

SITE LOCATION	Fairygrove, Retford		
NET DEVELOPABLE SITE AREA	2.70	Ha	
DEVELOPMENT SCENARIO	Greenfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS	61	Total Units	
Affordable Proportion %	25%	15	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent 50% Affordable Rent
Development Floorspace	4118	Sqm GIA Market Housing	1,373 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments		sqm
	Houses	5490	sqm

MARKET HOUSES		Area	Sales Value	
Apartments	0	sqm		£ per sqm
Houses	4117.5	sqm	2640	£ per sqm
AFFORDABLE HOUSING				Total Market Housing Value
				£10,870,200
Disc For sale	70%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm £0
Houses	686	sqm	1848	£ per sqm £1,268,190
				Total Intermediate Affordable Housing Value
				£1,268,190
Social Rent	40%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm £0
Houses	0	sqm	1056	£ per sqm £0
				Total Social Rent Affordable Housing Value
				£0
Affordable Rent	50%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm £0
Houses	686	sqm	1320	£ per sqm £905,850
				Total Affordable Rent Housing Value
				£905,850
				Total Development Value
				£13,044,240

DEVELOPMENT COSTS			
LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	2.70	2.03	0.68
	Ha	Ha	Ha
Market Hsg Land Value	£0	per Ha	Total Market Land Value
Affordable Hsg Land Value	£0	per Ha	Total Aff Hsg Land Value
			Stamp Duty Land Tax
			£69,971
			Total Land Cost
			£1,609,424

CONSTRUCTION COSTS			
Apartments		sqm	£ per sqm £0
Houses	5490	sqm	1242 £ per sqm £6,818,580
Total Construction Cost			
£6,818,580			

FEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs			£
Professional Fees		7.0%	of Construction Cost
Legal Fees		0.5%	of Gross Development Value
Statutory Fees		1.1%	of Construction Cost
Sales/Marketing Costs		2.0%	of Market Units Value
Contingencies		3.0%	of Construction Cost
Planning Obligations		0	£ per unit
CIL		0	£ per sqm Market Housing
Interest	5.0%	12	Month Construction 6 Mth Sale Void
Arrangement Fee	1.0%	of Total Costs	
Development Profit	Market Hsg	20.0%	Mkt Hsg GDV Aff Housing 6.0% Build Costs
Total Costs			
£12,655,598			

VIABILITY MARGIN	£388,642
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Viability Appraisal Assumptions

AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discount	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

MARKET SALES VALUES	Apartments	Houses
£ per Sqm		

CONSTRUCTION COSTS	Apartments	Houses
£ per Sqm		

PLANNING OBLIGATION CONTRIBUTIONS		£ Per Unit
COMMUNITY INFRASTRUCTURE LEVY		£ Per Sqm

LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	0	
Brownfield	0	
Residual	0	
Land Value		Existing Greenfield (eg Agricultural) Per Ha
		Brownfield (eg Industrial) Per Ha
		Gross Residual Land Value per Ha
		Uplift
		50%

COST ASSUMPTIONS

Professional Fees @	8.0%	of Construction Cost
Legal Fees	0.5%	of Gross Development Value
Statutory Fees	1.1%	of Construction Cost
Sales/Marketing Costs	2.0%	of Market Units Value
Contingencies	5.0%	of Construction Cost
Interest @	5.0%	36 Month Construction
		6 Mth Sales Void
Finance Arrangement Fee	1.0%	of Total Cost
Development Profit	20.0%	of GDV
		6.0% Aff Hsg Build Cost

Residential Viability Appraisal

SITE LOCATION		Fairygrove, Retford	
NET DEVELOPABLE SITE AREA	2.7	Ha	
DEVELOPMENT SCENARIO	Greenfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS	61	Total Units	
Affordable Proportion %	25%	15	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent
Development Floorspace	4118	Sqm GIA Market Housing	1,373 Sqm GIA Affordable Housing
DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments	0	sqm
	Houses	5490	sqm
MARKET HOUSES			
	Area	Sales Value	
Apartments	0 sqm	0	£ per sqm
Houses	4117.5 sqm	2640	£ per sqm
AFFORDABLE HOUSING			Total Market Housing Value
			£10,870,200
Disc For sale	70%	of Open Market Value	
Apartments	0	0	£ per sqm
Houses	686	1848	£ per sqm
			Total Intermediate Affordable Housing Value
			£1,268,190
Social Rent	40%	of Open Market Value	
Apartments	0	0	£ per sqm
Houses	0	1056	£ per sqm
			Total Social Rent Affordable Housing Value
			£0
Affordable Rent	50%	of Open Market Value	
Apartments	0	0	£ per sqm
Houses	686	1320	£ per sqm
			Total Affordable Rent Housing Value
			£905,850
Total Development Value			£13,044,240
DEVELOPMENT COSTS			
LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	2.70 Ha	2.03 Ha	0.68 Ha
Market Hsg Land Value	£0 per Ha	Total Market Land Value	
Affordable Hsg Land Value	£0 per Ha	Total Aff Hsg Land Value	
			Stamp Duty Land Tax
			£69,971
CONSTRUCTION COSTS			Total Land Cost
			£1,609,424
Apartments	0 sqm	0	£ per sqm
Houses	5490 sqm	1242	£ per sqm
			Total Construction Cost
			£6,818,580
FEEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs			0 £
Professional Fees			7.0% of Construction Cost
Legal Fees			0.5% of Gross Development Value
Statutory Fees			1.1% of Construction Cost
Sales/Marketing Costs			2.0% of Market Units Value
Contingencies			3.0% of Construction Cost
Planning Obligations			0 £ per unit
CIL			0 £ per sqm Market Housing
Interest	5.0%	12	Month Construction
Arrangement Fee			6 Mth Sale Void
Development Profit	1.0%	of Total Costs	
	Market Hsg	20.0%	of GDV
	Aff Housing	6.0%	Build Costs
Total Costs			£12,655,598
VIABILITY MARGIN			£388,642

SITE LOCATION	Peaks Hill Farm Worksop		
NET DEVELOPABLE SITE AREA	53.00	Ha	
DEVELOPMENT SCENARIO	Greenfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS	1080	Total Units	
Affordable Proportion %	25%	97200	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent 50% Affordable Rent
Development Floorspace	72900	Sqm GIA Market Housing	24,300 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments		sqm
	Houses	97200	sqm

MARKET HOUSES		Area	Sales Value	
Apartments	0	sqm		£ per sqm
Houses	72900	sqm	2640	£ per sqm
AFFORDABLE HOUSING				Total Market Housing Value
Disc For sale 70% of Open Market Value				£192,456,000
Social Rent 40% of Open Market Value				
Apartments	0	sqm	0	£ per sqm
Houses	12150	sqm	1848	£ per sqm
Total Intermediate Affordable Housing Value				£22,453,200
Affordable Rent 50% of Open Market Value				
Apartments	0	sqm	0	£ per sqm
Houses	12150	sqm	1320	£ per sqm
Total Affordable Rent Housing Value				£16,038,000
Total Development Value				£230,947,200

DEVELOPMENT COSTS			
LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	53.00	39.75	13.25
	Ha	Ha	Ha
Market Hsg Land Value	£0	per Ha	Total Market Land Value
Affordable Hsg Land Value	£0	per Ha	Total Aff Hsg Land Value
			Stamp Duty Land Tax
			£1,414,236
			Total Land Cost
			£28,494,720

CONSTRUCTION COSTS			
Apartments		sqm	£ per sqm
Houses	97200	sqm	1242
			£120,722,400
			Total Construction Cost
			£120,722,400

FEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs			£
Professional Fees		7.0%	of Construction Cost
Legal Fees		0.5%	of Gross Development Value
Statutory Fees		1.1%	of Construction Cost
Sales/Marketing Costs		2.0%	of Market Units Value
Contingencies		3.0%	of Construction Cost
Planning Obligations		0	£ per unit
CIL		0	£ per sqm Market Housing
Interest	5.0%	12	Month Construction
Arrangement Fee	1.0%		of Total Costs
Development Profit	Market Hsg	20.0%	Mkt Hsg GDV
	Aff Housing	6.0%	Build Costs
			Total Costs
			£230,399,410

VIABILITY MARGIN	£547,790
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Viability Appraisal Assumptions

AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value	% OMV Discount	60%	Intermediate	40%	Social Rent	50%
						Affordable Rent

MARKET SALES VALUES	Apartments	Houses
£ per Sqm		

CONSTRUCTION COSTS	Apartments	Houses
£ per Sqm		

PLANNING OBLIGATION CONTRIBUTIONS		£ Per Unit
COMMUNITY INFRASTRUCTURE LEVY		£ Per Sqm

LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	0
Brownfield	0
Residual	0

Land Value		Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
		Gross Residual Land Value per Ha	Uplift 50%

COST ASSUMPTIONS

Professional Fees @		8.0%	of Construction Cost
Legal Fees		0.5%	of Gross Development Value
Statutory Fees		1.1%	of Construction Cost
Sales/Marketing Costs		2.0%	of Market Units Value
Contingencies		5.0%	of Construction Cost
Interest @	5.0%	36	Month Construction
			6 Mth Sales Void
Finance Arrangement Fee	1.0%		of Total Cost
Development Profit		20.0%	of GDV
			6.0% Aff Hsg Build Cost

Residential Viability Appraisal

SITE LOCATION		Peaks Hill Farm Worksop		
NET DEVELOPABLE SITE AREA		53 Ha		
DEVELOPMENT SCENARIO		Greenfield (Greenfield, Brownfield or Residual)		
UNIT NUMBERS		1080 Total Units		
Affordable Proportion %	25%	270 Affordable Units		
Affordable Mix	50%	Disc For sale 0% Social Rent	50% Affordable Rent	
Development Floorspace	72900	Sqm GIA Market Housing	24,300	Sqm GIA Affordable Housing
DEVELOPMENT VALUE				Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments	0	sqm	
	Houses	97200	sqm	
MARKET HOUSES				
	Area	Sales Value		
Apartments	0 sqm	0	£ per sqm	£0
Houses	72900 sqm	2640	£ per sqm	£0
AFFORDABLE HOUSING				Total Market Housing Value
				£192,456,000
Disc For sale	70% of Open Market Value			
Apartments	0 sqm	0	£ per sqm	£0
Houses	12150 sqm	1848	£ per sqm	£22,453,200
				Total Intermediate Affordable Housing Value
				£22,453,200
Social Rent	40% of Open Market Value			
Apartments	0 sqm	0	£ per sqm	£0
Houses	0 sqm	1056	£ per sqm	£0
				Total Social Rent Affordable Housing Value
				£0
Affordable Rent	50% of Open Market Value			
Apartments	0 sqm	0	£ per sqm	£0
Houses	12150 sqm	1320	£ per sqm	£16,038,000
				Total Affordable Rent Housing Value
				£16,038,000
Total Development Value				£230,947,200
DEVELOPMENT COSTS				
LAND COSTS		Net Site Area	Market Housing Land Area	Affordable Housing Land Area
		53.00 Ha	39.75 Ha	13.25 Ha
Market Hsg Land Value	£0 per Ha		Total Market Land Value	£0
Affordable Hsg Land Value	£0 per Ha		Total Aff Hsg Land Value	£0
				Stamp Duty Land Tax
				£1,414,236
Total Land Cost				£28,494,720
CONSTRUCTION COSTS				
Apartments	0 sqm	0	£ per sqm	£0
Houses	97200 sqm	1242	£ per sqm	£120,722,400
Total Construction Cost				£120,722,400
FEEES, FINANCE & ANCILLARY COSTS				
Abnormal Costs		0	£	£0
Professional Fees		7.0%	of Construction Cost	£8,450,568
Legal Fees		0.5%	of Gross Development Value	£1,154,736
Statutory Fees		1.1%	of Construction Cost	£1,327,946
Sales/Marketing Costs		2.0%	of Market Units Value	£3,849,120
Contingencies		3.0%	of Construction Cost	£3,875,189
Planning Obligations		0	£ per unit	£10,578,413
CIL		0	£ per sqm Market Housing	£0
Interest	5.0%	12	Month Construction	6
Arrangement Fee	1.0%		of Total Costs	
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing 6.0% Build Costs
				£40,581,899
Total Costs				£230,399,410
VIABILITY MARGIN				£547,790

SITE LOCATION	Trinity Farm, Retford		
NET DEVELOPABLE SITE AREA	11.15	Ha	
DEVELOPMENT SCENARIO	Greenfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS	305	Total Units	
Affordable Proportion %	25%	76	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent 50% Affordable Rent
Development Floorspace	20588	Sqm GIA Market Housing	6,863 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments		sqm
	Houses	27450	sqm

MARKET HOUSES		Area	Sales Value	
Apartments	0	sqm		£ per sqm
Houses	20587.5	sqm	2640	£ per sqm
AFFORDABLE HOUSING				Total Market Housing Value
				£54,351,000
Disc For sale	70%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm
Houses	3431	sqm	1848	£ per sqm
				Total Intermediate Affordable Housing Value
				£6,340,950
Social Rent	40%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm
Houses	0	sqm	1056	£ per sqm
				Total Social Rent Affordable Housing Value
				£0
Affordable Rent	50%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm
Houses	3431	sqm	1320	£ per sqm
				Total Affordable Rent Housing Value
				£4,529,250
				Total Development Value
				£65,221,200

DEVELOPMENT COSTS			
LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	11.15	8.36	2.79
	Ha	Ha	Ha
Market Hsg Land Value	£0	per Ha	Total Market Land Value
Affordable Hsg Land Value	£0	per Ha	Total Aff Hsg Land Value
			Stamp Duty Land Tax
			£391,856
			Total Land Cost
			£8,047,120

CONSTRUCTION COSTS			
Apartments		sqm	£ per sqm
Houses	27450	sqm	1242
			Total Construction Cost
			£34,092,900

FEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs		£	£0
Professional Fees	7.0%	of Construction Cost	£2,386,503
Legal Fees	0.5%	of Gross Development Value	£326,106
Statutory Fees	1.1%	of Construction Cost	£375,022
Sales/Marketing Costs	2.0%	of Market Units Value	£1,087,020
Contingencies	3.0%	of Construction Cost	£1,094,382
Planning Obligations	0	£ per unit	£2,507,695
CIL	0	£ per sqm Market Housing	£0
Interest	5.0%	12 Month Construction	6 Mth Sale Void
Arrangement Fee	1.0%	of Total Costs	£2,282,820
Development Profit	20.0%	Mkt Hsg GDV	Aff Housing 6.0% Build Costs
			£503,086
			£11,460,629
			Total Costs
			£64,555,139

VIABILITY MARGIN	£666,061
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Viability Appraisal Assumptions

AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value	% OMV Discount	60%	Intermediate	40%	Social Rent	50%
						Affordable Rent

MARKET SALES VALUES	Apartments	Houses
£ per Sqm		

CONSTRUCTION COSTS	Apartments	Houses
£ per Sqm		

PLANNING OBLIGATION CONTRIBUTIONS		£ Per Unit
COMMUNITY INFRASTRUCTURE LEVY		£ Per Sqm

LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	0
Brownfield	0
Residual	0

Land Value		Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
		Gross Residual Land Value per Ha	Uplift 50%

COST ASSUMPTIONS

Professional Fees @		8.0%	of Construction Cost
Legal Fees		0.5%	of Gross Development Value
Statutory Fees		1.1%	of Construction Cost
Sales/Marketing Costs		2.0%	of Market Units Value
Contingencies		5.0%	of Construction Cost
Interest @	5.0%	36	Month Construction
			6 Mth Sales Void
Finance Arrangement Fee	1.0%		of Total Cost
Development Profit		20.0%	of GDV
			6.0% Aff Hsg Build Cost

Residential Viability Appraisal

SITE LOCATION		Trinity Farm, Retford		
NET DEVELOPABLE SITE AREA		11.15	Ha	
DEVELOPMENT SCENARIO		Greenfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS		305	Total Units	
Affordable Proportion %	25%	76	Affordable Units	
Affordable Mix	50%	Disc For sale	0% Social Rent	50% Affordable Rent
Development Floorspace		20588	Sqm GIA Market Housing	6,863 Sqm GIA Affordable Housing
DEVELOPMENT VALUE				Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments	0	sqm	
	Houses	27450	sqm	
MARKET HOUSES				
	Area	Sales Value		
Apartments	0	sqm	0	£ per sqm
Houses	20587.5	sqm	2640	£ per sqm
AFFORDABLE HOUSING				Total Market Housing Value
				£54,351,000
Disc For sale	70%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm
Houses	3431	sqm	1848	£ per sqm
				Total Intermediate Affordable Housing Value
				£6,340,950
Social Rent	40%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm
Houses	0	sqm	1056	£ per sqm
				Total Social Rent Affordable Housing Value
				£0
Affordable Rent	50%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm
Houses	3431	sqm	1320	£ per sqm
				Total Affordable Rent Housing Value
				£4,529,250
Total Development Value				£65,221,200
DEVELOPMENT COSTS				
LAND COSTS		Net Site Area	Market Housing Land Area	Affordable Housing Land Area
		11.15	8.36	2.79
		Ha	Ha	Ha
Market Hsg Land Value	£0	per Ha	Total Market Land Value	£0
Affordable Hsg Land Value	£0	per Ha	Total Aff Hsg Land Value	£0
				Stamp Duty Land Tax
				£391,856
CONSTRUCTION COSTS				Total Land Cost
				£8,047,120
Apartments	0	sqm	0	£ per sqm
Houses	27450	sqm	1242	£ per sqm
				Total Construction Cost
				£34,092,900
FEES, FINANCE & ANCILLARY COSTS				
Abnormal Costs			0	£
Professional Fees			7.0%	of Construction Cost
Legal Fees			0.5%	of Gross Development Value
Statutory Fees			1.1%	of Construction Cost
Sales/Marketing Costs			2.0%	of Market Units Value
Contingencies			3.0%	of Construction Cost
Planning Obligations			0	£ per unit
CIL			0	£ per sqm Market Housing
Interest	5.0%	12	Month Construction	6
Arrangement Fee	1.0%	of Total Costs		Mth Sale Void
Development Profit	Market Hsg	20.0%	of GDV	Aff Housing
				6.0% Build Costs
Total Costs				£64,555,139
VIABILITY MARGIN				£666,061

SITE LOCATION	Ordsall South, Retford		
NET DEVELOPABLE SITE AREA	106.50	Ha	
DEVELOPMENT SCENARIO	Greenfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS	890	Total Units	
Affordable Proportion %	25%	223	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent 50% Affordable Rent
Development Floorspace	60075	Sqm GIA Market Housing	20,025 Sqm GIA Affordable Housing

DEVELOPMENT VALUE Totals

Total Housing Sales Area (ie Net Floorspace)	Apartments		sqm	
	Houses	80100	sqm	

MARKET HOUSES		Area	Sales Value	
Apartments	0	sqm		£ per sqm
Houses	60075	sqm	2640	£ per sqm

AFFORDABLE HOUSING Total Market Housing Value **£158,598,000**

Disc For sale	70%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm £0
Houses	10013	sqm	1848	£ per sqm £18,503,100
				Total Intermediate Affordable Housing Value
				£18,503,100

Social Rent	40%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm £0
Houses	0	sqm	1056	£ per sqm £0
				Total Social Rent Affordable Housing Value
				£0

Affordable Rent	50%	of Open Market Value		
Apartments	0	sqm	0	£ per sqm £0
Houses	10013	sqm	1320	£ per sqm £13,216,500
				Total Affordable Rent Housing Value
				£13,216,500

Total Development Value **£190,317,600**

DEVELOPMENT COSTS

LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area	
	106.50	79.88	26.63	Ha
Market Hsg Land Value	£0	per Ha		Total Market Land Value
Affordable Hsg Land Value	£0	per Ha		Total Aff Hsg Land Value
				Stamp Duty Land Tax
				£970,725
				Total Land Cost £19,624,500

Viability Appraisal Assumptions

AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discount	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

MARKET SALES VALUES	Apartments	Houses
£ per Sqm		

CONSTRUCTION COSTS	Apartments	Houses
£ per Sqm		

PLANNING OBLIGATION CONTRIBUTIONS		£ Per Unit
COMMUNITY INFRASTRUCTURE LEVY		£ Per Sqm

LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	0
Brownfield	0
Residual	0

Land Value		Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
		Gross Residual Land Value per Ha	Uplift 50%

COST ASSUMPTIONS

Professional Fees @	8.0%	of Construction Cost	
Legal Fees	0.5%	of Gross Development Value	
Statutory Fees	1.1%	of Construction Cost	
Sales/Marketing Costs	2.0%	of Market Units Value	
Contingencies	5.0%	of Construction Cost	
Interest @	5.0%	36 Month Construction	6 Mth Sales Void
Finance Arrangement Fee	1.0%	of Total Cost	
Development Profit	20.0%	of GDV	6.0% Aff Hsg Build Cost

Residential Viability Appraisal

SITE LOCATION		Ordsall South, Retford	
NET DEVELOPABLE SITE AREA		106.5	Ha
DEVELOPMENT SCENARIO		Greenfield	(Greenfield, Brownfield or Residual)
UNIT NUMBERS		890	Total Units
Affordable Proportion %	25%	223	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent 50% Affordable Rent
Development Floorspace	60075	Sqm GIA Market Housing	20,025 Sqm GIA Affordable Housing
DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments	0	sqm
	Houses	80100	sqm
MARKET HOUSES			
	Area	Sales Value	
Apartments	0 sqm	0	£ per sqm £0
Houses	60075 sqm	2640	£ per sqm £0
AFFORDABLE HOUSING			Total Market Housing Value
			£158,598,000
Disc For sale	70%	of Open Market Value	
Apartments	0	0	£ per sqm £0
Houses	10013	1848	£ per sqm £18,503,100
			Total Intermediate Affordable Housing Value
			£18,503,100
Social Rent	40%	of Open Market Value	
Apartments	0	0	£ per sqm £0
Houses	0	1056	£ per sqm £0
			Total Social Rent Affordable Housing Value
			£0
Affordable Rent	50%	of Open Market Value	
Apartments	0	0	£ per sqm £0
Houses	10013	1320	£ per sqm £13,216,500
			Total Affordable Rent Housing Value
			£13,216,500
Total Development Value			£190,317,600
DEVELOPMENT COSTS			
LAND COSTS		Net Site Area	Market Housing Land Area
		106.50	Ha
		79.88	Ha
		26.63	Ha
Market Hsg Land Value	£0	per Ha	Total Market Land Value
Affordable Hsg Land Value	£0	per Ha	Total Aff Hsg Land Value
			£0
			Stamp Duty Land Tax
			£970,725
CONSTRUCTION COSTS			Total Land Cost
			£19,624,500
Apartments	0	0	£ per sqm £0
Houses	80100	1253	£ per sqm £100,365,300
Total Construction Cost			£100,365,300
FEEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs		0	£ £0
Professional Fees		7.0%	of Construction Cost £7,025,571
Legal Fees		0.5%	of Gross Development Value £951,588
Statutory Fees		1.1%	of Construction Cost £1,104,018
Sales/Marketing Costs		2.0%	of Market Units Value £3,171,960
Contingencies		3.0%	of Construction Cost £3,221,726
Planning Obligations		0	£ per unit £10,149,308
CIL		0	£ per sqm Market Housing £0
Interest	5.0%	12	Month Construction 6
Arrangement Fee	1.0%	of Total Costs	£6,496,295
Development Profit	Market Hsg	20.0%	of GDV Aff Housing 6.0%
			Build Costs £1,465,847
			£33,457,202
Total Costs			£188,004,041
VIABILITY MARGIN			£2,313,559

SITE LOCATION	Former Manton Primary School, Worksoop		
NET DEVELOPABLE SITE AREA	3.70	Ha	
DEVELOPMENT SCENARIO	Brownfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS	100	Total Units	
Affordable Proportion %	20%	20	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent 50% Affordable Rent
Development Floorspace	7200	Sqm GIA Market Housing	1,800 Sqm GIA Affordable Housing

DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments		sqm
	Houses	9000	sqm

MARKET HOUSES		Area	Sales Value	
Apartments	0	sqm		£ per sqm
Houses	7200	sqm	2640	£ per sqm
AFFORDABLE HOUSING				Total Market Housing Value
Disc For sale				70% of Open Market Value
Apartments	0	sqm	0	£ per sqm
Houses	900	sqm	1848	£ per sqm
Social Rent				40% of Open Market Value
Apartments	0	sqm	0	£ per sqm
Houses	0	sqm	1056	£ per sqm
Affordable Rent				50% of Open Market Value
Apartments	0	sqm	0	£ per sqm
Houses	900	sqm	1320	£ per sqm
Total Development Value				£21,859,200

DEVELOPMENT COSTS			
LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	3.70	2.96	0.74
	Ha	Ha	Ha
Market Hsg Land Value	£0	per Ha	Total Market Land Value
Affordable Hsg Land Value	£0	per Ha	Total Aff Hsg Land Value
			Stamp Duty Land Tax
			£150,350
			Total Land Cost
			£3,217,000

CONSTRUCTION COSTS			
Apartments		sqm	£ per sqm
Houses	9000	sqm	1242
			£11,178,000
			Total Construction Cost
			£11,178,000

FEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs			£
Professional Fees		7.0%	of Construction Cost
Legal Fees		0.5%	of Gross Development Value
Statutory Fees		1.1%	of Construction Cost
Sales/Marketing Costs		2.0%	of Market Units Value
Contingencies		3.0%	of Construction Cost
Planning Obligations		0	£ per unit
CIL		0	£ per sqm Market Housing
Interest	5.0%	12	Month Construction
Arrangement Fee	1.0%		of Total Costs
Development Profit	Market Hsg	20.0%	Mkt Hsg GDV
	Aff Housing	6.0%	Build Costs
			Total Costs
			£21,923,413

VIABILITY MARGIN	-£64,213
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Viability Appraisal Assumptions

AFFORDABLE HOUSING PROPORTION & TENURE

Affordable Proportion %	0%					
Tenure Mix	0%	%Intermediate	0%	%Social Rent	0%	%Affordable Rent
Transfer Value % OMV Discount	60%	Intermediate	40%	Social Rent	50%	Affordable Rent

MARKET SALES VALUES	Apartments	Houses
£ per Sqm		

CONSTRUCTION COSTS	Apartments	Houses
£ per Sqm		

PLANNING OBLIGATION CONTRIBUTIONS		£ Per Unit
COMMUNITY INFRASTRUCTURE LEVY		£ Per Sqm

LAND VALUE SCENARIOS (Values Per Ha)

Greenfield	0
Brownfield	0
Residual	0

Land Value		Existing Greenfield (eg Agricultural) Per Ha	
		Brownfield (eg Industrial) Per Ha	
		Gross Residual Land Value per Ha	Uplift 50%

COST ASSUMPTIONS

Professional Fees @	8.0%	of Construction Cost	
Legal Fees	0.5%	of Gross Development Value	
Statutory Fees	1.1%	of Construction Cost	
Sales/Marketing Costs	2.0%	of Market Units Value	
Contingencies	5.0%	of Construction Cost	
Interest @	5.0%	36 Month Construction	6 Mth Sales Void
Finance Arrangement Fee	1.0%	of Total Cost	
Development Profit	20.0%	of GDV	6.0% Aff Hsg Build Cost

Residential Viability Appraisal

SITE LOCATION		Former Manton Primary School, Worksop	
NET DEVELOPABLE SITE AREA	3.7	Ha	
DEVELOPMENT SCENARIO	Brownfield	(Greenfield, Brownfield or Residual)	
UNIT NUMBERS	100	Total Units	
Affordable Proportion %	20%	20	Affordable Units
Affordable Mix	50%	Disc For sale	0% Social Rent
Development Floorspace	7200	Sqm GIA Market Housing	1,800 Sqm GIA Affordable Housing
DEVELOPMENT VALUE			Totals
Total Housing Sales Area (ie Net Floorspace)	Apartments	0	sqm
	Houses	9000	sqm
MARKET HOUSES			
	Area	Sales Value	
Apartments	0 sqm	0	£ per sqm
Houses	7200 sqm	2640	£ per sqm
AFFORDABLE HOUSING			Total Market Housing Value
			£19,008,000
Disc For sale	70%	of Open Market Value	
Apartments	0	0	£ per sqm
Houses	900	1848	£ per sqm
			Total Intermediate Affordable Housing Value
			£1,663,200
Social Rent	40%	of Open Market Value	
Apartments	0	0	£ per sqm
Houses	0	1056	£ per sqm
			Total Social Rent Affordable Housing Value
			£0
Affordable Rent	50%	of Open Market Value	
Apartments	0	0	£ per sqm
Houses	900	1320	£ per sqm
			Total Affordable Rent Housing Value
			£1,188,000
Total Development Value			£21,859,200
DEVELOPMENT COSTS			
LAND COSTS	Net Site Area	Market Housing Land Area	Affordable Housing Land Area
	3.70	2.96	0.74
	Ha	Ha	Ha
Market Hsg Land Value	£0	per Ha	
Affordable Hsg Land Value	£0	per Ha	
			Total Market Land Value
			£0
			Total Aff Hsg Land Value
			£0
			Stamp Duty Land Tax
			£150,350
Total Land Cost			£3,217,000
CONSTRUCTION COSTS			
Apartments	0	0	£ per sqm
Houses	9000	1242	£ per sqm
			Total Construction Cost
			£11,178,000
FEEES, FINANCE & ANCILLARY COSTS			
Abnormal Costs			0
Professional Fees			7.0% of Construction Cost
Legal Fees			0.5% of Gross Development Value
Statutory Fees			1.1% of Construction Cost
Sales/Marketing Costs			2.0% of Market Units Value
Contingencies			3.0% of Construction Cost
Planning Obligations			0
CIL			0
Interest	5.0%	12	Month Construction
Arrangement Fee			1.0% of Total Costs
Development Profit	Market Hsg	20.0%	of GDV
	Aff Housing	6.0%	Build Costs
Total Costs			£21,923,413
VIABILITY MARGIN			-£64,213