affordable Housing Land Cost				£600,107						
Professional Fees				8.0% Build Cost		£2,446,281				
Legal Fees				0.5% GDV		£311,521				
Statutory Fees				1.1% Build Cost		£336,364				
Sales/Marketing Costs				2.0% Market Units Value		£1,185,273				
Contingencies				3.0% Build Cost		£935,359				
Planning Obligations				4500 £ per Market Unit		£1,125,000				
Interest				5.0%	12	Month Build	6	Mth Sale Void	£2,127,537	
Arrangement Fee				0.0% Cost		£0				
Development Profit				Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£12,035,163

Total Cost				£60,297,630	
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POTENTIAL MARGIN FOR CIL	£2,006,567
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£90



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value				£58,759,894	

Development Costs				
Land				
0	Plots	11315	£ per plot	£0
32	Plots	28288	£ per plot	£905,211
92	Plots	32329	£ per plot	£2,974,265
72	Plots	45261	£ per plot	£3,258,760
4	Plots	56576	£ per plot	£226,303
Total Land				£7,364,540
Stamp Duty Land Tax				£294,582

Construction						
15	sqm	1823	£ per sqm	1.15	Gross/Net	£2,044,039
57	sqm	1242	£ per sqm			£5,309,550
102	sqm	1242	£ per sqm			£11,401,560
72	sqm	1242	£ per sqm			£10,730,880
4	sqm	1242	£ per sqm			£745,200
250	23816	Total sqm				

Additional Affordable Housing Land Cost				£1,200,213						
Professional Fees				8.0% Build Cost		£2,418,498				
Legal Fees				0.5% GDV		£293,799				
Statutory Fees				1.1% Build Cost		£332,544				
Sales/Marketing Costs				2.0% Market Units Value		£1,053,576				
Contingencies				3.0% Build Cost		£942,943				
Planning Obligations				4500 £ per Market Unit		£1,125,000				
Interest				5.0%	12	Month Build	6	Mth Sale Void	£2,056,217	
Arrangement Fee				0.0% Cost		£0				
Development Profit				Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£10,900,626

Total Cost				£58,213,767	
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POTENTIAL MARGIN FOR CIL	£546,127
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£27



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing

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

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

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

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

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

Development Costs			
Land			
0	Apartments		
40	2 Bed House		
115	3 Bed House		
90	4 Bed House		
5	5 Bed House		

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

250 24900 Total sqm			
Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost £50,894,829

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



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing

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

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

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

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

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

Development Costs			
Land			
0	Apartments		
40	2 Bed House		
115	3 Bed House		
90	4 Bed House		
5	5 Bed House		

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

250 24900 Total sqm			
Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£13,169,700

Total Cost £50,894,829

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

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£24,400,039

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
41	2 Bed House	41 Plots	23086 £ per plot
14	3 Bed House	14 Plots	26384 £ per plot
28	4 Bed House	28 Plots	36938 £ per plot
7	5 Bed House	7 Plots	46172 £ per plot
		Total Land	£2,674,955
			£332,440
			£106,998

Stamp Duty Land Tax			
			4.0%
Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
			£408,808
			£4,322,160
			£1,732,590
			£4,158,216
			£1,341,360

100	9527	Total sqm	
Additional Affordable Housing Land Cost			
			£195,902
			£957,051
			£122,000
			£131,594
			£463,676
			£364,771
			£450,000
			£785,401
			£0
			£4,709,737

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

NCS Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£23,040,278

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
37	2 Bed House	37 Plots	23086 £ per plot
12	3 Bed House	12 Plots	26384 £ per plot
25	4 Bed House	25 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
		Total Land	£2,377,738
			£295,502
			£95,110

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

100	9335	Total sqm	
Additional Affordable Housing Land Cost			
			£391,804
			£948,322
			£115,201
			£130,394
			£412,157
			£367,375
			£450,000
			£762,201
			£0
			£4,267,514

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

NCS Residential Viability Appraisal

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

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

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

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

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

100 Total Units **£24,400,039**

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

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

100	9527 Total sqm		
Additional Affordable Housing Land Cost			£238,861
Professional Fees	8.0%	Build Cost	£957,051
Legal Fees	0.5%	GDV	£122,000
Statutory Fees	1.1%	Build Cost	£131,594
Sales/Marketing Costs	2.0%	Market Units Value	£463,676
Contingencies	3.0%	Build Cost	£366,060
Planning Obligations	4500	£ per Market Unit	£450,000
Interest	5.0%	12 Month Build	£834,531
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£4,709,737
		Aff Hsg 6.0% of GDV	

Total Cost £23,628,646

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

NCS Residential Viability Appraisal

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

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

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

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

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

100 Total Units **£23,040,278**

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

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

100	9335 Total sqm		
Additional Affordable Housing Land Cost			£477,722
Professional Fees	8.0%	Build Cost	£948,322
Legal Fees	0.5%	GDV	£115,201
Statutory Fees	1.1%	Build Cost	£130,394
Sales/Marketing Costs	2.0%	Market Units Value	£412,157
Contingencies	3.0%	Build Cost	£369,952
Planning Obligations	4500	£ per Market Unit	£450,000
Interest	5.0%	12 Month Build	£807,782
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£4,267,514
		Aff Hsg 6.0% of GDV	

Total Cost £22,848,186

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



Residential Viability Appraisal

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

Development Floorspace 9720 Sqm Market Housing

Development Value

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

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

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

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

100 Total Units £25,759,800

Development Costs

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

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

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

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



Residential Viability Appraisal

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

Development Floorspace 9720 Sqm Market Housing

Development Value

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

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

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

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

100 Total Units £25,759,800

Development Costs

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

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

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

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

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units			
Development Value				£6,990,666

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

Construction			
1	sqm	1823	£ per sqm
11	sqm	1242	£ per sqm
11	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
1	sqm	1242	£ per sqm
30	Total sqm	2731	

Additional Affordable Housing Land Cost				£59,687
Professional Fees				£274,506
Legal Fees				£34,953
Statutory Fees				£37,745
Sales/Marketing Costs				£132,516
Contingencies				£104,731
Planning Obligations				£135,000
Interest				£225,545
Arrangement Fee				£0
Development Profit				£1,347,052

Total Cost				£6,579,995
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POTENTIAL MARGIN FOR CIL	£410,671
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£164

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units			
Development Value				£6,619,331

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

Construction			
2	sqm	1823	£ per sqm
12	sqm	1242	£ per sqm
11	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
1	sqm	1242	£ per sqm
30	Total sqm	2688	

Additional Affordable Housing Land Cost				£119,373
Professional Fees				£273,289
Legal Fees				£33,097
Statutory Fees				£37,577
Sales/Marketing Costs				£117,792
Contingencies				£106,065
Planning Obligations				£135,000
Interest				£219,745
Arrangement Fee				£0
Development Profit				£1,221,704

Total Cost				£6,388,134
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POTENTIAL MARGIN FOR CIL	£231,197
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£104

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,990,666

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

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2731 Total sqm		1.15 Gross/Net
			£122,642
			£1,061,910
			£1,274,292
			£804,816
			£167,670

Additional Affordable Housing Land Cost			£72,574
Professional Fees	8.0%	Build Cost	£274,506
Legal Fees	0.5%	GDV	£34,953
Statutory Fees	1.1%	Build Cost	£37,745
Sales/Marketing Costs	2.0%	Market Units Value	£132,516
Contingencies	3.0%	Build Cost	£105,117
Planning Obligations	4500	£ per Market Unit	£135,000
Interest	5.0%	12 Month Build	£239,434
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,347,052
		Aff Hsg 6.0% of GDV	

Total Cost			£6,779,233
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POTENTIAL MARGIN FOR CIL		£211,433
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£85

NCS Residential Viability Appraisal

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

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

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

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

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

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	0 Plots	11403	£ per plot
	9 Plots	28508	£ per plot
	10 Plots	32581	£ per plot
	5 Plots	45613	£ per plot
	1 Plots	57017	£ per plot
	Total Land	£828,209	
Stamp Duty Land Tax		4.0%	£33,128

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2688 Total sqm		1.15 Gross/Net
			£245,285
			£1,099,170
			£1,207,224
			£715,392
			£149,040

Additional Affordable Housing Land Cost			£145,148
Professional Fees	8.0%	Build Cost	£273,289
Legal Fees	0.5%	GDV	£33,097
Statutory Fees	1.1%	Build Cost	£37,577
Sales/Marketing Costs	2.0%	Market Units Value	£117,792
Contingencies	3.0%	Build Cost	£106,838
Planning Obligations	4500	£ per Market Unit	£135,000
Interest	5.0%	12 Month Build	£232,664
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,221,704
		Aff Hsg 6.0% of GDV	

Total Cost			£6,580,557
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POTENTIAL MARGIN FOR CIL		£38,774
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£17



Residential Viability Appraisal

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

Development Floorspace 2775 Sqm Market Housing

Development Value

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

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

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

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

30 Total Units **£7,362,000**

Development Costs

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

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

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

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



Residential Viability Appraisal

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

Development Floorspace 2775 Sqm Market Housing

Development Value

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

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

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

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

30 Total Units **£7,362,000**

Development Costs

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

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

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

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

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
Development Value				£3,722,943

Development Costs			
Land	0 Plots	9321 £ per plot	£0
	3 Plots	23302 £ per plot	£62,917
	5 Plots	26631 £ per plot	£143,810
	5 Plots	37284 £ per plot	£201,334
	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax		3.0%	£12,242
			Total Land £408,060

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1453 Total sqm		1.15 Gross/Net
			£61,321
			£321,368
			£637,146
			£804,816
			£0

Additional Affordable Housing Land Cost			£29,661
Professional Fees	8.0%	Build Cost	£145,972
Legal Fees	0.5%	GDV	£18,615
Statutory Fees	1.1%	Build Cost	£20,071
Sales/Marketing Costs	2.0%	Market Units Value	£70,810
Contingencies	3.0%	Build Cost	£55,629
Planning Obligations	4500	£ per Market Unit	£67,500
Interest	5.0%	12 Month Build	£119,431
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£719,048
		Aff Hsg 6.0% of GDV	

Total Cost			£3,491,690
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POTENTIAL MARGIN FOR CIL		£231,253
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£173

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
Development Value				£3,511,986

Development Costs			
Land	0 Plots	9321 £ per plot	£0
	2 Plots	23302 £ per plot	£55,926
	5 Plots	26631 £ per plot	£127,831
	5 Plots	37284 £ per plot	£178,963
	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax		3.0%	£10,882
			Total Land £362,720

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1422 Total sqm		1.15 Gross/Net
			£122,642
			£363,285
			£603,612
			£715,392
			£0

Additional Affordable Housing Land Cost			£59,322
Professional Fees	8.0%	Build Cost	£144,395
Legal Fees	0.5%	GDV	£17,560
Statutory Fees	1.1%	Build Cost	£19,854
Sales/Marketing Costs	2.0%	Market Units Value	£62,942
Contingencies	3.0%	Build Cost	£55,928
Planning Obligations	4500	£ per Market Unit	£67,500
Interest	5.0%	12 Month Build	£115,783
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£651,316
		Aff Hsg 6.0% of GDV	

Total Cost			£3,373,132
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POTENTIAL MARGIN FOR CIL		£138,854
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£117

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
Development Value				£3,722,943

Development Costs			
Land	0 Plots	11346	£ per plot
	3 Plots	28365	£ per plot
	5 Plots	32417	£ per plot
	5 Plots	45384	£ per plot
	0 Plots	56730	£ per plot
Stamp Duty Land Tax		0	
			£14,901

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1453 Total sqm		

Additional Affordable Housing Land Cost			£36,105
Professional Fees	8.0%	Build Cost	£145,972
Legal Fees	0.5%	GDV	£18,615
Statutory Fees	1.1%	Build Cost	£20,071
Sales/Marketing Costs	2.0%	Market Units Value	£70,810
Contingencies	3.0%	Build Cost	£55,823
Planning Obligations	4500	£ per Market Unit	£67,500
Interest	5.0%	12 Month Build	£126,785
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£719,048
		Aff Hsg 6.0% of GDV	

Total Cost			£3,596,992
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POTENTIAL MARGIN FOR CIL	£125,951
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£94

NCS Residential Viability Appraisal

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

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

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

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

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

15	Total Units			
Development Value				£3,511,986

Development Costs			
Land	0 Plots	11346	£ per plot
	2 Plots	28365	£ per plot
	5 Plots	32417	£ per plot
	5 Plots	45384	£ per plot
	0 Plots	56730	£ per plot
Stamp Duty Land Tax		3.0%	
			£13,246

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1422 Total sqm		

Additional Affordable Housing Land Cost			£72,209
Professional Fees	8.0%	Build Cost	£144,395
Legal Fees	0.5%	GDV	£17,560
Statutory Fees	1.1%	Build Cost	£19,854
Sales/Marketing Costs	2.0%	Market Units Value	£62,942
Contingencies	3.0%	Build Cost	£56,314
Planning Obligations	4500	£ per Market Unit	£67,500
Interest	5.0%	12 Month Build	£122,607
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£651,316
		Aff Hsg 6.0% of GDV	

Total Cost			£3,474,395
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POTENTIAL MARGIN FOR CIL	£37,590
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£32



Residential Viability Appraisal

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

Development Floorspace 1485 Sqm Market Housing

Development Value

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

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

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

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

15 Total Units Development Value £3,933,900

Development Costs

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

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

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

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

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



Residential Viability Appraisal

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

Development Floorspace 1485 Sqm Market Housing

Development Value

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

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

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

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

15 Total Units Development Value £3,933,900

Development Costs

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

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

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

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

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

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1170 Sqm Market Housing	150 Sqm Affordable Housing

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

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£33,264			

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

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

20	Total Units				
Development Value				£2,992,744	

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

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

Additional Affordable Housing Land Cost			
1.15 Gross/Net			
£8,910			
Professional Fees			
8.0% Build Cost			
£213,798			
Legal Fees			
0.5% GDV			
£14,964			
Statutory Fees			
1.1% Build Cost			
£29,397			
Sales/Marketing Costs			
2.0% Market Units Value			
£54,990			
Contingencies			
3.0% Build Cost			
£80,441			
Planning Obligations			
4500 £ per Market Unit			
£90,000			
Interest			
5.0%	12	Month Build	6
Mth Sale Void			
£125,952			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£564,495			

Total Cost				£3,893,594
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POTENTIAL MARGIN FOR CIL	-£900,851
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£770

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1040 Sqm Market Housing	300 Sqm Affordable Housing

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

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£66,528			

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

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

20	Total Units				
Development Value				£2,930,488	

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

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

Additional Affordable Housing Land Cost			
1.15 Gross/Net			
£17,820			
Professional Fees			
8.0% Build Cost			
£209,564			
Legal Fees			
0.5% GDV			
£14,652			
Statutory Fees			
1.1% Build Cost			
£28,815			
Sales/Marketing Costs			
2.0% Market Units Value			
£48,880			
Contingencies			
3.0% Build Cost			
£79,121			
Planning Obligations			
4500 £ per Market Unit			
£90,000			
Interest			
5.0%	12	Month Build	6
Mth Sale Void			
£123,424			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£517,989			

Total Cost				£3,783,758
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POTENTIAL MARGIN FOR CIL	-£853,270
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£820

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1170 Sqm Market Housing	150 Sqm Affordable Housing

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

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	£32,078
1	2 Bed house	75 sqm	£70,875
0	3 Bed House	90 sqm	£33,264

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

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	£25,204
1	2 Bed house	75 sqm	£55,688
0	3 Bed House	90 sqm	£26,136

20 Total Units			£2,992,744
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Development Costs			
Land			
18	Apartments	Plots	£74,250
0	2 Bed House	Plots	£0
0	3 Bed House	Plots	£0
0	4 Bed House	Plots	£0
0	5 Bed House	Plots	£0
Stamp Duty Land Tax			£743

Construction			
19	Apartments	65 sqm	£2,534,608
1	2B Houses	75 sqm	£93,150
0	3B Houses	90 sqm	£44,712
0	4B Houses	120 sqm	£0
0	5B Houses	150 sqm	£0
20	1501 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £213,798			
Legal Fees 0.5% GDV £14,964			
Statutory Fees 1.1% Build Cost £29,397			
Sales/Marketing Costs 2.0% Market Units Value £54,990			
Contingencies 3.0% Build Cost £80,699			
Planning Obligations 4500 £ per Market Unit £90,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £129,157			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £564,495			

Total Cost		£3,942,463
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POTENTIAL MARGIN FOR CIL	-£949,720
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£812

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1040 Sqm Market Housing	300 Sqm Affordable Housing

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

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	£64,155
1	2 Bed house	75 sqm	£141,750
0	3 Bed House	90 sqm	£66,528

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

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	£50,408
1	2 Bed house	75 sqm	£111,375
0	3 Bed House	90 sqm	£52,272

20 Total Units			£2,930,488
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Development Costs			
Land			
16	Apartments	Plots	£66,000
0	2 Bed House	Plots	£0
0	3 Bed House	Plots	£0
0	4 Bed House	Plots	£0
0	5 Bed House	Plots	£0
Stamp Duty Land Tax			£660

Construction			
17	Apartments	65 sqm	£2,343,831
2	2B Houses	75 sqm	£186,300
1	3B Houses	90 sqm	£89,424
0	4B Houses	120 sqm	£0
0	5B Houses	150 sqm	£0
20	1508 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £209,564			
Legal Fees 0.5% GDV £14,652			
Statutory Fees 1.1% Build Cost £28,815			
Sales/Marketing Costs 2.0% Market Units Value £48,880			
Contingencies 3.0% Build Cost £79,637			
Planning Obligations 4500 £ per Market Unit £90,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £126,655			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £517,989			

Total Cost		£3,837,412
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POTENTIAL MARGIN FOR CIL	-£906,924
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£872



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

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

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

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

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

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

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

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

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

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



Residential Viability Appraisal

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

Development Floorspace 1300 Sqm Market Housing

Development Value

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

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

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

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

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

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

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

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

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



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

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

Housing Type & Size

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

1.15
Gross : Net

Construction Cost Sqm

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

Sales Values

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

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	6000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

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

Residential Scenario 2

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

Residential Scenario 3

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

Residential Scenario 4

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

Residential Scenario 5

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

LAND VALUE ASSUMPTIONS

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

Existing Use Values

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

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

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

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
10% Affordable Housing					
Greenfield	£151	£151	£146	£156	-£797
Brownfield	£72	£70	£66	£77	-£838
20% Affordable Housing					
Greenfield	£94	£92	£83	£97	-£850
Brownfield	£8	£5	-£4	£12	-£902



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£62,304,197			

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

Construction			
8	Apartments	65 sqm	1823 £ per sqm
49	2B Houses	75 sqm	1242 £ per sqm
109	3B Houses	90 sqm	1242 £ per sqm
81	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
250 24358 Total sqm			
1.15 Gross/Net			
£1,022,019			
£4,517,775			
£12,128,130			
£12,072,240			
£838,350			

Additional Affordable Housing Land Cost			
8.0% Build Cost			
£492,709			
Professional Fees			
0.5% GDV			
£2,446,281			
Legal Fees			
0.5% GDV			
£311,521			
Statutory Fees			
1.1% Build Cost			
£336,364			
Sales/Marketing Costs			
2.0% Market Units Value			
£1,185,273			
Contingencies			
3.0% Build Cost			
£932,137			
Planning Obligations			
6000 £ per Market Unit			
£1,500,000			
Interest			
5.0%	12	Month Build	6
Mth Sale Void			
£2,017,969			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg	20.0%	of GDV	Aff Hsg 6.0%
of GDV			
£12,035,163			

Total Cost			
£58,910,399			

POTENTIAL MARGIN FOR CIL	£3,393,798
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£151



Residential Viability Appraisal

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

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

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

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

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

250	Total Units		
Development Value			
£58,759,894			

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

Construction			
15	Apartments	65 sqm	1823 £ per sqm
57	2B Houses	75 sqm	1242 £ per sqm
102	3B Houses	90 sqm	1242 £ per sqm
72	4B Houses	120 sqm	1242 £ per sqm
4	5B Houses	150 sqm	1242 £ per sqm
250 23816 Total sqm			
1.15 Gross/Net			
£2,044,039			
£5,309,550			
£11,401,560			
£10,730,880			
£745,200			

Additional Affordable Housing Land Cost			
8.0% Build Cost			
£985,418			
Professional Fees			
0.5% GDV			
£2,418,498			
Legal Fees			
0.5% GDV			
£293,799			
Statutory Fees			
1.1% Build Cost			
£332,544			
Sales/Marketing Costs			
2.0% Market Units Value			
£1,053,576			
Contingencies			
3.0% Build Cost			
£936,499			
Planning Obligations			
6000 £ per Market Unit			
£1,500,000			
Interest			
5.0%	12	Month Build	6
Mth Sale Void			
£1,955,666			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg	20.0%	of GDV	Aff Hsg 6.0%
of GDV			
£10,900,626			

Total Cost			
£56,896,272			

POTENTIAL MARGIN FOR CIL	£1,863,622
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£94



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value					£62,304,197

Development Costs					
Land					
0	Apartments	0 Plots	11315 £ per plot		£0
36	2 Bed House	36 Plots	28288 £ per plot		£1,018,363
104	3 Bed House	104 Plots	32329 £ per plot		£3,346,049
81	4 Bed House	81 Plots	45261 £ per plot		£3,666,105
5	5 Bed House	5 Plots	56576 £ per plot	Total Land	£8,285,107
					£254,591
Stamp Duty Land Tax					£331,404

Construction					
8	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£1,022,019
49	2B Houses	75 sqm	1242 £ per sqm		£4,517,775
109	3B Houses	90 sqm	1242 £ per sqm		£12,128,130
81	4B Houses	120 sqm	1242 £ per sqm		£12,072,240
5	5B Houses	150 sqm	1242 £ per sqm		£838,350
250		24358 Total sqm			

Additional Affordable Housing Land Cost				£600,107		
Professional Fees				8.0% Build Cost	£2,446,281	
Legal Fees				0.5% GDV	£311,521	
Statutory Fees				1.1% Build Cost	£336,364	
Sales/Marketing Costs				2.0% Market Units Value	£1,185,273	
Contingencies				3.0% Build Cost	£935,359	
Planning Obligations				6000 £ per Market Unit	£1,500,000	
Interest				5.0% 12 Month Build	6 Mth Sale Void	£2,142,109
Arrangement Fee				0.0% Cost		£0
Development Profit				Market Hsg 20.0% of GDV	Aff Hsg 6.0% of GDV	£12,035,163

Total Cost					£60,687,202
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POTENTIAL MARGIN FOR CIL	£1,616,995
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£72



Residential Viability Appraisal

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

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

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

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

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

250	Total Units				
Development Value					£58,759,894

Development Costs					
Land					
0	Apartments	0 Plots	11315 £ per plot		£0
32	2 Bed House	32 Plots	28288 £ per plot		£905,211
92	3 Bed House	92 Plots	32329 £ per plot		£2,974,265
72	4 Bed House	72 Plots	45261 £ per plot		£3,258,760
5	5 Bed House	4 Plots	56576 £ per plot	Total Land	£7,364,540
					£226,303
Stamp Duty Land Tax					£294,582

Construction					
15	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,044,039
57	2B Houses	75 sqm	1242 £ per sqm		£5,309,550
102	3B Houses	90 sqm	1242 £ per sqm		£11,401,560
72	4B Houses	120 sqm	1242 £ per sqm		£10,730,880
4	5B Houses	150 sqm	1242 £ per sqm		£745,200
250		23816 Total sqm			

Additional Affordable Housing Land Cost				£1,200,213		
Professional Fees				8.0% Build Cost	£2,418,498	
Legal Fees				0.5% GDV	£293,799	
Statutory Fees				1.1% Build Cost	£332,544	
Sales/Marketing Costs				2.0% Market Units Value	£1,053,576	
Contingencies				3.0% Build Cost	£942,943	
Planning Obligations				6000 £ per Market Unit	£1,500,000	
Interest				5.0% 12 Month Build	6 Mth Sale Void	£2,070,789
Arrangement Fee				0.0% Cost		£0
Development Profit				Market Hsg 20.0% of GDV	Aff Hsg 6.0% of GDV	£10,900,626

Total Cost					£58,603,339
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POTENTIAL MARGIN FOR CIL	£156,555
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£8



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing
Development Value

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

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

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

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

250 Total Units
Development Value £65,848,500

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

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

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

Total Cost £50,894,829

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



Residential Viability Appraisal

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

Development Floorspace 24900 Sqm Market Housing
Development Value

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

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

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

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

250 Total Units
Development Value £65,848,500

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

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

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

Total Cost £50,894,829

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



Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£24,400,039

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
41	2 Bed House	41 Plots	23086 £ per plot
14	3 Bed House	14 Plots	26384 £ per plot
28	4 Bed House	28 Plots	36938 £ per plot
7	5 Bed House	7 Plots	46172 £ per plot
Total Land			£2,674,955
Stamp Duty Land Tax			4.0%
			£106,998

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
Total			£1,341,360

100 9527 Total sqm			
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£23,081,049
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POTENTIAL MARGIN FOR CIL	£1,318,989
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£151



Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£23,040,278

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
37	2 Bed House	37 Plots	23086 £ per plot
12	3 Bed House	12 Plots	26384 £ per plot
25	4 Bed House	25 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
Total Land			£2,377,738
Stamp Duty Land Tax			4.0%
			£95,110

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
Total			£1,192,320

100 9335 Total sqm			
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£22,327,673
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POTENTIAL MARGIN FOR CIL	£712,605
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£92



Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£24,400,039

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

Construction			
3	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
28	4B Houses	120 sqm	1242 £ per sqm
7	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
Total sqm			9527

Additional Affordable Housing Land Cost				£238,861
Professional Fees				£957,051
Legal Fees				£122,000
Statutory Fees				£131,594
Sales/Marketing Costs				£463,676
Contingencies				£366,060
Planning Obligations				£600,000
Interest				£840,360
Arrangement Fee				£0
Development Profit				£4,709,737

Total Cost			£23,784,475
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POTENTIAL MARGIN FOR CIL	£615,564
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£70



Residential Viability Appraisal

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

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

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

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

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

100	Total Units		
Development Value			£23,040,278

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

Construction			
6	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
16	3B Houses	90 sqm	1242 £ per sqm
25	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
Total sqm			9335

Additional Affordable Housing Land Cost				£477,722
Professional Fees				£948,322
Legal Fees				£115,201
Statutory Fees				£130,394
Sales/Marketing Costs				£412,157
Contingencies				£369,952
Planning Obligations				£600,000
Interest				£813,611
Arrangement Fee				£0
Development Profit				£4,267,514

Total Cost			£23,004,015
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POTENTIAL MARGIN FOR CIL	£36,263
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£5



Residential Viability Appraisal

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

Development Floorspace 9720 Sqm Market Housing

Development Value

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

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

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Professional Fees			
8.0% Build Cost			
Legal Fees			
0.5% GDV			
Statutory Fees			
1.1% Build Cost			
Sales/Marketing Costs			
2.0% Market Units Value			
Contingencies			
3.0% Build Cost			
			£965,779
			£128,799
			£132,795
			£515,196
			£362,167

Interest			
5.0% 12 Month Build			
Arrangement Fee			
0.0% Cost			
Development Profit			
Market Hsg 20.0% of GDV			
			£550,890
			£0
			£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Professional Fees			
8.0% Build Cost			
Legal Fees			
0.5% GDV			
Statutory Fees			
1.1% Build Cost			
Sales/Marketing Costs			
2.0% Market Units Value			
Contingencies			
3.0% Build Cost			
			£965,779
			£128,799
			£132,795
			£515,196
			£362,167

Interest			
5.0% 12 Month Build			
Arrangement Fee			
0.0% Cost			
Development Profit			
Market Hsg 20.0% of GDV			
			£550,890
			£0
			£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	2498 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			225 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units								
Development Value									£6,990,666

Development Costs									
Land	Apartments	0 Plots	9378	£ per plot					£0
	2 Bed House	10 Plots	23446	£ per plot					£232,114
	3 Bed House	11 Plots	26795	£ per plot					£289,389
	4 Bed House	5 Plots	37513	£ per plot					£202,572
	5 Bed House	1 Plots	46892	£ per plot				Total Land	£766,279
									£42,203
Stamp Duty Land Tax			4.0%						£30,651

Construction									
1	Apartments	65 sqm	1823	£ per sqm	1.15	Gross/Net			£122,642
11	2B Houses	75 sqm	1242	£ per sqm					£1,061,910
11	3B Houses	90 sqm	1242	£ per sqm					£1,274,292
5	4B Houses	120 sqm	1242	£ per sqm					£804,816
1	5B Houses	150 sqm	1242	£ per sqm					£167,670
30		2731	Total sqm						

Additional Affordable Housing Land Cost										£59,687
Professional Fees										£274,506
Legal Fees										£34,953
Statutory Fees										£37,745
Sales/Marketing Costs										£132,516
Contingencies										£104,731
Planning Obligations										£180,000
Interest										£227,294
Arrangement Fee										£0
Development Profit										£1,347,052

Total Cost									£6,626,743
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POTENTIAL MARGIN FOR CIL		£363,922
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£146

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	LCHO	6 Affordable Units
Development Floorspace	2220 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			450 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units								
Development Value									£6,619,331

Development Costs									
Land	Apartments	0 Plots	9378	£ per plot					£0
	2 Bed House	9 Plots	23446	£ per plot					£206,324
	3 Bed House	10 Plots	26795	£ per plot					£257,235
	4 Bed House	5 Plots	37513	£ per plot					£180,064
	5 Bed House	1 Plots	46892	£ per plot				Total Land	£681,137
									£37,513
Stamp Duty Land Tax			4.0%						£27,245

Construction									
2	Apartments	65 sqm	1823	£ per sqm	1.15	Gross/Net			£245,285
12	2B Houses	75 sqm	1242	£ per sqm					£1,099,170
11	3B Houses	90 sqm	1242	£ per sqm					£1,207,224
5	4B Houses	120 sqm	1242	£ per sqm					£715,392
1	5B Houses	150 sqm	1242	£ per sqm					£149,040
30		2688	Total sqm						

Additional Affordable Housing Land Cost										£119,373
Professional Fees										£273,289
Legal Fees										£33,097
Statutory Fees										£37,577
Sales/Marketing Costs										£117,792
Contingencies										£106,065
Planning Obligations										£180,000
Interest										£221,494
Arrangement Fee										£0
Development Profit										£1,221,704

Total Cost									£6,434,883
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POTENTIAL MARGIN FOR CIL		£184,449
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£83

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	1
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 2498 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
10	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,004,750
			£2,566,080
			£1,710,720
			£344,250

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

30	Total Units		
Development Value			£6,990,666

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	10 Plots	28508 £ per plot
	3 Bed House	11 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£931,736
Stamp Duty Land Tax			£37,269

Construction			
1	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2731 Total sqm		

Additional Affordable Housing Land Cost			£72,574
Professional Fees	8.0%	Build Cost	£274,506
Legal Fees	0.5%	GDV	£34,953
Statutory Fees	1.1%	Build Cost	£37,745
Sales/Marketing Costs	2.0%	Market Units Value	£132,516
Contingencies	3.0%	Build Cost	£105,117
Planning Obligations	6000	£ per Market Unit	£180,000
Interest	5.0%	12 Month Build	£241,183
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,347,052
		Aff Hsg 6.0% of GDV	

Total Cost			£6,825,982
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POTENTIAL MARGIN FOR CIL		£164,684
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£66

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	1
Affordable Mix	50%	6 Affordable Units	
Development Floorspace	LCHO 2220 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		450 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
9	2 bed houses	75 sqm	2700 £ per sqm
10	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,782,000
			£2,280,960
			£1,520,640
			£306,000

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

30	Total Units		
Development Value			£6,619,331

Development Costs			
Land	Apartments	0 Plots	11403 £ per plot
	2 Bed House	9 Plots	28508 £ per plot
	3 Bed House	10 Plots	32581 £ per plot
	4 Bed House	5 Plots	45613 £ per plot
	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£828,209
Stamp Duty Land Tax			£33,128

Construction			
2	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
11	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2688 Total sqm		

Additional Affordable Housing Land Cost			£145,148
Professional Fees	8.0%	Build Cost	£273,289
Legal Fees	0.5%	GDV	£33,097
Statutory Fees	1.1%	Build Cost	£37,577
Sales/Marketing Costs	2.0%	Market Units Value	£117,792
Contingencies	3.0%	Build Cost	£106,838
Planning Obligations	6000	£ per Market Unit	£180,000
Interest	5.0%	12 Month Build	£234,413
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,221,704
		Aff Hsg 6.0% of GDV	

Total Cost			£6,627,306
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POTENTIAL MARGIN FOR CIL		-£7,974
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£4



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg 20.0% of GDV		£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg 20.0% of GDV		£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	LCHO	2 Affordable Units
Development Floorspace	1337 Sqm Market Housing	50% Social Rent	113 Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
3	2 bed houses	75 sqm	2700 £ per sqm	£546,750
5	3 Bed houses	90 sqm	2640 £ per sqm	£1,283,040
5	4 bed houses	120 sqm	2640 £ per sqm	£1,710,720
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£24,058
0	2 Bed house	75 sqm	1890 £ per sqm	£53,156
0	3 Bed House	90 sqm	1848 £ per sqm	£24,948

Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£18,903
0	2 Bed house	75 sqm	1485 £ per sqm	£41,766
0	3 Bed House	90 sqm	1452 £ per sqm	£19,602

15	Total Units			
Development Value				£3,722,943

Development Costs				
Land				
0	Apartments	0 Plots	9321 £ per plot	£0
2	2 Bed House	3 Plots	23302 £ per plot	£62,917
3	3 Bed House	5 Plots	26631 £ per plot	£143,810
4	4 Bed House	5 Plots	37284 £ per plot	£201,334
5	5 Bed House	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax				3.0%
				£12,242

Construction				
0	Apartments	65 sqm	1823 £ per sqm	£61,321
3	2B Houses	75 sqm	1242 £ per sqm	£321,368
6	3B Houses	90 sqm	1242 £ per sqm	£637,146
5	4B Houses	120 sqm	1242 £ per sqm	£804,816
0	5B Houses	150 sqm	1242 £ per sqm	£0
15	Total sqm	1453		

Additional Affordable Housing Land Cost					£29,661
Professional Fees					8.0% Build Cost £145,972
Legal Fees					0.5% GDV £18,615
Statutory Fees					1.1% Build Cost £20,071
Sales/Marketing Costs					2.0% Market Units Value £70,810
Contingencies					3.0% Build Cost £55,629
Planning Obligations					6000 £ per Market Unit £90,000
Interest					5.0% 12 Month Build 6 Mth Sale Void £120,305
Arrangement Fee					0.0% Cost £0
Development Profit					Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £719,048

Total Cost				£3,515,064
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POTENTIAL MARGIN FOR CIL	£207,879
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£156



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	LCHO	3 Affordable Units
Development Floorspace	1188 Sqm Market Housing	50% Social Rent	225 Sqm Affordable Housing

Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£486,000
5	3 Bed houses	90 sqm	2640 £ per sqm	£1,140,480
5	4 bed houses	120 sqm	2640 £ per sqm	£1,520,640
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£48,116
1	2 Bed house	75 sqm	1890 £ per sqm	£106,313
0	3 Bed House	90 sqm	1848 £ per sqm	£49,896

Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£37,806
1	2 Bed house	75 sqm	1485 £ per sqm	£83,531
0	3 Bed House	90 sqm	1452 £ per sqm	£39,204

15	Total Units			
Development Value				£3,511,986

Development Costs				
Land				
0	Apartments	0 Plots	9321 £ per plot	£0
2	2 Bed House	2 Plots	23302 £ per plot	£55,926
3	3 Bed House	5 Plots	26631 £ per plot	£127,831
4	4 Bed House	5 Plots	37284 £ per plot	£178,963
5	5 Bed House	0 Plots	46605 £ per plot	£0
Stamp Duty Land Tax				3.0%
				£10,882

Construction				
1	Apartments	65 sqm	1823 £ per sqm	£122,642
4	2B Houses	75 sqm	1242 £ per sqm	£363,285
5	3B Houses	90 sqm	1242 £ per sqm	£603,612
5	4B Houses	120 sqm	1242 £ per sqm	£715,392
0	5B Houses	150 sqm	1242 £ per sqm	£0
15	Total sqm	1422		

Additional Affordable Housing Land Cost					£59,322
Professional Fees					8.0% Build Cost £144,395
Legal Fees					0.5% GDV £17,560
Statutory Fees					1.1% Build Cost £19,854
Sales/Marketing Costs					2.0% Market Units Value £62,942
Contingencies					3.0% Build Cost £55,928
Planning Obligations					6000 £ per Market Unit £90,000
Interest					5.0% 12 Month Build 6 Mth Sale Void £116,657
Arrangement Fee					0.0% Cost £0
Development Profit					Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £651,316

Total Cost				£3,396,506
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POTENTIAL MARGIN FOR CIL	£115,479
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£97

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	10%	5 bed house	0
Affordable Mix	50%	2 Affordable Units	
Development Floorspace	LCHO 1337 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		113 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£546,750
			£1,283,040
			£1,710,720
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£24,058
			£53,156
			£24,948

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£18,903
			£41,766
			£19,602

15	Total Units		
Development Value			£3,722,943

Development Costs			
Land	0 Plots	11346	£ per plot
	3 Plots	28365	£ per plot
	5 Plots	32417	£ per plot
	5 Plots	45384	£ per plot
	0 Plots	56730	£ per plot
	Total Land	£496,712	
Stamp Duty Land Tax		0	£14,901

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1453 Total sqm		

Additional Affordable Housing Land Cost			£36,105
Professional Fees	8.0%	Build Cost	£145,972
Legal Fees	0.5%	GDV	£18,615
Statutory Fees	1.1%	Build Cost	£20,071
Sales/Marketing Costs	2.0%	Market Units Value	£70,810
Contingencies	3.0%	Build Cost	£55,823
Planning Obligations	6000	£ per Market Unit	£90,000
Interest	5.0%	12 Month Build	£127,659
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£719,048
		Aff Hsg 6.0% of GDV	

Total Cost			£3,620,366
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POTENTIAL MARGIN FOR CIL		£102,576
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£77

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	3 Affordable Units	
Development Floorspace	LCHO 1188 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		225 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15	Total Units		
Development Value			£3,511,986

Development Costs			
Land	0 Plots	11346	£ per plot
	2 Plots	28365	£ per plot
	5 Plots	32417	£ per plot
	5 Plots	45384	£ per plot
	0 Plots	56730	£ per plot
	Total Land	£441,521	
Stamp Duty Land Tax		3.0%	£13,246

Construction			
1	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
5	3B Houses	90 sqm	1242 £ per sqm
5	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
15	1422 Total sqm		

Additional Affordable Housing Land Cost			£72,209
Professional Fees	8.0%	Build Cost	£144,395
Legal Fees	0.5%	GDV	£17,560
Statutory Fees	1.1%	Build Cost	£19,854
Sales/Marketing Costs	2.0%	Market Units Value	£62,942
Contingencies	3.0%	Build Cost	£56,314
Planning Obligations	6000	£ per Market Unit	£90,000
Interest	5.0%	12 Month Build	£123,481
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£651,316
		Aff Hsg 6.0% of GDV	

Total Cost			£3,497,770
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POTENTIAL MARGIN FOR CIL		£14,216
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£12



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£33,264			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

20	Total Units			
Development Value				£2,992,744

Development Costs				
Land				
18	Apartments	Plots	2100 £ per plot	£37,800
0	2 Bed House	Plots	5250 £ per plot	£0
0	3 Bed House	Plots	6000 £ per plot	£0
0	4 Bed House	Plots	8400 £ per plot	£0
0	5 Bed House	Plots	10500 £ per plot	£0
			Total Land	£37,800
Stamp Duty Land Tax				1.0%
				£378

Construction				
19	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
1	2B Houses	75 sqm	1242 £ per sqm	
0	3B Houses	90 sqm	1242 £ per sqm	
0	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	
20	1501 Total sqm			

Additional Affordable Housing Land Cost				£8,910
Professional Fees				8.0% Build Cost
Legal Fees				£213,798
Statutory Fees				0.5% GDV
Sales/Marketing Costs				£14,964
Contingencies				1.1% Build Cost
Planning Obligations				£29,397
Interest				2.0% Market Units Value
Arrangement Fee				£54,990
Development Profit				3.0% Build Cost
Stamp Duty Land Tax				£80,441
Stamp Duty Land Tax				6000 £ per Market Unit
Stamp Duty Land Tax				£120,000
Stamp Duty Land Tax				5.0% 12 Month Build
Stamp Duty Land Tax				£127,118
Stamp Duty Land Tax				0.0% Cost
Stamp Duty Land Tax				£0
Stamp Duty Land Tax				6 Mth Sale Void
Stamp Duty Land Tax				£124,590
Stamp Duty Land Tax				0.0% Cost
Stamp Duty Land Tax				£0
Stamp Duty Land Tax				20.0% of GDV
Stamp Duty Land Tax				£564,495
Stamp Duty Land Tax				Aff Hsg 6.0% of GDV
Stamp Duty Land Tax				£517,989

Total Cost				£3,924,760
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POTENTIAL MARGIN FOR CIL	-£932,016
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£797

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£64,155			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

20	Total Units			
Development Value				£2,930,488

Development Costs				
Land				
16	Apartments	Plots	2100 £ per plot	£33,600
0	2 Bed House	Plots	5250 £ per plot	£0
0	3 Bed House	Plots	6000 £ per plot	£0
0	4 Bed House	Plots	8400 £ per plot	£0
0	5 Bed House	Plots	10500 £ per plot	£0
			Total Land	£33,600
Stamp Duty Land Tax				1.0%
				£336

Construction				
17	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
2	2B Houses	75 sqm	1242 £ per sqm	
1	3B Houses	90 sqm	1242 £ per sqm	
0	4B Houses	120 sqm	1242 £ per sqm	
0	5B Houses	150 sqm	1242 £ per sqm	
20	1508 Total sqm			

Additional Affordable Housing Land Cost				£17,820
Professional Fees				8.0% Build Cost
Legal Fees				£209,564
Statutory Fees				0.5% GDV
Sales/Marketing Costs				£14,652
Contingencies				1.1% Build Cost
Planning Obligations				£28,815
Interest				2.0% Market Units Value
Arrangement Fee				£48,880
Development Profit				3.0% Build Cost
Stamp Duty Land Tax				£79,121
Stamp Duty Land Tax				6000 £ per Market Unit
Stamp Duty Land Tax				£120,000
Stamp Duty Land Tax				5.0% 12 Month Build
Stamp Duty Land Tax				£124,590
Stamp Duty Land Tax				0.0% Cost
Stamp Duty Land Tax				£0
Stamp Duty Land Tax				6 Mth Sale Void
Stamp Duty Land Tax				£124,590
Stamp Duty Land Tax				0.0% Cost
Stamp Duty Land Tax				£0
Stamp Duty Land Tax				20.0% of GDV
Stamp Duty Land Tax				£517,989
Stamp Duty Land Tax				Aff Hsg 6.0% of GDV
Stamp Duty Land Tax				£517,989

Total Cost				£3,814,924
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POTENTIAL MARGIN FOR CIL	-£884,436
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£850

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	10%	2 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1170 Sqm Market Housing	150 Sqm Affordable Housing

Development Value			
Market Houses			
18	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,749,500			

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£33,264			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£25,204			

Development Value			
£2,992,744			

Development Costs			
Land			
18	Apartments	Plots	4125 £ per plot
0	2 Bed House	Plots	10313 £ per plot
0	3 Bed House	Plots	11786 £ per plot
0	4 Bed House	Plots	16500 £ per plot
0	5 Bed House	Plots	20625 £ per plot
			Total Land £74,250
£74,250			
Stamp Duty Land Tax			
£743			

Construction			
19	Apartments	65 sqm	1823 £ per sqm
1	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,534,608			

Additional Affordable Housing Land Cost			
1.15 Gross/Net			
£2,534,608			
Professional Fees			
8.0% Build Cost			
£213,798			
Legal Fees			
0.5% GDV			
£14,964			
Statutory Fees			
1.1% Build Cost			
£29,397			
Sales/Marketing Costs			
2.0% Market Units Value			
£54,990			
Contingencies			
3.0% Build Cost			
£80,699			
Planning Obligations			
6000 £ per Market Unit			
£120,000			
Interest			
5.0%	12	Month Build	6
£130,322			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV			
£564,495			

Total Cost			
£3,973,629			

POTENTIAL MARGIN FOR CIL	-£980,885
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£838

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	20%	4 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 1040 Sqm Market Housing	300 Sqm Affordable Housing

Development Value			
Market Houses			
16	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,444,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
£66,528			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
£50,408			

Development Value			
£2,930,488			

Development Costs			
Land			
16	Apartments	Plots	4125 £ per plot
0	2 Bed House	Plots	10313 £ per plot
0	3 Bed House	Plots	11786 £ per plot
0	4 Bed House	Plots	16500 £ per plot
0	5 Bed House	Plots	20625 £ per plot
			Total Land £66,000
£66,000			
Stamp Duty Land Tax			
£660			

Construction			
17	Apartments	65 sqm	1823 £ per sqm
2	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,343,831			

Additional Affordable Housing Land Cost			
1.15 Gross/Net			
£2,343,831			
Professional Fees			
8.0% Build Cost			
£209,564			
Legal Fees			
0.5% GDV			
£14,652			
Statutory Fees			
1.1% Build Cost			
£28,815			
Sales/Marketing Costs			
2.0% Market Units Value			
£48,880			
Contingencies			
3.0% Build Cost			
£79,637			
Planning Obligations			
6000 £ per Market Unit			
£120,000			
Interest			
5.0%	12	Month Build	6
£127,821			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV			
£517,989			

Total Cost			
£3,868,578			

POTENTIAL MARGIN FOR CIL	-£938,090
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£902



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	10% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762
Interest	5.0%	12 Month Build	£121,685
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	20% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762
Interest	5.0%	12 Month Build	£121,685
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	of GDV	£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
Greenfield	25%	50%		50%
Brownfield	20%	50%		50%

% Open Market Value	70%	40%	55%
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Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Greenfield	2350	2700	2640	2640	2550
Brownfield	2350	2700	2640	2640	2550

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	3500	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	0	0
Urban 100 Dwellings	1826889	0	0
Urban 30 Dwellings	1855671	0	0
Rural 15 Dwellings	1844200	0	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
Greenfield	£94	£92	£83	£97	-£829
Brownfield	£40	£38	£32	£45	-£852



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units		4 bed houses	90
Affordable Proportion	25%	63 Affordable Units	5 bed house	5
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	18675	Sqm Market Housing	50%	Affordable Rent
			4,688	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
30	2 bed houses	75 sqm	2700 £ per sqm	£6,075,000
86	3 Bed houses	90 sqm	2640 £ per sqm	£20,493,000
68	4 bed houses	120 sqm	2640 £ per sqm	£21,384,000
4	5 bed house	150 sqm	2550 £ per sqm	£1,434,375
LCHO				
		70%	Open Market Value	
9	Apartments	65 sqm	1645 £ per sqm	£1,002,422
16	2 Bed house	75 sqm	1890 £ per sqm	£2,214,844
6	3 Bed House	90 sqm	1848 £ per sqm	£1,039,500
Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
Affordable Rent				
		55%	Open Market Value	
9	Apartments	65 sqm	1292.5 £ per sqm	£787,617
16	2 Bed house	75 sqm	1485 £ per sqm	£1,740,234
6	3 Bed House	90 sqm	1452 £ per sqm	£816,750
250	Total Units			
Development Value				£56,987,742

Development Costs

Land				
0	Apartments	0 Plots	9290 £ per plot	£0
30	2 Bed House	30 Plots	23225 £ per plot	£696,761
86	3 Bed House	86 Plots	26543 £ per plot	£2,289,356
68	4 Bed House	68 Plots	37161 £ per plot	£2,508,338
4	5 Bed House	4 Plots	46451 £ per plot	£174,190
Stamp Duty Land Tax				4.0%
				£226,746
Construction				
19	Apartments	65 sqm	1823 £ per sqm	£2,555,048
61	2B Houses	75 sqm	1242 £ per sqm	£5,705,438
99	3B Houses	90 sqm	1242 £ per sqm	£11,038,275
68	4B Houses	120 sqm	1242 £ per sqm	£10,060,200
4	5B Houses	150 sqm	1242 £ per sqm	£698,625
250	23545 Total sqm			
Additional Affordable Housing Land Cost				£1,231,773
Professional Fees			8.0%	Build Cost
				£2,404,607
Legal Fees			0.5%	GDV
				£284,939
Statutory Fees			1.1%	Build Cost
				£330,633
Sales/Marketing Costs			2.0%	Market Units Value
				£987,728
Contingencies			3.0%	Build Cost
				£938,681
Planning Obligations			3500	£ per Market Unit
				£875,000
Interest		5.0%	12	Month Build
				£1,900,228
Arrangement Fee		0.0%		Cost
				£0
Development Profit		Market Hsg	20.0%	of GDV
		Aff Hsg	6.0%	of GDV
				£10,333,357
Total Cost				£55,239,922

POTENTIAL MARGIN FOR CIL £1,747,820

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING £94



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units		4 bed houses	90
Affordable Proportion	20%	50 Affordable Units	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	19920	Sqm Market Housing	3,750	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
32	2 bed houses	75 sqm	2700 £ per sqm	£6,480,000
92	3 Bed houses	90 sqm	2640 £ per sqm	£21,859,200
72	4 bed houses	120 sqm	2640 £ per sqm	£22,809,600
4	5 bed house	150 sqm	2550 £ per sqm	£1,530,000

LCHO				
		70%	Open Market Value	
8	Apartments	65 sqm	1645 £ per sqm	£801,938
13	2 Bed house	75 sqm	1890 £ per sqm	£1,771,875
5	3 Bed House	90 sqm	1848 £ per sqm	£831,600

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
8	Apartments	65 sqm	1292.5 £ per sqm	£630,094
13	2 Bed house	75 sqm	1485 £ per sqm	£1,392,188
5	3 Bed House	90 sqm	1452 £ per sqm	£653,400

250	Total Units			
Development Value				£58,759,894

Development Costs

Land				
0	Apartments	Plots	11315 £ per plot	£0
32	2 Bed House	Plots	28288 £ per plot	£905,211
92	3 Bed House	Plots	32329 £ per plot	£2,974,265
72	4 Bed House	Plots	45261 £ per plot	£3,258,760
4	5 Bed House	Plots	56576 £ per plot	£226,303
				Total Land £7,364,540
Stamp Duty Land Tax				£294,582

Construction				
15	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
57	2B Houses	75 sqm	1242 £ per sqm	
102	3B Houses	90 sqm	1242 £ per sqm	
72	4B Houses	120 sqm	1242 £ per sqm	
4	5B Houses	150 sqm	1242 £ per sqm	

250	Total Units	23816	Total sqm	
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Additional Affordable Housing Land Cost					£1,200,213
		8.0%	Build Cost		£2,418,498
		0.5%	GDV		£293,799
		1.1%	Build Cost		£332,544
		2.0%	Market Units Value		£1,053,576
		3.0%	Build Cost		£942,943
		3500	£ per Market Unit		£875,000
		5.0%	12 Month Build	6 Mth Sale Void	£2,046,503
		0.0%	Cost		£0
		Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV
Development Profit					£10,900,626

Total Cost				£57,954,052
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POTENTIAL MARGIN FOR CIL	£805,842
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£40
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14	5 bed house	5
		Site Area	

Development Floorspace 24900 sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO			
		70%	Open Market Value
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
		40%	Open Market Value
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55%	Open Market Value
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units

Development Value £65,848,500

Development Costs

Land			
	Apartments		
	2 Bed House		
	3 Bed House		
	4 Bed House		
	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500

250 24900 Total sqm

Professional Fees			
		8.0%	Build Cost
		0.5%	GDV
		1.1%	Build Cost
		2.0%	Market Units Value
		3.0%	Build Cost
			£2,474,064
			£329,243
			£340,184
			£1,316,970
			£927,774
Interest			
	5.0%	12	Month Build
			6
			Mth Sale Void
	0.0%		Cost
			£1,411,095
			£0
			£13,169,700
			£0
			£0

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671

GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	31
Affordable Proportion	25%	25 Affordable Units	5 bed house	8
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	7290	Sqm Market Housing	50%	Affordable Rent
			1,875	Sqm Affordable Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
35	2 bed houses	75 sqm	2700 £ per sqm	£6,986,250
11	3 Bed houses	90 sqm	2640 £ per sqm	£2,673,000
23	4 bed houses	120 sqm	2640 £ per sqm	£7,365,600
6	5 bed house	150 sqm	2550 £ per sqm	£2,295,000

LCHO				
		70%	Open Market Value	
4	Apartments	65 sqm	1645 £ per sqm	£400,969
6	2 Bed house	75 sqm	1890 £ per sqm	£885,938
3	3 Bed House	90 sqm	1848 £ per sqm	£415,800

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
4	Apartments	65 sqm	1292.5 £ per sqm	£315,047
6	2 Bed house	75 sqm	1485 £ per sqm	£696,094
3	3 Bed House	90 sqm	1452 £ per sqm	£326,700

100	Total Units			
Development Value				£22,360,397

Development Costs

Land				
0	Apartments	0 Plots	9234 £ per plot	£0
35	2 Bed House	35 Plots	23086 £ per plot	£796,471
11	3 Bed House	11 Plots	26384 £ per plot	£296,821
23	4 Bed House	23 Plots	36938 £ per plot	£858,803
6	5 Bed House	6 Plots	46172 £ per plot	£277,033
				Total Land £2,229,129
Stamp Duty Land Tax			4.0%	£89,165

Construction				
8	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
47	2B Houses	75 sqm	1242 £ per sqm	
16	3B Houses	90 sqm	1242 £ per sqm	
23	4B Houses	120 sqm	1242 £ per sqm	
6	5B Houses	150 sqm	1242 £ per sqm	
100	Total Units	9238 Total sqm		

Additional Affordable Housing Land Cost				
		8.0%	Build Cost	£489,755
		0.5%	GDV	£943,958
		1.1%	Build Cost	£111,802
		2.0%	Market Units Value	£129,794
		3.0%	Build Cost	£386,397
		3500	£ per Market Unit	£368,677
		5.0%	12 Month Build	£350,000
		0.0%	Cost	£746,715
		6	Mth Sale Void	£0
		20.0%	of GDV	£4,046,403
		6.0%	of GDV	

Total Cost				£21,691,270
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POTENTIAL MARGIN FOR CIL	£669,127
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£92
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings		Apartments	0		
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	46		
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	15		
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	31		
Affordable Proportion	20%	20 Affordable Units	5 bed house	8		
Affordable Mix	50%	LCHO	0%	Social Rent	50%	Affordable Rent
Development Floorspace	7776 Sqm Market Housing		1,500 Sqm Affordable Housing			

Development Value					
Market Houses					
0	Apartments	65 sqm	2350	£ per sqm	£0
37	2 bed houses	75 sqm	2700	£ per sqm	£7,452,000
12	3 Bed houses	90 sqm	2640	£ per sqm	£2,851,200
25	4 bed houses	120 sqm	2640	£ per sqm	£7,856,640
6	5 bed house	150 sqm	2550	£ per sqm	£2,448,000
LCHO					
		70%	Open Market Value		
3	Apartments	65 sqm	1645	£ per sqm	£320,775
5	2 Bed house	75 sqm	1890	£ per sqm	£708,750
2	3 Bed House	90 sqm	1848	£ per sqm	£332,640
Social Rent					
		40%	Open Market Value		
0	Apartments	65 sqm	940	£ per sqm	£0
0	2 Bed house	75 sqm	1080	£ per sqm	£0
0	3 Bed House	90 sqm	1056	£ per sqm	£0
Affordable Rent					
		55%	Open Market Value		
3	Apartments	65 sqm	1292.5	£ per sqm	£252,038
5	2 Bed house	75 sqm	1485	£ per sqm	£556,875
2	3 Bed House	90 sqm	1452	£ per sqm	£261,360
100	Total Units				
Development Value					£23,040,278

Development Costs					
Land					
0	Apartments	0 Plots	11259	£ per plot	£0
37	2 Bed House	37 Plots	28149	£ per plot	£1,035,869
12	3 Bed House	12 Plots	32170	£ per plot	£386,038
25	4 Bed House	25 Plots	45038	£ per plot	£1,116,937
6	5 Bed House	6 Plots	56297	£ per plot	£360,302
					Total Land £2,899,147
Stamp Duty Land Tax					£115,966

Construction					
6	Apartments	65 sqm	1823	£ per sqm	£817,616
47	2B Houses	75 sqm	1242	£ per sqm	£4,359,420
16	3B Houses	90 sqm	1242	£ per sqm	£1,788,480
25	4B Houses	120 sqm	1242	£ per sqm	£3,696,192
6	5B Houses	150 sqm	1242	£ per sqm	£1,192,320
100	Total sqm	9335 Total sqm			

Additional Affordable Housing Land Cost					
		8.0%	Build Cost	£477,722	
		0.5%	GDV	£948,322	
		1.1%	Build Cost	£115,201	
		2.0%	Market Units Value	£130,394	
		3.0%	Build Cost	£412,157	
		3500	£ per Market Unit	£369,952	
		5.0%	12 Month Build	6 Mth Sale Void	£803,897
		0.0%	Cost	£0	
		20.0%	of GDV	Aff Hsg 6.0% of GDV	£4,267,514

Total Cost					£22,744,300
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POTENTIAL MARGIN FOR CIL	£295,977
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£38



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
46	2 bed houses	75 sqm	2700 £ per sqm	£9,315,000
15	3 Bed houses	90 sqm	2640 £ per sqm	£3,564,000
31	4 bed houses	120 sqm	2640 £ per sqm	£9,820,800
8	5 bed house	150 sqm	2550 £ per sqm	£3,060,000

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent 40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent 55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

100 Total Units

Development Value £25,759,800

Development Costs

Construction

0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
46	2B Houses	75 sqm	1242 £ per sqm		£4,284,900
15	3B Houses	90 sqm	1242 £ per sqm		£1,676,700
31	4B Houses	120 sqm	1242 £ per sqm		£4,620,240
8	5B Houses	150 sqm	1242 £ per sqm		£1,490,400
100		9720 Total sqm			

Professional Fees		8.0%	Build Cost	£965,779
Legal Fees		0.5%	GDV	£128,799
Statutory Fees		1.1%	Build Cost	£132,795
Sales/Marketing Costs		2.0%	Market Units Value	£515,196
Contingencies		3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg	20.0%	of GDV	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units		4 bed houses	6
Affordable Proportion	25%	8 Affordable Units	5 bed house	1
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	2081	Sqm Market Housing	50%	Affordable Rent
				563
				Sqm Affordable Housing

Development Value						
Market Houses						
0	Apartments	65	sqm	2350	£ per sqm	£0
8	2 bed houses	75	sqm	2700	£ per sqm	£1,670,625
9	3 Bed houses	90	sqm	2640	£ per sqm	£2,138,400
5	4 bed houses	120	sqm	2640	£ per sqm	£1,425,600
1	5 bed house	150	sqm	2550	£ per sqm	£286,875
LCHO						
		70%	Open Market Value			
1	Apartments	65	sqm	1645	£ per sqm	£120,291
2	2 Bed house	75	sqm	1890	£ per sqm	£265,781
1	3 Bed House	90	sqm	1848	£ per sqm	£124,740
Social Rent						
		40%	Open Market Value			
0	Apartments	65	sqm	940	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0
Affordable Rent						
		55%	Open Market Value			
1	Apartments	65	sqm	1292.5	£ per sqm	£94,514
2	2 Bed house	75	sqm	1485	£ per sqm	£208,828
1	3 Bed House	90	sqm	1452	£ per sqm	£98,010
30	Total Units					
Development Value						
£6,433,664						

Development Costs						
Land						
	Apartments	0	Plots	9378	£ per plot	£0
	2 Bed House	8	Plots	23446	£ per plot	£193,429
	3 Bed House	9	Plots	26795	£ per plot	£241,158
	4 Bed House	5	Plots	37513	£ per plot	£168,810
	5 Bed House	1	Plots	46892	£ per plot	£35,169
					Total Land	£638,565
Stamp Duty Land Tax						
				4.0%		£25,543

Construction						
2	Apartments	65	sqm	1823	£ per sqm	£306,606
12	2B Houses	75	sqm	1242	£ per sqm	£1,117,800
11	3B Houses	90	sqm	1242	£ per sqm	£1,173,690
5	4B Houses	120	sqm	1242	£ per sqm	£670,680
1	5B Houses	150	sqm	1242	£ per sqm	£139,725
30			2666	Total sqm		

Additional Affordable Housing Land Cost						
						£149,216
	Professional Fees	8.0%	Build Cost			£272,680
	Legal Fees	0.5%	GDV			£32,168
	Statutory Fees	1.1%	Build Cost			£37,494
	Sales/Marketing Costs	2.0%	Market Units Value			£110,430
	Contingencies	3.0%	Build Cost			£106,732
	Planning Obligations	3500	£ per Market Unit			£105,000
	Interest	5.0%	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%
						£1,159,030

Total Cost **£6,261,038**

POTENTIAL MARGIN FOR CIL **£172,626**

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **£83**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units		4 bed houses	6
Affordable Proportion	20%	6 Affordable Units	5 bed house	1
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	2220	Sqm Market Housing	450	Sqm Affordable Housing
Development Value				

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
9	2 bed houses	75 sqm	2700 £ per sqm	£1,782,000
10	3 Bed houses	90 sqm	2640 £ per sqm	£2,280,960
5	4 bed houses	120 sqm	2640 £ per sqm	£1,520,640
1	5 bed house	150 sqm	2550 £ per sqm	£306,000

LCHO				
		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£96,233
2	2 Bed house	75 sqm	1890 £ per sqm	£212,625
1	3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£75,611
2	2 Bed house	75 sqm	1485 £ per sqm	£167,063
1	3 Bed House	90 sqm	1452 £ per sqm	£78,408

30	Total Units			
Development Value				£6,619,331

Development Costs

Land				
0	Apartments	0 Plots	11403 £ per plot	£0
9	2 Bed House	9 Plots	28508 £ per plot	£250,874
10	3 Bed House	10 Plots	32581 £ per plot	£312,778
5	4 Bed House	5 Plots	45613 £ per plot	£218,944
1	5 Bed House	1 Plots	57017 £ per plot	£45,613
				Total Land £828,209
Stamp Duty Land Tax				£33,128

Construction

2	Apartments	65 sqm	1823 £ per sqm	1.15	Gross/Net	£245,285
12	2B Houses	75 sqm	1242 £ per sqm			£1,099,170
11	3B Houses	90 sqm	1242 £ per sqm			£1,207,224
5	4B Houses	120 sqm	1242 £ per sqm			£715,392
1	5B Houses	150 sqm	1242 £ per sqm			£149,040

30	2688 Total sqm			
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Additional Affordable Housing Land Cost					£145,148	
Professional Fees		8.0%	Build Cost	£273,289		
Legal Fees		0.5%	GDV	£33,097		
Statutory Fees		1.1%	Build Cost	£37,577		
Sales/Marketing Costs		2.0%	Market Units Value	£117,792		
Contingencies		3.0%	Build Cost	£106,838		
Planning Obligations		3500	£ per Market Unit	£105,000		
Interest		5.0%	12 Month Build	6	Mth Sale Void	£231,498
Arrangement Fee		0.0%	Cost	£0		
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
						£1,221,704

Total Cost	£6,549,391
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POTENTIAL MARGIN FOR CIL	£69,940
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£32
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
11	2 bed houses	75 sqm	2700 £ per sqm	£2,227,500
12	3 Bed houses	90 sqm	2640 £ per sqm	£2,851,200
6	4 bed houses	120 sqm	2640 £ per sqm	£1,900,800
1	5 bed house	150 sqm	2550 £ per sqm	£382,500

LCHO 70% Open Market Value				
0	Apartments	65 sqm	1645 £ per sqm	£0
0	2 Bed house	75 sqm	1890 £ per sqm	£0
0	3 Bed House	90 sqm	1848 £ per sqm	£0

Social Rent 40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent 55% Open Market Value				
0	Apartments	65 sqm	1292.5 £ per sqm	£0
0	2 Bed house	75 sqm	1485 £ per sqm	£0
0	3 Bed House	90 sqm	1452 £ per sqm	£0

30 Total Units

Development Value £7,362,000

Development Costs

Construction

0	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£0
11	2B Houses	75 sqm	1242 £ per sqm		£1,024,650
12	3B Houses	90 sqm	1242 £ per sqm		£1,341,360
6	4B Houses	120 sqm	1242 £ per sqm		£894,240
1	5B Houses	150 sqm	1242 £ per sqm		£186,300
30		2775 Total sqm			

Professional Fees		8.0%	Build Cost		£275,724	
Legal Fees		0.5%	GDV		£36,810	
Statutory Fees		1.1%	Build Cost		£37,912	
Sales/Marketing Costs		2.0%	Market Units Value		£147,240	
Contingencies		3.0%	Build Cost		£103,397	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£157,283
Arrangement Fee	0.0%		Cost		£0	
Development Profit	Market Hsg	20.0%	of GDV		£1,472,400	

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	25%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1114 Sqm Market Housing	50% Affordable Rent	
			281 Sqm Affordable Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£455,625
			£1,069,200
			£1,425,600
			£0

LCHO			
		70%	Open Market Value
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£60,145
			£132,891
			£62,370

Social Rent			
		40%	Open Market Value
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55%	Open Market Value
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£47,257
			£104,414
			£49,005

15	Total Units		
Development Value			£3,406,507

Development Costs

Land			
0	Plots	9321	£ per plot
2	2 Bed House	23302	£ per plot
3	3 Bed House	26631	£ per plot
4	4 Bed House	37284	£ per plot
5	5 Bed House	46605	£ per plot
			Total Land £340,050
			£0
Stamp Duty Land Tax			£10,202

Construction

1	Apartments	65 sqm	1823 £ per sqm	1.15	Gross/Net	£153,303
4	2B Houses	75 sqm	1242 £ per sqm			£384,244
5	3B Houses	90 sqm	1242 £ per sqm			£586,845
5	4B Houses	120 sqm	1242 £ per sqm			£670,680
0	5B Houses	150 sqm	1242 £ per sqm			£0

15	Total sqm	1406	
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Additional Affordable Housing Land Cost				£74,152	
Professional Fees	8.0%	Build Cost		£143,606	
Legal Fees	0.5%	GDV		£17,033	
Statutory Fees	1.1%	Build Cost		£19,746	
Sales/Marketing Costs	2.0%	Market Units Value		£59,009	
Contingencies	3.0%	Build Cost		£56,077	
Planning Obligations	3500	£ per Market Unit		£52,500	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£113,376	
Arrangement Fee	0.0%	Cost		£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£617,450

Total Cost	£3,298,270
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POTENTIAL MARGIN FOR CIL	£108,237
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£97
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	20%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1188 Sqm Market Housing	50% Affordable Rent	
			225 Sqm Affordable Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
5	3 Bed houses	90 sqm	2640 £ per sqm
5	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£486,000
			£1,140,480
			£1,520,640
			£0

LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£48,116
			£106,313
			£49,896

Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£37,806
			£83,531
			£39,204

15	Total Units		
Development Value			£3,511,986

Development Costs

Land			
0	Plots	11346	£ per plot
2	2 Bed House	28365	£ per plot
5	3 Bed House	32417	£ per plot
5	4 Bed House	45384	£ per plot
0	5 Bed House	56730	£ per plot
			Total Land £441,521
			£0
Stamp Duty Land Tax			£13,246

Construction

1	65 sqm	1823	£ per sqm	1.15	Gross/Net	£122,642
4	75 sqm	1242	£ per sqm			£363,285
5	90 sqm	1242	£ per sqm			£603,612
5	120 sqm	1242	£ per sqm			£715,392
0	150 sqm	1242	£ per sqm			£0
15	1422	Total sqm				

Additional Affordable Housing Land Cost				£72,209	
Professional Fees	8.0%	Build Cost		£144,395	
Legal Fees	0.5%	GDV		£17,560	
Statutory Fees	1.1%	Build Cost		£19,854	
Sales/Marketing Costs	2.0%	Market Units Value		£62,942	
Contingencies	3.0%	Build Cost		£56,314	
Planning Obligations	3500	£ per Market Unit		£52,500	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£122,024	
Arrangement Fee	0.0%	Cost		£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£651,316

Total Cost	£3,458,813
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POTENTIAL MARGIN FOR CIL	£53,173
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£45
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65 sqm	2350	£ per sqm	£0
3	2 bed houses	75 sqm	2700	£ per sqm	£607,500
6	3 Bed houses	90 sqm	2640	£ per sqm	£1,425,600
6	4 bed houses	120 sqm	2640	£ per sqm	£1,900,800
0	5 bed house	150 sqm	2550	£ per sqm	£0

LCHO 70% Open Market Value					
0	Apartments	65 sqm	1645	£ per sqm	£0
0	2 Bed house	75 sqm	1890	£ per sqm	£0
0	3 Bed House	90 sqm	1848	£ per sqm	£0

Social Rent 40% Open Market Value					
0	Apartments	65 sqm	940	£ per sqm	£0
0	2 Bed house	75 sqm	1080	£ per sqm	£0
0	3 Bed House	90 sqm	1056	£ per sqm	£0

Affordable Rent 55% Open Market Value					
0	Apartments	65 sqm	1292.5	£ per sqm	£0
0	2 Bed house	75 sqm	1485	£ per sqm	£0
0	3 Bed House	90 sqm	1452	£ per sqm	£0

15 Total Units

Development Value £3,933,900

Development Costs

Construction

0	Apartments	65 sqm	1823	£ per sqm	1.15 Gross/Net	£0
3	2B Houses	75 sqm	1242	£ per sqm		£279,450
6	3B Houses	90 sqm	1242	£ per sqm		£670,680
6	4B Houses	120 sqm	1242	£ per sqm		£894,240
0	5B Houses	150 sqm	1242	£ per sqm		£0
15		1485 Total sqm				

Professional Fees		8.0%	Build Cost		£147,550	
Legal Fees		0.5%	GDV		£19,670	
Statutory Fees		1.1%	Build Cost		£20,288	
Sales/Marketing Costs		2.0%	Market Units Value		£78,678	
Contingencies		3.0%	Build Cost		£55,331	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£84,162
Arrangement Fee	0.0%		Cost		£0	
Development Profit	Market Hsg	20.0%	of GDV		£786,780	

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	20
BASE LAND VALUE SCENARIO	Greenfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)			3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units		4 bed houses	0
Affordable Proportion	25%	5 Affordable Units	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	975 Sqm Market Housing		375 Sqm Affordable Housing	

Development Value

Market Houses				
15	Apartments	65 sqm	2350 £ per sqm	£2,291,250
0	2 bed houses	75 sqm	2700 £ per sqm	£0
0	3 Bed houses	90 sqm	2640 £ per sqm	£0
0	4 bed houses	120 sqm	2640 £ per sqm	£0
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£80,194
1	2 Bed house	75 sqm	1890 £ per sqm	£177,188
1	3 Bed House	90 sqm	1848 £ per sqm	£83,160

Social Rent				
		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£63,009
1	2 Bed house	75 sqm	1485 £ per sqm	£139,219
1	3 Bed House	90 sqm	1452 £ per sqm	£65,340

20	Total Units			
Development Value				£2,899,359

Development Costs

Land				
15	Apartments	Plots	2100 £ per plot	£31,500
0	2 Bed House	Plots	5250 £ per plot	£0
0	3 Bed House	Plots	6000 £ per plot	£0
0	4 Bed House	Plots	8400 £ per plot	£0
0	5 Bed House	Plots	10500 £ per plot	£0
				Total Land £31,500
Stamp Duty Land Tax				1.0%
				£315

Construction

17	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,248,443
3	2B Houses	75 sqm	1242 £ per sqm		£232,875
1	3B Houses	90 sqm	1242 £ per sqm		£111,780
0	4B Houses	120 sqm	1242 £ per sqm		£0
0	5B Houses	150 sqm	1242 £ per sqm		£0

20	1511 Total sqm			
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Additional Affordable Housing Land Cost					£22,275	
Professional Fees		8.0%	Build Cost		£207,448	
Legal Fees		0.5%	GDV		£14,497	
Statutory Fees		1.1%	Build Cost		£28,524	
Sales/Marketing Costs		2.0%	Market Units Value		£45,825	
Contingencies		3.0%	Build Cost		£78,461	
Planning Obligations		3500	£ per Market Unit		£70,000	
Interest		5.0%	12 Month Build	6 Mth Sale Void	£121,383	
Arrangement Fee		0.0%	Cost		£0	
Development Profit		Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£494,737

Total Cost				£3,708,062
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POTENTIAL MARGIN FOR CIL -£808,703

POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£829



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments		Apartments	20
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	0
DEVELOPMENT LOCATION (ZONE)	Greenfield		3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units		4 bed houses	0
Affordable Proportion	20%	4 Affordable Units	5 bed house	0
Affordable Mix	50%	LCHO	0%	Social Rent
Development Floorspace	1040	Sqm Market Housing	50%	Affordable Rent
			300	Sqm Affordable Housing

Development Value

Market Houses						
16	Apartments	65	sqm	2350	£ per sqm	£2,444,000
0	2 bed houses	75	sqm	2700	£ per sqm	£0
0	3 Bed houses	90	sqm	2640	£ per sqm	£0
0	4 bed houses	120	sqm	2640	£ per sqm	£0
0	5 bed house	150	sqm	2550	£ per sqm	£0

LCHO						
		70%	Open Market Value			
1	Apartments	65	sqm	1645	£ per sqm	£64,155
1	2 Bed house	75	sqm	1890	£ per sqm	£141,750
0	3 Bed House	90	sqm	1848	£ per sqm	£66,528

Social Rent						
		40%	Open Market Value			
0	Apartments	65	sqm	940	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0

Affordable Rent						
		55%	Open Market Value			
1	Apartments	65	sqm	1292.5	£ per sqm	£50,408
1	2 Bed house	75	sqm	1485	£ per sqm	£111,375
0	3 Bed House	90	sqm	1452	£ per sqm	£52,272

20	Total Units					
Development Value						
£2,930,488						

Development Costs

Land						
16	Apartments	Plots	4125	£ per plot	£66,000	
0	2 Bed House	Plots	10313	£ per plot	£0	
0	3 Bed House	Plots	11786	£ per plot	£0	
0	4 Bed House	Plots	16500	£ per plot	£0	
0	5 Bed House	Plots	20625	£ per plot	£0	
					Total Land	£66,000
Stamp Duty Land Tax						
0						

Construction								
17	Apartments	65	sqm	1823	£ per sqm	1.15	Gross/Net	£2,343,831
2	2B Houses	75	sqm	1242	£ per sqm			£186,300
1	3B Houses	90	sqm	1242	£ per sqm			£89,424
0	4B Houses	120	sqm	1242	£ per sqm			£0
0	5B Houses	150	sqm	1242	£ per sqm			£0

20	1508		Total sqm			
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Additional Affordable Housing Land Cost						£35,004		
Professional Fees		8.0%	Build Cost			£209,564		
Legal Fees		0.5%	GDV			£14,652		
Statutory Fees		1.1%	Build Cost			£28,815		
Sales/Marketing Costs		2.0%	Market Units Value			£48,880		
Contingencies		3.0%	Build Cost			£79,637		
Planning Obligations		3500	£ per Market Unit			£70,000		
Interest		5.0%	12	Month Build	6	Mth Sale Void	£125,878	
Arrangement Fee		0.0%	Cost			£0		
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£517,989

Total Cost						£3,816,635
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POTENTIAL MARGIN FOR CIL	-£886,147
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POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£852
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Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	0
DEVELOPMENT LOCATION (ZONE)		3 Bed houses	0
DEVELOPMENT DETAILS	20 Total Units	4 bed houses	0
	0.20 Site Area	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
		70% Open Market Value	
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
		40% Open Market Value	
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
		55% Open Market Value	
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **Development Value** **£3,055,000**

Development Costs

Construction

20	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£2,725,385
0	2B Houses	75 sqm	1242 £ per sqm		£0
0	3B Houses	90 sqm	1242 £ per sqm		£0
0	4B Houses	120 sqm	1242 £ per sqm		£0
0	5B Houses	150 sqm	1242 £ per sqm		£0
20	1495 Total sqm				

Professional Fees		8.0%	Build Cost	£218,031
Legal Fees		0.5%	GDV	£15,275
Statutory Fees		1.1%	Build Cost	£29,979
Sales/Marketing Costs		2.0%	Market Units Value	£61,100
Contingencies		3.0%	Build Cost	£81,762
Interest	5.0%	12	Month Build	£121,685
Arrangement Fee	0.0%		Cost	£0
Development Profit	Market Hsg	20.0%	of GDV	£611,000

Total Cost **£3,864,217**

GROSS RESIDUAL LAND VALUE **-£809,217**
GROSS RESIDUAL LAND VALUE PER HA **-£4,046,085**



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	1750	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£82	£81	£71	£86	-£823
Brownfield	-£11	-£15	-£25	-£8	-£887
40% Affordable Housing					
Greenfield	-£6	-£10	-£25	-£3	-£899
Brownfield	-£111	-£117	-£133	-£108	-£980



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	0 Plots	9290	£ per plot		£0
	28 Plots	23225	£ per plot		£650,310
	81 Plots	26543	£ per plot		£2,136,732
	63 Plots	37161	£ per plot		£2,341,115
	4 Plots	46451	£ per plot	Total Land	£5,290,735
Stamp Duty Land Tax		4.0%			£211,629

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15	Gross/Net
66	2B Houses	75 sqm	1242 £ per sqm		
96	3B Houses	90 sqm	1242 £ per sqm		
63	4B Houses	120 sqm	1242 £ per sqm		
4	5B Houses	150 sqm	1242 £ per sqm		
250		23274	Total sqm		

Additional Affordable Housing Land Cost					£1,478,128
Professional Fees	8.0%	Build Cost			£2,390,715
Legal Fees	0.5%	GDV			£276,078
Statutory Fees	1.1%	Build Cost			£328,723
Sales/Marketing Costs	2.0%	Market Units Value			£921,879
Contingencies	3.0%	Build Cost			£940,862
Planning Obligations		1750	£ per Market Unit		£437,500
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	0.0%	Cost			£0
Development Profit		20.0%	of GDV		£9,766,088
			Aff Hsg	6.0%	of GDV

Total Cost				£53,778,358
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POTENTIAL MARGIN FOR CIL	£1,437,233
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£82



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100	Affordable Units
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	0 Plots	9290	£ per plot		£0
	24 Plots	23225	£ per plot		£557,408
	69 Plots	26543	£ per plot		£1,831,485
	54 Plots	37161	£ per plot		£2,006,670
	3 Plots	46451	£ per plot	Total Land	£4,534,916
Stamp Duty Land Tax		4.0%			£181,397

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15	Gross/Net
74	2B Houses	75 sqm	1242 £ per sqm		
89	3B Houses	90 sqm	1242 £ per sqm		
54	4B Houses	120 sqm	1242 £ per sqm		
3	5B Houses	150 sqm	1242 £ per sqm		
250		22733	Total sqm		

Additional Affordable Housing Land Cost					£1,970,837
Professional Fees	8.0%	Build Cost			£2,362,933
Legal Fees	0.5%	GDV			£258,356
Statutory Fees	1.1%	Build Cost			£324,903
Sales/Marketing Costs	2.0%	Market Units Value			£790,182
Contingencies	3.0%	Build Cost			£945,225
Planning Obligations		1750	£ per Market Unit		£437,500
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	0.0%	Cost			£0
Development Profit		20.0%	of GDV		£8,631,551
			Aff Hsg	6.0%	of GDV

Total Cost				£51,764,231
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POTENTIAL MARGIN FOR CIL	-£92,943
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£6



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40	
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115	
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	
Affordable Proportion	30%	5 bed house	5	
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	17430 Sqm Market Housing	5,625 Sqm Affordable Housing		
Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750
LCHO				
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400
Social Rent				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
Affordable Rent				
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100
250	Total Units			£55,215,591

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	28 Plots	28288 £ per plot		£792,060
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415
	5 Bed House	4 Plots	56576 £ per plot	Total Land	£6,443,972
					£198,015
Stamp Duty Land Tax					£257,759

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050
250		23274 Total sqm			

Additional Affordable Housing Land Cost					£1,800,320
Professional Fees	8.0%	Build Cost			£2,390,715
Legal Fees	0.5%	GDV			£276,078
Statutory Fees	1.1%	Build Cost			£328,723
Sales/Marketing Costs	2.0%	Market Units Value			£921,879
Contingencies	3.0%	Build Cost			£950,528
Planning Obligations	1750	£ per Market Unit			£437,500
Interest	5.0%	12 Month Build	6 Mth Sale Void		£1,958,182
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£9,766,088

Total Cost £55,415,688

POTENTIAL MARGIN FOR CIL -£200,098
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£11



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115	
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	
Affordable Proportion	40%	5 bed house	5	
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	14940 Sqm Market Housing	7,500 Sqm Affordable Housing		
Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500
LCHO				
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200
Social Rent				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
Affordable Rent				
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800
250	Total Units			£51,671,288

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	54 Plots	45261 £ per plot		£2,444,070
	5 Bed House	3 Plots	56576 £ per plot	Total Land	£5,523,405
					£169,727
Stamp Duty Land Tax					£220,936

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900
250		22733 Total sqm			

Additional Affordable Housing Land Cost					£2,400,426
Professional Fees	8.0%	Build Cost			£2,362,933
Legal Fees	0.5%	GDV			£258,356
Statutory Fees	1.1%	Build Cost			£324,903
Sales/Marketing Costs	2.0%	Market Units Value			£790,182
Contingencies	3.0%	Build Cost			£958,113
Planning Obligations	1750	£ per Market Unit			£437,500
Interest	5.0%	12 Month Build	6 Mth Sale Void		£1,886,862
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£8,631,551

Total Cost £53,331,825

POTENTIAL MARGIN FOR CIL -£1,660,538
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£111



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
	Apartments		
	2 Bed House		
	3 Bed House		
	4 Bed House		
	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
	Apartments		
	2 Bed House		
	3 Bed House		
	4 Bed House		
	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	2,250 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£6,520,500			

LCHO			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			

100	Total Units		
			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
32	2 Bed House	32 Plots	23086 £ per plot
11	3 Bed House	11 Plots	26384 £ per plot
22	4 Bed House	22 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
			Total Land £2,080,521
			£258,564
			Stamp Duty Land Tax 4.0%
			£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,226,423
			£4,396,680
			£1,844,370
			£3,234,168
			£1,043,280

100	9142	Total sqm		
Additional Affordable Housing Land Cost				
Professional Fees 8.0% Build Cost				
Legal Fees 0.5% GDV				
Statutory Fees 1.1% Build Cost				
Sales/Marketing Costs 2.0% Market Units Value				
Contingencies 3.0% Build Cost				
Planning Obligations 1750 £ per Market Unit				
Interest 5.0% 12 Month Build 6 Mth Sale Void				
Arrangement Fee 0.0% Cost				
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				
£3,825,291				

Total Cost			£21,132,781
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POTENTIAL MARGIN FOR CIL	£547,735
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£81

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	3,000 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£5,589,000			

LCHO			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			

100	Total Units		
			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
28	2 Bed House	28 Plots	23086 £ per plot
9	3 Bed House	9 Plots	26384 £ per plot
19	4 Bed House	19 Plots	36938 £ per plot
5	5 Bed House	5 Plots	46172 £ per plot
			Total Land £1,783,303
			£221,627
			Stamp Duty Land Tax 4.0%
			£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,635,231
			£4,433,940
			£1,900,260
			£2,772,144
			£894,240

100	8949	Total sqm		
Additional Affordable Housing Land Cost				
Professional Fees 8.0% Build Cost				
Legal Fees 0.5% GDV				
Statutory Fees 1.1% Build Cost				
Sales/Marketing Costs 2.0% Market Units Value				
Contingencies 3.0% Build Cost				
Planning Obligations 1750 £ per Market Unit				
Interest 5.0% 12 Month Build 6 Mth Sale Void				
Arrangement Fee 0.0% Cost				
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				
£3,383,069				

Total Cost			£20,379,405
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POTENTIAL MARGIN FOR CIL	-£58,650
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£10

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	Affordable Rent	50%
Development Value			2,250 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
32	2 Bed House	32 Plots	28149 £ per plot
11	3 Bed House	11 Plots	32170 £ per plot
22	4 Bed House	22 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
Total Land			£2,536,753
Stamp Duty Land Tax			£101,470

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
100	9142 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,226,423
Professional Fees			£4,396,680
Legal Fees			£1,844,370
Statutory Fees			£3,234,168
Sales/Marketing Costs			£1,043,280
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

8.0%	Build Cost	£716,583
0.5%	GDV	£939,594
1.1%	Build Cost	£108,403
2.0%	Market Units Value	£129,194
3.0%	Build Cost	£360,637
1.750	£ per Market Unit	£373,845
5.0%	12 Month Build	£175,000
0.0%	Cost	£770,347
6	Mth Sale Void	£0
20.0%	of GDV	£3,825,291
6.0%	of GDV	

Total Cost			£21,782,039
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POTENTIAL MARGIN FOR CIL	-£101,523
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£115

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	Affordable Rent	50%
Development Value			3,000 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
28	2 Bed House	28 Plots	28149 £ per plot
9	3 Bed House	9 Plots	32170 £ per plot
19	4 Bed House	19 Plots	45038 £ per plot
5	5 Bed House	5 Plots	56297 £ per plot
Total Land			£2,174,360
Stamp Duty Land Tax			£86,974

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
100	8949 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,635,231
Professional Fees			£4,433,940
Legal Fees			£1,900,260
Statutory Fees			£2,772,144
Sales/Marketing Costs			£894,240
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

8.0%	Build Cost	£955,444
0.5%	GDV	£930,865
1.1%	Build Cost	£101,604
2.0%	Market Units Value	£127,994
3.0%	Build Cost	£309,118
1.750	£ per Market Unit	£377,738
5.0%	12 Month Build	£175,000
0.0%	Cost	£743,598
6	Mth Sale Void	£0
20.0%	of GDV	£3,383,069
6.0%	of GDV	

Total Cost			£21,001,579
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POTENTIAL MARGIN FOR CIL	-£680,824
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£117



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Professional Fees			
8.0% Build Cost			
£965,779			
Legal Fees			
0.5% GDV			
£128,799			
Statutory Fees			
1.1% Build Cost			
£132,795			
Sales/Marketing Costs			
2.0% Market Units Value			
£515,196			
Contingencies			
3.0% Build Cost			
£362,167			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£550,890			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
£5,151,960			

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE **£5,879,974**

GROSS RESIDUAL LAND VALUE PER HA **£1,826,889**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Professional Fees			
8.0% Build Cost			
£965,779			
Legal Fees			
0.5% GDV			
£128,799			
Statutory Fees			
1.1% Build Cost			
£132,795			
Sales/Marketing Costs			
2.0% Market Units Value			
£515,196			
Contingencies			
3.0% Build Cost			
£362,167			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£550,890			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
£5,151,960			

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE **£5,879,974**

GROSS RESIDUAL LAND VALUE PER HA **£1,826,889**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50% LCHO	9 Affordable Units	
Development Floorspace	1943 Sqm Market Housing	50% Social Rent	
Development Value		50% Affordable Rent	
		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
£1,559,250			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£149,688			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£113,417			

30 Total Units				£6,247,997
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Development Costs				
Land	Apartments	0 Plots	9378 £ per plot	£0
	2 Bed House	8 Plots	23446 £ per plot	£180,533
	3 Bed House	8 Plots	26795 £ per plot	£225,081
	4 Bed House	4 Plots	37513 £ per plot	£157,556
	5 Bed House	1 Plots	46892 £ per plot	£46,892
		Total Land		£595,994
Stamp Duty Land Tax			4.0%	£23,840

Construction				
3	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
12	2B Houses	75 sqm	1242 £ per sqm	
10	3B Houses	90 sqm	1242 £ per sqm	
4	4B Houses	120 sqm	1242 £ per sqm	
1	5B Houses	150 sqm	1242 £ per sqm	
30		2644 Total sqm		

Additional Affordable Housing Land Cost				£179,060
Professional Fees	8.0%	Build Cost		£272,071
Legal Fees	0.5%	GDV		£31,240
Statutory Fees	1.1%	Build Cost		£37,410
Sales/Marketing Costs	2.0%	Market Units Value		£103,068
Contingencies	3.0%	Build Cost		£107,399
Planning Obligations	1750	£ per Market Unit		£52,500
Interest	5.0%	12 Month Build	6 Mth Sale Void	£210,739
Arrangement Fee	0.0%	Cost		£0
Development Profit	20.0%	Market Hsg of GDV	6.0% of GDV Aff Hsg	£1,096,356

Total Cost				£6,110,568
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POTENTIAL MARGIN FOR CIL		£137,429
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		£71

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50% LCHO	12 Affordable Units	
Development Floorspace	1665 Sqm Market Housing	50% Social Rent	
Development Value		50% Affordable Rent	
		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
£1,336,500			

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£192,465			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£151,223			

30 Total Units				£5,876,663
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Development Costs				
Land	Apartments	0 Plots	9378 £ per plot	£0
	2 Bed House	7 Plots	23446 £ per plot	£154,743
	3 Bed House	7 Plots	26795 £ per plot	£192,926
	4 Bed House	4 Plots	37513 £ per plot	£135,048
	5 Bed House	1 Plots	46892 £ per plot	£46,892
		Total Land		£510,852
Stamp Duty Land Tax			4.0%	£20,434

Construction				
4	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net
13	2B Houses	75 sqm	1242 £ per sqm	
10	3B Houses	90 sqm	1242 £ per sqm	
4	4B Houses	120 sqm	1242 £ per sqm	
1	5B Houses	150 sqm	1242 £ per sqm	
30		2600 Total sqm		

Additional Affordable Housing Land Cost				£238,746
Professional Fees	8.0%	Build Cost		£270,854
Legal Fees	0.5%	GDV		£29,383
Statutory Fees	1.1%	Build Cost		£37,242
Sales/Marketing Costs	2.0%	Market Units Value		£88,344
Contingencies	3.0%	Build Cost		£108,733
Planning Obligations	1750	£ per Market Unit		£52,500
Interest	5.0%	12 Month Build	6 Mth Sale Void	£204,939
Arrangement Fee	0.0%	Cost		£0
Development Profit	20.0%	Market Hsg of GDV	6.0% of GDV Aff Hsg	£971,008

Total Cost				£5,918,707
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POTENTIAL MARGIN FOR CIL		-£42,045
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£25

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	LCHO	9 Affordable Units
Development Floorspace	1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			675 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Apartments	0 Plots	11403 £ per plot
8	2 Bed House	8 Plots	28508 £ per plot
8	3 Bed House	8 Plots	32581 £ per plot
4	4 Bed House	4 Plots	45613 £ per plot
1	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£724,683
			£39,912
			£28,987
Stamp Duty Land Tax			
0			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2644 Total sqm		1.15 Gross/Net
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			
			£217,723
			£272,071
			£31,240
			£37,410
			£103,068
			£108,558
			£52,500
			£222,688
			£0
			£1,096,356

Total Cost			£6,296,176
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POTENTIAL MARGIN FOR CIL	-£48,179
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£25

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	LCHO	12 Affordable Units
Development Floorspace	1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value			900 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Apartments	0 Plots	11403 £ per plot
7	2 Bed House	7 Plots	28508 £ per plot
7	3 Bed House	7 Plots	32581 £ per plot
4	4 Bed House	4 Plots	45613 £ per plot
1	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£621,157
			£34,210
			£24,846
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2600 Total sqm		1.15 Gross/Net
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			
			£290,297
			£270,854
			£29,383
			£37,242
			£88,344
			£110,279
			£52,500
			£215,918
			£0
			£971,008

Total Cost			£6,097,500
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POTENTIAL MARGIN FOR CIL	-£220,837
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£133



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **£7,362,000**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30		2775 Total sqm	

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **£7,362,000**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30		2775 Total sqm	

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing	

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15	Total Units			
			£3,301,028	

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £317,380
			£0
			£9,521

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£183,963
			£405,203
			£570,078
			£625,968
			£0

15	1390 Total sqm			
			£88,982	
			£142,817	
			£16,505	
			£19,637	
			£55,075	
			£56,226	
			£26,250	
			£110,532	
			£0	
			£583,584	

			£3,211,722
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POTENTIAL MARGIN FOR CIL	£89,307
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£86

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	6 Affordable Units	5 bed house
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing	

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15	Total Units			
			£3,090,071	

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £272,040
			£0
			£8,161

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			£245,285
			£447,120
			£536,544
			£536,544
			£0

15	1359 Total sqm			
			£118,643	
			£141,239	
			£15,450	
			£19,420	
			£47,207	
			£56,524	
			£26,250	
			£106,884	
			£0	
			£515,852	

			£3,093,164
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POTENTIAL MARGIN FOR CIL	-£3,093
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£3

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing	

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15	Total Units		
			£3,301,028

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £386,331
			£0
			£11,590

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£183,963
			£405,203
			£570,078
			£625,968
			£0

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

			£3,308,946
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POTENTIAL MARGIN FOR CIL	-£7,918
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£8

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	6 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing	

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15	Total Units		
			£3,090,071

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £331,141
			£0
			£9,934

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£245,285
			£447,120
			£536,544
			£536,544
			£0

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

			£3,186,349
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POTENTIAL MARGIN FOR CIL	-£96,278
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£108



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£96,233			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£75,611			

20	Total Units			
Development Value				£2,868,231

Development Costs			
Land			
14	Apartments	14 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
			Total Land £29,400
Stamp Duty Land Tax 1.0% £294			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£2,153,054			

20	1514 Total sqm			
Additional Affordable Housing Land Cost				£26,730
Professional Fees 8.0% Build Cost				£205,331
Legal Fees 0.5% GDV				£14,341
Statutory Fees 1.1% Build Cost				£28,233
Sales/Marketing Costs 2.0% Market Units Value				£42,770
Contingencies 3.0% Build Cost				£77,801
Planning Obligations 1750 £ per Market Unit				£35,000
Interest 5.0% 12 Month Build 6 Mth Sale Void				£118,759
Arrangement Fee 0.0% Cost				£0
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				£471,484

Total Cost				£3,616,784
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POTENTIAL MARGIN FOR CIL	-£748,553
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£823

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	LCHO 0% Social Rent 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20	Total Units			
Development Value				£2,805,975

Development Costs			
Land			
12	Apartments	12 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
			Total Land £25,200
Stamp Duty Land Tax 1.0% £252			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£1,962,277			

20	1520 Total sqm			
Additional Affordable Housing Land Cost				£35,640
Professional Fees 8.0% Build Cost				£201,098
Legal Fees 0.5% GDV				£14,030
Statutory Fees 1.1% Build Cost				£27,651
Sales/Marketing Costs 2.0% Market Units Value				£36,660
Contingencies 3.0% Build Cost				£76,481
Planning Obligations 1750 £ per Market Unit				£35,000
Interest 5.0% 12 Month Build 6 Mth Sale Void				£116,232
Arrangement Fee 0.0% Cost				£0
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				£424,979

Total Cost				£3,506,947
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POTENTIAL MARGIN FOR CIL	-£700,972
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£899

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			

Development Costs			
Land			
14	Apartments	14 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £57,750
Stamp Duty Land Tax			
			0
Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1514 Total sqm		1.15 Gross/Net

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £205,331			
Legal Fees 0.5% GDV £14,341			
Statutory Fees 1.1% Build Cost £28,233			
Sales/Marketing Costs 2.0% Market Units Value £42,770			
Contingencies 3.0% Build Cost £78,574			
Planning Obligations 1750 £ per Market Unit £35,000			
Interest 5.0% 12 Month Build, 6 Mth Sale Void £122,016			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV, Aff Hsg 6.0% of GDV £471,484			
Total Cost			

POTENTIAL MARGIN FOR CIL		-£806,992
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£887

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			

Development Costs			
Land			
12	Apartments	12 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £49,500
Stamp Duty Land Tax			
			1.0%
Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1520 Total sqm		1.15 Gross/Net

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £201,098			
Legal Fees 0.5% GDV £14,030			
Statutory Fees 1.1% Build Cost £27,651			
Sales/Marketing Costs 2.0% Market Units Value £36,660			
Contingencies 3.0% Build Cost £77,512			
Planning Obligations 1750 £ per Market Unit £35,000			
Interest 5.0% 12 Month Build, 6 Mth Sale Void £119,515			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV, Aff Hsg 6.0% of GDV £424,979			
Total Cost			

POTENTIAL MARGIN FOR CIL		-£764,197
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£980



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	2 bed houses	0
	3 Bed houses	0
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	2 bed houses	0
	3 Bed houses	0
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	3000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost		
Professional Fees @	8.0%	Construction Cost		
Legal Fees	0.5%	GDV		
Statutory Fees	1.1%	Construction Cost		
Sales/Marketing Costs	2.0%	Market Units Value		
Contingencies	3.0%	Construction Cost		
Planning Obligations	3000	£ per Unit		
Interest @	5.0%	12 Month Construction	6 Mth Sales Void	
Arrangement Fee		Cost		
Development Profit	Market Hsg	20.0% of GDV	Aff Hsg	6.0% of GDV

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£64	£61	£51	£67	-£851
Brownfield	-£30	-£34	-£45	-£26	-£915
40% Affordable Housing					
Greenfield	-£28	-£32	-£49	-£25	-£932
Brownfield	-£133	-£139	-£156	-£130	-£1,013



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	28 Plots	23225 £ per plot		£650,310
	3 Bed House	81 Plots	26543 £ per plot		£2,136,732
	4 Bed House	63 Plots	37161 £ per plot		£2,341,115
	5 Bed House	4 Plots	46451 £ per plot	Total Land	£5,290,735
Stamp Duty Land Tax			4.0%		£211,629

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050
250		23274 Total sqm			

Additional Affordable Housing Land Cost					£1,478,128
Professional Fees	8.0%	Build Cost			£2,390,715
Legal Fees	0.5%	GDV			£276,078
Statutory Fees	1.1%	Build Cost			£328,723
Sales/Marketing Costs	2.0%	Market Units Value			£921,879
Contingencies	3.0%	Build Cost			£940,862
Planning Obligations	3000	£ per Market Unit			£750,000
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,864,220
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£9,766,088

Total Cost				£54,103,001
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POTENTIAL MARGIN FOR CIL	£1,112,589
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£64



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	24 Plots	23225 £ per plot		£557,408
	3 Bed House	69 Plots	26543 £ per plot		£1,831,485
	4 Bed House	54 Plots	37161 £ per plot		£2,006,670
	5 Bed House	3 Plots	46451 £ per plot	Total Land	£4,534,916
Stamp Duty Land Tax			4.0%		£181,397

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900
250		22733 Total sqm			

Additional Affordable Housing Land Cost					£1,970,837
Professional Fees	8.0%	Build Cost			£2,362,933
Legal Fees	0.5%	GDV			£258,356
Statutory Fees	1.1%	Build Cost			£324,903
Sales/Marketing Costs	2.0%	Market Units Value			£790,182
Contingencies	3.0%	Build Cost			£945,225
Planning Obligations	3000	£ per Market Unit			£750,000
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,801,917
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£8,631,551

Total Cost				£52,088,874
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POTENTIAL MARGIN FOR CIL	-£417,587
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£28



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	28 Plots	28288 £ per plot		£792,060
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415
	5 Bed House	4 Plots	56576 £ per plot	Total Land	£6,443,972
Stamp Duty Land Tax			0		£257,759

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050
250		23274 Total sqm			

Additional Affordable Housing Land Cost					£1,800,320
Professional Fees	8.0%	Build Cost			£2,390,715
Legal Fees	0.5%	GDV			£276,078
Statutory Fees	1.1%	Build Cost			£328,723
Sales/Marketing Costs	2.0%	Market Units Value			£921,879
Contingencies	3.0%	Build Cost			£950,528
Planning Obligations	3000	£ per Market Unit			£750,000
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,970,325
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£9,766,088

Total Cost				£55,740,332
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POTENTIAL MARGIN FOR CIL	-£524,741
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£30



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	54 Plots	45261 £ per plot		£2,444,070
	5 Bed House	3 Plots	56576 £ per plot	Total Land	£5,523,405
Stamp Duty Land Tax			4.0%		£220,936

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900
250		22733 Total sqm			

Additional Affordable Housing Land Cost					£2,400,426
Professional Fees	8.0%	Build Cost			£2,362,933
Legal Fees	0.5%	GDV			£258,356
Statutory Fees	1.1%	Build Cost			£324,903
Sales/Marketing Costs	2.0%	Market Units Value			£790,182
Contingencies	3.0%	Build Cost			£958,113
Planning Obligations	3000	£ per Market Unit			£750,000
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,899,005
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£8,631,551

Total Cost				£53,656,468
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POTENTIAL MARGIN FOR CIL	-£1,985,181
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£133



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
0	Apartments		
0	2 Bed House		
0	3 Bed House		
0	4 Bed House		
0	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
0	Apartments		
0	2 Bed House		
0	3 Bed House		
0	4 Bed House		
0	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	2,250 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,520,500			
£2,494,800			
£6,874,560			
£2,142,000			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			
			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
32	2 Bed House	32 Plots	23086 £ per plot
11	3 Bed House	11 Plots	26384 £ per plot
22	4 Bed House	22 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
Total Land			£2,080,521
			£258,564
Stamp Duty Land Tax			4.0%
			£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
100	9142 Total sqm		
1.15 Gross/Net			
			£1,226,423
			£4,396,680
			£1,844,370
			£3,234,168
			£1,043,280

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			
			£587,707
			£939,594
			£108,403
			£129,194
			£360,637
			£369,979
			£300,000
			£733,172
			£0
			£3,825,291

Total Cost			
			£21,262,639

POTENTIAL MARGIN FOR CIL	£417,878
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£61

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	3,000 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			
			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
28	2 Bed House	28 Plots	23086 £ per plot
9	3 Bed House	9 Plots	26384 £ per plot
19	4 Bed House	19 Plots	36938 £ per plot
5	5 Bed House	5 Plots	46172 £ per plot
Total Land			£1,783,303
			£221,627
Stamp Duty Land Tax			4.0%
			£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
100	8949 Total sqm		
1.15 Gross/Net			
			£1,635,231
			£4,433,940
			£1,900,260
			£2,772,144
			£894,240

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			
			£783,609
			£930,865
			£101,604
			£127,994
			£309,118
			£372,583
			£300,000
			£709,971
			£0
			£3,383,069

Total Cost			
			£20,509,262

POTENTIAL MARGIN FOR CIL	-£188,507
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£32

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	Affordable Rent	50%
Development Value			2,250 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			
£6,520,500			
£2,494,800			
£6,874,560			
£2,142,000			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
32	2 Bed House	32 Plots	28149 £ per plot
11	3 Bed House	11 Plots	32170 £ per plot
22	4 Bed House	22 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
Total Land			£2,536,753
Stamp Duty Land Tax			£101,470

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
100	9142 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,226,423
Professional Fees			£4,396,680
Legal Fees			£1,844,370
Statutory Fees			£3,234,168
Sales/Marketing Costs			£1,043,280
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

8.0%	Build Cost	£716,583	
0.5%	GDV	£939,594	
1.1%	Build Cost	£108,403	
2.0%	Market Units Value	£129,194	
3.0%	Build Cost	£360,637	
3.0%	Build Cost	£373,845	
3000	£ per Market Unit	£300,000	
5.0%	12 Month Build	£775,205	
0.0%	Cost	£0	
20.0%	of GDV	£3,825,291	
6.0%	of GDV		
Total Cost			£21,911,897

POTENTIAL MARGIN FOR CIL			-£231,380
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING			-£34

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	Affordable Rent	50%
Development Value			3,000 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
28	2 Bed House	28 Plots	28149 £ per plot
9	3 Bed House	9 Plots	32170 £ per plot
19	4 Bed House	19 Plots	45038 £ per plot
5	5 Bed House	5 Plots	56297 £ per plot
Total Land			£2,174,360
Stamp Duty Land Tax			£86,974

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
100	8949 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,635,231
Professional Fees			£4,433,940
Legal Fees			£1,900,260
Statutory Fees			£2,772,144
Sales/Marketing Costs			£894,240
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

8.0%	Build Cost	£955,444	
0.5%	GDV	£930,865	
1.1%	Build Cost	£101,604	
2.0%	Market Units Value	£127,994	
3.0%	Build Cost	£309,118	
3.0%	Build Cost	£377,738	
3000	£ per Market Unit	£300,000	
5.0%	12 Month Build	£748,456	
0.0%	Cost	£0	
20.0%	of GDV	£3,383,069	
6.0%	of GDV		
Total Cost			£21,131,436

POTENTIAL MARGIN FOR CIL			-£810,681
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING			-£139



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Professional Fees			
8.0% Build Cost			
£965,779			
Legal Fees			
0.5% GDV			
£128,799			
Statutory Fees			
1.1% Build Cost			
£132,795			
Sales/Marketing Costs			
2.0% Market Units Value			
£515,196			
Contingencies			
3.0% Build Cost			
£362,167			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£550,890			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
£5,151,960			

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE **£5,879,974**

GROSS RESIDUAL LAND VALUE PER HA **£1,826,889**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

Professional Fees			
8.0% Build Cost			
£965,779			
Legal Fees			
0.5% GDV			
£128,799			
Statutory Fees			
1.1% Build Cost			
£132,795			
Sales/Marketing Costs			
2.0% Market Units Value			
£515,196			
Contingencies			
3.0% Build Cost			
£362,167			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£550,890			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
£5,151,960			

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE **£5,879,974**

GROSS RESIDUAL LAND VALUE PER HA **£1,826,889**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	LCHO	9 Affordable Units
Development Floorspace	1943 Sqm Market Housing	Social Rent	0%
Development Value	675 Sqm Affordable Housing	Affordable Rent	50%

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
8	2 bed houses	75 sqm	2700 £ per sqm	£1,559,250
8	3 Bed houses	90 sqm	2640 £ per sqm	£1,995,840
4	4 bed houses	120 sqm	2640 £ per sqm	£1,330,560
1	5 bed house	150 sqm	2550 £ per sqm	£267,750

LCHO		70%	Open Market Value	
1	Apartments	65 sqm	1645 £ per sqm	£144,349
2	2 Bed house	75 sqm	1890 £ per sqm	£318,938
1	3 Bed House	90 sqm	1848 £ per sqm	£149,688

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
1	Apartments	65 sqm	1292.5 £ per sqm	£113,417
2	2 Bed house	75 sqm	1485 £ per sqm	£250,594
1	3 Bed House	90 sqm	1452 £ per sqm	£117,612

30 Total Units				£6,247,997
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Development Costs				
Land				
0	Apartments	0 Plots	9378 £ per plot	£0
8	2 Bed House	8 Plots	23446 £ per plot	£180,533
8	3 Bed House	8 Plots	26795 £ per plot	£225,081
4	4 Bed House	4 Plots	37513 £ per plot	£157,556
1	5 Bed House	1 Plots	46892 £ per plot	£46,892
		Total Land	£595,994	
Stamp Duty Land Tax			4.0%	£23,840

Construction				
3	Apartments	65 sqm	1823 £ per sqm	£367,927
12	2B Houses	75 sqm	1242 £ per sqm	£1,136,430
10	3B Houses	90 sqm	1242 £ per sqm	£1,140,156
4	4B Houses	120 sqm	1242 £ per sqm	£625,968
1	5B Houses	150 sqm	1242 £ per sqm	£130,410
30		2644 Total sqm		

Additional Affordable Housing Land Cost				£179,060
Professional Fees	8.0%	Build Cost		£272,071
Legal Fees	0.5%	GDV		£31,240
Statutory Fees	1.1%	Build Cost		£37,410
Sales/Marketing Costs	2.0%	Market Units Value		£103,068
Contingencies	3.0%	Build Cost		£107,399
Planning Obligations	3000	£ per Market Unit		£90,000
Interest	5.0%	12 Month Build	6 Mth Sale Void	£212,197
Arrangement Fee	0.0%	Cost		£0
Development Profit	20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£1,096,356

Total Cost				£6,149,525
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POTENTIAL MARGIN FOR CIL				£98,472
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				£51

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	LCHO	12 Affordable Units
Development Floorspace	1665 Sqm Market Housing	Social Rent	0%
Development Value	900 Sqm Affordable Housing	Affordable Rent	50%

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
7	2 bed houses	75 sqm	2700 £ per sqm	£1,336,500
7	3 Bed houses	90 sqm	2640 £ per sqm	£1,710,720
4	4 bed houses	120 sqm	2640 £ per sqm	£1,140,480
1	5 bed house	150 sqm	2550 £ per sqm	£229,500

LCHO		70%	Open Market Value	
2	Apartments	65 sqm	1645 £ per sqm	£192,465
3	2 Bed house	75 sqm	1890 £ per sqm	£425,250
1	3 Bed House	90 sqm	1848 £ per sqm	£199,584

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
2	Apartments	65 sqm	1292.5 £ per sqm	£151,223
3	2 Bed house	75 sqm	1485 £ per sqm	£334,125
1	3 Bed House	90 sqm	1452 £ per sqm	£156,816

30 Total Units				£5,876,663
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Development Costs				
Land				
0	Apartments	0 Plots	9378 £ per plot	£0
7	2 Bed House	7 Plots	23446 £ per plot	£154,743
7	3 Bed House	7 Plots	26795 £ per plot	£192,926
4	4 Bed House	4 Plots	37513 £ per plot	£135,048
1	5 Bed House	1 Plots	46892 £ per plot	£46,892
		Total Land	£510,852	
Stamp Duty Land Tax			4.0%	£20,434

Construction				
4	Apartments	65 sqm	1823 £ per sqm	£490,569
13	2B Houses	75 sqm	1242 £ per sqm	£1,173,690
10	3B Houses	90 sqm	1242 £ per sqm	£1,073,088
4	4B Houses	120 sqm	1242 £ per sqm	£536,544
1	5B Houses	150 sqm	1242 £ per sqm	£111,780
30		2600 Total sqm		

Additional Affordable Housing Land Cost				£238,746
Professional Fees	8.0%	Build Cost		£270,854
Legal Fees	0.5%	GDV		£29,383
Statutory Fees	1.1%	Build Cost		£37,242
Sales/Marketing Costs	2.0%	Market Units Value		£88,344
Contingencies	3.0%	Build Cost		£108,733
Planning Obligations	3000	£ per Market Unit		£90,000
Interest	5.0%	12 Month Build	6 Mth Sale Void	£206,397
Arrangement Fee	0.0%	Cost		£0
Development Profit	20.0%	Market Hsg of GDV	Aff Hsg 6.0% of GDV	£971,008

Total Cost				£5,957,664
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POTENTIAL MARGIN FOR CIL				-£81,002
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				-£49

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	11403	£ per plot
8	Plots	28508	£ per plot
8	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£724,683
			£39,912
			£28,987
Stamp Duty Land Tax			
0			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2644 Total sqm		

Additional Affordable Housing Land Cost			
8.0% Build Cost			
272,071			
0.5% GDV			
£31,240			
1.1% Build Cost			
£37,410			
2.0% Market Units Value			
£103,068			
3.0% Build Cost			
£108,558			
3000 £ per Market Unit			
£90,000			
5.0%	12	Month Build	6
0.0%		Cost	
			£224,145
			£0
			£1,096,356

Total Cost			£6,335,133
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POTENTIAL MARGIN FOR CIL	-£87,136
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£45

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	11403	£ per plot
7	Plots	28508	£ per plot
7	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£621,157
			£34,210
			£24,846
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2600 Total sqm		

Additional Affordable Housing Land Cost			
8.0% Build Cost			
£290,297			
0.5% GDV			
£270,854			
1.1% Build Cost			
£37,242			
2.0% Market Units Value			
£88,344			
3.0% Build Cost			
£110,279			
3000 £ per Market Unit			
£90,000			
5.0%	12	Month Build	6
0.0%		Cost	
			£217,375
			£0
			£971,008

Total Cost			£6,136,457
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POTENTIAL MARGIN FOR CIL	-£259,794
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£156



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg 20.0% of GDV		£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	Market Hsg 20.0% of GDV		£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6	
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6	
Affordable Proportion	30%	5 Affordable Units	5 bed house	0
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing		

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15 Total Units				
Development Value				£3,301,028

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £317,380
			£0
			£9,521

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£183,963
			£405,203
			£570,078
			£625,968
			£0

15	1390 Total sqm			
Additional Affordable Housing Land Cost				£88,982
Professional Fees				£142,817
Legal Fees				£16,505
Statutory Fees				£19,637
Sales/Marketing Costs				£55,075
Contingencies				£56,226
Planning Obligations				£45,000
Interest				£111,261
Arrangement Fee				£0
Development Profit				£583,584

Total Cost				£3,231,200
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POTENTIAL MARGIN FOR CIL				£69,828
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				£67

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6	
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6	
Affordable Proportion	40%	6 Affordable Units	5 bed house	0
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing		

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15 Total Units				
Development Value				£3,090,071

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £272,040
			£0
			£8,161

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£245,285
			£447,120
			£536,544
			£536,544
			£0

15	1359 Total sqm			
Additional Affordable Housing Land Cost				£118,643
Professional Fees				£141,239
Legal Fees				£15,450
Statutory Fees				£19,420
Sales/Marketing Costs				£47,207
Contingencies				£56,524
Planning Obligations				£45,000
Interest				£107,613
Arrangement Fee				£0
Development Profit				£515,852

Total Cost				£3,112,643
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POTENTIAL MARGIN FOR CIL				-£22,571
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING				-£25

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6	
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6	
Affordable Proportion	30%	5 Affordable Units	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing		

Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£425,250
4	3 Bed houses	90 sqm	2640 £ per sqm	£997,920
4	4 bed houses	120 sqm	2640 £ per sqm	£1,330,560
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
1	Apartments	65 sqm	1645 £ per sqm	£72,174
1	2 Bed house	75 sqm	1890 £ per sqm	£159,469
0	3 Bed House	90 sqm	1848 £ per sqm	£74,844

Social Rent				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
1	Apartments	65 sqm	1292.5 £ per sqm	£56,708
1	2 Bed house	75 sqm	1485 £ per sqm	£125,297
0	3 Bed House	90 sqm	1452 £ per sqm	£58,806

15	Total Units			£3,301,028
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Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£59,566
4	Plots	32417	£ per plot	£136,152
4	Plots	45384	£ per plot	£190,613
0	Plots	56730	£ per plot	£0
	Total Land	£386,331		£0
	Stamp Duty Land Tax	0		£11,590

Construction					
1	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£183,963
4	2B Houses	75 sqm	1242 £ per sqm		£405,203
5	3B Houses	90 sqm	1242 £ per sqm		£570,078
4	4B Houses	120 sqm	1242 £ per sqm		£625,968
0	5B Houses	150 sqm	1242 £ per sqm		£0
15	1390 Total sqm				

Additional Affordable Housing Land Cost			£108,314		
Professional Fees	8.0%	Build Cost	£142,817		
Legal Fees	0.5%	GDV	£16,505		
Statutory Fees	1.1%	Build Cost	£19,637		
Sales/Marketing Costs	2.0%	Market Units Value	£55,075		
Contingencies	3.0%	Build Cost	£56,806		
Planning Obligations	3000	£ per Market Unit	£45,000		
Interest	5.0%	12 Month Build	6 Mth Sale Void	£117,554	
Arrangement Fee	0.0%	Cost	£0		
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£583,584

Total Cost			£3,328,425
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POTENTIAL MARGIN FOR CIL	-£27,396
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£26

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6	
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6	
Affordable Proportion	40%	6 Affordable Units	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing		

Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
2	2 bed houses	75 sqm	2700 £ per sqm	£364,500
4	3 Bed houses	90 sqm	2640 £ per sqm	£855,360
4	4 bed houses	120 sqm	2640 £ per sqm	£1,140,480
0	5 bed house	150 sqm	2550 £ per sqm	£0

LCHO				
1	Apartments	65 sqm	1645 £ per sqm	£96,233
2	2 Bed house	75 sqm	1890 £ per sqm	£212,625
1	3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent				
1	Apartments	65 sqm	1292.5 £ per sqm	£75,611
2	2 Bed house	75 sqm	1485 £ per sqm	£167,063
1	3 Bed House	90 sqm	1452 £ per sqm	£78,408

15	Total Units			£3,090,071
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Development Costs				
Land				
0	Plots	11346	£ per plot	£0
2	Plots	28365	£ per plot	£51,057
4	Plots	32417	£ per plot	£116,702
4	Plots	45384	£ per plot	£163,382
0	Plots	56730	£ per plot	£0
	Total Land	£331,141		£0
	Stamp Duty Land Tax	3.0%		£9,934

Construction					
2	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£245,285
5	2B Houses	75 sqm	1242 £ per sqm		£447,120
5	3B Houses	90 sqm	1242 £ per sqm		£536,544
4	4B Houses	120 sqm	1242 £ per sqm		£536,544
0	5B Houses	150 sqm	1242 £ per sqm		£0
15	1359 Total sqm				

Additional Affordable Housing Land Cost			£144,418		
Professional Fees	8.0%	Build Cost	£141,239		
Legal Fees	0.5%	GDV	£15,450		
Statutory Fees	1.1%	Build Cost	£19,420		
Sales/Marketing Costs	2.0%	Market Units Value	£47,207		
Contingencies	3.0%	Build Cost	£57,297		
Planning Obligations	3000	£ per Market Unit	£45,000		
Interest	5.0%	12 Month Build	6 Mth Sale Void	£113,375	
Arrangement Fee	0.0%	Cost	£0		
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£515,852

Total Cost			£3,205,828
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POTENTIAL MARGIN FOR CIL	-£115,757
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£130



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units
Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units
Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£78,408			

20	Total Units		
Development Value			£2,868,231

Development Costs			
Land			
14	Apartments	14 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
Total Land			£29,400
Stamp Duty Land Tax			£294

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
1514 Total sqm			1.15 Gross/Net
£2,153,054			

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £205,331			
Legal Fees 0.5% GDV £14,341			
Statutory Fees 1.1% Build Cost £28,233			
Sales/Marketing Costs 2.0% Market Units Value £42,770			
Contingencies 3.0% Build Cost £77,801			
Planning Obligations 3000 £ per Market Unit £60,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £119,731			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £471,484			

Total Cost			£3,642,755
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POTENTIAL MARGIN FOR CIL	-£774,524
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£851

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£133,056			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£104,544			

20	Total Units		
Development Value			£2,805,975

Development Costs			
Land			
12	Apartments	12 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
Total Land			£25,200
Stamp Duty Land Tax			£252

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
1520 Total sqm			1.15 Gross/Net
£1,962,277			

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £201,098			
Legal Fees 0.5% GDV £14,030			
Statutory Fees 1.1% Build Cost £27,651			
Sales/Marketing Costs 2.0% Market Units Value £36,660			
Contingencies 3.0% Build Cost £76,481			
Planning Obligations 3000 £ per Market Unit £60,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £117,203			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £424,979			

Total Cost			£3,532,919
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POTENTIAL MARGIN FOR CIL	-£726,944
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£932

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	0
Affordable Mix	50%	0
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14 Apartments	65 sqm	2350 £ per sqm	£2,138,500
0 2 bed houses	75 sqm	2700 £ per sqm	£0
0 3 Bed houses	90 sqm	2640 £ per sqm	£0
0 4 bed houses	120 sqm	2640 £ per sqm	£0
0 5 bed house	150 sqm	2550 £ per sqm	£0

LCHO	70%	Open Market Value	
1 Apartments	65 sqm	1645 £ per sqm	£96,233
2 2 Bed house	75 sqm	1890 £ per sqm	£212,625
1 3 Bed House	90 sqm	1848 £ per sqm	£99,792

Social Rent	40%	Open Market Value	
0 Apartments	65 sqm	940 £ per sqm	£0
0 2 Bed house	75 sqm	1080 £ per sqm	£0
0 3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent	55%	Open Market Value	
1 Apartments	65 sqm	1292.5 £ per sqm	£75,611
2 2 Bed house	75 sqm	1485 £ per sqm	£167,063
1 3 Bed House	90 sqm	1452 £ per sqm	£78,408

20 Total Units			£2,868,231
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Development Costs			
Land			
14 Apartments	14 Plots	4125 £ per plot	£57,750
0 2 Bed House	0 Plots	10313 £ per plot	£0
0 3 Bed House	0 Plots	11786 £ per plot	£0
0 4 Bed House	0 Plots	16500 £ per plot	£0
0 5 Bed House	0 Plots	20625 £ per plot	£0
Total Land		£57,750	£0
Stamp Duty Land Tax			£578

Construction			
16 Apartments	65 sqm	1823 £ per sqm	£2,153,054
3 2B Houses	75 sqm	1242 £ per sqm	£279,450
1 3B Houses	90 sqm	1242 £ per sqm	£134,136
0 4B Houses	120 sqm	1242 £ per sqm	£0
0 5B Houses	150 sqm	1242 £ per sqm	£0
20 Total sqm	1514 Total sqm		

Additional Affordable Housing Land Cost			£52,505
Professional Fees	8.0%	Build Cost	£205,331
Legal Fees	0.5%	GDV	£14,341
Statutory Fees	1.1%	Build Cost	£28,233
Sales/Marketing Costs	2.0%	Market Units Value	£42,770
Contingencies	3.0%	Build Cost	£78,574
Planning Obligations	3000	£ per Market Unit	£60,000
Interest	5.0%	12 Month Build	£122,988
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£471,484
		Aff Hsg 6.0% of GDV	

Total Cost			£3,701,195
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POTENTIAL MARGIN FOR CIL		-£832,963
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£915

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	0
Affordable Mix	50%	0
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12 Apartments	65 sqm	2350 £ per sqm	£1,833,000
0 2 bed houses	75 sqm	2700 £ per sqm	£0
0 3 Bed houses	90 sqm	2640 £ per sqm	£0
0 4 bed houses	120 sqm	2640 £ per sqm	£0
0 5 bed house	150 sqm	2550 £ per sqm	£0

LCHO	70%	Open Market Value	
1 Apartments	65 sqm	1645 £ per sqm	£128,310
2 2 Bed house	75 sqm	1890 £ per sqm	£283,500
1 3 Bed House	90 sqm	1848 £ per sqm	£133,056

Social Rent	40%	Open Market Value	
0 Apartments	65 sqm	940 £ per sqm	£0
0 2 Bed house	75 sqm	1080 £ per sqm	£0
0 3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent	55%	Open Market Value	
1 Apartments	65 sqm	1292.5 £ per sqm	£100,815
2 2 Bed house	75 sqm	1485 £ per sqm	£222,750
1 3 Bed House	90 sqm	1452 £ per sqm	£104,544

20 Total Units			£2,805,975
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Development Costs			
Land			
12 Apartments	12 Plots	4125 £ per plot	£49,500
0 2 Bed House	0 Plots	10313 £ per plot	£0
0 3 Bed House	0 Plots	11786 £ per plot	£0
0 4 Bed House	0 Plots	16500 £ per plot	£0
0 5 Bed House	0 Plots	20625 £ per plot	£0
Total Land		£49,500	£0
Stamp Duty Land Tax			£495

Construction			
14 Apartments	65 sqm	1823 £ per sqm	£1,962,277
4 2B Houses	75 sqm	1242 £ per sqm	£372,600
2 3B Houses	90 sqm	1242 £ per sqm	£178,848
0 4B Houses	120 sqm	1242 £ per sqm	£0
0 5B Houses	150 sqm	1242 £ per sqm	£0
20 Total sqm	1520 Total sqm		

Additional Affordable Housing Land Cost			£70,007
Professional Fees	8.0%	Build Cost	£201,098
Legal Fees	0.5%	GDV	£14,030
Statutory Fees	1.1%	Build Cost	£27,651
Sales/Marketing Costs	2.0%	Market Units Value	£36,660
Contingencies	3.0%	Build Cost	£77,512
Planning Obligations	3000	£ per Market Unit	£60,000
Interest	5.0%	12 Month Build	£120,486
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£424,979
		Aff Hsg 6.0% of GDV	

Total Cost			£3,596,143
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POTENTIAL MARGIN FOR CIL		-£790,168
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£1,013



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	2 bed houses	0
	3 Bed houses	0
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	2 bed houses	0
	3 Bed houses	0
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units **£3,055,000**

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	4500	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£41	£39	£27	£45	-£885
Brownfield	-£52	-£57	-£69	-£49	-£950
40% Affordable Housing					
Greenfield	-£54	-£59	-£77	-£52	-£972
Brownfield	-£159	-£166	-£184	-£156	-£1,053



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	28 Plots	23225 £ per plot		£650,310
	3 Bed House	81 Plots	26543 £ per plot		£2,136,732
	4 Bed House	63 Plots	37161 £ per plot		£2,341,115
	5 Bed House	4 Plots	46451 £ per plot	Total Land	£5,290,735
Stamp Duty Land Tax			4.0%		£211,629

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050
250		23274 Total sqm			

Additional Affordable Housing Land Cost					£1,478,128		
Professional Fees	8.0%	Build Cost			£2,390,715		
Legal Fees	0.5%	GDV			£276,078		
Statutory Fees	1.1%	Build Cost			£328,723		
Sales/Marketing Costs	2.0%	Market Units Value			£921,879		
Contingencies	3.0%	Build Cost			£940,862		
Planning Obligations	4500	£ per Market Unit			£1,125,000		
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,878,792		
Arrangement Fee	0.0%	Cost			£0		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£9,766,088

Total Cost				£54,492,573
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POTENTIAL MARGIN FOR CIL	£723,018
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£41



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115	
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	
Affordable Proportion	40%	100 Affordable Units	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	14940 Sqm Market Housing		7,500 Sqm Affordable Housing	
Development Value				

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	24 Plots	23225 £ per plot		£557,408
	3 Bed House	69 Plots	26543 £ per plot		£1,831,485
	4 Bed House	54 Plots	37161 £ per plot		£2,006,670
	5 Bed House	3 Plots	46451 £ per plot	Total Land	£4,534,916
Stamp Duty Land Tax			4.0%		£181,397

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900
250		22733 Total sqm			

Additional Affordable Housing Land Cost					£1,970,837		
Professional Fees	8.0%	Build Cost			£2,362,933		
Legal Fees	0.5%	GDV			£258,356		
Statutory Fees	1.1%	Build Cost			£324,903		
Sales/Marketing Costs	2.0%	Market Units Value			£790,182		
Contingencies	3.0%	Build Cost			£945,225		
Planning Obligations	4500	£ per Market Unit			£1,125,000		
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,816,489		
Arrangement Fee	0.0%	Cost			£0		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£8,631,551

Total Cost				£52,478,446
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POTENTIAL MARGIN FOR CIL	-£807,158
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£54



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	28 Plots	28288 £ per plot		£792,060
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415
	5 Bed House	4 Plots	56576 £ per plot	Total Land	£6,443,972
Stamp Duty Land Tax			0		£257,759

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050
250		23274 Total sqm			

Additional Affordable Housing Land Cost					£1,800,320
Professional Fees	8.0%	Build Cost			£2,390,715
Legal Fees	0.5%	GDV			£276,078
Statutory Fees	1.1%	Build Cost			£328,723
Sales/Marketing Costs	2.0%	Market Units Value			£921,879
Contingencies	3.0%	Build Cost			£950,528
Planning Obligations	4500	£ per Market Unit			£1,125,000
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,984,897
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£9,766,088

Total Cost				£56,129,903
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POTENTIAL MARGIN FOR CIL	-£914,313
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£52



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	40%	100 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	14940 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	54 Plots	45261 £ per plot		£2,444,070
	5 Bed House	3 Plots	56576 £ per plot	Total Land	£5,523,405
Stamp Duty Land Tax			4.0%		£220,936

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900
250		22733 Total sqm			

Additional Affordable Housing Land Cost					£2,400,426
Professional Fees	8.0%	Build Cost			£2,362,933
Legal Fees	0.5%	GDV			£258,356
Statutory Fees	1.1%	Build Cost			£324,903
Sales/Marketing Costs	2.0%	Market Units Value			£790,182
Contingencies	3.0%	Build Cost			£958,113
Planning Obligations	4500	£ per Market Unit			£1,125,000
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,913,577
Arrangement Fee	0.0%	Cost			£0
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£8,631,551

Total Cost				£54,046,040
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POTENTIAL MARGIN FOR CIL	-£2,374,753
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£159



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
0	Apartments		
0	2 Bed House		
0	3 Bed House		
0	4 Bed House		
0	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
0	Apartments		
0	2 Bed House		
0	3 Bed House		
0	4 Bed House		
0	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	2,250 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			

100	Total Units		
Development Value		£21,680,516	

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
32	2 Bed House	32 Plots	23086 £ per plot
11	3 Bed House	11 Plots	26384 £ per plot
22	4 Bed House	22 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
		Total Land	£2,080,521
Stamp Duty Land Tax		4.0%	£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
100	9142 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,226,423

Professional Fees	8.0%	Build Cost	£939,594
Legal Fees	0.5%	GDV	£108,403
Statutory Fees	1.1%	Build Cost	£129,194
Sales/Marketing Costs	2.0%	Market Units Value	£360,637
Contingencies	3.0%	Build Cost	£369,979
Planning Obligations	4500	£ per Market Unit	£450,000
Interest	5.0%	12 Month Build	£739,000
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£3,825,291
		Aff Hsg 6.0% of GDV	

Total Cost	£21,418,467		
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POTENTIAL MARGIN FOR CIL	£262,049
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£39

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	3,000 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			

100	Total Units		
Development Value		£20,320,755	

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
28	2 Bed House	28 Plots	23086 £ per plot
9	3 Bed House	9 Plots	26384 £ per plot
19	4 Bed House	19 Plots	36938 £ per plot
5	5 Bed House	5 Plots	46172 £ per plot
		Total Land	£1,783,303
Stamp Duty Land Tax		4.0%	£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
100	8949 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,635,231

Professional Fees	8.0%	Build Cost	£930,865
Legal Fees	0.5%	GDV	£101,604
Statutory Fees	1.1%	Build Cost	£127,994
Sales/Marketing Costs	2.0%	Market Units Value	£309,118
Contingencies	3.0%	Build Cost	£372,583
Planning Obligations	4500	£ per Market Unit	£450,000
Interest	5.0%	12 Month Build	£715,800
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£3,383,069
		Aff Hsg 6.0% of GDV	

Total Cost	£20,665,091		
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POTENTIAL MARGIN FOR CIL	-£344,336
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£59

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	2,250 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£6,520,500			
LCHO			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
Affordable Rent			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
100	Total Units		
Development Value			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
32	2 Bed House	32 Plots	28149 £ per plot
11	3 Bed House	11 Plots	32170 £ per plot
22	4 Bed House	22 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
Total Land			£2,536,753
Stamp Duty Land Tax			£101,470

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
100	9142 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,226,423

Professional Fees	8.0%	Build Cost	£939,594
Legal Fees	0.5%	GDV	£108,403
Statutory Fees	1.1%	Build Cost	£129,194
Sales/Marketing Costs	2.0%	Market Units Value	£360,637
Contingencies	3.0%	Build Cost	£373,845
Planning Obligations	4500	£ per Market Unit	£450,000
Interest	5.0%	12 Month Build	£781,033
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£3,825,291
		Aff Hsg 6.0% of GDV	

Total Cost £22,067,725

POTENTIAL MARGIN FOR CIL -£387,209
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£57

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	3,000 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£5,589,000			
LCHO			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
Affordable Rent			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
100	Total Units		
Development Value			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
28	2 Bed House	28 Plots	28149 £ per plot
9	3 Bed House	9 Plots	32170 £ per plot
19	4 Bed House	19 Plots	45038 £ per plot
5	5 Bed House	5 Plots	56297 £ per plot
Total Land			£2,174,360
Stamp Duty Land Tax			£86,974

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
100	8949 Total sqm		1.15 Gross/Net
Additional Affordable Housing Land Cost			£1,635,231

Professional Fees	8.0%	Build Cost	£930,865
Legal Fees	0.5%	GDV	£101,604
Statutory Fees	1.1%	Build Cost	£127,994
Sales/Marketing Costs	2.0%	Market Units Value	£309,118
Contingencies	3.0%	Build Cost	£377,738
Planning Obligations	4500	£ per Market Unit	£450,000
Interest	5.0%	12 Month Build	£754,284
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£3,383,069
		Aff Hsg 6.0% of GDV	

Total Cost £21,287,265

POTENTIAL MARGIN FOR CIL -£966,510
 POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£166



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

100 9720 Total sqm

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167

Interest	5.0%	12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE **£5,879,974**

GROSS RESIDUAL LAND VALUE PER HA **£1,826,889**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£0
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units **£25,759,800**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£0
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400

100 9720 Total sqm

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167

Interest	5.0%	12 Month Build	6 Mth Sale Void	£550,890
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE **£5,879,974**

GROSS RESIDUAL LAND VALUE PER HA **£1,826,889**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	LCHO	9 Affordable Units
Development Floorspace	1943 Sqm Market Housing	50% Social Rent	50% Affordable Rent
Development Value			675 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
			£6,247,997

Development Costs			
Land			
0	Plots	9378	£ per plot
8	Plots	23446	£ per plot
8	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£595,994
			£32,824
			£23,840

Construction			
3	2B Houses	65 sqm	1823 £ per sqm
12	3B Houses	75 sqm	1242 £ per sqm
10	4B Houses	90 sqm	1242 £ per sqm
4	5B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

30	2644 Total sqm		
			£6,196,273

POTENTIAL MARGIN FOR CIL	£51,723
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£27

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	LCHO	12 Affordable Units
Development Floorspace	1665 Sqm Market Housing	50% Social Rent	50% Affordable Rent
Development Value			900 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
			£5,876,663

Development Costs			
Land			
0	Plots	9378	£ per plot
7	Plots	23446	£ per plot
7	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£510,852
			£28,135
			£20,434

Construction			
4	2B Houses	65 sqm	1823 £ per sqm
13	3B Houses	75 sqm	1242 £ per sqm
10	4B Houses	90 sqm	1242 £ per sqm
4	5B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

30	2600 Total sqm		
			£6,004,413

POTENTIAL MARGIN FOR CIL	-£127,750
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£77

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	11403	£ per plot
8	Plots	28508	£ per plot
8	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£724,683
			£39,912
			£28,987
Stamp Duty Land Tax			
0			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410
30	2644 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			
			£217,723
			£272,071
			£31,240
			£37,410
			£103,068
			£108,558
			£135,000
			£225,894
			£0
			£1,096,356

Total Cost			£6,381,881
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POTENTIAL MARGIN FOR CIL	-£133,884
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£69

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	11403	£ per plot
7	Plots	28508	£ per plot
7	Plots	32581	£ per plot
4	Plots	45613	£ per plot
1	Plots	57017	£ per plot
		Total Land	£621,157
			£34,210
			£24,846
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
		1.15 Gross/Net	
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780
30	2600 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			
			£290,297
			£270,854
			£29,383
			£37,242
			£88,344
			£110,279
			£135,000
			£219,124
			£0
			£971,008

Total Cost			£6,183,205
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POTENTIAL MARGIN FOR CIL	-£306,543
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£184



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **£7,362,000**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30		2775 Total sqm	

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units **£7,362,000**

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30		2775 Total sqm	

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397
Interest	5.0%	12 Month Build	£157,283
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg of GDV	£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE **£1,684,684**

GROSS RESIDUAL LAND VALUE PER HA **£1,855,671**

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6	
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6	
Affordable Proportion	30%	5 Affordable Units	5 bed house	0
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing		

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15 Total Units				
Development Value				£3,301,028

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £317,380
			£0
			£9,521

Construction			
1	65 sqm	1823	£ per sqm
4	75 sqm	1242	£ per sqm
5	90 sqm	1242	£ per sqm
4	120 sqm	1242	£ per sqm
0	150 sqm	1242	£ per sqm
			£183,963
			£405,203
			£570,078
			£625,968
			£0

15	1390 Total sqm			
Additional Affordable Housing Land Cost				£88,982
Professional Fees				£142,817
Legal Fees				£16,505
Statutory Fees				£19,637
Sales/Marketing Costs				£55,075
Contingencies				£56,226
Planning Obligations				£67,500
Interest				£112,135
Arrangement Fee				£0
Development Profit				£583,584

Total Cost			£3,254,574
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POTENTIAL MARGIN FOR CIL	£46,454
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£45

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6	
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6	
Affordable Proportion	40%	6 Affordable Units	5 bed house	0
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing		

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15 Total Units				
Development Value				£3,090,071

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £272,040
			£0
			£8,161

Construction			
2	65 sqm	1823	£ per sqm
5	75 sqm	1242	£ per sqm
5	90 sqm	1242	£ per sqm
4	120 sqm	1242	£ per sqm
0	150 sqm	1242	£ per sqm
			£245,285
			£447,120
			£536,544
			£536,544
			£0

15	1359 Total sqm			
Additional Affordable Housing Land Cost				£118,643
Professional Fees				£141,239
Legal Fees				£15,450
Statutory Fees				£19,420
Sales/Marketing Costs				£47,207
Contingencies				£56,524
Planning Obligations				£67,500
Interest				£108,487
Arrangement Fee				£0
Development Profit				£515,852

Total Cost			£3,136,017
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POTENTIAL MARGIN FOR CIL	-£45,946
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£52

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	50% Affordable Rent	338 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15 Total Units				
Development Value				£3,301,028

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £386,331
			£0
			£11,590

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£183,963
			£405,203
			£570,078
			£625,968
			£0

15	1390 Total sqm			
Additional Affordable Housing Land Cost				£108,314
Professional Fees				£142,817
Legal Fees				£16,505
Statutory Fees				£19,637
Sales/Marketing Costs				£55,075
Contingencies				£56,806
Planning Obligations				£67,500
Interest				£118,428
Arrangement Fee				£0
Development Profit				£583,584

Total Cost			£3,351,799
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POTENTIAL MARGIN FOR CIL	-£50,770
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£49

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	50% Affordable Rent	450 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15 Total Units				
Development Value				£3,090,071

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £331,141
			£0
			£9,934

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£245,285
			£447,120
			£536,544
			£536,544
			£0

15	1359 Total sqm			
Additional Affordable Housing Land Cost				£144,418
Professional Fees				£141,239
Legal Fees				£15,450
Statutory Fees				£19,420
Sales/Marketing Costs				£47,207
Contingencies				£57,297
Planning Obligations				£67,500
Interest				£114,250
Arrangement Fee				£0
Development Profit				£515,852

Total Cost			£3,229,202
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POTENTIAL MARGIN FOR CIL	-£139,131
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£156



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			

Development Costs			
Land			
14	Apartments	14 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
			Total Land £29,400
Stamp Duty Land Tax			
			1.0%
Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1514 Total sqm		1.15 Gross/Net

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £205,331			
Legal Fees 0.5% GDV £14,341			
Statutory Fees 1.1% Build Cost £28,233			
Sales/Marketing Costs 2.0% Market Units Value £42,770			
Contingencies 3.0% Build Cost £77,801			
Planning Obligations 4500 £ per Market Unit £90,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £120,897			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £471,484			
Total Cost			

POTENTIAL MARGIN FOR CIL		-£805,690
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£885

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			

Development Costs			
Land			
12	Apartments	12 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
			Total Land £25,200
Stamp Duty Land Tax			
			1.0%
Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1520 Total sqm		1.15 Gross/Net

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £201,098			
Legal Fees 0.5% GDV £14,030			
Statutory Fees 1.1% Build Cost £27,651			
Sales/Marketing Costs 2.0% Market Units Value £36,660			
Contingencies 3.0% Build Cost £76,481			
Planning Obligations 4500 £ per Market Unit £90,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £118,369			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £424,979			
Total Cost			

POTENTIAL MARGIN FOR CIL		-£758,110
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£972

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			£2,868,231

Development Costs			
Land			
14	Apartments	14 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £57,750
Stamp Duty Land Tax			£578
Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1514 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £205,331			
Legal Fees 0.5% GDV £14,341			
Statutory Fees 1.1% Build Cost £28,233			
Sales/Marketing Costs 2.0% Market Units Value £42,770			
Contingencies 3.0% Build Cost £78,574			
Planning Obligations 4500 £ per Market Unit £90,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £124,154			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £471,484			
Total Cost			£3,732,360

POTENTIAL MARGIN FOR CIL		-£864,129
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£950

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	5 bed house
Development Floorspace	LCHO 780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			£2,805,975

Development Costs			
Land			
12	Apartments	12 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £49,500
Stamp Duty Land Tax			£495
Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1520 Total sqm		

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £201,098			
Legal Fees 0.5% GDV £14,030			
Statutory Fees 1.1% Build Cost £27,651			
Sales/Marketing Costs 2.0% Market Units Value £36,660			
Contingencies 3.0% Build Cost £77,512			
Planning Obligations 4500 £ per Market Unit £90,000			
Interest 5.0% 12 Month Build 6 Mth Sale Void £121,652			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV £424,979			
Total Cost			£3,627,309

POTENTIAL MARGIN FOR CIL		-£821,334
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£1,053



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees	8.0%	Build Cost	£218,031
Legal Fees	0.5%	GDV	£15,275
Statutory Fees	1.1%	Build Cost	£29,979
Sales/Marketing Costs	2.0%	Market Units Value	£61,100
Contingencies	3.0%	Build Cost	£81,762

Interest	5.0%	12 Month Build	6 Mth Sale Void	£121,685
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217

GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/Charging Zone	Proportion %	Tenure Mix %		
		LCHO	Social Rent	Affordable Rent
30% Affordable Housing	30%	50%		50%
40% Affordable Housing	40%	50%		50%
% Open Market Value		70%	40%	55%

Housing Type & Size

Apartments	65	sqm
2 bed houses	75	sqm
3 Bed houses	90	sqm
4 bed houses	120	sqm
5 bed house	150	sqm

1.15
Gross : Net

Construction Cost Sqm

Apartments	1823	sqm
2 bed houses	1242	sqm
3 Bed houses	1242	sqm
4 bed houses	1242	sqm
5 bed house	1242	sqm

Sales Values

Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
30% Affordable Housing	2350	2700	2640	2640	2550
40% Affordable Housing	2350	2700	2640	2640	2550

Residential Development Cost Assumptions

Abnormal Costs		£ per sqm of Construction Cost
Professional Fees @	8.0%	Construction Cost
Legal Fees	0.5%	GDV
Statutory Fees	1.1%	Construction Cost
Sales/Marketing Costs	2.0%	Market Units Value
Contingencies	3.0%	Construction Cost
Planning Obligations	6000	£ per Unit
Interest @	5.0%	12 Month Construction
Arrangement Fee		Cost
Development Profit	Market Hsg 20.0%	of GDV
		Aff Hsg 6.0%
		6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Urban 250 Dwellings	
Unit Numbers	0	Apartments
	40	2 bed houses
	115	3 Bed houses
	90	4 bed houses
	5	5 bed house

Residential Scenario 2

Title	Urban 100 Dwellings	
Unit Numbers	0	Apartments
	46	2 bed houses
	15	3 Bed houses
	31	4 bed houses
	8	5 bed house

Residential Scenario 3

Title	Urban 30 Dwellings	
Unit Numbers	0	Apartments
	11	2 bed houses
	12	3 Bed houses
	6	4 bed houses
	1	5 bed house

Residential Scenario 4

Title	Rural 15 Dwellings	
Unit Numbers	0	Apartments
	3	2 bed houses
	6	3 Bed houses
	6	4 bed houses
	0	5 bed house

Residential Scenario 5

Title	Apartments	
Unit Numbers	20	Apartments
	0	2 bed houses
	0	3 Bed houses
	0	4 bed houses
	0	5 bed house

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2	Zone 3
Urban 250 Dwellings	1838028	1838028	0
Urban 100 Dwellings	1826889	1826889	0
Urban 30 Dwellings	1855671	1855671	0
Rural 15 Dwellings	1844200	1844200	0
Apartments	400000	400000	0

Existing Use Values

Brownfield Existing Use Value per Ha	425000
Greenfield Existing Use Value per Ha	20000
Land Value Uplift Split	50%

Affordable Housing Land Value

Proportion of OM Plot Value	100%
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Density per Ha

Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Maximum Residential CIL Rates per sqm

Base Land Value/Affordable Housing Target	Urban 250 Dwellings	Urban 100 Dwellings	Urban 30 Dwellings	Rural 15 Dwellings	Apartments
30% Affordable Housing					
Greenfield	£19	£16	£3	£22	-£920
Brownfield	-£75	-£80	-£93	-£71	-£984
40% Affordable Housing					
Greenfield	-£80	-£86	-£105	-£78	-£1,012
Brownfield	-£185	-£192	-£212	-£182	-£1,093



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90
Affordable Proportion	30%	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	17430 Sqm Market Housing	Affordable Rent	50%
Development Value			

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750

LCHO		70%	Open Market Value	
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100

250	Total Units			
Development Value				£55,215,591

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	28 Plots	23225 £ per plot		£650,310
	3 Bed House	81 Plots	26543 £ per plot		£2,136,732
	4 Bed House	63 Plots	37161 £ per plot		£2,341,115
	5 Bed House	4 Plots	46451 £ per plot	Total Land	£5,290,735
Stamp Duty Land Tax			4.0%		£211,629

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050
250		23274 Total sqm			

Additional Affordable Housing Land Cost					£1,478,128		
Professional Fees	8.0%	Build Cost			£2,390,715		
Legal Fees	0.5%	GDV			£276,078		
Statutory Fees	1.1%	Build Cost			£328,723		
Sales/Marketing Costs	2.0%	Market Units Value			£921,879		
Contingencies	3.0%	Build Cost			£940,862		
Planning Obligations	6000	£ per Market Unit			£1,500,000		
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,893,363		
Arrangement Fee	0.0%	Cost			£0		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£9,766,088

Total Cost					£54,882,145
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POTENTIAL MARGIN FOR CIL					£333,446
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					£19



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	40	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115	
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	
Affordable Proportion	40%	100 Affordable Units	5 bed house	5
Affordable Mix	50%	LCHO	0% Social Rent	50% Affordable Rent
Development Floorspace	14940 Sqm Market Housing		7,500 Sqm Affordable Housing	
Development Value				

Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500

LCHO		70%	Open Market Value	
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200

Social Rent		40%	Open Market Value	
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0

Affordable Rent		55%	Open Market Value	
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800

250	Total Units			
Development Value				£51,671,288

Development Costs					
Land	Apartments	0 Plots	9290 £ per plot		£0
	2 Bed House	24 Plots	23225 £ per plot		£557,408
	3 Bed House	69 Plots	26543 £ per plot		£1,831,485
	4 Bed House	54 Plots	37161 £ per plot		£2,006,670
	5 Bed House	3 Plots	46451 £ per plot	Total Land	£4,534,916
Stamp Duty Land Tax			4.0%		£181,397

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900
250		22733 Total sqm			

Additional Affordable Housing Land Cost					£1,970,837		
Professional Fees	8.0%	Build Cost			£2,362,933		
Legal Fees	0.5%	GDV			£258,356		
Statutory Fees	1.1%	Build Cost			£324,903		
Sales/Marketing Costs	2.0%	Market Units Value			£790,182		
Contingencies	3.0%	Build Cost			£945,225		
Planning Obligations	6000	£ per Market Unit			£1,500,000		
Interest	5.0%	12 Month Build	6	Mth Sale Void	£1,831,061		
Arrangement Fee	0.0%	Cost			£0		
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of GDV	£8,631,551

Total Cost					£52,868,018
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POTENTIAL MARGIN FOR CIL					-£1,196,730
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING					-£80



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40	
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115	
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	
Affordable Proportion	30%	5 bed house	5	
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	17430 Sqm Market Housing	5,625 Sqm Affordable Housing		
Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
28	2 bed houses	75 sqm	2700 £ per sqm	£5,670,000
81	3 Bed houses	90 sqm	2640 £ per sqm	£19,126,800
63	4 bed houses	120 sqm	2640 £ per sqm	£19,958,400
4	5 bed house	150 sqm	2550 £ per sqm	£1,338,750
LCHO				
70% Open Market Value				
11	Apartments	65 sqm	1645 £ per sqm	£1,202,906
19	2 Bed house	75 sqm	1890 £ per sqm	£2,657,813
8	3 Bed House	90 sqm	1848 £ per sqm	£1,247,400
Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
Affordable Rent				
55% Open Market Value				
11	Apartments	65 sqm	1292.5 £ per sqm	£945,141
19	2 Bed house	75 sqm	1485 £ per sqm	£2,088,281
8	3 Bed House	90 sqm	1452 £ per sqm	£980,100
250	Total Units			£55,215,591

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	28 Plots	28288 £ per plot		£792,060
	3 Bed House	81 Plots	32329 £ per plot		£2,602,482
	4 Bed House	63 Plots	45261 £ per plot		£2,851,415
	5 Bed House	4 Plots	56576 £ per plot	Total Land	£6,443,972
					£198,015
Stamp Duty Land Tax					£257,759

Construction					
23	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£3,066,058
66	2B Houses	75 sqm	1242 £ per sqm		£6,101,325
96	3B Houses	90 sqm	1242 £ per sqm		£10,674,990
63	4B Houses	120 sqm	1242 £ per sqm		£9,389,520
4	5B Houses	150 sqm	1242 £ per sqm		£652,050
250		23274 Total sqm			

Additional Affordable Housing Land Cost				£1,800,320	
Professional Fees	8.0%	Build Cost		£2,390,715	
Legal Fees	0.5%	GDV		£276,078	
Statutory Fees	1.1%	Build Cost		£328,723	
Sales/Marketing Costs	2.0%	Market Units Value		£921,879	
Contingencies	3.0%	Build Cost		£950,528	
Planning Obligations	6000	£ per Market Unit		£1,500,000	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£1,999,469	
Arrangement Fee	0.0%	Cost		£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£9,766,088

Total Cost £56,519,475

POTENTIAL MARGIN FOR CIL -£1,303,885
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£75



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0	
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	40	
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115	
DEVELOPMENT DETAILS	250 Total Units	4 bed houses	90	
Affordable Proportion	40%	5 bed house	5	
Affordable Mix	50% LCHO	0% Social Rent	50% Affordable Rent	
Development Floorspace	14940 Sqm Market Housing	7,500 Sqm Affordable Housing		
Development Value				
Market Houses				
0	Apartments	65 sqm	2350 £ per sqm	£0
24	2 bed houses	75 sqm	2700 £ per sqm	£4,860,000
69	3 Bed houses	90 sqm	2640 £ per sqm	£16,394,400
54	4 bed houses	120 sqm	2640 £ per sqm	£17,107,200
3	5 bed house	150 sqm	2550 £ per sqm	£1,147,500
LCHO				
70% Open Market Value				
15	Apartments	65 sqm	1645 £ per sqm	£1,603,875
25	2 Bed house	75 sqm	1890 £ per sqm	£3,543,750
10	3 Bed House	90 sqm	1848 £ per sqm	£1,663,200
Social Rent				
40% Open Market Value				
0	Apartments	65 sqm	940 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
Affordable Rent				
55% Open Market Value				
15	Apartments	65 sqm	1292.5 £ per sqm	£1,260,188
25	2 Bed house	75 sqm	1485 £ per sqm	£2,784,375
10	3 Bed House	90 sqm	1452 £ per sqm	£1,306,800
250	Total Units			£51,671,288

Development Costs					
Land	Apartments	0 Plots	11315 £ per plot		£0
	2 Bed House	24 Plots	28288 £ per plot		£678,908
	3 Bed House	69 Plots	32329 £ per plot		£2,230,699
	4 Bed House	54 Plots	45261 £ per plot		£2,444,070
	5 Bed House	3 Plots	56576 £ per plot	Total Land	£5,523,405
					£169,727
Stamp Duty Land Tax					£220,936

Construction					
30	Apartments	65 sqm	1823 £ per sqm	1.15 Gross/Net	£4,088,078
74	2B Houses	75 sqm	1242 £ per sqm		£6,893,100
89	3B Houses	90 sqm	1242 £ per sqm		£9,948,420
54	4B Houses	120 sqm	1242 £ per sqm		£8,048,160
3	5B Houses	150 sqm	1242 £ per sqm		£558,900
250		22733 Total sqm			

Additional Affordable Housing Land Cost				£2,400,426	
Professional Fees	8.0%	Build Cost		£2,362,933	
Legal Fees	0.5%	GDV		£258,356	
Statutory Fees	1.1%	Build Cost		£324,903	
Sales/Marketing Costs	2.0%	Market Units Value		£790,182	
Contingencies	3.0%	Build Cost		£958,113	
Planning Obligations	6000	£ per Market Unit		£1,500,000	
Interest	5.0%	12 Month Build	6 Mth Sale Void	£1,928,149	
Arrangement Fee	0.0%	Cost		£0	
Development Profit	Market Hsg 20.0%	of GDV	Aff Hsg 6.0%	of GDV	£8,631,551

Total Cost £54,435,612

POTENTIAL MARGIN FOR CIL -£2,764,324
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING -£185



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
0	Apartments		
0	2 Bed House		
0	3 Bed House		
0	4 Bed House		
0	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 250 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	40
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	115
DEVELOPMENT DETAILS	250 Units	4 bed houses	90
	8.14 Site Area	5 bed house	5

Development Floorspace 24900 Sqm Market Housing
Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
40	2 bed houses	75 sqm	2700 £ per sqm
115	3 Bed houses	90 sqm	2640 £ per sqm
90	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
			£0
			£8,100,000
			£27,324,000
			£28,512,000
			£1,912,500

LCHO 70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent 40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent 55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

250 Total Units
Development Value £65,848,500

Development Costs			
Land			
0	Apartments		
0	2 Bed House		
0	3 Bed House		
0	4 Bed House		
0	5 Bed House		

Construction			
0	Apartments	65 sqm	1823 £ per sqm
40	2B Houses	75 sqm	1242 £ per sqm
115	3B Houses	90 sqm	1242 £ per sqm
90	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
			£0
			£3,726,000
			£12,854,700
			£13,413,600
			£931,500
250	24900 Total sqm		

Professional Fees	8.0%	Build Cost	£2,474,064
Legal Fees	0.5%	GDV	£329,243
Statutory Fees	1.1%	Build Cost	£340,184
Sales/Marketing Costs	2.0%	Market Units Value	£1,316,970
Contingencies	3.0%	Build Cost	£927,774
Interest	5.0%	12 Month Build	£1,411,095
Arrangement Fee	0.0%	Cost	£0
Development Profit		Market Hsg 20.0% of GDV	£13,169,700

Total Cost £50,894,829

GROSS RESIDUAL LAND VALUE £14,953,671
GROSS RESIDUAL LAND VALUE PER HA £1,838,028

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	50% Affordable Rent	2,250 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£6,520,500			

LCHO			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			

100	Total Units		
			£21,680,516

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
32	2 Bed House	32 Plots	23086 £ per plot
11	3 Bed House	11 Plots	26384 £ per plot
22	4 Bed House	22 Plots	36938 £ per plot
6	5 Bed House	6 Plots	46172 £ per plot
			Total Land £2,080,521
			£258,564
			Stamp Duty Land Tax 4.0%
			£83,221

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,226,423
			£4,396,680
			£1,844,370
			£3,234,168
			£1,043,280

100	9142	Total sqm		
Additional Affordable Housing Land Cost				
Professional Fees 8.0% Build Cost				
Legal Fees 0.5% GDV				
Statutory Fees 1.1% Build Cost				
Sales/Marketing Costs 2.0% Market Units Value				
Contingencies 3.0% Build Cost				
Planning Obligations 6000 £ per Market Unit				
Interest 5.0% 12 Month Build 6 Mth Sale Void				
Arrangement Fee 0.0% Cost				
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				
£3,825,291				

Total Cost			£21,574,296
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POTENTIAL MARGIN FOR CIL	£106,220
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£16

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	50% Affordable Rent	3,000 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£5,589,000			

LCHO			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			

Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			

100	Total Units		
			£20,320,755

Development Costs			
Land			
0	Apartments	0 Plots	9234 £ per plot
28	2 Bed House	28 Plots	23086 £ per plot
9	3 Bed House	9 Plots	26384 £ per plot
19	4 Bed House	19 Plots	36938 £ per plot
5	5 Bed House	5 Plots	46172 £ per plot
			Total Land £1,783,303
			£221,627
			Stamp Duty Land Tax 4.0%
			£71,332

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
			£1,635,231
			£4,433,940
			£1,900,260
			£2,772,144
			£894,240

100	8949	Total sqm		
Additional Affordable Housing Land Cost				
Professional Fees 8.0% Build Cost				
Legal Fees 0.5% GDV				
Statutory Fees 1.1% Build Cost				
Sales/Marketing Costs 2.0% Market Units Value				
Contingencies 3.0% Build Cost				
Planning Obligations 6000 £ per Market Unit				
Interest 5.0% 12 Month Build 6 Mth Sale Void				
Arrangement Fee 0.0% Cost				
Development Profit Market Hsg 20.0% of GDV Aff Hsg 6.0% of GDV				
£3,383,069				

Total Cost			£20,820,919
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POTENTIAL MARGIN FOR CIL	-£500,164
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£86



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	30%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	6804 Sqm Market Housing	2,250 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
32	2 bed houses	75 sqm	2700 £ per sqm
11	3 Bed houses	90 sqm	2640 £ per sqm
22	4 bed houses	120 sqm	2640 £ per sqm
6	5 bed house	150 sqm	2550 £ per sqm
£0			

LCHO			
70% Open Market Value			
5	Apartments	65 sqm	1645 £ per sqm
8	2 Bed house	75 sqm	1890 £ per sqm
3	3 Bed House	90 sqm	1848 £ per sqm
£481,163			
£1,063,125			
£498,960			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
5	Apartments	65 sqm	1292.5 £ per sqm
8	2 Bed house	75 sqm	1485 £ per sqm
3	3 Bed House	90 sqm	1452 £ per sqm
£378,056			
£835,313			
£392,040			

100 Total Units **£21,680,516**

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
32	2 Bed House	32 Plots	28149 £ per plot
11	3 Bed House	11 Plots	32170 £ per plot
22	4 Bed House	22 Plots	45038 £ per plot
6	5 Bed House	6 Plots	56297 £ per plot
Total Land			£2,536,753
Stamp Duty Land Tax			
0 £101,470			

Construction			
9	Apartments	65 sqm	1823 £ per sqm
47	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
22	4B Houses	120 sqm	1242 £ per sqm
6	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£1,226,423			
£4,396,680			
£1,844,370			
£3,234,168			
£1,043,280			

100 9142 Total sqm			
Additional Affordable Housing Land Cost			
£716,583			
Professional Fees			
8.0% Build Cost			
£939,594			
Legal Fees			
0.5% GDV			
£108,403			
Statutory Fees			
1.1% Build Cost			
£129,194			
Sales/Marketing Costs			
2.0% Market Units Value			
£360,637			
Contingencies			
3.0% Build Cost			
£373,845			
Planning Obligations			
6000 £ per Market Unit			
£600,000			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£786,862			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£3,825,291			

Total Cost £22,223,554

POTENTIAL MARGIN FOR CIL **-£543,038**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£80**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
Affordable Proportion	40%	5 bed house	8
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	5832 Sqm Market Housing	3,000 Sqm Affordable Housing	50% Affordable Rent

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
28	2 bed houses	75 sqm	2700 £ per sqm
9	3 Bed houses	90 sqm	2640 £ per sqm
19	4 bed houses	120 sqm	2640 £ per sqm
5	5 bed house	150 sqm	2550 £ per sqm
£0			
£5,589,000			
£2,138,400			
£5,892,480			
£1,836,000			

LCHO			
70% Open Market Value			
6	Apartments	65 sqm	1645 £ per sqm
10	2 Bed house	75 sqm	1890 £ per sqm
4	3 Bed House	90 sqm	1848 £ per sqm
£641,550			
£1,417,500			
£665,280			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			
£0			
£0			

Affordable Rent			
55% Open Market Value			
6	Apartments	65 sqm	1292.5 £ per sqm
10	2 Bed house	75 sqm	1485 £ per sqm
4	3 Bed House	90 sqm	1452 £ per sqm
£504,075			
£1,113,750			
£522,720			

100 Total Units **£20,320,755**

Development Costs			
Land			
0	Apartments	0 Plots	11259 £ per plot
28	2 Bed House	28 Plots	28149 £ per plot
9	3 Bed House	9 Plots	32170 £ per plot
19	4 Bed House	19 Plots	45038 £ per plot
5	5 Bed House	5 Plots	56297 £ per plot
Total Land			£2,174,360
Stamp Duty Land Tax			
4.0% £86,974			

Construction			
12	Apartments	65 sqm	1823 £ per sqm
48	2B Houses	75 sqm	1242 £ per sqm
17	3B Houses	90 sqm	1242 £ per sqm
19	4B Houses	120 sqm	1242 £ per sqm
5	5B Houses	150 sqm	1242 £ per sqm
1.15 Gross/Net			
£1,635,231			
£4,433,940			
£1,900,260			
£2,772,144			
£894,240			

100 8949 Total sqm			
Additional Affordable Housing Land Cost			
£955,444			
Professional Fees			
8.0% Build Cost			
£930,865			
Legal Fees			
0.5% GDV			
£101,604			
Statutory Fees			
1.1% Build Cost			
£127,994			
Sales/Marketing Costs			
2.0% Market Units Value			
£309,118			
Contingencies			
3.0% Build Cost			
£377,738			
Planning Obligations			
6000 £ per Market Unit			
£600,000			
Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
£760,113			
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg 20.0% of GDV			
Aff Hsg 6.0% of GDV			
£3,383,069			

Total Cost £21,443,094

POTENTIAL MARGIN FOR CIL **-£1,122,339**
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING **-£192**



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing
 Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units
Development Value £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 100 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	46
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	15
DEVELOPMENT DETAILS	100 Total Units	4 bed houses	31
	3.22 Site Area	5 bed house	8

Development Floorspace 9720 Sqm Market Housing
 Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
46	2 bed houses	75 sqm	2700 £ per sqm
15	3 Bed houses	90 sqm	2640 £ per sqm
31	4 bed houses	120 sqm	2640 £ per sqm
8	5 bed house	150 sqm	2550 £ per sqm
			£9,315,000
			£3,564,000
			£9,820,800
			£3,060,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

100 Total Units
Development Value £25,759,800

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
46	2B Houses	75 sqm	1242 £ per sqm
15	3B Houses	90 sqm	1242 £ per sqm
31	4B Houses	120 sqm	1242 £ per sqm
8	5B Houses	150 sqm	1242 £ per sqm
			£4,284,900
			£1,676,700
			£4,620,240
			£1,490,400
100	9720 Total sqm		

Professional Fees	8.0%	Build Cost	£965,779
Legal Fees	0.5%	GDV	£128,799
Statutory Fees	1.1%	Build Cost	£132,795
Sales/Marketing Costs	2.0%	Market Units Value	£515,196
Contingencies	3.0%	Build Cost	£362,167
Interest	5.0%	12 Month Build	£550,890
Arrangement Fee	0.0%	Cost	£0
Development Profit	20.0%	Market Hsg	£5,151,960

Total Cost £19,879,826

GROSS RESIDUAL LAND VALUE £5,879,974

GROSS RESIDUAL LAND VALUE PER HA £1,826,889

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	LCHO	9 Affordable Units
Development Floorspace	1943 Sqm Market Housing	50% Social Rent	50% Affordable Rent
Development Value			675 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Plots	9378	£ per plot
8	Plots	23446	£ per plot
8	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£595,994
			£32,824
			£23,840

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

30 2644 Total sqm			
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£6,243,022
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POTENTIAL MARGIN FOR CIL	£4,975
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£3

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	LCHO	12 Affordable Units
Development Floorspace	1665 Sqm Market Housing	50% Social Rent	50% Affordable Rent
Development Value			900 Sqm Affordable Housing

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Plots	9378	£ per plot
7	Plots	23446	£ per plot
7	Plots	26795	£ per plot
4	Plots	37513	£ per plot
1	Plots	46892	£ per plot
		Total Land	£510,852
			£28,135
			£20,434

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

30 2600 Total sqm			
Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£6,051,161
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POTENTIAL MARGIN FOR CIL	-£174,499
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£105

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	1
Affordable Mix	50%	9 Affordable Units	
Development Floorspace	LCHO 1943 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		675 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
8	2 bed houses	75 sqm	2700 £ per sqm
8	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,559,250
			£1,995,840
			£1,330,560
			£267,750

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£144,349
			£318,938
			£149,688

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£113,417
			£250,594
			£117,612

30	Total Units		
Development Value			£6,247,997

Development Costs			
Land			
0	Apartments	0 Plots	11403 £ per plot
8	2 Bed House	8 Plots	28508 £ per plot
8	3 Bed House	8 Plots	32581 £ per plot
4	4 Bed House	4 Plots	45613 £ per plot
1	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£724,683
			£39,912
			£28,987
Stamp Duty Land Tax			
0			

Construction			
3	Apartments	65 sqm	1823 £ per sqm
12	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2644 Total sqm		1.15 Gross/Net
			£367,927
			£1,136,430
			£1,140,156
			£625,968
			£130,410

Additional Affordable Housing Land Cost			
£217,723			
Professional Fees			
8.0% Build Cost			
£272,071			
Legal Fees			
0.5% GDV			
£31,240			
Statutory Fees			
1.1% Build Cost			
£37,410			
Sales/Marketing Costs			
2.0% Market Units Value			
£103,068			
Contingencies			
3.0% Build Cost			
£108,558			
Planning Obligations			
6000 £ per Market Unit			
£180,000			
Interest			
5.0%	12	Month Build	6
			Mth Sale Void
			£227,643
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£1,096,356

Total Cost			£6,428,630
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POTENTIAL MARGIN FOR CIL	-£180,633
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£93

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
Affordable Proportion	40%	5 bed house	1
Affordable Mix	50%	12 Affordable Units	
Development Floorspace	LCHO 1665 Sqm Market Housing	0% Social Rent	50% Affordable Rent
Development Value		900 Sqm Affordable Housing	

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
7	2 bed houses	75 sqm	2700 £ per sqm
7	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£1,336,500
			£1,710,720
			£1,140,480
			£229,500

LCHO			
70% Open Market Value			
2	Apartments	65 sqm	1645 £ per sqm
3	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£192,465
			£425,250
			£199,584

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
2	Apartments	65 sqm	1292.5 £ per sqm
3	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£151,223
			£334,125
			£156,816

30	Total Units		
Development Value			£5,876,663

Development Costs			
Land			
0	Apartments	0 Plots	11403 £ per plot
7	2 Bed House	7 Plots	28508 £ per plot
7	3 Bed House	7 Plots	32581 £ per plot
4	4 Bed House	4 Plots	45613 £ per plot
1	5 Bed House	1 Plots	57017 £ per plot
		Total Land	£621,157
			£34,210
			£24,846
Stamp Duty Land Tax			
4.0%			

Construction			
4	Apartments	65 sqm	1823 £ per sqm
13	2B Houses	75 sqm	1242 £ per sqm
10	3B Houses	90 sqm	1242 £ per sqm
4	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
30	2600 Total sqm		1.15 Gross/Net
			£490,569
			£1,173,690
			£1,073,088
			£536,544
			£111,780

Additional Affordable Housing Land Cost			
£290,297			
Professional Fees			
8.0% Build Cost			
£270,854			
Legal Fees			
0.5% GDV			
£29,383			
Statutory Fees			
1.1% Build Cost			
£37,242			
Sales/Marketing Costs			
2.0% Market Units Value			
£88,344			
Contingencies			
3.0% Build Cost			
£110,279			
Planning Obligations			
6000 £ per Market Unit			
£180,000			
Interest			
5.0%	12	Month Build	6
			Mth Sale Void
			£220,872
Arrangement Fee			
0.0% Cost			
£0			
Development Profit			
Market Hsg	20.0%	of GDV	Aff Hsg 6.0% of GDV
			£971,008

Total Cost			£6,229,954
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POTENTIAL MARGIN FOR CIL	-£353,292
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£212



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Urban 30 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	11
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	12
DEVELOPMENT DETAILS	30 Total Units	4 bed houses	6
	0.91 Site Area	5 bed house	1

Development Floorspace 2775 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
11	2 bed houses	75 sqm	2700 £ per sqm
12	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
1	5 bed house	150 sqm	2550 £ per sqm
			£0
			£2,227,500
			£2,851,200
			£1,900,800
			£382,500

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

30 Total Units £7,362,000

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
11	2B Houses	75 sqm	1242 £ per sqm
12	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
1	5B Houses	150 sqm	1242 £ per sqm
			£0
			£1,024,650
			£1,341,360
			£894,240
			£186,300
30	2775 Total sqm		

Professional Fees	8.0%	Build Cost	£275,724
Legal Fees	0.5%	GDV	£36,810
Statutory Fees	1.1%	Build Cost	£37,912
Sales/Marketing Costs	2.0%	Market Units Value	£147,240
Contingencies	3.0%	Build Cost	£103,397

Interest	5.0%	12 Month Build	6 Mth Sale Void	£157,283
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£1,472,400

Total Cost £5,677,316

GROSS RESIDUAL LAND VALUE £1,684,684

GROSS RESIDUAL LAND VALUE PER HA £1,855,671

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	338 Sqm Affordable Housing	

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15	Total Units		
Development Value			£3,301,028

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £317,380
			£0
			£9,521

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£183,963
			£405,203
			£570,078
			£625,968
			£0

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£3,277,949
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POTENTIAL MARGIN FOR CIL	£23,080
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	£22

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Greenfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	6 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	450 Sqm Affordable Housing	

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15	Total Units		
Development Value			£3,090,071

Development Costs			
Land			
0	Plots	9321	£ per plot
2	Plots	23302	£ per plot
4	Plots	26631	£ per plot
4	Plots	37284	£ per plot
0	Plots	46605	£ per plot
			Total Land £272,040
			£0
			£8,161

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£245,285
			£447,120
			£536,544
			£536,544
			£0

Additional Affordable Housing Land Cost			
Professional Fees			
Legal Fees			
Statutory Fees			
Sales/Marketing Costs			
Contingencies			
Planning Obligations			
Interest			
Arrangement Fee			
Development Profit			

Total Cost			£3,159,391
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POTENTIAL MARGIN FOR CIL	-£69,320
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£78

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	30%	5 bed house	0
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	1040 Sqm Market Housing	50% Affordable Rent	338 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£425,250
			£997,920
			£1,330,560
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
1	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£72,174
			£159,469
			£74,844

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
1	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£56,708
			£125,297
			£58,806

15 Total Units				
Development Value				£3,301,028

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £386,331
			£0
			£11,590

Construction			
1	sqm	1823	£ per sqm
4	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£183,963
			£405,203
			£570,078
			£625,968
			£0

15	1390 Total sqm			
Additional Affordable Housing Land Cost				£108,314
Professional Fees				£142,817
Legal Fees				£16,505
Statutory Fees				£19,637
Sales/Marketing Costs				£55,075
Contingencies				£56,806
Planning Obligations				£90,000
Interest				£119,302
Arrangement Fee				£0
Development Profit				£583,584

Total Cost			£3,375,173
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POTENTIAL MARGIN FOR CIL	-£74,145
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£71

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Brownfield	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
Affordable Proportion	40%	6 Affordable Units	5 bed house
Affordable Mix	50%	LCHO	0% Social Rent
Development Floorspace	891 Sqm Market Housing	50% Affordable Rent	450 Sqm Affordable Housing

Development Value			
Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
2	2 bed houses	75 sqm	2700 £ per sqm
4	3 Bed houses	90 sqm	2640 £ per sqm
4	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£364,500
			£855,360
			£1,140,480
			£0

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
			£96,233
			£212,625
			£99,792

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
			£75,611
			£167,063
			£78,408

15 Total Units				
Development Value				£3,090,071

Development Costs			
Land			
0	Plots	11346	£ per plot
2	Plots	28365	£ per plot
4	Plots	32417	£ per plot
4	Plots	45384	£ per plot
0	Plots	56730	£ per plot
			Total Land £331,141
			£0
			£9,934

Construction			
2	sqm	1823	£ per sqm
5	sqm	1242	£ per sqm
5	sqm	1242	£ per sqm
4	sqm	1242	£ per sqm
0	sqm	1242	£ per sqm
			1.15 Gross/Net
			£245,285
			£447,120
			£536,544
			£536,544
			£0

15	1359 Total sqm			
Additional Affordable Housing Land Cost				£144,418
Professional Fees				£141,239
Legal Fees				£15,450
Statutory Fees				£19,420
Sales/Marketing Costs				£47,207
Contingencies				£57,297
Planning Obligations				£90,000
Interest				£115,124
Arrangement Fee				£0
Development Profit				£515,852

Total Cost			£3,252,577
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POTENTIAL MARGIN FOR CIL	-£162,505
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£182



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Rural 15 Dwellings	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	3
DEVELOPMENT LOCATION (ZONE)	0	3 Bed houses	6
DEVELOPMENT DETAILS	15 Total Units	4 bed houses	6
	0.49 Site Area	5 bed house	0

Development Floorspace 1485 Sqm Market Housing

Development Value

Market Houses			
0	Apartments	65 sqm	2350 £ per sqm
3	2 bed houses	75 sqm	2700 £ per sqm
6	3 Bed houses	90 sqm	2640 £ per sqm
6	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£0
			£607,500
			£1,425,600
			£1,900,800
			£0

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0
			£0
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0
			£0
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0
			£0
			£0

15 Total Units Development Value £3,933,900

Development Costs

Construction			
0	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
6	3B Houses	90 sqm	1242 £ per sqm
6	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
			£0
			£279,450
			£670,680
			£894,240
			£0
15	1485 Total sqm		

Professional Fees	8.0%	Build Cost	£147,550
Legal Fees	0.5%	GDV	£19,670
Statutory Fees	1.1%	Build Cost	£20,288
Sales/Marketing Costs	2.0%	Market Units Value	£78,678
Contingencies	3.0%	Build Cost	£55,331

Interest	5.0%	12 Month Build	6 Mth Sale Void	£84,162
Arrangement Fee	0.0%	Cost		£0
Development Profit	Market Hsg 20.0% of GDV			£786,780

Total Cost £3,036,829

GROSS RESIDUAL LAND VALUE £897,071

GROSS RESIDUAL LAND VALUE PER HA £1,844,200

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£2,138,500			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£99,792			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£75,611			

20 Total Units	£2,868,231		
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Development Costs			
Land			
14	Apartments	14 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
			Total Land £29,400
Stamp Duty Land Tax			
1.0% £294			

Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£2,153,054			

Additional Affordable Housing Land Cost			
8.0% Build Cost £205,331			
0.5% GDV £14,341			
1.1% Build Cost £28,233			
2.0% Market Units Value £42,770			
3.0% Build Cost £77,801			
6000 £ per Market Unit £120,000			
5.0%	12	Month Build	6
0.0% Cost £0			
20.0% of GDV £471,484			

Total Cost	£3,705,087		
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POTENTIAL MARGIN FOR CIL	-£836,856
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£920

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Greenfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
£1,833,000			

LCHO			
70% Open Market Value			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
£128,310			

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
£0			

Affordable Rent			
55% Open Market Value			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
£100,815			

20 Total Units	£2,805,975		
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Development Costs			
Land			
12	Apartments	12 Plots	2100 £ per plot
0	2 Bed House	0 Plots	5250 £ per plot
0	3 Bed House	0 Plots	6000 £ per plot
0	4 Bed House	0 Plots	8400 £ per plot
0	5 Bed House	0 Plots	10500 £ per plot
			Total Land £25,200
Stamp Duty Land Tax			
1.0% £252			

Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
£1,962,277			

Additional Affordable Housing Land Cost			
8.0% Build Cost £201,098			
0.5% GDV £14,030			
1.1% Build Cost £27,651			
2.0% Market Units Value £36,660			
3.0% Build Cost £76,481			
6000 £ per Market Unit £120,000			
5.0%	12	Month Build	6
0.0% Cost £0			
20.0% of GDV £424,979			

Total Cost	£3,595,250		
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POTENTIAL MARGIN FOR CIL	-£789,275
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING	-£1,012

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	30%	6 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	910 Sqm Market Housing	450 Sqm Affordable Housing

Development Value			
Market Houses			
14	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			£2,868,231

Development Costs			
Land			
14	Apartments	14 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £57,750
Stamp Duty Land Tax			0
Construction			
16	Apartments	65 sqm	1823 £ per sqm
3	2B Houses	75 sqm	1242 £ per sqm
1	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1514 Total sqm		1.15 Gross/Net

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £205,331			
Legal Fees 0.5% GDV £14,341			
Statutory Fees 1.1% Build Cost £28,233			
Sales/Marketing Costs 2.0% Market Units Value £42,770			
Contingencies 3.0% Build Cost £78,574			
Planning Obligations 6000 £ per Market Unit £120,000			
Interest 5.0% 12 Month Build, 6 Mth Sale Void £125,319			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV, Aff Hsg 6.0% of GDV £471,484			
Total Cost			£3,763,526

POTENTIAL MARGIN FOR CIL		-£895,295
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£984

NCS Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Brownfield	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0
Affordable Proportion	40%	8 Affordable Units
Affordable Mix	50%	0% Social Rent, 50% Affordable Rent
Development Floorspace	780 Sqm Market Housing	600 Sqm Affordable Housing

Development Value			
Market Houses			
12	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
LCHO			
1	Apartments	65 sqm	1645 £ per sqm
2	2 Bed house	75 sqm	1890 £ per sqm
1	3 Bed House	90 sqm	1848 £ per sqm
Social Rent			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
Affordable Rent			
1	Apartments	65 sqm	1292.5 £ per sqm
2	2 Bed house	75 sqm	1485 £ per sqm
1	3 Bed House	90 sqm	1452 £ per sqm
20	Total Units		
Development Value			£2,805,975

Development Costs			
Land			
12	Apartments	12 Plots	4125 £ per plot
0	2 Bed House	0 Plots	10313 £ per plot
0	3 Bed House	0 Plots	11786 £ per plot
0	4 Bed House	0 Plots	16500 £ per plot
0	5 Bed House	0 Plots	20625 £ per plot
			Total Land £49,500
Stamp Duty Land Tax			1.0%
Construction			
14	Apartments	65 sqm	1823 £ per sqm
4	2B Houses	75 sqm	1242 £ per sqm
2	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1520 Total sqm		1.15 Gross/Net

Additional Affordable Housing Land Cost			
Professional Fees 8.0% Build Cost £201,098			
Legal Fees 0.5% GDV £14,030			
Statutory Fees 1.1% Build Cost £27,651			
Sales/Marketing Costs 2.0% Market Units Value £36,660			
Contingencies 3.0% Build Cost £77,512			
Planning Obligations 6000 £ per Market Unit £120,000			
Interest 5.0% 12 Month Build, 6 Mth Sale Void £122,818			
Arrangement Fee 0.0% Cost £0			
Development Profit Market Hsg 20.0% of GDV, Aff Hsg 6.0% of GDV £424,979			
Total Cost			£3,658,474

POTENTIAL MARGIN FOR CIL		-£852,499
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING		-£1,093



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	30% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees			
8.0% Build Cost			
£218,031			
Legal Fees			
0.5% GDV			
£15,275			
Statutory Fees			
1.1% Build Cost			
£29,979			
Sales/Marketing Costs			
2.0% Market Units Value			
£61,100			
Contingencies			
3.0% Build Cost			
£81,762			

Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
			£121,685
Arrangement Fee			
0.0% Cost			
			£0
Development Profit			
Market Hsg 20.0% of GDV			
			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217
GROSS RESIDUAL LAND VALUE PER HA -£4,046,085



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Apartments	20
BASE LAND VALUE SCENARIO	Gross Residual Value	0
DEVELOPMENT LOCATION (ZONE)	40% Affordable Housing	0
DEVELOPMENT DETAILS	20 Total Units	0.20 Site Area
	4 bed houses	0
	5 bed house	0

Development Floorspace 1300 Sqm Market Housing

Development Value

Market Houses			
20	Apartments	65 sqm	2350 £ per sqm
0	2 bed houses	75 sqm	2700 £ per sqm
0	3 Bed houses	90 sqm	2640 £ per sqm
0	4 bed houses	120 sqm	2640 £ per sqm
0	5 bed house	150 sqm	2550 £ per sqm
			£3,055,000

LCHO			
70% Open Market Value			
0	Apartments	65 sqm	1645 £ per sqm
0	2 Bed house	75 sqm	1890 £ per sqm
0	3 Bed House	90 sqm	1848 £ per sqm
			£0

Social Rent			
40% Open Market Value			
0	Apartments	65 sqm	940 £ per sqm
0	2 Bed house	75 sqm	1080 £ per sqm
0	3 Bed House	90 sqm	1056 £ per sqm
			£0

Affordable Rent			
55% Open Market Value			
0	Apartments	65 sqm	1292.5 £ per sqm
0	2 Bed house	75 sqm	1485 £ per sqm
0	3 Bed House	90 sqm	1452 £ per sqm
			£0

20 Total Units £3,055,000

Development Costs

Construction			
20	Apartments	65 sqm	1823 £ per sqm
0	2B Houses	75 sqm	1242 £ per sqm
0	3B Houses	90 sqm	1242 £ per sqm
0	4B Houses	120 sqm	1242 £ per sqm
0	5B Houses	150 sqm	1242 £ per sqm
20	1495 Total sqm		1.15 Gross/Net
			£2,725,385

Professional Fees			
8.0% Build Cost			
£218,031			
Legal Fees			
0.5% GDV			
£15,275			
Statutory Fees			
1.1% Build Cost			
£29,979			
Sales/Marketing Costs			
2.0% Market Units Value			
£61,100			
Contingencies			
3.0% Build Cost			
£81,762			

Interest			
5.0% 12 Month Build			
6 Mth Sale Void			
			£121,685
Arrangement Fee			
0.0% Cost			
			£0
Development Profit			
Market Hsg 20.0% of GDV			
			£611,000

Total Cost £3,864,217

GROSS RESIDUAL LAND VALUE -£809,217
GROSS RESIDUAL LAND VALUE PER HA -£4,046,085